

An aerial photograph of the Holden Fold area in Blackburn. The image shows a mix of urban and rural landscapes. In the upper left, there's a dense residential area with many small houses. To the right, there are larger industrial or commercial buildings with flat roofs. The central and lower parts of the image are dominated by large, open green fields, some of which are divided into smaller plots by stone walls or paths. A road runs along the bottom right, with a few cars visible. The overall scene is a typical suburban/rural interface.

# LAND AT HOLDEN FOLD MASTERPLAN

## CONSULTATION STATEMENT



**BLACKBURN**  
with  
**DARWEN**  
BOROUGH COUNCIL

**NOVEMBER 2020**



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*Aerial image of the Land at Holden Fold Masterplan boundary*

## 1. Introduction

- 1.1 This Consultation Statement provides details of public consultation carried out over a four week period from Monday 7<sup>th</sup> September 2020 to Monday 5<sup>th</sup> October 2020 on a draft masterplan for land at Holden Fold, Darwen.
- 1.2 It sets out the rationale for producing the masterplan and outlines the consultation arrangements. The report also provides a summary of the main issues raised through the consultation, Council actions to address these and how these matters have been taken into account within the final version masterplan.

## 2. The Masterplan

- 2.1 The site at Holden Fold is located at the northern edge of Darwen. It is made up of pastoral agricultural fields and the site of the former Darwen Moorland High School.
- 2.2 The site is in multiple ownerships (including some Council owned land) and the Council has been working in collaboration with the site's landowners and their agent to ensure it is brought forward in a comprehensive and coordinated way.
- 2.3 The site is allocated in the Blackburn with Darwen Local Plan Part 2 (adopted December 2015) for housing and

is estimated to deliver approximately 430 new homes over a number of years.

- 2.4 Given the proposed scale of the site, multiple land ownership and the likelihood that development will take place in phases over a number of years, it was considered essential that a framework and supporting design principles were in place to ensure that development of the site forms an integrated and cohesive extension to Darwen.
- 2.5 The Land at Holden Fold Masterplan provides spatial principles for land use, transport, design and green infrastructure in addition to providing more detailed guidance on the anticipated built form in individual character areas. Fundamentally, it gives a structure to the development of the whole site and ensures that it is not developed in a piecemeal manner.
- 2.6 The masterplan will also help to ensure that any development incorporates appropriate infrastructure, achieves high standards of design, retains important features and assets, and is sensitive to its location. It will inform developers of the Council's expectations with regard to scheme content and design.
- 2.7 The masterplan was informed by a number of technical reports including:
  - Preliminary Ecological Appraisal;

- Phase 1 Habitats Survey;
- Flood Risk Assessment;
- Geo-Environmental Desk Study;
- Level 2 Utility Study;
- Transport Assessment.

2.8 These reports were all available to view and comment on as part of consultation on the draft masterplan.

2.9 Once adopted the masterplan will be a material consideration in the review of and decision making on every planning application for development on the site.

### 3. Consultation Process

3.1 Consultation on the draft masterplan took place over a four week period between 7<sup>th</sup> September and 5<sup>th</sup> October 2020.

3.2 The consultation involved the following actions:

- Letters and/or emails were sent to all relevant consultees/stakeholders. An example letter can be found at Appendix A;
- A letter and leaflet drop was conducted in the local area to approximately 370 properties. A copy of the leaflet and plan of the leafleting area can be found at Appendix B;

- Copies of relevant hard copy documents were made available at Darwen Library for interested parties to view (such as ecology survey, transport assessment etc);

- A number of exhibition boards were set up at Darwen Market (with leaflets also available) to summarise the masterplan content (Appendix C);

- Information posters were displayed in public buildings in the area (See Appendix D);

- Details of the consultation were added to Social Media via the Council's Facebook and Twitter pages (Appendix E);

- Notification on the Council's consultation webpage (<https://www.blackburn.gov.uk/about-council/consultations>) and Planning webpage (Appendix F);

- The consultation was advertised within the Lancashire Telegraph (Appendix G).

2.3 Consultation responses could be sent either via email, post or through the completion of an online form using the Snap Surveys software.

## 4. Consultation Summary Responses

- 4.1 A total of 56 responses were received from statutory bodies, non-statutory bodies and members of the public.
- 4.2 Although comments received covered a number of different subject areas, a significant number raised issues relating to four key areas which were:
- Objecting to the principle of developing on greenfield land;
  - Concerns relating to the increased traffic generated as a result of the development and impact on highway safety;
  - Impacts on infrastructure as a result of the development – schools, GPs, dentists, highways;
  - Concerns over the loss of open space and impact on wildlife as a result of the development.
- 4.3 A summary of all the consultation responses received are included in the table below, alongside a comment from the Council and whether any amendments have been made to the masterplan as a result.

## 5. Conclusion

- 5.1 The Council would like to thank all residents and other stakeholders who engaged in the consultation process for their contributions.
- 5.2 The Council has reviewed all of the consultation feedback and has made any necessary amendments to the final masterplan as a result of comments received.
- 5.3 There will be opportunities for further community consultation and input into the development of detailed scheme proposals at the planning application stage.
- 5.4 This report will be published on the Council's website alongside the adopted masterplan.





Representor	Summary of comments received	Council Response	Action(s)
Cllr Roy Davies	<p>Highways - concerned about highway impacts and safety around the proposed new Roman Rd junction</p> <p>Health - Concern also raised around impacts on GP surgeries and hospitals.</p> <p>Open Space - Questions how the Square Meadows upgrade is to be funded. Additional question raised around funding improvements to other local play areas</p>	<p>Highways - Predicted impacts of the proposed scheme on the highway network are set out in the Transport Assessment (TA) accompanying the draft masterplan. Impacts were modelled based on a worst case traffic scenario. A comprehensive set of improvement measures for highway infrastructure and sustainable transport improvements have been developed to help mitigate any proposed impacts in the immediate area and beyond.</p> <p>Health - This site is an allocated site in the Local Plan. Health infrastructure needs arising from developments were assessed at the plan making stage prior to allocation and published in the Infrastructure and Delivery Plan. Where relevant, site allocations in the Local Plan then set out contributions for specific infrastructure linked to those developments. This site sets out requirements for contributions towards school provision and highways only. The Council maintains regular contact with the CCG and NHS Trust under the Duty to Co-operate to ensure that the new Local Plan similarly plans for health infrastructure in an appropriate way.</p> <p>Open Space - Square Meadow Funding improvements to local play areas</p>	<p>Highways - Predicted impacts of the proposed scheme on the highway network are set out in the Transport Assessment (TA) accompanying the draft masterplan. Impacts were modelled based on a worst case traffic scenario. A comprehensive set of improvement measures for highway infrastructure and sustainable transport improvements have been developed to help mitigate any proposed impacts in the immediate area and beyond.</p> <p>Health - This site is an allocated site in the Local Plan. Health infrastructure needs arising from developments were assessed at the plan making stage prior to allocation and published in the Infrastructure and Delivery Plan. Where relevant, site allocations in the Local Plan then set out contributions for specific infrastructure linked to those developments. This site sets out requirements for contributions towards school provision and highways only. The Council maintains regular contact with the CCG and NHS Trust under the Duty to Co-operate to ensure that the new Local Plan similarly plans for health infrastructure in an appropriate way.</p> <p>Open Space - the upgrade of Square Meadows facilities will be part funded by S106 money, as set out in the Infrastructure Delivery Plan (Appendix A). It is not expected that this will fund all of the required improvements and other grant funding may be necessary. Development at Holden Fold will not fund improvements to play areas elsewhere in Darwen but is expected to provide facilities within the site (via a NEAP or similar as set out on p44 of the draft masterplan through planning condition as opposed to S106 monies)</p>
Mrs Elaine Whalley	No comments		None
Ethan Riley	Objection of building on green belt land. Brown belt sites should be used first. Concerns also raised around general impacts on	Principle - the site is identified as a local housing allocation in the adopted development plan (Local Plan Part 2 adopted 2015). The site is not designated as 'green belt' which is a specific policy designation, although it is a greenfield site.	None.

	roads, healthcare and schools infrastructure	<p>Greenfield/brownfield - a pipeline of sites comprising both brownfield and greenfield developments are required to meet the identified need for new housing in the Borough. A combination of sites also helps to achieve the policy aspiration of improving the quality of housing in the Borough and diversifying the housing stock.</p> <p>Ecology/wildlife - The draft masterplan was accompanied by an ecological appraisal and any future planning applications will have to provide net gains for biodiversity in line with national planning policy framework (para 170). The masterplan sets out the site specific requirements arising from the ecological appraisal on p22.</p> <p>Infrastructure - The draft masterplan acknowledges the infrastructure requirements arising from the proposals and sets out how these will be delivered: this includes specific financial contributions for education, key highways improvements and green infrastructure (Appendix A).</p>	
Adele Watson	Objection based on negative impact on property values; insufficient infrastructure to cope in Darwen; Roman Road access to the scheme; and impact on green belt land	<p>Principle - the site is identified as a local housing allocation in the adopted development plan (Local Plan Part 2 adopted 2015). Impacts of development on existing property values are not considered to be planning matters. The site is not designated as 'green belt' which is a specific policy designation, although it is a greenfield site.</p> <p>Greenfield/brownfield - a pipeline of sites comprising both brownfield and greenfield developments are required to meet the identified need for new housing in the Borough. A combination of sites also helps to achieve the policy aspiration of improving the quality of housing in the Borough and diversifying the housing stock.</p> <p>Infrastructure - The draft masterplan acknowledges the infrastructure requirements arising from the proposals and sets out how these will be delivered: this includes specific financial contributions for education, key highways improvements and green infrastructure (Appendix A).</p>	None.



Lynne Cummins	Concerns over proposed new footpath alongside Manor House Farm Cottage. Can measures be taken to avoid this being used for motor bikes, off road vehicles etc. as a short cut from Holden Fold.	The identified route is proposed as being suitable for pedestrians and cyclists only in the draft masterplan. The concerns raised could be addressed with some increased clarity in the document.	Amend masterplan to clarify that the central PROW should only be accessible by pedestrians and cyclists. Section 8.1 of the Masterplan amended.
Lisa Hough	Objection to use of greenfield land for housing due to the impacts on wildlife. Also general impacts on roads and schools. The housing development in the town centre was poor quality and still unresolved.	<p>Principle - the site is identified as a local housing allocation in the adopted development plan (Local Plan Part 2 adopted 2015).</p> <p>Ecology/wildlife - The draft masterplan was accompanied by an ecological appraisal and any future planning applications will have to provide net gains for biodiversity in line with national planning policy framework (para 170). The masterplan sets out the site specific requirements arising from the ecological appraisal on p22.</p> <p>Infrastructure - The draft masterplan acknowledges the infrastructure requirements arising from the proposals and sets out how these will be delivered: this includes specific financial contributions for education, key highways improvements and green infrastructure (Appendix A).</p> <p>Belgrave Mill - the Council is currently working with a new landowner of this site to assist completion of the scheme.</p>	None.
Sarah Fields	Objection in general to building in Darwen. Concern of the general impacts on schools, highways (increased traffic), shops (extra people) and wildlife.	<p>Principle - the site is identified as a local housing allocation in the adopted development plan (Local Plan Part 2 adopted 2015).</p> <p>Ecology/wildlife - The draft masterplan was accompanied by an ecological appraisal and any future planning applications will have to provide net gains for biodiversity in line with national planning policy framework (para 170). The masterplan sets out the site specific requirements arising from the ecological appraisal on p22.</p> <p>Infrastructure - The draft masterplan acknowledges the infrastructure requirements arising from the proposals and sets out how these will be delivered: this includes specific financial contributions for education, key highways improvements and</p>	None.

		<p>green infrastructure (Appendix A).</p> <p>Highways - Predicted impacts of the proposed scheme on the highway network are set out in the Transport Assessment (TA) accompanying the draft masterplan. Impacts were modelled based on a worst case traffic scenario. A comprehensive set of improvement measures for highway infrastructure and sustainable transport improvements have been developed to help mitigate any proposed impacts in the immediate area and beyond.</p>	
Adam	<p>This is an opportunity to create something great, not to be missed. The scheme needs to be treated as a new neighbourhood (not just a development) and therefore inclusion of a community hub. As a minimum a village square/crescent and local shop. The scheme needs a sense of community spirit, a centre is key. This will reduce travel and impact on the environment.</p>	<p>Concept - the masterplan refers to the opportunity of creating a new residential 'neighbourhood' (as opposed to just a development) from its outset. The comprehensive approach taken to preparing the draft framework in terms of preparing an evidence base, considering a vision and objectives and delivery strategy etc. demonstrates that the Council sees this site as being more than just a housing development.</p> <p>Open Space - The draft masterplan identifies around 4.7 hectares of greenspace (including water bodies) which would provide opportunities for community activities. Section 7 sets out that <i>'there is an opportunity to create a focal point for the new neighbourhood as a whole. This space can have a number of functions and should be designed accordingly - as a meeting or gathering place, as a place where there are facilities for play and as a place where surface water attenuation features can be incorporated'</i>.</p> <p>Local Shop - whilst not set out specifically in the objectives (Section 4.2), provision of a community shop on site would not be prevented by the guidance set out in the masterplan if a developer wished to come forward with a proposal at planning application stage. This would be down to a developer to consider in terms of market demand and viability. This would not constitute a 'Local Community Use' under Class F.2 of the new Use Classes Order due to the proximity of other existing facilities.</p>	<p>Amend masterplan to incorporate reference to community focal point into the overall site objectives, including support of a local shop subject to relevant Local Plan policy (Policy 32). Reference to a small community hub now made in Section 4.2 of the Masterplan (objectives) and at Section 5.1 (Masterplan Framework) and at Section 7.2</p>
Lesa Rollo	<p>General objection to new houses in Darwen due to lack of infrastructure</p>	<p>Principle - the site is identified as a local housing allocation in the adopted development plan (Local Plan Part 2 adopted 2015). Public consultation took place on a number of stages of the</p>	<p>None.</p>

	(school places, doctors, dentists). Site would be better used for recreational facilities for teenagers / younger generations (skate/jump park, mountain bike park, youth centre etc.) or a larger supermarket.	<p>Local Plan during its preparation. The purpose of presenting this draft masterplan is a further opportunity for the public to get involved. Development of the site is required to meet the housing needs of the area and to help achieve the policy aspiration of improving the quality of housing in the Borough and diversifying the housing stock.</p> <p>Infrastructure - The draft masterplan acknowledges the infrastructure requirements arising from the proposals and sets out how these will be delivered: this includes specific financial contributions for education, key highways improvements and green infrastructure (Appendix A). Further infrastructure planning took place during preparation of the Local Plan Part 2 in which this site was allocated for future development.</p>	
Sami	Objection to new houses on green field land	Principle - the site is identified as a local housing allocation in the adopted development plan (Local Plan Part 2 adopted 2015). Over 30% of the site is proposed to be retained as green space, either informal green space or the Square Meadow formal recreation area. The draft masterplan was accompanied by an ecological appraisal and any future planning applications will have to provide net gains for biodiversity in line with national planning policy framework (para 170). The masterplan sets out the site specific requirements arising from the ecological appraisal on p22.	None.
Harry Blackwell. founder/president The Friends Of Square Meadow.	The north-western portion of the Square Meadow Sports field should be retained as part of Square Meadows and not integrated as part of the open space in the new development as indicated on the framework plan.	A lease agreement in relation to this land was signed by Friends of Square Meadow and the Council dated 20/9/17. Though the land in question will not be built upon (and is thus indicated as green infrastructure in the draft masterplan) it may be required by the developer for utilities or similar. As such it will remain part of the development site giving flexibility for any future developer of the site to use the land in the most appropriate way.	None.
Eunice Marsden	Generally supportive. Request for consultation with adjoining properties on boundary treatments (fencing) before decisions are made, and for	The masterplan will not agree details of boundary treatments as this is a detailed matter for a planning application stage. Submission of a planning application on the site in the future will trigger further consultation with adjoining properties. Matters relating to materials and maintenance will be agreed through a future planning application approval and related conditions.	None.



	maintenance of trees to take place on the site.		
David and Patricia Ann Billington	Generally supportive of redevelopment of the brownfield land (former school footprint), however object to development of 'green belt' land due to impacts on wildlife	<p>Principle - the site is identified as a local housing allocation in the adopted development plan (Local Plan Part 2 adopted 2015). The site is not designated as 'green belt' which is a specific policy designation, although it is a greenfield site.</p> <p>Greenfield/brownfield - a pipeline of sites comprising both brownfield and greenfield developments are required to meet the identified need for new housing in the Borough. A combination of sites also helps to achieve the policy aspiration of improving the quality of housing in the Borough and diversifying the housing stock.</p> <p>Ecology/wildlife - The draft masterplan was accompanied by an ecological appraisal and any future planning applications will have to provide net gains for biodiversity in line with national planning policy framework (para 170). The masterplan sets out the site specific requirements arising from the ecological appraisal on p22.</p>	None.
Allen Ward	<p>Side elevations of development plateaus would be more realistic for people to visualise.</p> <p>Concerns around pedestrian/cyclist safety off-site along Roman Road without traffic calming measures</p>	Elevations - the masterplan is designed to be a concept document only. As such there are no detailed layout plans for which elevations would assist in visualising. Detailed elevations will be submitted alongside any future planning applications on the site.	Highways - review TA in light of specific comments on highways safety on Roman Road. If appropriate amend TA and Masterplan to reflect any additional proposed measures or to help clarify how concerns are addressed.
Ann Harle	No comments		None
Jennifer O'Neill	General concerns around additional traffic. Additional access road proposed at the back of the site. Spread housing density more evenly to avoid majority of traffic entering and leaving Holden Fold / Moor Lane	Highways - Predicted impacts of the proposed scheme on the highway network are set out in the Transport Assessment (TA) accompanying the draft masterplan. Impacts were modelled based on a worst case traffic scenario. A comprehensive set of improvement measures for highway infrastructure and sustainable transport improvements have been developed to help mitigate any proposed impacts in the immediate area and beyond.	Highways - review proposal for additional access road and assess balance of traffic predicted to leave top and bottom of the site. If appropriate amend TA and Masterplan to reflect any additional proposed measures or to help clarify how concerns are addressed.

Jackie Davies	<p>Objection based on: impact on green field land; negative impact on property values; housing not affordable or appropriate for local residents; social problems in neighbouring areas; increased traffic on the roads; wildlife impacts; negative impacts on Square Meadow; insufficient infrastructure to cope in Darwen; Roman Road access to the scheme.</p>	<p>Principle - the site is identified as a local housing allocation in the adopted development plan (Local Plan Part 2 adopted 2015). Impacts of development on existing property values are not considered to be planning matters. A pipeline of sites comprising both brownfield and greenfield developments are required to meet the identified need for new housing in the Borough.</p> <p>Affordable housing - the draft masterplan (and adopted Local Plan) sets out the requirement for 20% of housing on the site to be affordable. A combination of different site and house types helps to achieve the policy aspiration of improving the quality of housing in the Borough and diversifying the housing stock.</p> <p>Ecology/wildlife - The draft masterplan was accompanied by an ecological appraisal and any future planning applications will have to provide net gains for biodiversity in line with national planning policy framework (para 170). The masterplan sets out the site specific requirements arising from the ecological appraisal on p22.</p> <p>Square Meadow - the masterplan confirms that Square Meadow will be retained as an important community facility and financial contributions towards upgrading of facilities will be secured through development at Holden Fold.</p> <p>Infrastructure - The draft masterplan acknowledges the infrastructure requirements arising from the proposals and sets out how these will be delivered: this includes specific financial contributions for education, key highways improvements and green infrastructure (Appendix A).</p> <p>Highways - Predicted impacts of the proposed scheme on the highway network are set out in the Transport Assessment (TA) accompanying the draft masterplan. Impacts were modelled based on a worst case traffic scenario. A comprehensive set of improvement measures for highway infrastructure and sustainable transport improvements have been developed to help mitigate any proposed impacts in the immediate area and beyond.</p>	None.
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Andrew Holmes	Concerns around highway impacts and safety at the Manor House Farm bend on Roman Road. Suggested improvements to visibility on Roman Road and junction of Moor Lane. Also reference to broadband and telecomms for the Manor Farm area.	<p>Highways - Predicted impacts of the proposed scheme on the highway network are set out in the Transport Assessment (TA) accompanying the draft masterplan. Impacts were modelled based on a worst case traffic scenario. A comprehensive set of improvement measures for highway infrastructure and sustainable transport improvements have been developed to help mitigate any proposed impacts in the immediate area and beyond.</p> <p>Telecomms - Section 3.7 of the masterplan confirms the services and utilities strategy for the site, including telecomms. Ultrafast broadband will be provided through Fibre To The Premises to new dwellings however this will not extend beyond the site. Development at Holden Fold will however improve connection capabilities for adjoining areas</p>	Highways - review TA in light of specific comments. If appropriate amend TA and Masterplan to reflect any additional proposed measures or to help clarify how concerns are addressed.
Dorothy Riley	Concerns around air pollution and congestion and what highways improvements are proposed. Safety concerns also raised around construction traffic and the junction of Pothouse Lane, Holden Fold and Oak Grove due to poor visibility.	<p>Highways - Predicted impacts of the proposed scheme on the highway network are set out in the Transport Assessment (TA) accompanying the draft masterplan. Impacts were modelled based on a worst case traffic scenario. A comprehensive set of improvement measures for highway infrastructure and sustainable transport improvements have been developed to help mitigate any proposed impacts in the immediate area and beyond (including on air quality).</p> <p>Construction Traffic - the management of future construction traffic will be detailed and agreed through any future planning applications</p>	Highways - review TA in light of specific comments. If appropriate amend TA and Masterplan to reflect any additional proposed measures or to help clarify how concerns are addressed.
Christine Riley	Concerns around air pollution and congestion and what highways improvements are proposed. Safety concerns also raised around construction traffic and the junction of Pothouse Lane, Holden Fold and Oak Grove due to poor visibility.	<p>Highways - Predicted impacts of the proposed scheme on the highway network are set out in the Transport Assessment (TA) accompanying the draft masterplan. Impacts were modelled based on a worst case traffic scenario. A comprehensive set of improvement measures for highway infrastructure and sustainable transport improvements have been developed to help mitigate any proposed impacts in the immediate area and beyond (including on air quality).</p> <p>Construction Traffic - the management of future construction traffic will be detailed and agreed through any future planning applications</p>	Highways - review TA in light of specific comments. If appropriate amend TA and Masterplan to reflect any additional proposed measures or to help clarify how concerns are addressed.



	Objection to the principle of development on the site	Principle - the site is identified as a local housing allocation in the adopted development plan (Local Plan Part 2 adopted 2015). New housing is required alongside the renewal of existing areas (through schemes such as the empty properties programme) to meet the housing requirement figure for the Borough.	None.
Ruth Whelan	Objection to the principle of development on the site	Principle - the site is identified as a local housing allocation in the adopted development plan (Local Plan Part 2 adopted 2015). Over 30% of the site is proposed to be retained as green space, either informal green space or the Square Meadow formal recreation area. The draft masterplan was accompanied by an ecological appraisal and any future planning applications will have to provide net gains for biodiversity in line with national planning policy framework (para 170). The masterplan sets out the site specific requirements arising from the ecological appraisal on p22.	None.
Peter Crooks	Objection to the principle of development on the site. Road infrastructure cannot cope. Other sites in the town centre should be sorted out before this takes place. A new sports and leisure centre would be more suitable	<p>Principle - the site is identified as a local housing allocation in the adopted development plan (Local Plan Part 2 adopted 2015).</p> <p>Highways - Predicted impacts of the proposed scheme on the highway network are set out in the Transport Assessment (TA) accompanying the draft masterplan. Impacts were modelled based on a worst case traffic scenario. A comprehensive set of improvement measures for highway infrastructure and sustainable transport improvements have been developed to help mitigate any proposed impacts in the immediate area and beyond.</p> <p>Belgrave Mill - the Council is currently working with a new landowner of this site to assist completion of the scheme.</p> <p>Sports/Leisure Centre - the Council is currently undertaking a Playing Pitch Strategy and Built Sports Facilities Strategy in support of the new Local Plan for the Borough. Should a need for a new sports/leisure centre be identified for Darwen through this process then it will be planned for through the new Local Plan (public consultation planned in early 2021).</p>	None
Hannah Lemon-Fish	No comment		None

William and Linda Chatburn	<p>Concerns around highway impacts and safety of Roman Road access and access onto Moor Lane. No buses mean that people will be forced to use car or taxi. Also concerned around whether cumulative impacts of other proposals (Ellison Fold Way) have been forecast on the highways network.</p> <p>Supportive of green corridor approach.</p>	Highways - Predicted impacts of the proposed scheme on the highway network are set out in the Transport Assessment (TA) accompanying the draft masterplan. Impacts were modelled based on a worst case traffic scenario. A comprehensive set of improvement measures for highway infrastructure and sustainable transport improvements have been developed to help mitigate any proposed impacts in the immediate area and beyond.	Highways - review TA in light of specific comments. If appropriate amend TA and Masterplan to reflect any additional proposed measures or to help clarify how concerns are addressed.
Steven Moss	<p>Ecology report does not take into account impacts beyond the development site which will be irreversibly damaged.</p> <p>Concerns around highways impacts and the effectiveness of the study: specifically whether traffic counts were undertaken pre/post lockdown; whether the cumulative impacts of other proposals (Ellison Fold Way) have been forecast on the highways network; and whether infrastructure proposals are built into the modelling work.</p>	Highways - Predicted impacts of the proposed scheme on the highway network are set out in the Transport Assessment (TA) accompanying the draft masterplan. Impacts were modelled based on a worst case traffic scenario. A comprehensive set of improvement measures for highway infrastructure and sustainable transport improvements have been developed to help mitigate any proposed impacts in the immediate area and beyond.	Highways - review TA in light of specific comments. If appropriate amend TA and Masterplan to reflect any additional proposed measures or to help clarify how concerns are addressed.
Mark Egan	Concerns around highways capacity and safety issues (speeding) on Roman Road. Also drainage of surface water down Roman	Highways - Predicted impacts of the proposed scheme on the highway network are set out in the Transport Assessment (TA) accompanying the draft masterplan. Impacts were modelled based on a worst case traffic scenario. A comprehensive set of improvement measures for highway infrastructure and	Highways - review TA in light of specific comments. If appropriate amend TA and Masterplan to reflect any additional proposed measures or to help clarify how concerns are addressed.

	Road will be made worse potentially leading to more flooding.	<p>sustainable transport improvements have been developed to help mitigate any proposed impacts in the immediate area and beyond.</p> <p>Drainage - the draft masterplan was accompanied by a Flood Risk Assessment report which recommended sustainable urban drainage systems (SUDS) to be implemented. The proposals incorporate this through a series of attenuation ponds throughout the site which will avoid significant impacts off-site</p>	
Miss Beverley Brayford	Object to the principle of development. Specific concerns about: volume of traffic on Roman Road; pedestrian safety; increase in crime; impact on habitats; impact on property values	<p>Principle - the site is identified as a local housing allocation in the adopted development plan (Local Plan Part 2 adopted 2015).</p> <p>Highways - Predicted impacts of the proposed scheme on the highway network are set out in the Transport Assessment (TA) accompanying the draft masterplan. Impacts were modelled based on a worst case traffic scenario. A comprehensive set of improvement measures for highway infrastructure and sustainable transport improvements have been developed to help mitigate any proposed impacts in the immediate area and beyond. This includes a footpath/cycleway the length of Roman Road.</p> <p>Crime - any future planning applications will be determined in accordance with the adopted development plan. This includes policies ensuring that measures aimed at reducing crime and improving community safety are incorporated into new developments.</p> <p>Ecology/wildlife - The draft masterplan was accompanied by an ecological appraisal and any future planning applications will have to provide net gains for biodiversity in line with national planning policy framework (para 170). The masterplan sets out the site specific requirements arising from the ecological appraisal on p22.</p>	None
Mrs S Ellison	Concerns about traffic and safety on Pot House Lane. Would prefer the site to include accessible public open space or parkland for	Principle - the site is identified as a local housing allocation in the adopted development plan (Local Plan Part 2 adopted 2015). Although there will not be a new park on the site over 30% of the site is proposed to be retained as green space, either informal green space or the Square Meadow formal recreation area.	Highways - review TA in light of specific comments about Pot House Lane. If appropriate amend TA and Masterplan to reflect any additional proposed measures or to help clarify how concerns are addressed.



	elderly and people with mobility issues.	Highways - Predicted impacts of the proposed scheme on the highway network are set out in the Transport Assessment (TA) accompanying the draft masterplan. Impacts were modelled based on a worst case traffic scenario. A comprehensive set of improvement measures for highway infrastructure and sustainable transport improvements have been developed to help mitigate any proposed impacts in the immediate area and beyond.	
Philip Hammond	Square Meadow must be protected	The masterplan proposes to retain and upgrade facilities at Square Meadow	None
Bill Stemp (Chairman - Friends of Square Meadow)	Concerned about the loss of around 10% of the present Square Meadow land	A lease agreement in relation to this land was signed by Friends of Square Meadow and the Council dated 20/9/17. Though the land in question will not be built upon (and is thus indicated as green infrastructure in the draft masterplan) it may be required by the developer for utilities or similar. As such it will remain part of the development site giving flexibility for any future developer of the site to use the land in the most appropriate way.	None
Concerned Driver	Concerns around congestion and heavy traffic around the junction of Moor Lane / Knowle Lane. Proposal to create car parking to rear of West View to alleviate parking around the junction.	Highways - Predicted impacts of the proposed scheme on the highway network are set out in the Transport Assessment (TA) accompanying the draft masterplan. Impacts were modelled based on a worst case traffic scenario. A comprehensive set of improvement measures for highway infrastructure and sustainable transport improvements have been developed to help mitigate any proposed impacts in the immediate area and beyond.	Highways - review TA in light of specific comments about junction of Moor Lane / Knowle Lane. If appropriate amend TA and Masterplan to reflect any additional proposed measures or to help clarify how concerns are addressed.
Mrs I Lodge	Concerned about traffic, schools capacity, doctors, dentists and impact on wildlife	<p>Highways - Predicted impacts of the proposed scheme on the highway network are set out in the Transport Assessment (TA) accompanying the draft masterplan. Impacts were modelled based on a worst case traffic scenario. A comprehensive set of improvement measures for highway infrastructure and sustainable transport improvements have been developed to help mitigate any proposed impacts in the immediate area and beyond.</p> <p>Infrastructure - The draft masterplan acknowledges the infrastructure requirements arising from the proposals and sets out how these will be delivered: this includes specific financial contributions for education, key highways improvements and green infrastructure (Appendix A). Further infrastructure planning took place during preparation of the Local Plan Part 2 in which</p>	None

		<p>this site was allocated for future development.</p> <p>Ecology/wildlife - The draft masterplan was accompanied by an ecological appraisal and any future planning applications will have to provide net gains for biodiversity in line with national planning policy framework (para 170). The masterplan sets out the site specific requirements arising from the ecological appraisal on p22.</p>	
Richard Connell	Providing a mix of market and affordable housing on a development site does not work due to anti social behaviour	The Council's Local Plan requires that all new residential development contributes towards meeting the identified need for new affordable housing. This includes affordable housing for rent and ownership and can include provision on-site or financial contributions to providing equivalent provision off-site. The particular mix on each development is determined by a number of factors including economic viability of the development, evidence on local market conditions, and the availability of grant.	None
Mr & Mrs DG & S Craney	Concerned about increase in traffic on Roman Road	Highways - Predicted impacts of the proposed scheme on the highway network are set out in the Transport Assessment (TA) accompanying the draft masterplan. Impacts were modelled based on a worst case traffic scenario. A comprehensive set of improvement measures for highway infrastructure and sustainable transport improvements have been developed to help mitigate any proposed impacts in the immediate area and beyond.	None
Mr & Mrs C. Aldcroft	Concerns around traffic impacts on Moor Lane and damage to wildlife. Also lack of consultation before planning takes place.	<p>Highways - Predicted impacts of the proposed scheme on the highway network are set out in the Transport Assessment (TA) accompanying the draft masterplan. Impacts were modelled based on a worst case traffic scenario. A comprehensive set of improvement measures for highway infrastructure and sustainable transport improvements have been developed to help mitigate any proposed impacts in the immediate area and beyond.</p> <p>Ecology/wildlife - The draft masterplan was accompanied by an ecological appraisal and any future planning applications will have to provide net gains for biodiversity in line with national planning policy framework (para 170). The masterplan sets out the site specific requirements arising from the ecological appraisal on p22.</p>	None

		<p>Lack of consultation - allocation of the site as a potential housing development was first subject to public consultation back in 2014/15 when the Local Plan Part 2 was being prepared. Consultation on this draft masterplan provides another opportunity for residents to inform the development prior to any planning applications being submitted. A final opportunity to comment on planning applications will be available as and when they are submitted.</p>	
Mrs Alison Crook	<p>Questions access to public footpaths during building phases, and traffic calming measures on Holden Fold</p>	<p>Public footpaths - access to public footpaths during building phases is a matter for a planning application stage. If new development impacts on public rights of way there are specific legal procedures that must be followed to either close or divert the PROW. This is a matter to be controlled through determination of, and conditions to, any future planning applications. The draft masterplan responds to the existing network of PROWs through the site. When the development is complete it will lead to an improved network of pedestrian/cycle routes through and outside of the site.</p> <p>Highways - Predicted impacts of the proposed scheme on the highway network are set out in the Transport Assessment (TA) accompanying the draft masterplan. Impacts were modelled based on a worst case traffic scenario. A comprehensive set of improvement measures for highway infrastructure and sustainable transport improvements have been developed to help mitigate any proposed impacts in the immediate area and beyond.</p>	None
Mr & Mrs D Greenwood	<p>Concerns around highways impacts and safety around some key junctions including: Knowle Lane/Moor Lane/Chapels; Cotton Hall Street/Quaker Lane/Stn Hope St. Proposed parking bans around junctions</p>	<p>Highways - Predicted impacts of the proposed scheme on the highway network are set out in the Transport Assessment (TA) accompanying the draft masterplan. Impacts were modelled based on a worst case traffic scenario. A comprehensive set of improvement measures for highway infrastructure and sustainable transport improvements have been developed to help mitigate any proposed impacts in the immediate area and beyond.</p>	<p>Highways - review TA in light of specific comments about junction of Moor Lane / Knowle Lane. If appropriate amend TA and Masterplan to reflect any additional proposed measures or to help clarify how concerns are addressed.</p>
Emily Hrycan, Historic England	No comments		None

Lancashire Wildlife Trust (David Dunlop)	Concerns about the impact on the integrity of nature recovery networks during construction. Strategic green corridors should be protected throughout with impacts on habitat connectivity within and across the site being minimised or mitigated. This should be done through a construction phase management plan and via a legal agreement. Encourage applicants to meet the UK Building with Nature standards.	Habitat Connectivity - these are issues to be resolved in detail at a planning application stage. Further clarity could however be added to the masterplan in terms of ensuring that the integrity of the green corridor is retained throughout and referencing the UK Building with Nature standards	Amend masterplan to clarify points around habitat connectivity. Additional guidance given at Section 7.4 (Biodiversity) of the Masterplan.
Sport England (Fiona Pudge)	<p>Square Meadow improvements - specific improvements are not made clear in the masterplan. Any development will be subject to statutory consultation. The Council should consult early with the Lancashire FA re: any improvement proposals.</p> <p>Moorlands pitches - evidence on the impact of the loss of former pitches at the Moorlands school will need to be provided in any planning application. The Council's PPS underway at the moment will assist with this.</p> <p>Active Design - Sport</p>	<p>Sports provision - the Council is continuing with the update of its Playing Pitch Strategy and Built Sports Facilities Strategy. Once complete (due before any planning applications will be received) a more informed position can be taken on the points raised by Sport England around pitch provision, improvements etc. and related costs.</p> <p>Design - points around general design and 'Active Design' principles are agreed.</p>	<p>Add reference into the masterplan to reflect the ongoing PPS/BSFS work and that findings of this will need to be taken into account in any future planning applications. Specifically reference that the S106 contribution for Square Meadows may be subject to change. Additions made at Section 7.3 (Square Meadow Sports Facility) of the Masterplan. Reference also made to the PPS and BSFS in the Section on Planning Application Requirements (9.3)</p> <p>Amend the masterplan to refer to 'Active Design' principles and guidance. Now included as one of the Objectives of the Masterplan (Section 4.2)</p> <p>Pennine Ecological - review any impacts of grassland classification of Square Meadows on the ecological appraisal.</p>

	<p>England's 'Active Design' guide prepared with Public Health England should be used to help embed active design principles into any scheme.</p> <p>General design comments - consider greenspaces and their use in the context of lockdown; consider active travel wider than the red line boundary (e.g. Moor Lane/Roman Rd connection onwards?); square meadow not amenity grassland (Figure 8); clear signage to help encourage physical activity.</p> <p>Additional demand for Sport - costs of the S106 contribution should be informed by the latest PPS action plan and LFFP priority projects. Indicative costs prior to more accurate cost analysis indicates for outdoor sport improvements (excluding lifecycle costs) £250k and for indoor sport improvements around £390k</p>		
Blackburn with Darwen Drainage Team	Climate change allowance for flood modelling should be increased from 30% to 40% in line with EA 'upper end' recommendation	Agreed	Update Flood Risk Assessment to 40% climate change allowance and consider any implications for the masterplan.

The Coal Authority	Pleased to see that potential risks from past coal mining activity are mentioned and that a Coal Mining Risk Assessment is recommended to obtain more information. Further investigations should take place prior to any layout being designed. Findings should inform the development layout.	Agreed - further investigations should take place as part of any planning application in the future and should inform site layout.	Add additional text into 3.2 of the draft masterplan to say that further investigations are to be carried out in order to inform any development layout. Development to take place in accordance with government guidance on building on or within the influencing distance of mine entries. Further guidance now added to Section 3.2 (Ground Conditions) of the Masterplan.
G. Proctor (Cottage Cattery)	Concerns raised around impact on boarding cattery business; also development of greenbelt land before brownfield land; impacts on wildlife particularly in Polyphemus Woods	<p>Principle/impact on business - the site is identified as a local housing allocation in the adopted development plan (Local Plan Part 2 adopted 2015). The site is not designated as 'green belt' which is a specific policy designation, although it is a greenfield site.</p> <p>Greenfield/brownfield - a pipeline of sites comprising both brownfield and greenfield developments are required to meet the identified need for new housing in the Borough. A combination of sites also helps to achieve the policy aspiration of improving the quality of housing in the Borough and diversifying the housing stock.</p> <p>Ecology/wildlife - The draft masterplan was accompanied by an ecological appraisal and any future planning applications will have to provide net gains for biodiversity in line with national planning policy framework (para 170). The masterplan sets out the site specific requirements arising from the ecological appraisal on p22.</p>	None
Louise Tyrie	Concerns around impacts on privacy of existing houses; increase in traffic on Roman Road and Goose House Lane and accidents in/around properties in Eccleshill; impacts on wildlife; and loss of open space.	<p>Principle - the site is identified as a local housing allocation in the adopted development plan (Local Plan Part 2 adopted 2015). A pipeline of sites comprising both brownfield and greenfield developments are required to meet the identified need for new housing in the Borough. A combination of sites also helps to achieve the policy aspiration of improving the quality of housing in the Borough and diversifying the housing stock.</p> <p>Highways - Predicted impacts of the proposed scheme on the</p>	Highways - review TA in light of specific comments about safety/accidents around Eccleshill. If appropriate amend TA and Masterplan to reflect any additional proposed measures or to help clarify how concerns are addressed.



	<p>Would prefer to see the site used as a recreational/leisure facility for the town such as facilities at Witton Park.</p>	<p>highway network are set out in the Transport Assessment (TA) accompanying the draft masterplan. Impacts were modelled based on a worst case traffic scenario. A comprehensive set of improvement measures for highway infrastructure and sustainable transport improvements have been developed to help mitigate any proposed impacts in the immediate area and beyond. Safety aspects are considered and the proposal includes a footpath/cycleway the length of Roman Road.</p> <p>Ecology/wildlife - The draft masterplan was accompanied by an ecological appraisal and any future planning applications will have to provide net gains for biodiversity in line with national planning policy framework (para 170). The masterplan sets out the site specific requirements arising from the ecological appraisal on p22.</p> <p>Open Space - although there will not be a new park on the site over 30% of the site is proposed to be retained as green space, either informal green space or the Square Meadow formal recreation area which will be upgraded as part of the scheme.</p>	
Lisa Connolly	Square Meadow must see investment	Agreed - contributions towards helping to upgrade Square Meadows will be required as part of any planning applications	None
Allan Harle	<p>Objects to the scale of development, using the former school land only would be acceptable.</p> <p>Traffic too much around Knowle Lane junction.</p> <p>Timescales and impacts on residents are too protracted. Ecological appraisal does not take into account deer that roam the area.</p>	<p>Principle - the entire site is identified as a local housing allocation in the adopted development plan (Local Plan Part 2 adopted 2015).</p> <p>Highways - Predicted impacts of the proposed scheme on the highway network are set out in the Transport Assessment (TA) accompanying the draft masterplan. Impacts were modelled based on a worst case traffic scenario. A comprehensive set of improvement measures for highway infrastructure and sustainable transport improvements have been developed to help mitigate any proposed impacts in the immediate area and beyond.</p> <p>Phasing - phasing of delivery of the site means that impacts of new development will not be felt continually for 9 years. Construction management plans at the planning application stage will set conditions to help minimise impacts on amenity of local residents e.g. hours of operation, wheel cleaning etc.</p>	Highways - review TA in light of specific comments about Knowle Lane junction. If appropriate amend TA and Masterplan to reflect any additional proposed measures or to help clarify how concerns are addressed

		Ecology/wildlife - The draft masterplan was accompanied by an ecological appraisal and any future planning applications will have to provide net gains for biodiversity in line with national planning policy framework (para 170). The masterplan sets out the site specific requirements arising from the ecological appraisal on p22.	
Stuart Ellison	Objection to loss of green space, impacts on highways and pollution, loss of wildlife.	<p>Principle - the entire site is identified as a local housing allocation in the adopted development plan (Local Plan Part 2 adopted 2015). The Local Plan was produced through public consultation and followed an independent examination process. The plan includes sites allocated for housing but also contains a Green Infrastructure strategy and was supported by a relevant Infrastructure Delivery Plan. Over 30% of the site is proposed to be retained as green space, either informal green space or the Square Meadow formal recreation area which will be upgraded as part of the scheme.</p> <p>Highways - Predicted impacts of the proposed scheme on the highway network are set out in the Transport Assessment (TA) accompanying the draft masterplan. Impacts were modelled based on a worst case traffic scenario. A comprehensive set of improvement measures for highway infrastructure and sustainable transport improvements have been developed to help mitigate any proposed impacts in the immediate area and beyond.</p> <p>Ecology/wildlife - The draft masterplan was accompanied by an ecological appraisal and any future planning applications will have to provide net gains for biodiversity in line with national planning policy framework (para 170). The masterplan sets out the site specific requirements arising from the ecological appraisal on p22.</p>	None
Ann-Marie Haworth	Objects to the scale of development, using the former school land only would be acceptable. Traffic problems and parking on Moor Lane will only get worse. Proximity of	<p>Principle - the entire site is identified as a local housing allocation in the adopted development plan (Local Plan Part 2 adopted 2015).</p> <p>Highways - Predicted impacts of the proposed scheme on the highway network are set out in the Transport Assessment (TA) accompanying the draft masterplan. Impacts were modelled</p>	Highways - review TA in light of specific comments about Moor Lane, parking and potential new access. If appropriate amend TA and Masterplan to reflect any additional proposed measures or to help clarify how concerns are addressed

	entrance off Moor Lane to existing dwellings will be dangerous. Negative impacts on value of residents' property.	based on a worst case traffic scenario. A comprehensive set of improvement measures for highway infrastructure and sustainable transport improvements have been developed to help mitigate any proposed impacts in the immediate area and beyond.	
Josie Penman	Objects to development of plots F and G on grounds of impact to wildlife, particularly arising from Polyphemus Wood	Ecology/wildlife - The whole of the site is identified as a housing allocation in the adopted development plan (Local Plan Part 2, 2015). The draft masterplan was accompanied by an ecological appraisal and any future planning applications will have to provide net gains for biodiversity in line with national planning policy framework (para 170). The masterplan sets out the site specific requirements arising from the ecological appraisal on p22. It concludes that the existing hedgerows are species poor and of low value however it does recommend that new development should seek to incorporate existing trees and hedgerows and augment them where possible.	None
Mick Ashton	The masterplan shows no use for the land to the rear of 31-35 Holden Fold. Resident would like to buy the land or continue to rent for garden use.	The land to the rear of 31-35 Holden Fold is within the boundary of the masterplan but not identified within any of the development plots (as demonstrated in Figure 31 - proposed phasing plan). It is identified as existing woodland in the ecological appraisal (Figure 8). Section 3.4 of the draft masterplan clarifies that new development should seek to incorporate existing trees and hedgerows and augment them where possible. In particular in relation to this land p12 states that <i>'every effort should be made to retain the limited tree cover that exists. This constraint to new housing is small and scale in range'</i> . Some greater clarity as to the current status (use of this land for private garden tenancies) should be provided in the final masterplan.	Amend the masterplan to add reference to private garden tenancies in the context of the small cluster of trees towards the southern (Holden Fold) edge of the site to the rear of 31-35. Section 7.2 of the Masterplan the potential location of a NEAP has been clarified. At Section 7.3 reference is made to the private garden tenancies and two options - consider the woodland as part of the detailed design of the car park or transfer the woodland to the tenants
Nicole Hillier (Woodland Trust)	Concerned about impacts to Woodland Trust's site at Polyphemus Wood. Recommend a 20m buffer of 50% planting of semi-natural vegetation between the proposed development and the woodland. Also that gardens of houses are not backed onto the site due to problems of waste tipping,	The north western boundary of the site (adjacent to Parcels D and E) have a natural buffer of over 20m already between the site boundary and woodland due to telegraph poles running parallel with the boundary on the Polyphemus side. The northern boundary of the site (adjacent to Parcels D and C) would benefit from some buffer built into any formal layout, this could in part be achieved through proposed attenuation ponds.	Amend masterplan to acknowledge recommendations of the Woodland Trust. Encourage any proposed layout to reflect the proposed buffer on the northern edge (Parcels C and D) and also to avoid gardens of houses backing directly onto Polyphemus Woods. Figure 25 shows the relationship between housing and Polyphemus Woods - Housing facing the woodland and a buffer created through design and sensitive layout.

	littering, spreading of invasive and non-native species, disturbance, pet intrusion etc.		
Anne Butler	Concerned about highways impacts (traffic and access points) and also impacts on the water supply to Knowle Farm	<p>Highways - Predicted impacts of the proposed scheme on the highway network are set out in the Transport Assessment (TA) accompanying the draft masterplan. Impacts were modelled based on a worst case traffic scenario. A comprehensive set of improvement measures for highway infrastructure and sustainable transport improvements have been developed to help mitigate any proposed impacts in the immediate area and beyond.</p> <p>Water supply - the draft masterplan was accompanied by a Flood Risk Assessment report which also considered surface water management and a preliminary drainage strategy. Comments to be forwarded to the flood risk consultants who undertook the work for further consideration.</p>	Water supply - review FRA in light of specific comments about the stream at Knowle Farm. If appropriate amend FRA and Masterplan to reflect any additional proposed measures or to help clarify how concerns are addressed.
Mr Dawson	Concerned about loss of habitat/wildlife. Objects to green belt loss; housing mix; green corridor design; lack of infrastructure	<p>Principle/impact on business - the site is identified as a local housing allocation in the adopted development plan (Local Plan Part 2 adopted 2015). The site is not designated as 'green belt' which is a specific policy designation, although it is a greenfield site.</p> <p>Ecology/wildlife - The draft masterplan was accompanied by an ecological appraisal and any future planning applications will have to provide net gains for biodiversity in line with national planning policy framework (para 170). The masterplan sets out the site specific requirements arising from the ecological appraisal on p22.</p> <p>Housing mix - the masterplan proposes a 20% affordable housing requirement in accordance with adopted Local Plan policy</p> <p>Infrastructure - The draft masterplan acknowledges the infrastructure requirements arising from the proposals and sets out how these will be delivered: this includes specific financial contributions for education, key highways improvements and green infrastructure (Appendix A).</p>	None

Philip Barker	General objection to further new houses in Darwen	Principle - the site is identified as a local housing allocation in the adopted development plan (Local Plan Part 2 adopted 2015). A pipeline of sites comprising both brownfield and greenfield developments are required to meet the identified need for new housing in the Borough. A combination of sites also helps to achieve the policy aspiration of improving the quality of housing in the Borough and diversifying the housing stock.	None
Mr Brian Horton	Concerns around excessive parking on Holden Fold and suggestion of providing a car park for existing residents	The draft masterplan considers a parking strategy for within the development site. It is not however reasonable to expect the masterplan to resolve existing parking issues that lie away from the development boundary (respondee's address is over 100m south-east of the site boundary).	None

## Appendix A – Consultee Letter



Date:  
Please ask for:  
Direct Dial:  
Email:  
Website:

1<sup>st</sup> September 2020  
Forward Planning Team  
01254 585962  
[forwardplanning@blackburn.gov.uk](mailto:forwardplanning@blackburn.gov.uk)  
[www.blackburn.gov.uk](http://www.blackburn.gov.uk)

Dear Sir / Madam,

### **PUBLIC CONSULTATION – 7<sup>TH</sup> SEPTEMBER TO 5<sup>TH</sup> OCTOBER 2020**

#### **PROPOSALS – Draft Masterplan for a proposed new housing development on land at Holden Fold, Darwen**

I am writing to inform you of a draft Masterplan that the Council has prepared in co-ordination with private landowners for land at Holden Fold, Darwen. The land is allocated in the current Local Plan for the Borough for housing development. The draft masterplan sets out a clear vision for the site and shows how new homes and associated infrastructure could be designed and delivered. The site provides a significant development opportunity for around 430 new homes. These would be delivered in phases alongside new on-site infrastructure and contributions to off-site infrastructure as well.

The Council would like to hear your view on the draft proposals and so it has prepared a range of consultation material. Any comments received will be reviewed and taken into account in finalising the Masterplan. Once completed the Masterplan will be a key consideration in any future planning applications on the site. We would encourage you to view the consultation material and respond online where possible.

Full details are available on the Council's consultation portal at <https://www.blackburn.gov.uk/about-council/consultations/open-consultations>

If you are unable to access the documents online, or would prefer to see a hard copy of the consultation material then:

- **Exhibition Boards** summarising the consultation will be available to view in **Darwen Market** during opening hours between 7<sup>th</sup> September and 5<sup>th</sup> October; and
- **The Masterplan and associated evidence base** documents (including response forms) will be available to view in **Darwen Library** during opening hours again between 7<sup>th</sup> September and 5<sup>th</sup> October.

If you have any queries or would like to discuss the proposals further then please direct initial queries to the Forward Planning team (contact details at the top of this letter). We look forward to hearing from you.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Martin Kelly'.

Martin Kelly  
Director of Growth & Development



## Appendix B – Leaflet & Plan of leafleting area

### Questionnaire

Please take some time to review the exhibition boards before answering these questions. These are available to view at <https://www.blackburn.gov.uk/about-council/consultations/open-consultations>. The Council is encouraging respondents to complete the online questionnaire however where this is not possible please complete below and post to: Growth Team (Forward Planning), Third Floor, One Cathedral Square, Blackburn, Lancashire, BB1 1FB.

- Do you agree with the overall vision for the Holden Fold site (exhibition board 2)?  
Yes ☐ No ☐
- Do you agree with the overall structure of the development as set out in the draft Masterplan (exhibition board 4)?  
Yes ☐ No ☐
- Do you agree with the way in which green corridors have been woven through the new housing neighbourhood (exhibition board 4)?  
Yes ☐ No ☐
- Do you agree with the way in which the site is to be accessed by pedestrians, cyclists and vehicles (exhibition board 5)?  
Yes ☐ No ☐
- Do you agree with the way in which the housing and infrastructure is to be delivered in phases (exhibition board 6)?  
Yes ☐ No ☐
- Do you have any other comments or suggestions that you would like to make on any other aspect of the draft Masterplan framework?

Your Name:

Your Address:

or  
Your Email:

Contact: Email: [forwardplanning@blackburn.gov.uk](mailto:forwardplanning@blackburn.gov.uk) Tel: 01254 585962

For details on how this information will be used by Blackburn with Darwen Council please refer to: <https://www.blackburn.gov.uk/data-and-information/privacy-notices>

### Land at Holden Fold - Darwen Summary & Questionnaire



The land to the north of Holden Fold and to the west of Roman Road is allocated for housing development in the Local Plan for Blackburn with Darwen. The new housing will form an urban extension to Darwen.

Ideas for how the site could be developed have now been brought together by way of an overall Masterplan. This is summarised in a series of exhibition boards as well. We want your views on the draft proposals and will take these into account as the Masterplan moves forward to the next stage of preparation. We aim to create a new housing neighbourhood on the northern edge of Darwen extending up to Polyphemus Woods. There is an opportunity to deliver a range of houses including a mix of unit sizes and different tenures of housing including housing for rent.

All consultation material, including a short questionnaire, will be available to view on the Council's website from 7th September 2020 at <https://www.blackburn.gov.uk/about-council/consultations/open-consultations>. The exhibition boards will also be available to view at Darwen Market and a copy of the Masterplan and supporting documents can be found at Darwen Library. We would encourage everyone to fill out the survey online, however the back of this leaflet provides an alternative option to return by post if you prefer. **All comments should be received by the Council no later than 5th October 2020.**



#### LEGEND

- Site Boundary
- Existing Woodland and Trees
- Polyphemus Woods
- Existing Public Right of Way
- Existing Public Right of Way Made suitable for Pedestrians and Cyclists
- Proposed Footpath
- Proposed Footpath / Cycleway
- Existing Drystone Wall
- Indicative Entrance Point
- Indicative Housing Area
- Indicative Open Space
- Playing Fields
- Proposed Car Park to serve Square Meadow
- Approximate Location of Mineshaft
- Proposed Attenuation Pond



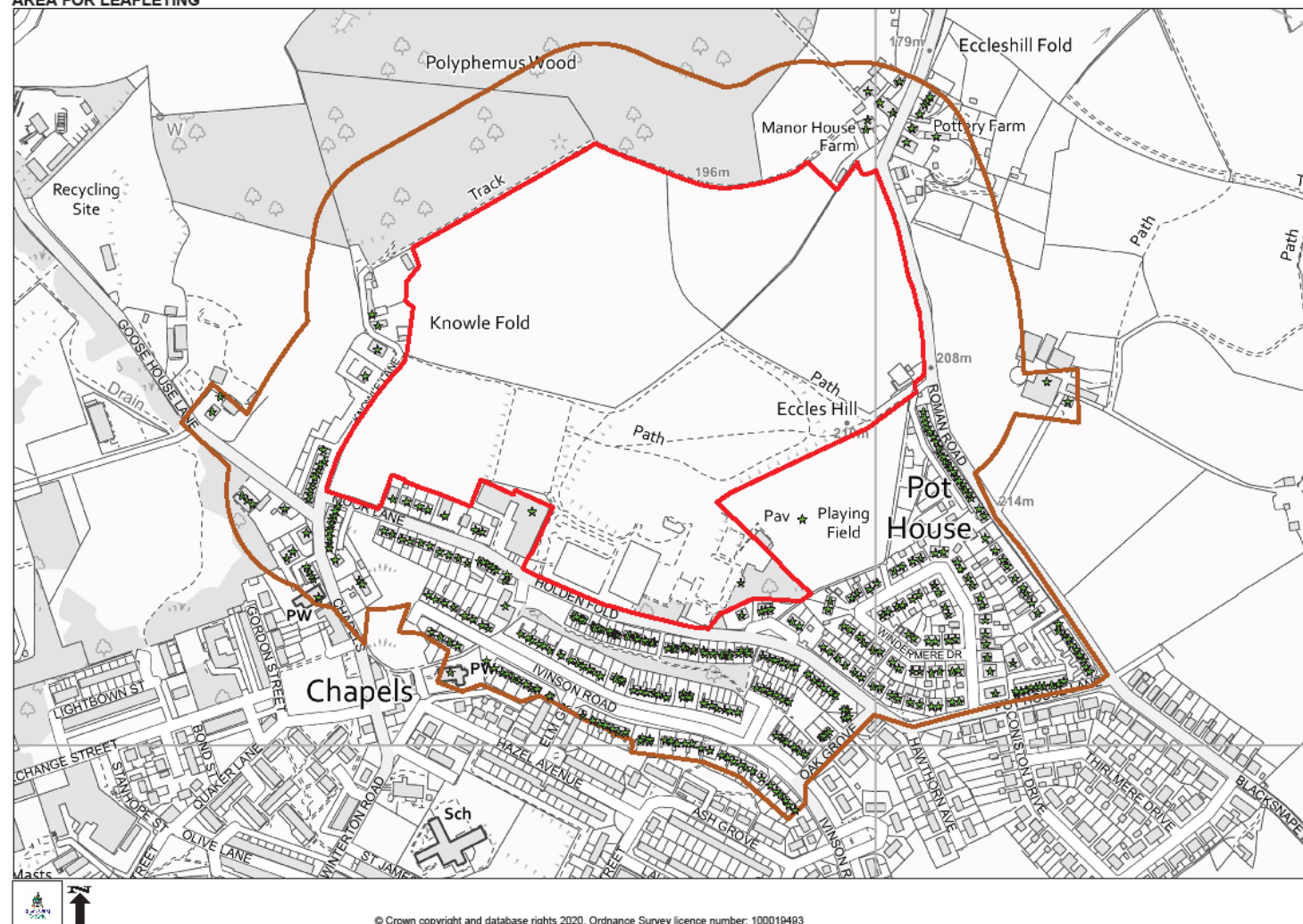
### Draft Masterplan Framework

The Masterplan allows for the delivery of new housing in phases over a number of years. Each phase of new housing will be accompanied by an appropriate amount of infrastructure – greenspace, roads, drainage and utilities. There is capacity for around 430 new homes.

The first phase will be in two locations – along the Holden Fold and Roman Road frontages. Later phases will follow with infrastructure that will link up the earliest stages of the new neighbourhood (including greenspace, roads, drainage and utilities).

Along with the new infrastructure on the site and housing of mixed tenure (including affordable housing) there will be financial contributions made towards the expansion of primary school capacity, towards the Darwen East Development Corridor and sustainable transport in Darwen and towards the upgrading of the Square Meadow Sports Facility.

# AREA FOR LEAFLETING





### Land at Holden Fold, Darwen

### New Housing Development - Public Consultation



### Welcome to this exhibition

07 September 2020 - 05 October 2020

### Aim of this exhibition

This exhibition describes key aspects of the Draft Masterplan for the land to the north of Holden Fold and to the west of Roman Road.

We encourage you to look at the exhibition boards and give us feedback by completing the questionnaire.

**Draft Masterplan Framework**



**Cass**  
associates

architecture  
master planning  
planning  
landscape  
conservation

# 01 - Introduction

Land at Holden Fold, Darwen  
Public Consultation



The land to the north of Holden Fold and to the west of Roman Road is allocated for housing development in the Local Plan for Blackburn with Darwen.

The new housing will form an urban extension to Darwen. New development will be integrated with the features of the site and its surroundings.

Ideas for how the site could be developed have been brought together by way of an overall Masterplan. We want your views

on the draft Masterplan. Your views will be taken into account as the Masterplan moves forward to the next stage of preparation.

This exhibition shows how the Masterplan has come together and explains how the new housing development could be delivered. Please take some time to look at the exhibition and then give us your views.

Comments on the Masterplan should be made in the period that runs between 07 September 2020 and 05 October 2020.



Draft Masterplan Framework

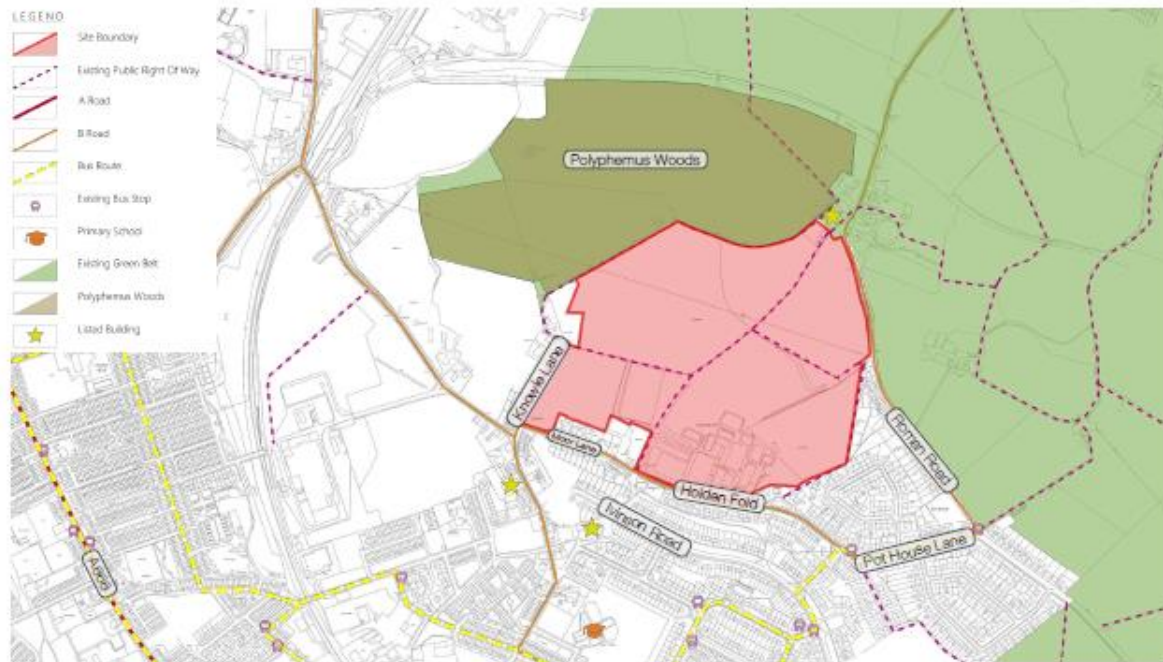


**Cass**  
associates  
architecture  
masterplanning  
planning  
landscape  
conservation



## 02 - The Vision

Land at Holden Fold, Darwen  
Public Consultation



We aim to create a new housing neighbourhood on the northern edge of Darwen. The neighbourhood will extend up to Polyphemus Woods.

There is an opportunity to deliver a range of houses. There will be a mix of unit sizes and different tenures of housing, including housing for rent. It is anticipated that the size and spacing of the houses will increase where the site has a common boundary with the woodland and Roman Road. A slightly higher density of housing is anticipated along the Holden Fold frontage. This approach will help with the transition from the developed area to the open countryside in general and to the woodland in particular.

Within the new neighbourhood there will be greenspace corridors. These will form links through the new housing to the countryside for pedestrians and cyclists and will act as continuous areas of habitat for the benefit of wildlife.

As part of the development the opportunity is also being taken to improve Square Meadow by providing car parking and other improvements.

Comments on the Masterplan should be made in the period that runs between 07 September 2020 and 05 October 2020.



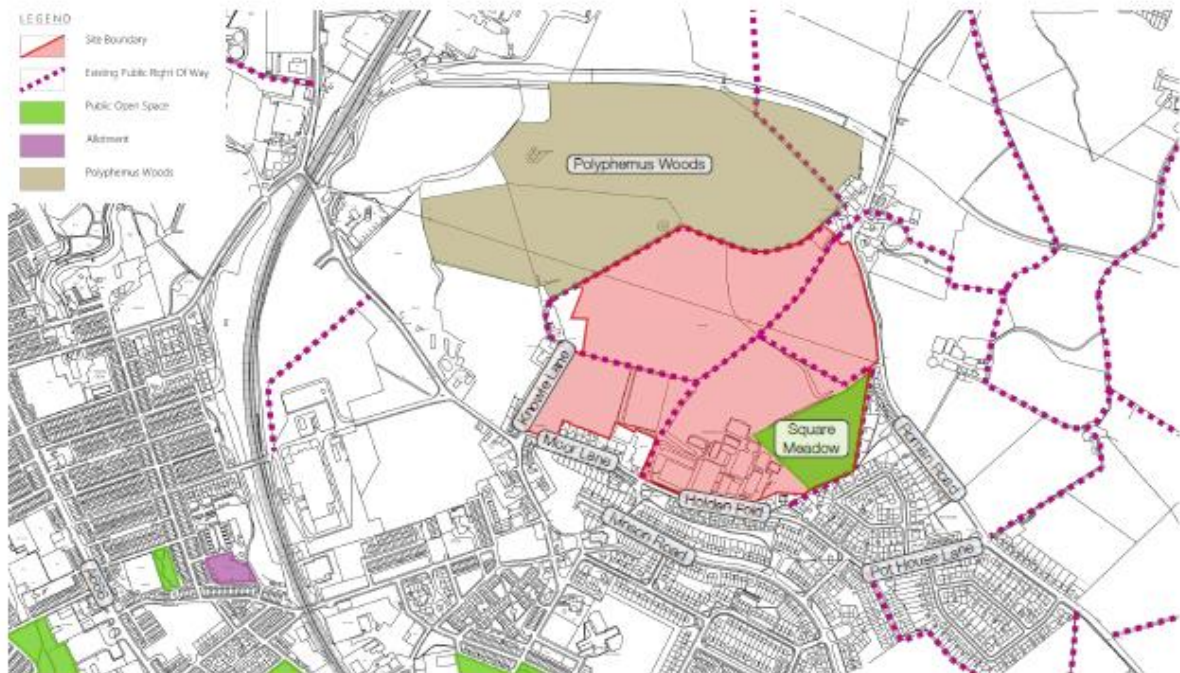
Draft Masterplan Framework



**Cass**  
associates  
architecture  
planning  
landscape  
interiors

## 03 - The Site

Land at Holden Fold, Darwen  
Public Consultation



The site is made up of the former Darwen Moorland High School and the fields that surround it. There is ground that was levelled to form playing fields and other land that is sloping.

Public footpaths cross and skirt the site. These provide routes from Holden Fold and Knowle Lane to the woodland and to Eccleshill Fold. They are an important local amenity.

There is a small cluster of trees on the southern edge of the site and occasional lengths of dry stone walls. These features contribute to the particular character of the land. Along with the public routes they should be incorporated into the new housing neighbourhood.



Draft Masterplan Framework



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associates

architecture  
masterplanning  
planning  
landscape  
landscape



# 04 - Draft Masterplan Framework

Land at Holden Fold, Darwen  
Public Consultation



The features of the site and constraints such as trees, stone walls, the sloping nature of the land have informed how the development is being approached.

A draft Masterplan Framework has been prepared to show how a new housing neighbourhood of distinct character can be realised.

The Framework is based on a programme of earthworks to create the platforms for new housing. The platforms are then linked by corridors of greenspaces and the road network. In order to distribute traffic safely, three points of access are proposed – one on Holden Fold, one on Moor Lane and one onto Roman Road.

The greenspace corridors are important features of the Masterplan Framework. They provide the setting for new houses but they also act as links for pedestrians and cyclists, they provide habitats for wildlife and they contain the drainage ponds which are to be used to control the runoff of surface water from the site once it is developed.



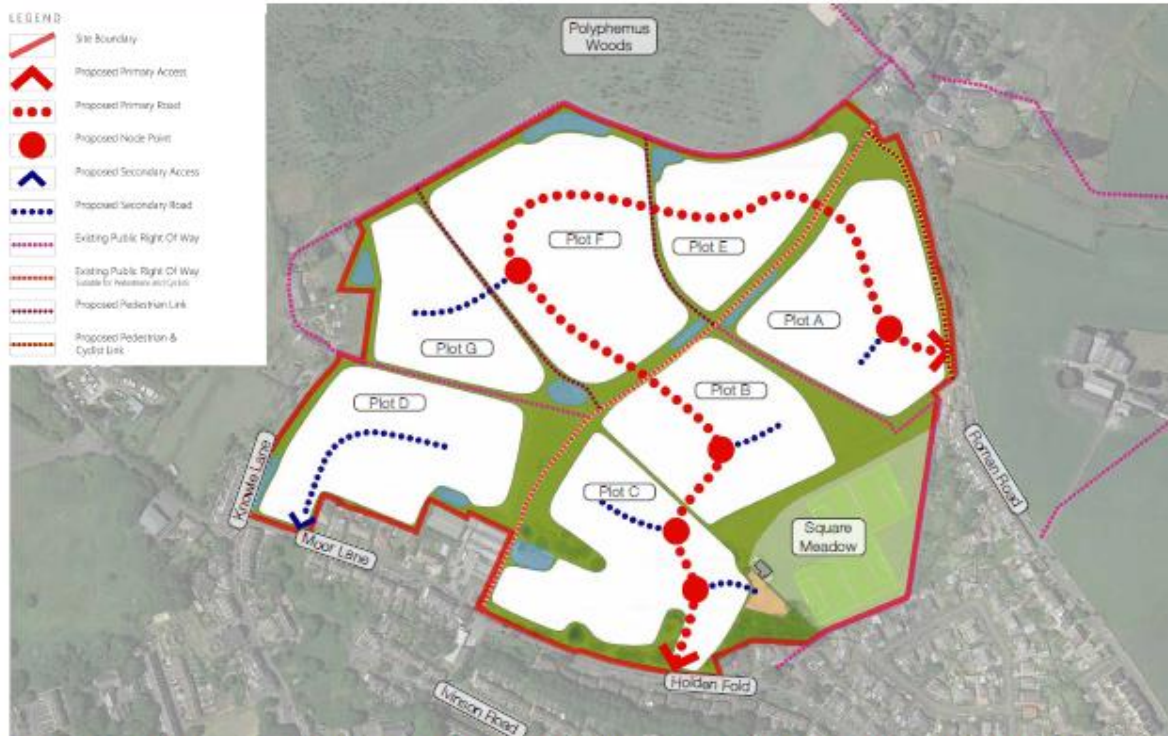
## Draft Masterplan Framework



**Cass**  
associates  
architects  
landscape architects  
planning  
engineers

## 05 - Access and Drainage

Land at Holden Fold, Darwen  
Public Consultation



Equal attention has been given to how pedestrians, cyclists and vehicles access and move through the site.

There will be separated routes for pedestrians and cyclists. The main separated route will run diagonally across the site to link Holden Fold and Eccleshill Fold. This will be a key part of the new housing neighbourhood. The housing should face towards this route to make it feel safe to use.

The road link through the site from Holden Fold to Roman Road will not follow a direct route but will be threaded through the neighbourhood to serve most of the new development. This link will be designed so that it is capable of being used by buses.

There is a need to incorporate a series of drainage ponds which will hold the surface water which runs off hard surfaces. These will be part of the overall greenspace and will function in a way that holds water on the site in periods of heavy rainfall, releasing it into the sewer system at a regulated rate. This will minimise any risk of flooding.



Draft Masterplan Framework



**Cass**  
associates

architecture  
interior design  
landscape  
planning



## 06 - Phasing of Development & New Infrastructure

Land at Holden Fold, Darwen  
Public Consultation



The Draft Masterplan Framework allows for the delivery of new housing in phases over a number of years. Each phase of new housing will be accompanied by an appropriate amount of infrastructure – greenspace, roads, drainage and utilities. There is capacity for around 430 new homes.

The first phase will be in two locations – along the Holden Fold and Roman Road frontages. Later phases will follow with infrastructure that will link up the earliest stages of the neighbourhood.

Along with the new infrastructure on the site and housing of mixed tenure (including affordable housing) there will be financial contributions made towards the expansion of primary school capacity, towards the Darwen East Development Corridor and sustainable transport in Darwen and towards the upgrading of the Square Meadow Sports Facility.



Draft Masterplan Framework



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architecture  
landscape  
planning  
interiors  
regeneration

# Public Consultation

7 September 2020 – 5 October 2020

## Draft Masterplan for housing development on land at Holden Fold, Darwen

Land to the north of Holden Fold is allocated in the Local Plan for housing development. A draft Masterplan has now been prepared setting out a significant development opportunity to create around 430 new homes.

The Council and the private landowners are sharing their ideas on how this site can be developed through draft Masterplan proposals. The Masterplan area focuses on the area of land illustrated below.



The Council would like to hear your views on the draft proposals. We have prepared an exhibition, which shows how the draft Masterplan has come together and explains how the new housing development could be delivered.

Please take some time to look at the consultation material and then give us your views on the draft Masterplan before the consultation period ends on 5 October 2020.

**To get involved or for more information go to:**

**Web:** [www.blackburn.gov.uk/about-council/consultations/open-consultations](http://www.blackburn.gov.uk/about-council/consultations/open-consultations)

**Email:** [forwardplanning@blackburn.gov.uk](mailto:forwardplanning@blackburn.gov.uk)

**Tel:** 01254 585962

**Holden Fold Masterplan**



**Cass**  
associates

architecture  
masterplanning  
planning  
landscape  
conservation

## Appendix E - Web Page

# Holden Fold Masterplan public consultation

The Council has prepared a draft masterplan for a proposed new housing development on land at Holden Fold, Darwen. This is land that is allocated in the current Local Plan for the Borough for housing development.

The draft masterplan sets out a clear vision of the site and shows how new homes and associated infrastructure could be designed and delivered. It provides a significant development opportunity for around 430 new homes. These would be delivered in phases alongside new on-site infrastructure and contributions to off-site infrastructure as well.

The Council would like to hear your views on the draft proposals. Any comments received will be reviewed and taken into account in finalising the masterplan. Once completed the masterplan will be a key consideration in any future planning applications on the site.

**[Once you have viewed the consultation information please tell us your views on it.](#)**

## Documents

- **[Holden Fold draft Masterplan - Consultation Leaflet](#)**
- **[Holden Fold draft Masterplan - full document](#)**
- **[Holden Fold draft Masterplan - Summary - Exhibition Boards](#)**

## Supporting technical documents

- **[Appendix 1 Map 1 Extended Phase 1 Habitat Survey](#)**
- **[Appendix 2 Desk Study Pennine Ecological Bolton Holden Fold](#)**
- **[Preliminary Ecological Appraisal Land at Holden Fold Darwen Lancashire](#)**
- **[Preliminary Ecological Appraisal Land at Holden Fold Darwen Lancashire](#)**
- **[Appendix 2 Desk Study Bats5km](#)**
- **[Appendix 2 Desk Study LKS](#)**
- **[Appendix 2 Desk Study SLBG Dataset](#)**
- **[02 1351 001 002 Flood Risk Assessment](#)**
- **[03 Great Crested Newt Survey Land at Holden Fold Darwen Lancashire](#)**
- **[04 PENNINE Ecological Holden Fold Substation Dusk Bat Survey Results](#)**
- **[05 Phase 1 Geo-Environmental Desk Study](#)**
- **[08 UCML Level 2 Utility Study - Holden Fold, Darwen \(Second Issue\)](#)**
- **[Transport assessment](#)**



## Plan for 400 homes on former Darwen Moorland school site



The former Darwen Moorland School site on Holden Fold

**A brand new neighbourhood boasting more than 400 homes could be built in an East Lancashire town, according to new proposals drawn up by the council.**

The Holden Fold masterplan has been revealed today, which could see derelict land on the former **Darwen** Moorland High School site sold-off and developed into a new community with 430 houses, new roads, expanded primary school capacity and an upgrade for the Square Meadow sports facility.



Residents are now being asked to have their say on the masterplan proposals.



Councillor Phil Riley, executive member for regeneration at **Blackburn** with Darwen Borough Council, said: “The land in Holden Fold has stood empty for some time now after the former school buildings had to be demolished due to arson.

“This is a chance to breathe new life in to the whole area – creating a quality development of homes for residents in the town and surrounding areas.

“The masterplan sets out the ambitions for the site, where over 400 houses could create a brand new neighbourhood.

“We’ll be putting it on show as part of a public consultation and are asking residents to come forward with their comments, ideas and suggestions.”



The land in Holden Fold and the surrounding area has been derelict for many years, since the old high school was demolished in 2016.

Teaching finished at Darwen Moorland in 2008, before it housed Darwen Vale High School for a number of years while construction work was being carried out at Vale's Blackburn Road site.

But the school was then left vacant after Vale moved back to its Earcroft home in September 2012 and after serving no purpose for three years, a planning application was submitted to knock it down.

Before it was demolished the building suffered from several arson attacks which gave rise to safety fears and frustration among residents and local councillors.

In 2016, no application for planning had been submitted to develop the site but it was earmarked for housing as part of the council's Local Plan which proposed to build 9,400 homes by 2020.

Once the new masterplan has been agreed, it would be used to help secure planning permission for the land – which has a range of owners, including the council.

The land, which borders Holden Fold, Roman Road and Polyphemus Woods would then be sold for development.

Cllr Riley added: "Houses on the other new sites in Darwen are selling well.

"This is an opportunity to create another quality development in the town and this masterplan is key to delivering that.

"The site has already been earmarked for housing as part of the Local Plan and this process will ensure it is developed in a comprehensive and co-ordinated way.

"The proposals would include a range of homes, including affordable housing as well as properties for rent.

"All of the homes would be built to incorporate the public footpaths and there will be greenspace.

"This site is one of five major housing allocations for Darwen and the masterplan helps set out a clear vision for the future."

Exhibition boards outlining the masterplan can be viewed at Darwen Market from Monday September 7 until Monday, October 5.

Residents are able to have their say throughout that period with their feedback being considered to inform the final plan.

Due to the restrictions around **coronavirus** and in a bid to keep residents safe, residents can also access the full information online from Monday [blackburn.gov.uk/about-council/consultations](https://blackburn.gov.uk/about-council/consultations).

Printed versions of the full masterplan and supporting documents will also be available to view in Darwen Library.