

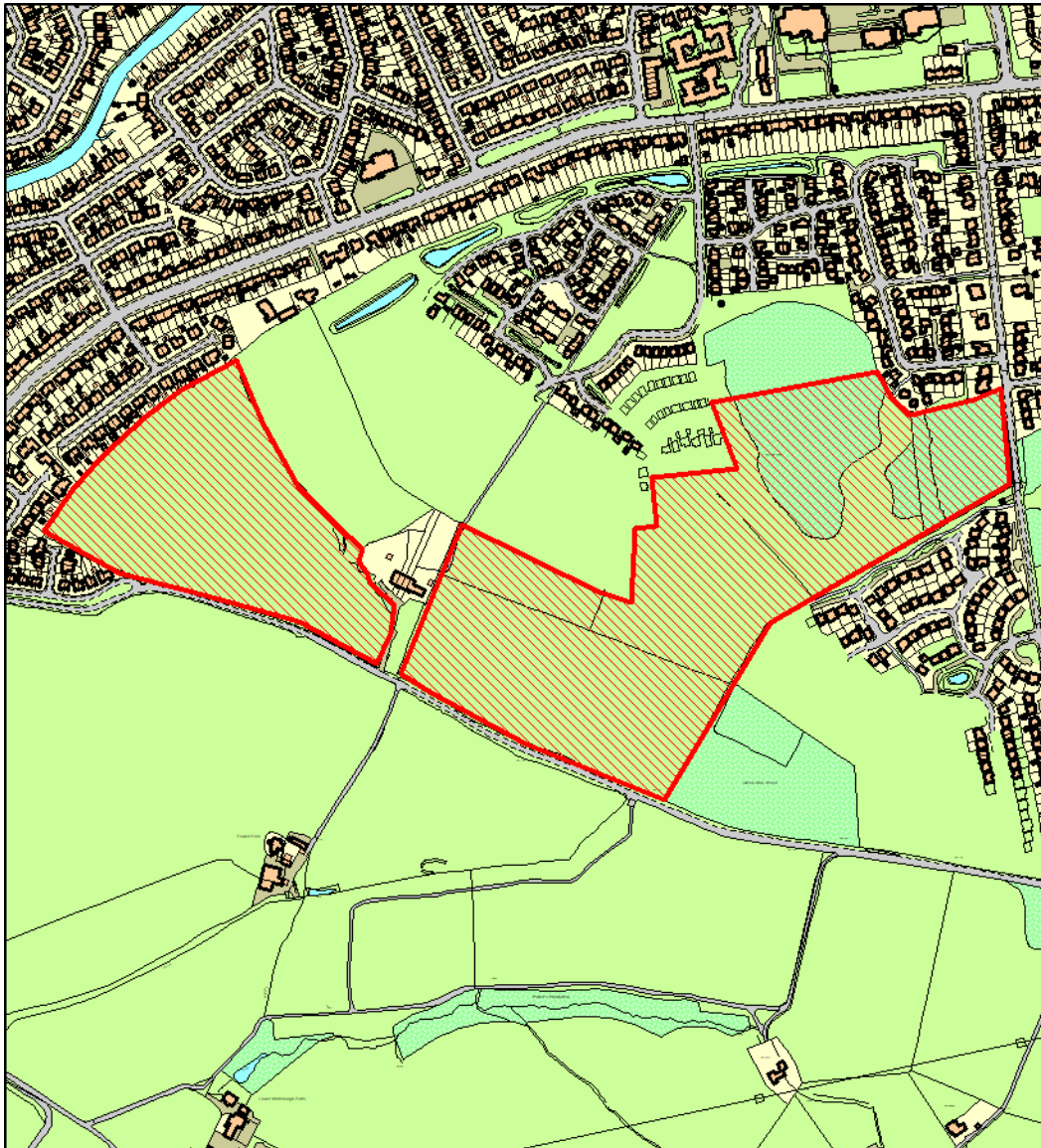
Proposed development: Reserved Matters Application: Approval of the matters reserved by the Outline (Hybrid) planning permission ref: 10/21/0343 (Appearance, Landscaping, Scale and Layout) for the erection of 280 dwellings.

**Site address: Phases 7-11 "Green Hills Residential Development"
Land off Broken Stone Road / Livesey Branch Road
(Land within the Gib Lane Masterplan Area), Blackburn**

Applicant: Kingswood Homes

Ward: Livesey With Pleasington

**Councillor Derek Hardman
Councillor Paul Marrow
Councillor Mark Russell**



1.0 SUMMARY OF RECOMMENDATION

1.1 APPROVE – subject to condition set out at paragraph 4.1.

2.0 KEY ISSUES/SUMMARY OF PLANNING BALANCE

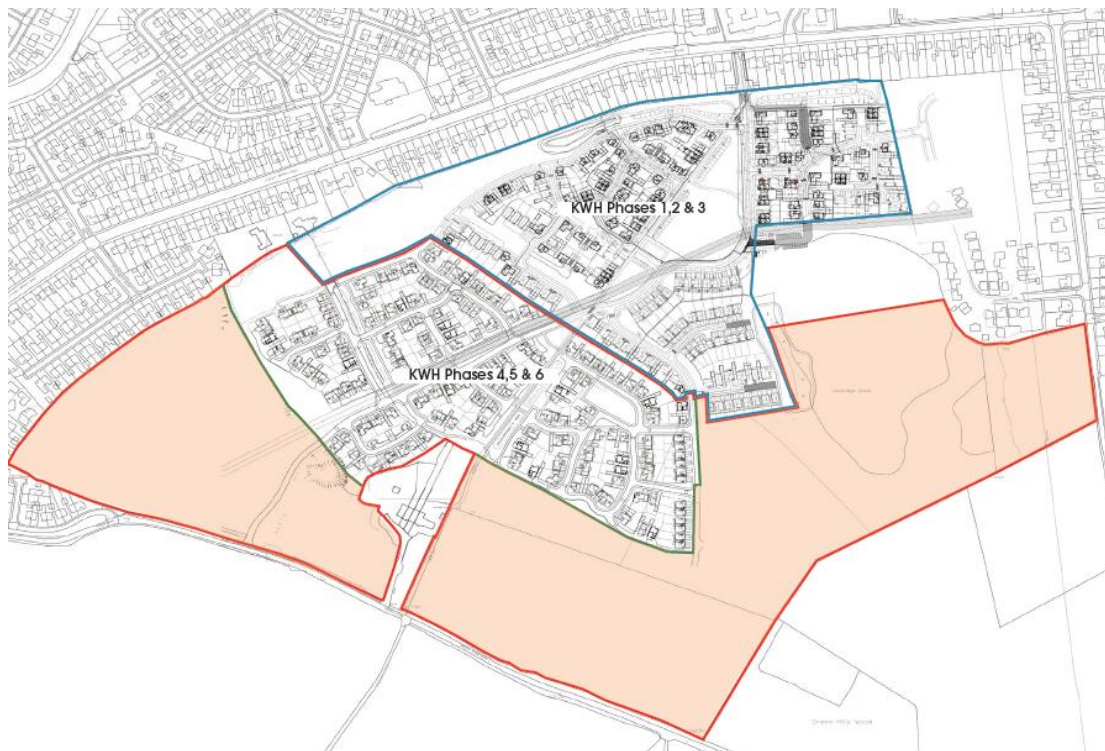
- 2.1 This significant major planning application is submitted in the form of a Reserved Matters proposal for 280 dwellings, relating to Appearance; Landscaping; Layout; and Scale. The application is pursuant to the grant of Outline Planning Permission as part of a hybrid permission for residential development of 155 dwellings (full permission) and outline planning permission with all matters reserved except for access for residential development for up to 280 dwellings, and a subsequent s73 permission for a minor material amendment to the layout and plot substitutions.
- 2.2 Assessment of the application establishes that the proposal will deliver a high quality bespoke housing development which will widen the choice of family housing in the Borough. It supports the Borough's planning strategy for housing growth as set out in the Core Strategy, it delivers housing at a site which is allocated for housing development in the Local Plan Part 2 and it meets the objectives identified within the Gib Lane Masterplan. The proposal is also satisfactory from a technical point of view, with all issues having been addressed through the application, or capable of being controlled or mitigated through planning conditions.
- 2.3 Members are advised that the outline permission established the principle of a residential development at the site, of up to 280 dwellings with associated access arrangements off Broken Stone Road. This application seeks permission for the remaining reserved matters, as listed above.
- 2.4 Conditions are attached to the outline permission pertaining to a range of technical matters; these are set out at paragraph 3.5.48. Where necessary, these matters will be considered under separate discharge of condition applications, submitted at the appropriate time.

3.0 RATIONALE

3.1 Site and Surroundings

- 3.1.1 The application site (the site) forms part of housing allocation 16/9: 'Gib Lane Development Site' in accordance with the adopted Local Plan Part 2. It measures 19.1 hectares, within the wider allocation of 56 hectares. The shaded area illustrated below, confirms the extent of the site.
- 3.1.2 The topography of the site provides opportunities for broad panoramic views in all directions. The southern and upper part of the site in particular has far reaching views south to the more elevated areas of the West Pennine Moors and to prominent landmarks, such as the wooded hills of Hoghton Tower and

Billinge Hill, Pendle Hill to the north and Darwen Tower to the south. The development aims to capitalise upon these views through the detailed layout whilst being sympathetic to the landform in order to preserve important views and to avoid disturbing the surrounding rural character.



Extracted from Kingswood Homes Design & Access Statement, August 2021.

- 3.1.3 The site is located on the south-western edge of the Blackburn built-up area. The northern boundary principally adjoins an earlier phase of housing development, which is now known as 'Green Hills', with the remaining edge formed by rear gardens of properties which front onto the A6062, Livesey Branch Road. To the east is Cockridge Wood and an existing hedge / gorse line which delineates the site from the Wain Homes site to the north east. Gib Lane lies beyond. The south and west are predominantly rural in character, with hedgerow feature and various stone walls defining the site boundary with Horden Rake and Broken Stone Road.
- 3.1.4 The site, together with the full permission element of the aforementioned hybrid permission, effectively completes the proposed residential areas of the Gib Lane Masterplan, relating to all areas not currently under construction through extant consents.
- 3.1.5 The site is rural in character, comprising of a mix of undulating open grazing and rough grassland with field boundaries formed by gritstone wall, mature and semi-mature trees and hedgerows. There are a number of sporadic tree belts and wooded areas across the site.

3.2 Proposed Development

- 3.2.1 The application follows pre-application discussions between the applicant and Council's Officers on design and layout of areas referenced as Phases 7-11 of the wider Green Hills development (Phase 1 – 11) being developed by the applicant, Kingswood Homes. Pre-application response from officers was positive, advising that the proposal would likely receive support, subject to detailed assessment. These discussions have helped inform the design and technical aspects of the proposal, within the parameters of the Gib Lane Masterplan.
- 3.2.2 Approval of Reserved Matters, following Outline Approval, is sought for the appearance, landscaping, layout and scale for 280 dwellings pursuant to the minor material amendment approved to the original outline permission (hybrid application). Details are set out in the submitted drawings and Design & Access Statement.
- 3.2.3 Densities broadly accord with the Masterplan, ranging between 19 and 24 units per hectare. Density is generally higher at the northern end of the site towards Livesey Branch Road, grading down towards the rural fringe at the southern end of the site. The site layout is as follows:



3.2.4 Homes are a mix of 2, 3, 4 and 5 bedrooms, broken down as follows:

- 2 Bedroom Homes 12no. (4%)
- 3 Bedroom Homes 63no. (23%)
- 4 Bedroom Homes 62no. (22%)
- 5 Bedroom Homes 116no. (41%)
- 6 Bedroom Homes 27no. (10%)

3.2.5 The house type schedule is as follows:

Plot Ref		Dwelling Type	Beds	Storeys	Units
Thresher 2	THR2	Detached	2	1	4
Thresher 2M	THR2M	Detached	3	1	6
Thresher3	THR3	Detached	2	2	1
Thresher 3M	THR3M	Detached	3	2	5
Haybarn 4	HAY4	Detached	4	2	1
Byre 4	BYR4	Detached	4	2	2
Forge 5	FOR5	Detached	4	2	2
Farmhouse 4	FAR4	Detached	4	2	3
Weaver 4	WEA4	Detached	4	2	6
Farmhouse 5	FAR5	Detached	5	2	8
Byre 5	BYR5	Detached	5	2	8
Haybarn 5	HAY5	Detached	5	2	11
Weaver 5	WEA5	Detached	5	2	13
Farmhouse 6	FAR6	Detached	5	2	7

Plot Ref		Dwelling Type	Beds	Storeys	Units
Croston 2	CRO2	Detached	2	2	8
Croston 2M	CRO2M	Detached	3	2	19
Croston 3	CRO3	Detached	3	2	6
Croston 3M	THR3M	Detached	3	2	6
Ribchester 3	BYR3	Detached	3	2	6
Pendle 3	WEA3	Semi-Detached/ Terrace	3	2	8
Heskin 3	HAY3	Detached	3	2	6
Ribchester 4	FAR4	Detached	4	2	10
Heskin 4	HAY4	Detached	4	2	7
Pendle 4	WEA4	Detached	4	2	15
Scarisbrick 4	BYR4	Detached	4	2	9
Rufford 4	FOR4	Detached	4	2	7
Ribchester 5	BYR5	Detached	5	2	26
Rufford 5	FOR5	Detached	5	2	13
Heskin 5	HAY5	Detached	5	2	14
Pendle 5	WEA5	Detached	5	2	23
Ribchester 6	FAR6	Detached	5	2	20

Total	280
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3.3 Development Plan

3.3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications be determined in accordance with the development plan unless material considerations indicate otherwise.

3.3.2 The Development Plan comprises the Core Strategy and adopted Local Plan Part 2 – Site Allocations and Development Management Policies. In determining the current proposal the following are considered to be the most relevant policies:

3.3.3 Core Strategy

- CS1 – A Targeted Growth Strategy
- CS5 – Locations for New Housing
- CS6 – Housing Targets
- CS7 – Types of Housing
- CS8 – Affordable Housing Requirements
- CS16 – Form and Design of New Development
- CS18 – The Borough's Landscapes
- CS19 – Green Infrastructure

3.3.4 Local Plan Part 2

- Policy 1 – The Urban Boundary
- Policy 7 – Sustainable and Viable Development
- Policy 8 – Development and People
- Policy 9 – Development and the Environment
- Policy 10 – Accessibility and Transport
- Policy 11 – Design
- Policy 12 – Developer Contributions
- Policy 16/9 – Housing Land Allocations (Gib Lane Development Site, Blackburn)
- Policy 18 – Housing Mix
- Policy 36 – Climate Change
- Policy 40 – Integrating Green Infrastructure and Ecological Networks with New Development
- Policy 41 – Landscape

3.4 Other Material Planning Considerations

3.4.1 Gib Lane Masterplan

The site is within the Gib Lane Masterplan area, forming part of Phases D and E of the delivery strategy. The Masterplan was the subject of public consultation and was prepared in consultation with the majority of the land owners. It was approved in February 2015, and as such is a material consideration which should be taken into account when considering this and future proposals for the area.

3.4.2 The overall vision for the Gib Lane Masterplan Area is set out below:

The land to the west of Gib Lane will be a high quality, sustainable neighbourhood that is integrated socially and physically with the existing urban area.

It will be an aspirational place to live with approximately 440 new homes being provided in the plan period until 2026, including a significant proportion of larger family housing, a new primary school and a village green which forms the natural focal point of the site.

The site will have a strong local identity. It will be characterised by attractive, well-designed buildings and spaces and will comprise a number of distinctive areas with their own unique character which responds to the characteristics of that particular part of the site.

Development will capitalise upon the outstanding panoramic views from the site and will respond positively to the topographical character of the site and the rural setting provided by the West Pennine Moors. It will be structured by existing landscape features and will incorporate a network of green spaces that provide opportunities for informal recreation and contribute to the area's green, leafy character.

The site will be well-connected to existing facilities and services, with a permeable layout that maximises linkages and integration within the site and to the wider area. The comprehensive footpath / cycleway network within the site, including an enhanced Witton Weavers Way, will encourage walking and cycling as an alternative to travelling by car and will improve access to public transport services.

3.4.3 In order to achieve the vision the masterplan has a set of the following objectives:

- 1. To create a new sustainable neighbourhood which is integrated socially and physically with the existing urban area but which has its own distinct local identity.*
- 2. To deliver a high quality scheme which consists of well designed, attractive houses, buildings and spaces with a semi-rural form and layout that utilises local built and landscape character and architectural styles in either a traditional or contemporary design response.*
- 3. To provide a mix of housing through different character areas that respond to the different constraints and opportunities of the site, including a significant provision of larger, family properties in a well landscaped setting.*

4. To ensure the scheme design and layout creatively responds to the topographical character of the site, the unique West Pennine rural setting and the existing landscape features of the site.

5. To provide a clear and permeable street hierarchy with a tree-lined primary route from Livesey Branch Road to Broken Stone Road, streets designed to limit traffic speeds and a network of footpaths and cycleways which encourage walking and cycling.

6. To protect and enhance Witton Weavers Way as a primary green route which traverses through the development.

7. To provide a high quality living environment with an attractive network of green spaces, including a village green, ridge park and a managed and improved Cockridge Wood which provides a biodiversity, landscape and recreational / play function.

8. To maximise linkages and integration between the site and existing communities to the north, Heys Lane to the east and the wider West Pennine countryside to the south.

9. To manage surface water run-off through a coordinated network of sustainable drainage (SuDS) techniques which are integrated into, and enhance, the green infrastructure network.

10. To ensure that appropriate infrastructure is provided alongside the new development at the right time and in the right place.

3.4.4 Key considerations within the Masterplan document in relation to the current proposal are:

H1 – Housing Layout;
H2 – Housing Density; and
H3 – Housing Mix.

3.4.5 Five character areas are identified in the Masterplan to take account of the existing landscape, ecological and topographical characteristics of the site and relationship with surroundings. The site which is the subject of the current planning application is within the Witton Weavers and Cockridge Character Areas. The Masterplan indicates that both areas consist of an informal arrangement of medium to low density housing, incorporating landscape linking swales and green corridors, linear green fingers, habitat zones and incidental green spaces to the Witton Weavers area and recreation and meandering paths on the southern edge of the Cockridge area. The Masterplan then sets out a range of characteristics which should be adhered to in terms of design and layout. These include layout and density, land use, scale and form, streets, spaces and landscape and boundary treatments and enclosure.

3.4.6 Residential Design Guide Supplementary Planning Document

This document provides targeted advice to ensure high quality new homes. It aims to ensure that new development reflects the individual and collective character of areas of the Borough and promotes high standards of design. The document also seeks to ensure a good relationship between existing and proposed development in terms of protecting and enhancing amenity.

3.4.7 National Planning Policy Framework (NPPF)

In particular Section 5 of the NPPF relates to delivering a sufficient supply of high quality homes, and Section 8 relates to promoting healthy and safe communities.

3.5 **Assessment**

3.5.1 As aforementioned, assessment of this Reserved Matters application is limited the following matters:

- **Appearance:** Aspects of a building or place which affect the way it looks, including the exterior of the development.
- **Landscaping:** The improvement or protection of the amenities of the site and the surrounding area; this could include planting trees or hedges as a screen.
- **Layout:** Includes buildings, routes and open spaces within the development and the way they are laid out in relation to buildings, routes and open space outside the development.
- **Scale:** Includes information on the size of the development, including the height, width and length of each proposed building.

3.5.2 Appearance

A range of new house types have been developed by the applicant to support this application. Earlier phases of the Green Hills development feature the 'Farmhouse' range of dwellings which are contemporary in style and appeal to a particular demographic. The new 'Homestead' range is more traditional in appearance and will feature across the site together with the Farmhouse range.

3.5.3 The existing Farmstead range draws upon the farm vernacular. External materials are a range of brick, render and cladding (natural and black). Roofing is slate grey and black tiling. These house types are acknowledged as a successful range within the existing Green Hills development and are accepted as appropriate to the character areas within the current site.

3.5.4 The new Homestead range derives from local Georgian vernacular, influenced by the Blackburn's heritage as an historic mill town. The style features typical symmetrical elevational treatment constructed with feature chimneys and materials including red brick, facing stone and reconstituted stone cills.

3.5.5 A comprehensive materials breakdown is included in the submitted Materials Matrix Mix.

3.5.6 The overwhelming majority of proposed house types are two storey detached. 8 two storey semi-detached / terraced are also proposed. In addition, and in response to market demand, 10 bungalows are also proposed.

3.5.7 Illustrative street scenes are shown below:



Illustrative Street View - Homestead Range / Ridge Heights & Cockridge



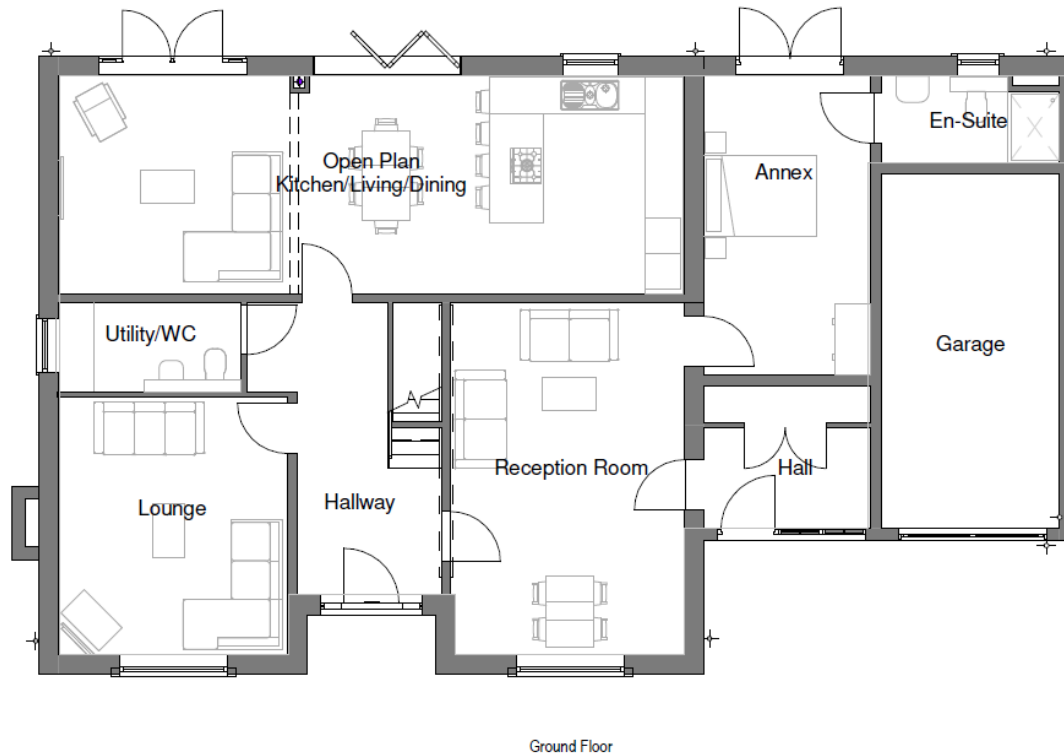
Illustrative Street View - Farmstead Range / Horden Meadow

Extracted from Kingswood Homes Design & Access Statement, August 2021.

3.5.8 Exclusive to the Homestead package is the Ribchester 3 house type which includes ground floor annexe accommodation. This is again in response to market demand which has arisen from the pandemic, for additional accommodation for relatives, particularly elderly, as an alternative to a residential care facility. The offer is a unique selling point of Phases 7 – 11 at Green Hills. Road fronting elevational detail and ground floor plan illustrate to house type, below:



Front Elevation



Extracted from Homestead House Types, Kingswood Homes.

- 3.5.9 A soft edge to the south east rural frontage of Broken Stone Road is appropriately offered by means of a set back from the road and a lower density, informal layout than that featured within the site and towards its western edge.
- 3.5.10 Pockets of public open space feature across the site with footpath links providing permeability through the site and beyond.
- 3.5.11 Drainage attenuation basins feature to the rear of existing properties along St Michael's Close and Horden View.
- 3.5.12 A mix of informal and formal hedgerows and planted green space softens the built form and provides opportunities for bio-diversity net gain.
- 3.5.13 Boundary treatments to the public realm are predominantly stone walls with some feature brick walls and structured hedging.
- 3.5.14 Notwithstanding details submitted with this application, samples of all external walling and roofing materials and the siting and appearance of all boundary treatments are secured via conditions attached to the outline permission.
- 3.5.15 The appearance of the development is found to be in accordance with Policies 9 and 11 of The Local Plan Part 2, the Gib Lane Masterplan and The Framework.
- 3.5.16 Landscaping
Full landscape details have been submitted with the application for Phase 7 (as identified on the plan below). It is agreed that plans for the other phases

will be submitted at appropriate phased intervals thereafter. These will be secured via condition

3.5.17 Numerous areas of green infrastructure are proposed which include structured tree planting as well as hedgerow and shrub planting. Drainage attenuation basins will serve as a landscape feature as well as an engineered drainage solution.

3.5.18 An Arboricultural Impact Assessment (AIA) and Tree Surveys are submitted with the application. All trees and hedgerows worthy of retention will be retained. Of particular note is a large Oak tree positioned to the south east of Phase 7. This is retained as a landmark feature within the street scene. Retained trees will be protected throughout construction phase, in accordance with measures set out in the AIA. Compliance with the AIA will be secured via condition.

3.5.19 Ecological and wildlife interests will be maintained and enhanced, with the incorporation of new native planting and wildlife retention ponds. The mitigation aspects of the development proposals are listed below as follows:

- Protection of existing hedgerows and trees where possible.
- Retention of other landscape features such as the existing landforms, with further native enhancement planting.
- The public open spaces proposed include proposed swales and ponds, which should be further enhanced by planting wildflower mixes to increase the invertebrate population and improve foraging opportunities for bats and birds. Structural tree and shrub planting will be an integral part of this design.
- New tree and shrub planting including the use of native species.
- Further enhancement tree planting throughout.
- Retention and enhancement planting to the existing hedgerow to the boundaries.
- Green infrastructure within the heart of the development including proposed tree, shrub and hedgerow planting.
- Provision of bat boxes and nest boxes for bird species.
- Create natural, wildflower open spaces particularly to the lower density areas to the south of the development towards Broken Stone Road.
- Introduce mix of more formal planted areas within heart of development to distinguish between new house type, Homestead Range and the various character areas.

3.5.20 Detailed planting schedules are submitted for the site, which feature an extensive and appropriate mix and density of native species. The schedules have been reviewed and confirmed to be appropriate by the Council's Arboricultural Officer. Their implementation and submission of corresponding landscape plans for outstanding phases will to be secured via condition (as noted above).

3.5.21 A Habitat Creation Management Plan is also required via condition attached to the outline permission.

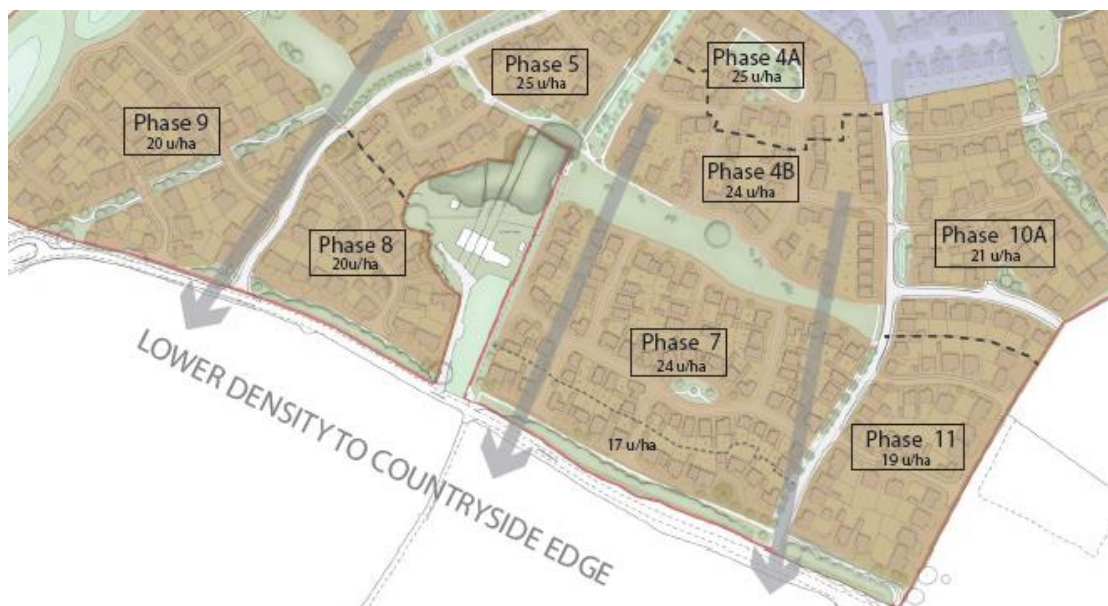
3.5.22 Emphasis that the revised Framework (July 2021) applies to tree planting, in the context of design and bio-diversity enhancement, should be acknowledged. The scope of planting proposed is considered to appropriately respond to the Frameworks requirements.

3.5.23 Appropriate hard landscaping details are provided for Phase 7. Such details for the remaining phases (8 – 11 inc.) will be secured via condition.

3.5.24 Landscaping of the development is found to be in accordance with Policies 9, 11 and 40 of The Local Plan Part 2, the Gib Lane Masterplan and The Framework.

3.5.25 Layout

The proposed layout is primarily derived from the requirements of the Masterplan. Densities across the site range between 19 and 24 units per hectares with the more sensitive rural southerly fringe areas benefitting from the lower end of the density range. The low to medium range in general is considered optimum for the site. The layout is repeated below, in accordance with each Phase, relative to this application (7 – 11).



Extracted from Kingswood Homes Design & Access Statement, August 2021.

3.5.26 A well-defined street hierarchy is proposed, aiding permeability and legibility. Traffic calming measures in the form of contoured street patterns and build outs are also included. These measures also add to street character which is further established by proportionate and well positioned frontage planting.

3.5.27 The primary route through the site is set at a 5.5m width, designed to be easily distinguishable from other routes, featuring robust road edges, which

include high kerbs with drop curbs for crossings and access to drives. Strong structural landscaping and shrub planting provide an attractive route.

3.5.28 The secondary routes (4.8m width and 2m footpaths to both sides) provide a transition from the primary road network route to the smaller tertiary routes.

3.5.29 Private drives provide access for the larger detached and semi-detached dwellings which face onto landscaped areas of public open space. The private drives are located on the outer edges of the scheme to take advantage of key views and give a softer feel to the countryside edge or public open space.

3.5.30 The site is well served by pedestrian and cycle links within and to destinations beyond, including connections to Witton Weavers Way, thereby avoiding severance from the surroundings and aiding safe and efficient passage. Moreover, provision is made for the Public Right of Way which runs between Hordern farm and the eastern side of the site.

3.5.31 Primary access into the site is from Broken Stone Road, as established at outline stage.

3.5.32 In-curtilage parking is provided in the form of driveways and garages which is broadly in compliance with the Council's adopted standards set out below.

- 2 spaces for a 2/3 bed;
- 3 spaces for a 4+ bed;
- Driveway dimensions 5.5m x 2.4m per car space; and
- Garage dimensions 3m x 6m per car space.

3.5.33 The majority of in-curtilage parking is provided to the side of dwellings, thereby avoiding hard surface / car dominated frontages and affording opportunity for additional green space.

3.5.34 The layout is also supported by a swept-path analysis which demonstrates acceptable manoeuvrability for refuse and emergency vehicles.

3.5.35 Support for the development is offered by the Council's Highways consultee, following a detailed review of the submission.

3.5.36 Proposed dwellings are highway fronting. Interface distances (between proposed dwellings) is broadly compliant with the following adopted standards:

- 21m between facing habitable room windows;
- 13.5m between habitable room windows and non-habitable room windows / blank elevations;
- For each additional storey above 2 storeys or where land levels create an equivalent difference, an additional 3m separation will be required.

3.5.37 Exceptions to the above occur at a couple of plots involving bungalows which have an 11.5m separation to the blank gable of the neighbouring dwellings. Such shortfall is considered acceptable and justified in the overall context.

3.5.38 Interface distances between proposed and peripheral existing dwellings is in accordance with the adopted standards. Submitted section detail demonstrates an appropriate relationship with the adjoining Story Homes development, notwithstanding land level differential.

3.5.39 Housing mix, as set out above, is appropriate and in accordance with the requirements of the Masterplan.

3.5.40 The layout of the development is found to be in accordance with Policies 8, 9, 10, 11 and 40 of The Local Plan Part 2, the Gib Lane Masterplan and The Framework.

3.5.41 Scale

As aforementioned, dwellings are primarily two storey 3, 4 & 5 bed detached, with some semi-detached and bungalows. All are proportionate to their plot sizes and the serving street network.

3.5.42 The range of house types provide for a varied yet proportionate street scape which responds to the changing land contours across the site.





Extracted from Kingswood Homes Design & Access Statement, August 2021.

3.5.43 Proportionate and well-designed boundary treatments feature across the site, including robust brick and stone construction at key locations adjacent to communal areas.

3.5.44 The overall scale of the proposal is considered to respond well to existing peripheral properties and to the rural fringe to the south, thereby ensuring a sympathetic and proportionate development, aligning with the character area design principles of the Masterplan. Further, extensive planting across the site will help assimilate the development into its surroundings.

3.5.45 The scale of the development is found to be in accordance with Policies 8, 9, 10, 11 and 40 of The Local Plan Part 2, the Gib Lane Masterplan and The Framework.

3.5.46 Section 106 obligations

Members are reminded that the outline permission was subject to the applicant entering into an agreement under S106 of the Town & Country Planning Act 1990, requiring a financial contribution of £1,000,000. The contribution will be split with **£850,000 going towards the development of the new primary school and £150,000 towards the off-site provision of affordable housing.**

3.5.47 Summary

This report assesses the Reserved Matters planning application for Phases 7-11 "Green Hills Residential Development", Land off Broken Stone Road / Livesey Branch Road, (land within the Gib Lane Masterplan Area), Blackburn. In considering the proposal, all relevant material considerations relating to this application have been taken into account to inform a balanced recommendation that is considered to demonstrate compliance with the Local Development Plan, the Gib Lane Masterplan and The Framework, in support of the Council's strategic growth objectives.

3.5.48 To re-iterate, the assessment has been undertaken in the context of the residential development of the site and access having previously been established by the outline planning permission. **Members are advised of the following conditions attached to the Minor Material amendment to the outline element of the hybrid permission, which are required to be complied with and, in some cases, discharged at the appropriate time:**

37. *Application for approval of all reserved matters must be made not later than the 22nd June 2023. The development hereby permitted shall be begun not later than the expiration of two years from the date of the approval of the last of the reserved matters to be approved.*

REASON: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.

38. *Details of the following matters (subsequently referred to as the reserved matters) shall be submitted to and be approved in writing by the Local Planning Authority before the commencement of any works:-*

- a) Appearance.*
- b) Landscaping.*
- c) Layout.*
- d) Scale*

REASON: Because the application is in outline only and no details have yet been furnished of the matters referred to in the Condition 37, these are reserved for subsequent approval by the Local Planning Authority

39. *Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:*

*Character Areas Plan, BB09_SP(90)08, received 12th July 2019;
Location Plan, BB09_SP(90)01_Revision D, received 12th July 2019; and
Proposed Access Plan, BB09_SK(90)04_Revision B, received 20th January 2020.*

REASON: For the avoidance of doubt and to clarify which plans are relevant to the consent.

40. *At the same time or prior to the submission of the First Reserved Matters application for the development hereby permitted, a Phasing Plan shall be submitted to and approved in writing by the Local Planning Authority. The Phasing Plan shall include details of the maximum number of dwellings and other development to be implemented within each phase of the development. The development shall only be implemented in accordance with the approved Phasing Plan.*

[The Phasing Plan may be amended from time to time with the written approval of the Local Planning Authority unless the proposed phasing is likely to give rise to any significant environmental effects which have not been assessed under the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 then such amended Phasing Plan shall be accompanied by an Environmental Statement prepared in accordance with the said 2011 Regulations.]

REASON: To ensure the satisfactory phasing of the development and to ensure that the development is delivered in a coordinated, planned way.

41. Prior to the first occupation of any dwelling hereby approved, details of the proposed arrangements for future management and maintenance of the open space within the site shall be submitted to and approved by the local planning authority. The open space shall thereafter be managed and maintained in accordance with the approved management and maintenance details.

REASON: To ensure the on-site open space is managed and maintained to an acceptable standard.

42. Prior to the construction of any dwelling hereby approved, samples of all external walling, roofing materials, and their colour to be used in the construction of the building work shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

REASON: To ensure that the external appearance of the development is satisfactory in accordance with Policy 11 of the Blackburn with Darwen Borough Local Plan Part 2 and the adopted Blackburn with Darwen Design Guide Supplementary Planning Document

43. Prior to the commencement of development a scheme detailing the siting and appearance of all boundary treatments shall be submitted to and approved in writing by the Local planning Authority. The development shall be in accordance with the approved details.

REASON: To ensure that the external appearance of the development is satisfactory and in the interests of highway safety, in accordance with Policies 10 and 11 of the Blackburn with Darwen Borough Local Plan Part 2

44. Prior to commencement of the development hereby approved, a Construction Method Statement shall be submitted to, and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The Statement shall as a minimum provide for:

- I) the parking of vehicles of site operatives and visitors
- II) loading and unloading of plant and materials
- III) storage of plant and materials used in constructing the development
- IV) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- V) wheel washing facilities
- VI) measures to control the emission of dust and dirt during construction
- VII) a scheme for recycling/disposing of waste resulting from demolition and construction works.

REASON: In the interest of residential amenity and highway safety, in accordance with the requirements of Policies 8 and 10 of the Blackburn with Darwen Borough Local Plan Part 2.

45. Prior to the commencement of development a comprehensive Landscape and Habitat Creation and Management Plan shall be submitted to and

approved in writing by the Local Planning Authority. The development shall be in accordance with the agreed details.

REASON: In order to protect ecology and biodiversity in accordance with the requirements of Policies 9 and 40 of the Blackburn with Darwen Local Plan Part 2.

46. *No development shall occur until further ecological surveys and mitigation plans have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the agreed details.*

The surveys shall include:

- Surveys for invasive plant species,*
- badgers,*
- reptiles*
- amphibians and*
- bats*

REASON: To safeguard bio-diversity interests in accordance with the requirements of Policy 9 of the Blackburn with Darwen Local Plan Part 2.

47. *Prior to the commencement of development an external lighting scheme demonstrating measures sensitive to nocturnal wildlife shall be submitted to and approved in writing by the Local Planning Authority. The development shall be in accordance with the agreed details.*

REASON: In order to protect ecology and biodiversity in accordance with the requirements of Policies 9 and 40 of the Blackburn with Darwen Local Plan Part 2.

48. *Prior to commencement of the development, a foul and surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall ensure that foul and surface water is drained on separate systems. The surface water drainage scheme shall be based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions (inclusive of how the scheme shall be managed after completion). The surface water drainage scheme must be in accordance with the non-statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and, unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.*

REASON: To ensure a safe form of development that poses no unacceptable risk of flooding, pollution to water resources or human health in accordance with Policy 9 of the adopted Blackburn with Darwen Borough Council Local Plan Part 2

49. *In order to ensure that existing properties are protected from flooding by surface water runoff from the development during the construction phase, the*

applicant is required to submit a surface water construction phase management plan. The management plan must be submitted and approved by the Local Authority prior to commencement. The applicant must comply with the management plan throughout the construction phase.

REASON: To ensure that construction activities do not increase the risk of flooding to existing properties, in accordance with Policy 9 of the adopted Blackburn with Darwen Borough Council Local Plan Part 2

50. *No development shall commence until details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development have been submitted which, as a minimum, shall include:*

a) The arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company

b) Arrangements concerning appropriate funding mechanisms for its on-going maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as:

i. on-going inspections relating to performance and asset condition assessments

ii. operation costs for regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime;

c) Means of access for maintenance and easements where applicable.

The plan shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the sustainable drainage system shall be managed and maintained in accordance with the approved details.

REASON: To ensure that appropriate and sufficient funding and maintenance mechanisms are put in place for the lifetime of the development; to reduce the flood risk to the development as a result of inadequate maintenance; and to identify the responsible organisation/body/company/undertaker for the sustainable drainage system, in accordance with Policy 9 of the adopted Blackburn with Darwen Borough Council Local Plan Part 2

51. *The construction of the development hereby permitted shall not take place outside the hours of 08:00 and 18:00 Monday to Friday, 09:00 to 13:00 on Saturdays and not at all on Sundays or Bank Holidays.*

REASON: To safeguard the amenities of the adjoining premises and the area generally in accordance with Policy 8 of the Blackburn with Darwen Borough Local Plan Part 2.

52. *Prior to the commencement of development hereby approved, the developer must submit to the Local Planning Authority for written approval:*

(i) Two copies of a comprehensive desk study report, including a preliminary conceptual site model (CSM) in text, plan and cross-section form. Where necessary, detailed proposals for subsequent site investigation should also be included, clearly based on the CSM.

(ii) Two copies of the findings of the approved site investigation work (where necessary), including an appropriate assessment of risks to both human health and the wider environment, from contaminants in, on or under the land (including ground gas). If unacceptable risks are identified, a remedial options appraisal and detailed remediation scheme should be presented, along with an updated CSM. No deviation shall be made from this scheme without the written agreement from the Local Planning Authority.

REASON: To ensure that all reasonable steps have been taken to identify contamination at the site in accordance with Policy 8 of the adopted Blackburn with Darwen Borough Local Plan Part 2

53. Should a remediation scheme be agreed in accordance with condition 52, prior to the occupation of the development hereby approved, two copies of a comprehensive Validation Report shall be submitted to and approved in writing by the Local Planning Authority. The Validation Report shall demonstrate effective remediation in accordance with the agreed remediation scheme and updated CSM. All the installed remediation must be retained for the duration of the approved use, and where necessary, the Local Planning Authority should be periodically informed in writing of any ongoing monitoring and decisions based thereon.

REASON: To ensure that all reasonable steps have been taken to identify contamination at the site, that the risks it presents have been appropriately assessed, and that the site can be made 'suitable for use', as such, does not pose a risk to future users of the site or the wider environment in accordance with Policy 8 of the adopted Blackburn with Darwen Borough Local Plan Part 2

54. Prior to the commencement of the development hereby approved the following shall be undertaken and submitted to the Local Planning Authority for written approval;

- An appropriate scheme of intrusive site investigations to establish the exact situation in respect of coal mining legacy on the site;
- The submission of a report of findings arising from the intrusive site investigations;
- The submission of a scheme of remedial works necessary to mitigate the findings of the intrusive site investigations.

The development shall be in accordance with the agreed details.

REASON: To ensure the development provides for a safe environment for future occupants and users, in accordance with the requirements of Policy 8 of the Blackburn with Darwen Borough Local Plan Part 2 and paragraphs 178 and 179 of the National Planning Policy Framework.

55. Should contamination be encountered unexpectedly during the development, all works should cease, and the Local Planning Authority should

be immediately informed in writing. If unacceptable risks are identified, a remedial options appraisal and detailed remediation scheme should be presented, and agreed in writing by the LPA. No deviation shall be made from this scheme without the written express agreement of the LPA.

REASON: To protect the health of future occupiers of the site in accordance with Policy 8 of the Blackburn with Darwen Borough Local Plan Part 2.

56. *Prior to commencement of the development hereby approved a scheme employing the best practicable means for the suppression of dust during the period of demolition/construction shall be submitted to and approved in writing by the LPA. The approved measures in the scheme shall be employed throughout this period of development.*

REASON: To safeguard the amenity of existing and future occupants in accordance with the requirements of Policy 8 of the Blackburn with Darwen Borough Local Plan Part 2

57. *Each dwelling with a parking space or garage will have its own dedicated electric vehicle charging point. Each charging point will have a Type 2 connector and a minimum rating of 16A. External points will be weatherproof and have an internal switch to disconnect electrical power.*

REASON: To facilitate electronic vehicle charging and to mitigate air quality impacts arising from the development, in accordance with Policy 36 of the Blackburn with Darwen Borough Local Plan Part 2 and Paragraph 110 of the National Planning Policy Framework 2019

58. *Should pile driven foundations be required, prior to the construction of any affected plot a programme for the monitoring of noise & vibration generated shall be submitted to and approved in writing by the Local Planning Authority. The programme shall specify the measurement locations and maximum permissible noise & vibration levels at each location. The development shall be in accordance with the agreed details.*

REASON: To ensure the development provides for a satisfactory level of amenity for surrounding uses and future occupants, in accordance with the requirements of Policy 8 of the Blackburn with Darwen Borough Local Plan Part 2

59. *Prior to the occupation of any of the dwellings hereby approved, details of the proposed arrangements for future management and maintenance of the proposed streets within the development shall be submitted to and approved by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under section 38 of the Highways Act 1980 or a private management and Maintenance Company has been established.*

REASON: To ensure that the estate streets serving the development are maintained to an acceptable standard in the interest of highway safety, in accordance with the requirements of Policy 10 of the Blackburn with Darwen Borough Local Plan Part 2

60. *Prior to the construction of any of the streets referred to in condition 59, full engineering, drainage, street lighting and constructional details of the streets shall be submitted to and approved in writing by the Local Planning Authority. The development shall, thereafter, be constructed in accordance with the approved details.*

REASON: In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway, in accordance with the requirements of Policies 8, 9 and 10 of the Blackburn with Darwen Borough Local Plan Part 2.

4.0 RECOMMENDATION

4.1 Approve:

Delegated authority is given to the Strategic Director of Place to approve planning permission, subject to the following conditions:

1. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposal received 6th September 2021 and drawings numbered: *to be added*.

REASON: For the avoidance of doubt and to clarify which plans are relevant to the consent.

2. The development hereby approved shall be carried out in strict accordance with the submitted Arboricultural Impact Assessment / Tree Survey Report, including specified tree protection measures, dated April 2019 and updated October 2021, and amended Tree Survey Plans numbered: c-1690-01 Revision B, c-1690-02 Revision A, c-1690-03 Revision A, c-1690-04 Revision A and c-1690-05. Tree protection measures shall be adhered to throughout the period of construction.

REASON: Trees represent a public benefit by way of visual amenity and should therefore be protected at all times, in accordance with Policies 9 and 40 of the Blackburn with Darwen Borough Local Plan Part 2.

3. The development hereby approved shall be carried out in strict accordance with the submitted Planting Schedules for 'Cockridge', 'Witton Weavers' and 'Ridge Heights', received 25th October 2021.

REASON: To ensure that there is a well laid scheme of healthy trees and shrubs in the interests of visual amenity and biodiversity, in accordance with

Policies 9, 11 and 40 of the Blackburn with Darwen Borough Local Plan Part 2.

4. Prior to commencement of development on each of Phases 8 – 11 inclusive, a landscaping plan to correspond with the Planting Schedules referenced in condition no. 3, shall be submitted to and approved in writing by the Local Planning Authority. The approved planting shall be carried out during the first available planting season following completion of each phase, and thereafter retained. Trees and shrubs dying or becoming diseased, removed, or being seriously damaged within five years of planting shall be replaced by trees and shrubs of similar size and species to those originally required to be planted during the first available planting season after the loss of the trees and / or shrubs.

REASON: To ensure that there is a well laid scheme of healthy trees and shrubs in the interests of visual amenity and biodiversity, in accordance with Policies 9, 11 and 40 of the Blackburn with Darwen Borough Local Plan Part 2.

5. Prior to commencement of development on each of Phases 8 – 11 inclusive, a hard landscaping plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved detail.

REASON: To ensure that the external appearance of the development is satisfactory; in accordance with Policy 11 of the Blackburn with Darwen Borough Local Plan Part 2 and the adopted Blackburn with Darwen Design Guide Supplementary Planning Document.

6. Prior to occupation of each of the approved phases as referenced in condition no. 4, a Landscape Management and Maintenance Strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall cover all landscaped areas of public open space and it shall detail a programme of works including scheduled frequencies of weeding and watering for the duration of the development, as well as replacement planting of dead diseased or damaged trees and shrubs within a five year period from the implementation of the approved landscape scheme referenced in condition no. 20. The strategy shall be implemented in accordance with the approved detail.

REASON: To ensure that there is a well maintained scheme of healthy trees and shrubs in the interests of amenity in accordance with Policies 9, 11 and 40 of the Blackburn with Darwen Borough Local Plan Part 2.

7. Prior to commencement of each of Phases 1 – 8 inclusive, a finished floor levels plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved levels.

REASON: In order to ensure that dwellings are positioned at an acceptable level, to guard against any negative amenity impact on adjacent plots and street character in general, in accordance with Policies 8 and 11 of the Blackburn with Darwen Borough Local Plan Part 2.

5.0 PLANNING HISTORY

- 5.1 10/21/0343 – Minor material amendment / variation of condition pursuant to 10/19/0642, to amend site layout and make plot substitutions: Approved by Committee May 2021.
- 5.2 10/19/0642 - Hybrid planning application seeking full planning permission for residential development of 155 dwellings and outline planning permission with all matters reserved except for access for residential development for up to 280 dwellings: Approved by Committee in June 2020.

6.0 CONSULTATIONS

6.1 Public Protection

The following recommendations are covered by conditions applied to the Outline permission.

With reference to the above application, I recommend that the following condition(s), informative(s) and/or comment(s) be included if planning permission is granted:

CONTAMINATED LAND

Report(s) have been submitted with this application in respect of ground contamination that will be peer reviewed by the Environmental Protection Service and recommendations will be provided as soon as possible by Dr Dave Johnson (Env Protection Officer).

Air Quality:

Condition – Electric vehicle charging

Each dwelling with a parking space or garage will have its own dedicated electric vehicle charging point. Each charging point will have a Type 2 connector and a minimum rating of 16A. External points will be weatherproof and have an internal switch to disconnect electrical power.

REASON: In accordance with Policy 36 of the Blackburn with Darwen Borough Local Plan Part 2 and Paragraph 110 of the National Planning Policy Framework 2019, which states that developments should be designed to enable charging plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations. This implements the requirements of Council's Air Quality PAN and the Principles of Good Practice in the EPUK & IAQM guidance Planning for Air Quality. These are readily achievable mitigation measures that reflect current good practice and help to reduce the cumulative impact of current and future developments.

Condition – Domestic gas boiler emissions

Gas fired domestic heating boilers shall not emit more than 40mg NOx/kWh.

Reason: The condition implements the requirements of the Air Quality PAN and Principles of Good Practice in the EPUK & IAQM guidance Planning for Air Quality.

Construction Phase Control Conditions

Condition – Hours of Site Works

There shall be no site operations on any Sunday or Bank Holiday nor on any other day except between the following times:

Monday to Friday 08:00 – 18:00 hours

Saturday 09:00 - 13:00 hours

Any variation of the above hours restriction must be approved in writing by the Planning Authority.

Reason

To ensure appropriate hours of site work to minimise noise during the construction phase.

Condition – Dust Control

All dust control measures recommended in the Kingswood Homes CEMP dated August 2021 shall be implemented throughout the period of site works.

Noise & Vibration Control

The following condition is recommended because pile driving works are required on site.

Condition

The commencement of the development shall not take place until there has been submitted to and approved in writing by the Planning Authority a programme for the monitoring of noise & vibration generated during demolition & construction works. The programme shall specify the measurement locations and maximum permissible noise & vibration levels at each location. At each location, noise & vibration levels shall not exceed the specified levels in the approved programme unless otherwise approved in writing by the Planning Authority or in an emergency.

Reason

To minimise noise/vibration disturbance at adjacent residential premises.

Floodlighting Control (Construction Phase)

The following condition is recommended if security floodlighting is required on site.

Condition

A floodlighting scheme shall be submitted to and approved in writing by the Local Planning Authority before the development commences. The floodlights shall be installed in accordance with the agreed scheme and retained for the duration of the works.

Reason

To minimise potential loss of amenity due to intrusive light pollution affecting residents living in the vicinity.

Informative:

When assessing potential loss of amenity the Local Authority shall make reference to the lighting levels provided in 'Guidance Notes for the Reduction of Obtrusive Light' GN01 produced by The Institution of Lighting Professionals, available at:

<https://theilp.org.uk/publication/guidance-note-1-for-the-reduction-of-obtrusive-light-2020/>

NB: The proposed development is within an E3: Medium District Brightness Area.

Informative - Construction/Demolition Noise

All activities associated with the construction/demolition works shall be carried out in accordance with British Standard 5228: Code of Practice for Noise & Vibration Control on Construction & Open Sites – Parts 1 and 2.

6.2 Drainage (BwD – Lead Local Flood Authority)

No objection.

6.3 BwD Arboricultural Officer

No objection

6.4 Environment Agency

There are no EA constraints on this development, therefore we did not respond to the original outline planning application back in July 2019 for this site and we have nothing to add to the reserved matters application.

6.5 United Utilities

As the applicant the LPA will be aware, United Utilities has a significant water main running through the red line boundary. Development is proposed close to, or potentially over, the United Utilities Water Main. It is important to understand that we will not permit development over or in close proximity to the water main and although the submission acknowledges the main, the exact location has yet to be determined according to our records.

As we will not allow any development of the water main, the precise location could be material to location the proposed dwellings as part of the submitted application. We feel tracing information should be provided in line with United Utilities 'Standard Conditions' guidance document to ensure the delivery of the site layout as proposed. This is attached alongside this representation for reference.

6.6 GMEU Ecology

Thank you for consulting the Ecology Unit on the above planning application.

Biodiversity Enhancement and Management Plan

This document is generally satisfactory, although a certain level of detail is lacking in places –

- I could not find details of the species types, numbers and densities to be planted as part of the Landscaping Plans. These details should be required before first occupation or before final Landscaping works commence, whichever is the sooner.

- The Plan commits to leaving gaps in boundary fences to facilitate hedgehog movement through the site, but this detail is not included in the proposed boundary treatment drawing (dwg. Ref. P2001_SP(90)04). I would recommend that the drawing is amended to take account of this detail, for the avoidance of doubt.
- The Plan commits to the installation of bat boxes, bird boxes and bee bricks on properties, but I could not find a plan showing the proposed locations of these features across the site. This detail should be required before first occupation.
- There is reference in the Plan to the creation and management of SUDs features which could also benefit wildlife, and such features are outlined on the wider plans for the site, but they lack a level of detail (e.g. proposed water depths, whether it is planned for the features to hold permanent standing water, how siltation will be controlled etc). These details should be required to ensure that SUDs features are sustainable and fit-for-purpose.
- The Plan reports the presence of some invasive plants (particularly Himalayan Balsam) but does not say how these species will be controlled during works. A treatment plan should be prepared giving details of how invasive plants are to be controlled.

Amphibian Method Statement

This document is satisfactory. The Methods described to avoid harm to amphibians should be implemented in full during the course of groundworks.

Multi-species Report

This document is generally satisfactory.

- While it is anticipated that no trees with high bat roost potential will need to be felled to facilitate the development, this situation should be kept under review. If at any time trees identified in the multi-species report as having the potential to support bat roosts do need to be removed, they should first be inspected for bats by a suitably qualified person.
- I would accept that the site, at time of survey, did not support reptiles, badger setts or great crested newts. This is in spite of the fact that the reptile surveys were disrupted by the loss of some *refugia* used during the surveys.

6.7 The Coal Authority

The Coal Authority Response: Material Consideration

Condition 30 of planning permission 10/21/343 seeks to address coal mining legacy related issues.

In terms of providing comments in relation to this planning application, it is noted that the submission is a reserved matters application in respect of planning approval reference 10/21/343 and that there no recorded mine entries to dictate the proposed layout.

On the basis that commentary within the submitted Report on Coal Mining Related Site Investigative Works (June 2021, prepared by The Land Consultancy Limited) confirms that there was no evidence of shallow coal mine workings underlying the site and that there remains sufficient competent rock cover above those coal seams encountered to afford

ground stability, the Coal Authority has no objections to this planning application and considers that the requirements of Condition 30 have been satisfied.

6.8 BwD Cleansing

No objection

6.9 Highways England

Referring to the notification of a planning consultation dated 10th September 2021 for the matters reserved by the Outline (Hybrid) planning permission ref: 10/21/343 (Appearance, Landscaping, Scale and Layout) for the erection of 280 dwellings approved by application 10/19/0662 relating to Phases 7-11 "Green Hills Residential Development" on land off Broken Stone Road/Livesey Branch Road within the Gib Lane Masterplan, notice is hereby given that National Highways' formal recommendation is that we:

a) offer no objection;

6.10 Lancashire Constabulary

No objection subject to Secured by Design Homes 2016' principles.

6.11 BwD Education.

No response offered.

6.12 BwD Highways / PROW

Reserved Matters Application - Approval of the matters reserved by the Outline (Hybrid) planning permission ref: 10/21/343 (Appearance, Landscaping, Scale and Layout) for the erection of 280 dwellings at:

Phases 7-11 "Green Hills Residential Development"

Land off Broken Stone Road/Livesey Branch Road on land within the Gib Lane Masterplan Area Blackburn

This proposed development appears to make provision for the footpath which runs between Hordern farm and the eastern side of the site.

The footpath known as footpath 1a Livesey is also part of the Witton weavers way publicised route.

If possible this footpath should be left open during the site preparation and construction, unless there is a danger to the public wishing to use the route. if there is significant risk to the public then the developer needs to apply for a temporary closure of the footpath.

Also if there is going to be a change of surface to the path this will need prior approval from then highway Authority.

6.13 Public consultation has taken place, with letters posted to the local community on 10th September 2021. Site notices were also displayed and a press notice

published 28th September 2021. In response, 12 objections were received (see Summary of Representations).

7.0 CONTACT OFFICER: Nick Blackledge – [Senior Planner].

8.0 DATE PREPARED: 27th October 2021.

9.0 SUMMARY OF REPRESENTATIONS

Objection - Susan Swain, 4 Green Row, Darwen, Received 18.10.21

Dear Planning,

I would like to add my concern to the above planning application.

All these new builds are ruining the natural beauty of the area but as work has already started on the site it seems receiving your letter is a big like closing the stable door after the horse has bolted!! Sadly our beautiful countryside is being eroded slowly but surely to be replaced by boxes!!

As a resident close to the area another 900 plus vehicles accessing and using 'Broken Stone Road' and the surrounding country roads is dangerous. These country lanes are certainly not fit for

purpose to allow so many vehicles passage. What are highways planning to do to alleviate this?

Whilst building work takes place the large lorries and site traffic are an added concern, we already experience meeting them on the road and driving on the mud left behind and how come land clearing has started before the planning is approved?

Broken Stone Road is already dangerous for pedestrians, is there a highway plan to have a footpath on this narrow road? Are there plans to regularly trim trees and hedgerows for visibility without destroying the natural habitat?

I would like assurances that consideration will be given to all of my points.

Yours faithfully

Susan Swain

4 Green Row

Darwen

Objection – Mr Mason, 35 St Michaels Close, Received 01.10.21

Mr Mason

35 St Michaels Close

Bb2 5dg

I am going to be moving into the above property and noticed how close and just how many houses are being put on the site behind us. This is already causing a lot of dust and dirt to enter the house as they already started digging the plot. Deers, Bats and different species of birds have been seen not to mention other animals. We are very worried about flooding even though you say things are going to be put in place.

Mr Mason

Objection - Dr Megan McKenna, 8 Aspen Close, Blackburn, Received 01.10.21

For the attention of Martin Kenny:

I am writing in response to the planning permission request received for the proposed Gib Lane site, phases 7-11 (ref: 10/21/1022). I strongly dispute the plans that have been proposed and I have highlighted my objections as follows:

1) I am concerned that the proposed plans will have an adverse impact upon the visual amenity of the area. I cannot locate any details about the proposed elevations of the properties, however the sheer number of houses proposed to occupy the land will no doubt compromise the views and surroundings that create the backdrop to the area. Kingswood Homes have expressed their desire to “keep the legacy of the land with increased green spaces whilst respecting the environment”. However, the proposed plans suggest that majority of the shrubbery and trees that dominate this area will be destroyed to make way for a densely populated housing estate. There are minimal plans to incorporate or preserve green areas and instead, the designs propose an overwhelming number of large properties that will densely populate the area, thus increasing noise, traffic etc.

2) I am increasingly concerned about the limited amount of parking spaces and we strongly feel that the proposed plans will further exacerbate the issue. Kingswood Homes have proposed to build 4, 5 and 6 bed houses with two parking spaces per plot. This is likely to intensify the parking issues that are already present, particularly on our estate (The Sycamores) caused by the lack of pavements and visitors parking and narrow roads.

3) The increase in car owners will inevitably have an adverse impact upon the traffic on our surrounding roads.

4) There are also concerns about the lack of privacy that the proposed plans could cause to the existing properties in the area. It is likely that the estate will increase the number of people accessing the path that directly faces our houses and will overshadow existing properties if not built below their current elevation.

5) The proposed will have an adverse impact upon the conservation of animals that inhabit the green areas. The developers highlight that the trees that home the bat nests will remain but it is likely that a densely populated estate will detract the animals from the area. We have also observed high numbers of deer and foxes (including cubs) in the bushes and fields in front of our house which has not been addressed in the plans, as far as I can see.

6) As a parent, I also have significant concerns about educational facilities in the area. There are plans for a new primary school, however I am concerned that there will not be enough secondary school places to meet the demand from new families moving in to the area.

I hope you will explore the aforementioned objections and take them in to consideration when considering the proposed plans for the area.

Regards,

Dr Megan McKenna

8 Aspen Close

Objection – David Jeal, 80 Horden View, Blackburn, Received 29/09/2021

Reserved matters application - approval of the matters reserved by the Outline (hybrid) planning permission ref: 10/21/343 (Appearance, landscaping, scale and layout) for the erection of 280 dwellings At Phases 7 - 11 "Green Hills Residential Development" Land off Broken Stone Road/Livesey Branch Road on land within the Gib Lane Masterplan Area Blackburn.

Mr Martin Kelly,

I am writing regarding the request for comments on the aforementioned application to develop part of 280 dwellings on green belt land behind my home.

Whilst I understand there is a need for affordable housing in Blackburn and that there are quotas to be met in this regard. I cannot state strongly enough how opposed I am to this endeavour.

Firstly, these are not the 'affordable' homes which local residents so badly require. Indeed, 5 bedroom, detached houses in bespoke plots, with views across Blackburn cannot be seriously described as affordable. In no way will this development address the lack of affordable houses. It will only serve to attract external buyers to the area and further push up private house prices and ultimately increase rents charged by private landlords thus pushing those already hard pressed further into poverty.

Secondly, local amenities are pushed to breaking point as it stands and this increase in upwardly mobile young families living in the area will exacerbate what is already an untenable situation.

My daughter attends St Paul's primary school which is heavily oversubscribed as is every other primary school in the area.

St Bedes which is the only Catholic school in the town is in a similar situation and so even with the proposed addition of a new primary school this would leave families from the area and catholic families locally unable to send their children to a school their entire family may have attended, in favour of new additions to the area. Further widening the attainment gap based on economic means.

Our local GP surgery (Bentham RD) is at breaking point. As a working family we cannot get an appointment to see a doctor as to do so requires a phone call made at 8am, and to be held in a queue for upto an hour. Often still resulting in no appointment.

The local infrastructure is not suitable for the additional usage which it will necessitate. Broken Stone Road is not wide enough, has a legacy despite the new speed limit of national speed limit usage. Is often used as a logistical bridge upon closure of the M65 which is becoming more regular. The proposed access to the development site will see traffic accidents, the road was never designed for access at these points which will not present the appropriate conditions for safe road usage.

My own property has a culvert which runs underneath it. At times broken stone road becomes a river with water running down to the roundabout, blocking drains regularly. The fields either side have acted as natural drainage for this which prevents home flooding and more serious road floods.

With the removal of this natural flood defence my property directly will be put in danger of flooding. The entire livesey branch road area will be much more at risk as the water still has to go somewhere.

Our personal views. We bought our home mostly because of the views enjoyed behind. The proposed development will see our view of the witton/billinge hills replaced by a 5 bedroom detached house. It will seriously impact the desirability of my property and reduce the enjoyment for myself and my young family for which we borrowed quite a large mortgage.

Land slippage and suitability for building. Since purchasing our property it has become evident that serious movement has and is taking place in the area. There is clear visible evidence of structural movement between our house and adjacent outbuildings. Our garden which slopes dramatically has also moved further down towards the 'boggy, unstable marshland' behind.

Local wildlife which even since I was a boy along the livesey branch area has been decimated by property development, will be absolutely wiped out. I used to find and see; newts, dragon flies, hedgehogs, shrews, dormice, foxes, deer to name a few species. Our natural resources are shared with the animal world and we have a duty of care to ensure that these species not only survive but thrive living alongside us. This development will be absolutely catastrophic for the local wildlife which has already bore it's fair share of the brunt in pursuit of economic furtherment.

These are a few points which I would like to be considered. I would be very happy to present at any meetings if the need should be required.

Kind Regards

David Jeal

80 Horden View

Objection – Residents of Green Hills, Craig Place, Received 24.09.21

Hi

Regarding the planning application above, im not contacting to protest but have alot of worries about the drainage system as I have lived on green hills for 2 and half years and I have had continuous drainage issues leaving me not able to use my garden which is not nice when I have kids and a dog, it has been an ongoing issue which have had kingswood homes involved as I had a groundworkers in to investigate which alot of issues was found with the installation of the aco drains in and around my property. Pictures of the incorrect installation and information passed back to myself from the manufacturers of the drains was sent to kingswood but nothing has been done to resolve the issue, so getting to the point whats not to say these new house will only make it worse, I think they need to resolve all past issues before continuing and possibly making this situation worse.

Thanks Craig place

Objection – Mr J Murphy, 15 Buckthorn Lane, Blackburn, Received 23.09.21

Dear Sir/Madam

I refer to the letter sent to my home address dated the 10th of September.

I would ask for the following comments to be taken into consideration.

1. We have had previous problems with flooding in our back garden. I hope the submitted drainage plans and planning conditions will address this so no further flooding occurs as a result of the new housing development. The Council's drainage team are aware of the previous issues as I liaised with them at the time.
2. We have a high block retaining wall in our back garden as our property backs on to the higher field behind. Is there any potential for land movement when construction commences?
3. There are a number of mature trees at the rear and side of our property. It is unclear which trees are to be retained from the uploaded plans on the planning website. Hopefully healthy and protected trees will be retained and dead ones removed. We have a mature oak tree directly behind our property and I hope this will remain in situ.
4. The plan shows a new public footpath connecting the sites. If the footpath is to extend to Cockridge wood, (adjacent to Gib Lane) it may run behind our back fence. Hopefully, there will be a gap so the path does not run directly behind our property. Will there be any additional planting/screening etc?
5. It appears that one of the largest house types (Ribchester 6 bed) is one of the closest to our property so we may well be overlooked. I wonder if this is the best option as far as house planning goes? Loss of light, privacy etc I am unsure of the distance between our property from looking at the PDF plan.

Many Thanks

Mr J Murphy

15 Buckthorn Lane

Blackburn

BB25AR

Objection – Mr Michael Dias, Green Hills, Received 17.09.21

Dear Martin Kenny

I am writing to you in respect of the planning application ref: 10/21/1022

Phases 7-11 "Green Hills Residential Development" Land off Broken Stone Road/Livesey Branch Road on land within the Gib Lane Masterplan Area Blackburn.

I am a resident at Green hills and moved here in the developers first phase of construction, over the two years of living here, the development has grown at a significant rate.

I anticipated the development would grow to a 5th phase, but the new application further increases the development with another 280 homes which is just outrageous.

Common problems my family and I encounter daily is access in and out of the development and the significant traffic build up in the morning with school runs along Livesey Road.

I believe Kingswood are proposing to build another route out of the development towards Gib Lane, however all roads lead out to the same exit further exacerbating the problem, which is a problem if you're a commuter needing to connect to the motorway.

We have yet another development being built the Watermills putting further pressure on access routes in and out of Blackburn, and therefore putting further stress on an already strained infrastructure. It definitely feeling like Kingswood greed to further expand the development is starting to show, with what was once a pleasant development is starting to become a mass market money machine and they are not interested in the original vision shared by Wayne Hemmingsway as part of the original masterplan which was what originally attracted me to the development.

Covid apart, I can't even get a dentist or doctor appointment, what is yet more development going to do to our public services that are already are struggling?

I urge the planning officer to seriously think about the implications of another 280 homes on top of the Watermills development which states 450 homes along with the Story homes development which is also currently under construction.

Kind regards,

Mr Michael Dias

Objection – Andrew Ellis, Horden Farm, Received 14.09.21

Dear Sir

I write in relation to the letter I received from you dated 10th September 2021 in relation to the application for planning permission for the erection of 280 dwellings on the land off Broken Stone Road/Livesey Branch Road. Please note that I live at Horden Farm.

My main concern in relation to the planning application is the increased volume of traffic that will then be on Broken Stone Road. This road is very narrow, with no footway. If the houses are built this must also lead to more pedestrian traffic. There are already a good number of cyclists who use the road. Despite the reduction in the speed limit, cars still travel up and down this road at speed.

The road is also narrow on Bog Height Road, as well as on Broken Stone Road. Indeed, the road is not wide enough for two large vehicles to pass each other. I was witness to a lorry having to reverse down Broken Stone Road to the bottom of Horden Rake, so that a lorry coming down Broken Stone Road had enough room to pass it. There are also a number of blind entrances on Broken Stone Road, most notably at Horden Farm, where vehicles need to poke out before they can see down Broken Stone Road. There have been a number of near misses. If a vehicle is trying to exit Horden Farm, and cars are approaching from both directions, if the vehicle from Broken Stone Road is poking out in to the carriageway, there is not enough room for the two approaching vehicles to pass each other and avoid the car exiting from Horden Farm.

What this means is that with the increased traffic levels there will be accidents on Broken Stone Road, which may well involve pedestrians and cyclists. These accidents could involve significant injury.

The lack of lane markings and street lights must also mean that there will be accidents on this narrow road.

Quite a lot of water runs off the fields abutting Broken Stone Road and down Broken Stone Road. As more properties are built, the amount of water running onto the road must increase. During winter, this run off must be at risk of turning to ice and making the road even more dangerous.

I am aware that there are pipes running across the field that provide the water supply to Horden Farm. Any development will need to be conscious of this, so that the water supply to Horden Farm is not cut off. I say this, as the four properties on Horden Farm suffered a loss of electricity when operatives from Kingswood Homes cut the electricity cable, leading to a loss of electricity for almost twelve hours. In this regard, I would advise you that Kingswood Homes have not been in contact to apologise for the loss of power, nor to see if any items of foodstuff may have been lost. They have therefore shown no courtesy to property owners who may be affected by their works.

Kingswood Homes have had no discussions with the residents at Horden Farm about their plans for the boundary/boundary fencing.

I also have concern that should the 280 houses be built, this will impact on the wildlife, in particular, the bats, whose habitats are being taken away. Please can you confirm the steps being taken by Kingswood Homes to ensure that the habitats of the protected species will not be affected.

Regards

Andrew Ellis

Objection – Darren Thompson, 38 Gib Lane, Blackburn, Received 13.09.21

To whom it may concern

I object to the following application Reference 10/21/1022

The reason is due to large volumes of traffic to Gib lane and surrounding areas and the protection of the local country side. Blackburn has so much derelict land which needs tidying up so why start in the country side .

Thanks

Darren Thompson

Objection – O.M Blackwell, Horden Farm House, Received 13.09.21

FOR THE ATTENTION OF MR MARTIN KELLY, STRATEGIC DIRECTOR OF PLACE

Dear Mr. Kelly,

Re: Planning Matters application 10/21/1022 (referred to in your letter as 10/21/343)

Phases 7-11 "Green Hills Residential Development"

Land off Brokenstone Road/Livesey Branch Road on land within the Gib Lane Master Plan.

I note the above application by Kingswood Homes.

I would like to raise the following concerns/objections

(1). The competency of Kingswood Homes.

I live at Horden Farm House. It is on the southern end of the 'Master Plan' and much featured in the photographs with said plan. It lies on the south side of the proposed site. There are three other residences next to mine on the Horden Farm site.

Last Wednesday our electricity supply was cut off. The cause? Kingswood Homes had cut through the cable supplying the electricity whilst constructing a drainage ditch. I had to discover this myself by going down the bottom of the hill. Had I not done so I doubt I would not have found the cause of the problem.

Not only were all four houses deprived of electricity, they also had no water. For electricity is needed to power the pumps.

Not leaving the matter to Kingswood Homes, who had already revealed their complete ineptitude, I contacted North West Electricity myself in order to get the repair made.

We were without water and electricity the next day at 12.15am

My neighbour, himself a site manager, went to have strong words about the bungling work of Kingswood Homes. He tore several strips off him. The site manager assured us that he would personally apologise for what had happened. Needless to say, we have heard nothing.

(2). Water pipes to the property of Horden Farm

The reason I mention the above is that it serves to demonstrate that Kingswood Homes are not competent builders. What makes matters worse is that the water pipes for our dwellings run right through the site on which they propose to build. If they can cut through a clearly identified electricity cable, God knows what they would do to our water pipes! Cutting through them would cut off our water, contaminate our tanks and ruin our water pumps. I need to make this clear to both Kingswood Homes and the Local Planning Authority when it comes to point of causation and remoteness should it be necessary to seek damages for negligence.

It is difficult to place any faith or trust in builders who are clearly inept.

However, I have other concerns about the proposed building of 280 houses.

(3). Drainage.

Part of the reason for cutting our electricity cable was the desperate urgency on the part of Kingswood Homes to dig drainage channels. One suspects that they are fully aware that the area is very prone to flooding and were fearful of the anticipated storm. In the past the water would soak into the farmland. Now, however, it runs off the tarmac and simply runs downhill. Moreover, ancient water channels beneath the ground have been disturbed by the construction that has already taken place.

I do realise that Kingswood Homes have tried to anticipate these problems. However, given that Livesey Branch Road, outside the ironically named "Green Hills" estate, badly flooded last year, it looks as if their precautions are inadequate. There is actually a film of a duck swimming on the road following the rainfall.

I am informed that underground tanks are suitable for an average rainfall. However, given a greater than average rainfall, (which we are now regularly experiencing), they are simply not fit for purpose. They fill, back up, overflow, and then proceed to flood the houses in the neighbourhood.

I am aware that houses on St Michael's Close already have a problem with flooding from the fields. Add more houses uphill and you will soon render those houses untenable.

Brokenstone Road already turns into a downhill stream. If you add more houses, once again, you will only add to this problem.

(4). Inadequate roads for the traffic.

One can assume that if 280 houses are being built, that will mean at least 280 extra cars regularly travelling up and down Brokenstone Road. Moreover, there is also building work taking place on the other side of Brokenstone Road. Thus, one can easily see that there might be 500 new cars using the road.

Brokenstone Road is a small farm road, with a dangerous bend near Horden View. It is already overused, dangerous and is busy with large farm vehicles and construction lorries for the various building projects currently under way. If you add 500 cars to this road it will simply become one long and dangerous traffic jam. This will particularly be the case at rush hours. One can easily see the Oyster and Otter roundabout becoming a complete bottleneck for traffic, especially at particular times of the day.

For myself and my neighbours, we will have to count ourselves lucky if we can get out of our own drive.

I note that from the masterplan that two roads are to come out of the new estates onto Brokenstone Road. I think it obvious that the latter road is completely inadequate to take the new level of traffic that would issue from these roads and the road on the southern side of Brokenstone Road.

I hope that you will take the above points into consideration when considering the above planning application.

Yours sincerely,

O.M. Blackwell

Horden Farm House.

Objection – Brian Stockdale, 72 Horden View, Received 13.09.21

Dear Sir,

I am writing once more to register my disgust and horror at the destruction of the countryside to provide homes which cannot be described in any way as social housing but merely major money earners for developers and all concerned.

I note with shock that given the very precarious nature of Brokenstone Road there is still to be an access Road into the development.

Brokenstone Road is a very dangerous and fast road for traffic, as no doubt the council is well aware. The 40mph speed limits have had the expected effect of being totally ignored by the majority of motorists so make hardly any difference whatsoever.

Finally a plea that the trees and hedgerows along Brokenstone Road are left alone and not mindlessly destroyed - there is a climate crisis on!

Yours very sadly

Brian Stockdale

72 Horden View

Objection – Mrs Daphne Kitchen, 64 Horden View, Received 12.09.21

I live at 64 Horden View and I am concerned what will happen to my water supply when this large amount of houses are built. Also the waste water drainage in my drive which already has the waste from 8 properties flowing through it and has blocked and overflowed once and I have only lived in this house 3 years. I have complained before about all the green spaces in this area being built on and I am concerned for all the wildlife in the area. I have numerous birds in my garden from all the finches to sparrow hawks, plus frogs and plenty of pond life, I find the complete disregard for peoples health both mentally and physically disgraceful, this being more evident since covid.

Regards

Mrs. Daphne Kitchen