

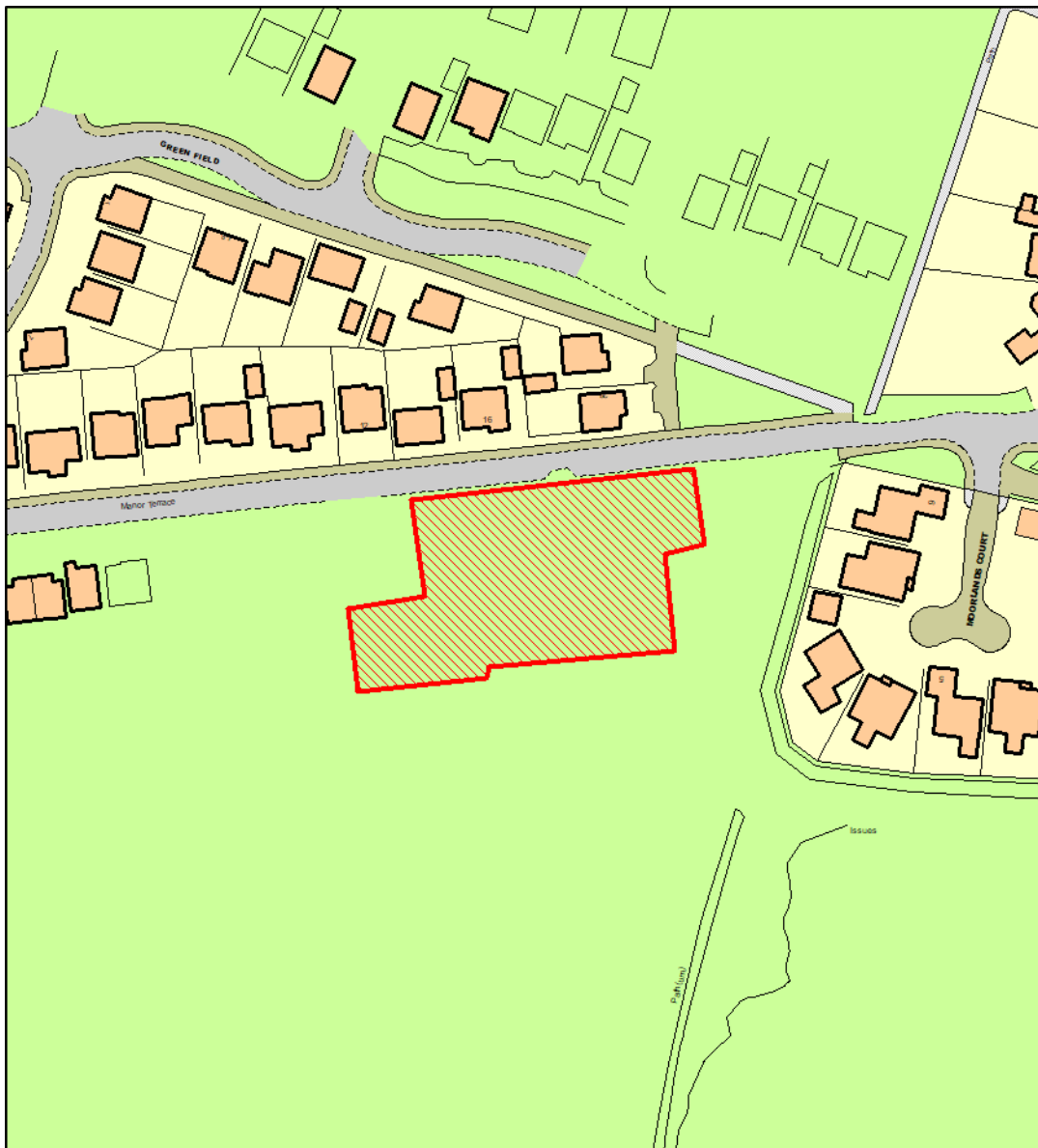
Proposed development: Full Planning Application for partial re-plan of development site known as Spring Meadows (approved under application reference 10/19/0317) involving 24 homes creating an additional 7no. new homes

Site address: Land at Spring Meadows, Darwen

Applicant: Persimmon Homes and Northern Trust

Ward: Darwen South

Councillor	Kevin Connor
Councillor	Lilian Salton
Councillor	Andrew Walker



1.0 SUMMARY OF RECOMMENDATION

- 1.1 **APPROVE** – Subject to the recommended conditions set out within section 4 of this report; and the modification of the existing s106 legal agreement relating to planning approval 10/19/0317 to redirect education financial contributions from primary to high school provision in the locality.

2.0 KEY ISSUES/SUMMARY OF PLANNING BALANCE

- 2.1 This application is before Members due to it relating to a partial re-plan of an earlier planning permission approved by the Planning & Highways Committee.
- 2.2 The proposal will deliver a high quality housing scheme 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 and Local Plan Part 2. The proposal is also satisfactory from a technical point of view, with all issues relative to the assessment having been addressed through the application, or capable of being controlled or mitigated through planning conditions.

3.0 RATIONALE

3.1 Site and Surroundings

- 3.1.1 This application relates to a partial re-plan of a section of the site covered by planning approval 10/19/0317, which provided for 168 dwellings and associated infrastructure and open space on land to the south of Spring Meadows, Darwen
- 3.1.2 The current application site extends to approximately 0.65 hectares and forms the north eastern corner of the active Persimmon residential development. The eastern boundary is partially formed by existing residential properties forming a cul-de-sac from Spring Meadows. To the north, on the opposite side of Spring Meadows, is the Tilia Homes development that is currently under construction to provide 126 dwellings, pursuant to reserved matters planning application 10/16/0789.

3.2 Proposed Development

- 3.2.1 The application seeks full planning permission for a re-plan relating to the delivery of 24 homes to replace the 17 previously approved. The proposals include *4no. 2 bed homes, 11 no. 3bed homes and 9 no. 4 or more bed houses*. The changes result in additional smaller bedroomed properties as well as a reduction to the area of public open space in this portion of the site. The modest realignment of the new road linking to Spring Meadows is the only modification to the road layout previously approved.
- 3.2.2 The following images set out the existing approved and current proposed layouts;



Fig 1: Section of approved layout under planning permission 10/19/0317



Fig 2: Proposed layout under current application 10/20/1258

3.2.2 The proposed development will continue to provide a net density of approximately 40 units per hectare, with the appearance of dwellings complimenting those already being constructed.

3.3 Development Plan

3.3.1 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:

3.3.2 Core Strategy

- CS1 – A Targeted Growth Strategy
- CS5 - Locations for New Housing
- CS7 – Types of Housing

- CS8 – Affordable Housing
- CS15 – Ecological Assets
- CS16 – Form and Design of New Development
- CS22 – Accessibility Strategy

3.3.3 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 – Housing Land Allocations
- Policy 18 – Housing Mix
- Policy 40 – Integrating Green Infrastructure and Ecological Networks with New Development

3.4 **Other Material Planning Considerations**

3.4.1 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.

3.4.2 The National Planning Policy Framework 2021, has been updated since the previous permissions, but the amendments have not impacted the compliancy of the proposals and they should therefore be determined expeditiously.

3.5 **Assessment**

3.5.1 The main issues pertinent to the assessment of the proposal are:

- Principle of residential development.
- Design and Layout
- Residential Amenity
- Highway Considerations
- Ground stability

3.5.2 Principle of Development

The principle of residential development was established by planning approval 10/19/0317. Notwithstanding, the site is located within the Urban Boundary of Darwen. New development will be focused to such areas as stipulated by CS1

of the CS and Policy 1 of LPP2. Policy CS5 identifies the preferred location for new housing within the Borough, where market conditions permit its delivery, to be the inner urban areas of Blackburn and Darwen. The current proposal remains consistent with all of the identified policy requirements

3.5.3 The site is designated within LPP2 Policy 16 as a Housing Land Allocation, specifically identified as allocation 16/16: Pole Lane South. Accordingly the principle of residential development of the site is supported, subject to Key Development Considerations referred to in Policy 16/16, namely:

1. Provision of a robust Green Belt boundary.
2. Minimise impact on the landscape character, ecological and recreational value of the West Pennine Moors.
3. Ground contamination and mitigation where necessary.
4. Consideration for surface water and use of Sustainable Urban Drainage Systems.
5. Consideration of ecological impact.
6. Connectivity to the existing Public Rights of Way network.
7. Expansion of the housing offer in Darwen and the Borough as a whole.
8. Contribution toward the provision of additional primary school capacity in the locality.
9. Contribution toward the Darwen Eastern Distributor Corridor.

3.5.4 Design and Layout: Policy 11 of LPP2 is of relevance and requires all new development to present a good standard of design. Development will be expected to demonstrate a good understanding of the wider context and make a positive contribution to the local area, including enhancing/ reinforcing the established character of the locality.

3.5.5 The principle driver for the re-plan of this section of the overall site has been additional works to identify and remediate a former coal mine entry within the open space area. The works have enabled the exclusion zone to be more tightly defined and thus increased the developable area.

3.5.12 The proposed development provides a net density of approximately 40 units per hectare, when considering the development area of 0.65 hectares. The 24 units include 4 no. 2 bed homes, 11 no. 3bed homes and 9 no. 4+ bed houses.

3.5.13 Policy 18 of the Local Plan Part 2 illustrates that the Council requires a detached and semi-detached housing offer to be the principal element of the dwelling mix on any site that is capable of accommodating such housing. Given the intended mix across the development area the proposal remains compliant with this requirement.

3.5.14 The properties are consistent with those approved under 10/19/0317, having a modern appearance, principally constructed with red brick walling and grey roof tiles to reflect the vernacular form, though elements of render offer variety and visual interest. Generally the proposals are considered to assimilate well with the prevailing character of the area.

3.5.15 The properties have carefully considered internal layouts to offer a variety of configurations to appeal to families of varying sizes and needs. The house types represent an appropriate variety of styles and, together with their orientation, will create varied and attractive street scenes.

3.5.16 The reduction of the area of open space in this part of the site is considered to be without detriment to the overall provision. The main functional open space on the southern edge of the development remains unaffected by the current proposal. In summary the open space provision remains consistent with the Council's adopted Green Infrastructure SPD and Policy 40 of the LPP2

3.5.16 Residential Amenity: Local Plan Policy 8 supports new development that secures a satisfactory level of amenity for surrounding uses and for occupants/ users of the development itself. The Council's adopted residential design guide SPD provides additional guidance with particular reference to separation distances between dwellings to ensure the amenity of residents is protected.

3.5.17 The Residential Design Guide SPD indicates an appropriate separation of 21 metres between facing windows of habitable rooms of two storey dwellings, unless an alternative approach is justified to the Council's satisfaction. Where windows of habitable rooms face a blank wall or a wall with only non-habitable rooms a separation of no less than 13.5 metres shall be maintained, again unless an alternative approach is justified to the Council's satisfaction. The development is broadly consistent with these requirements, both in relation to the relationship to properties within the site and those on the periphery.

3.5.18 The Council's Public Protection Team has reviewed the application and offers no objection to the development subject to the use of conditions attached to the initial approval, in order to safeguard the amenity of future occupants of the site and those existing residents in the area. These conditions relate to land contamination; control on working hours (08:00 to 18:00 Mondays to Fridays, 09:00 to 13:00 Saturdays, Not at all on Sundays and Bank Holidays); noise and dust management during construction phase; and the provision of electric charging points and gas boiler emissions to safeguard air quality.

3.5.4 Highways and Access

Core Strategy Policy 22: Accessibility Strategy and Local Plan Policy 10: Accessibility and Transport, aim to ensure that new developments provide appropriate provision for access, car parking and servicing so as to ensure the safe, efficient and convenient movement of all highway users is not prejudiced.

3.5.5 Vehicular access to the overall Persimmon site will remain via two entrances, approximately 110m apart, on Spring Meadows. This current application boundary includes the eastern of the two access points, with no changes to position or junction geometry from that agreed previously.

3.5.8 The Council's highway officer has expressed some minor concerns with the internal layout of the development. The parking arrangements for the small

number of terrace units include offset parking, which is sub-optimum but insufficient to warrant refusal. Similarly concerns regarding the size of detached garages falling below the Council's adopted internal standard of 6m x 3m are noted and can be satisfactorily addressed via planning condition.

3.5.9 The Council's Public Rights of Way (PROW) officer advises that the development does not affect the public rights of way which run around the perimeter of the wider Persimmon site.

3.5.10 The provision of 7 additional units beyond those committed within the 10/19/0317 is not considered to have any tangible impact upon the wider highway network. Overall compliance with Policies 10 and 22 is achieved.

3.5.20 Ecology: Policy CS15 seeks to protect and enhance the Boroughs ecological assets with the aim of establishing and preserving functional networks. Policy 9 seeks to avoid disturbance to protected species and provide compensatory measures when necessary, as per considerations 2 and 5 of Policy 16/16. Given the application site is already part of the wider construction site it is no longer in a natural state. Thus it is considered that the conditions imposed upon the 10/19/0317 permission remain sufficient to safeguard ecological interests and no additional controls are required as part of this assessment.

3.5.23 Flood Risk and Drainage: Policy 9 of LPP2 requires development to demonstrate that it will not be at risk of flooding and use of Sustainable Urban Drainage Systems (SUDS) is required, as per consideration 4 of Policy 16/16.

3.5.24 The site is located within Flood Zone 1. The applicant provided a Flood Risk Assessment (FRA) with the initial application, as per NPPF guidance. The FRA demonstrated that the development will be at low risk of flooding and would not increase the opportunity of flooding elsewhere. This current re-plan of a small section of the site does not alter the overarching drainage strategy for the development, including the requirement for on-site water retention.

3.5.25 The Councils Drainage Officer and United Utilities have no objection to the proposal subject to conditions relating to; foul and surface water being drained on separate systems; surface water scheme to be agreed; and scheme for future maintenance and management of the surface water system to be agreed. Subject to those controls compliance with the water management element of Policies 9 and 16 is achieved.

3.5.26 Ground Stability: Policy 8 part (iii) indicates that development will be permitted where it can be demonstrated that in the case of previously developed, or other potentially contaminated or unstable land, a remediation scheme can be secured which will ensure the proposal provides for a safe environment for occupants and users.

3.5.27 A section of the current site area was left as open space within the 10/19/0317 planning approval due to the presence of a former mine entry. Following work to address conditions on the earlier permission the applicant has submitted supporting reports to establish the associated risk and appropriate remediation measures. The outcome is a reduction of the open space area

and an increase in the developable area, which has prompted this application to re-plan this part of the wider site.

3.5.28 Initially the Coal Authority objected to the application, however that objection has been fully removed following the receipt of a suite of documents including; 'No Build Zone Assessment Report'; 'Completion Report for the Drilling and Grouting Treatment of Sandstone Mine Workings'; and 'Completion Report for the Treatment and Capping.

3.5.29 *"In summary, mine shaft reference 370421-033 was uncovered and visually identified by way of mechanical excavation by ARC, during May 2019, and is positioned on coordinates 370475.645, 421275.575. The ground level at the mine shaft location was recorded at 217.423m AoD. The mine shaft was noted to be 2.50m in diameter, infilled with local disturbed deposits and partially lined, and was proven to a maximum depth of 5m below existing site levels (212.423m AoD). SDL have subsequently proven the base of the shaft to be positioned at a depth of 63m below existing site levels, and the shaft has now been adequately stabilised and capped in accordance with Coal Authority permit reference 20038".*

3.5.30 The Coal Authority's latest response offers no further objection to the replan of this part of the site, subject to recommendations within the submitted 'Exclusion Zone/No Build Zone Assessment Report' being carried out on site. The submission of the grouting and capping completion reports suffices in this regard and no additional controls are necessary.

3.5.25 Financial Contributions: The original planning application 10/19/0317, was the subject of a s106 legal agreement. Following a viability review financial contributions to provide for off-site affordable housing (£150,000); off-site highway improvements (£150,000); and primary school provision in the locality (£1,500,000).

3.5.26 The current development does not warrant any additional contributions to make the proposal acceptable in planning terms. However, the developer has agreed to a variation to the original s106 legal agreement to redirect the education contributions from primary to high school provision following additional needs assessments.

3.5.30 Summary: This report assesses the full planning application for 24 dwellings on a parcel of undeveloped land, accessed from Spring Meadows road, Darwen. In considering the proposal a wide range of material considerations have been taken in to account during the assessment of the planning application

3.5.31 This report concludes the proposal provides a high quality housing development with associated infrastructure on an allocated housing site. The principle of development is agreeable with the policy requirements of the Blackburn with Darwen Core Strategy, Local Plan Part 2, and the National Planning Policy Framework. Furthermore the scheme is acceptable from a technical perspective, with all matters being adequately addressed, or capable of being appropriately controlled via planning conditions.

4 RECOMMENDATION

4.1 Approve subject to;

- (i) **That delegated authority is given to the Strategic Director of Place to approve planning permission subject to a Deed of Variation agreement under Section 106 of the Town and Country Planning Act 1990, relating to the payment of financial contributions which relate to the following matters:**
- **revise the £1.5m existing education contribution so that 50% of it is for secondary school places, and 50% for primary school places. The first 50% received will be spent on the provision of secondary school places.**
 - **add reference to the current planning application to re-plan part of the site (ref 10/20/1258).**

Should the Deed of Variation of s106 agreement not be completed within 6 months of the date of this resolution, the Strategic Director of Place will have delegated powers to refuse the application

(ii) **Conditions relating to the following matters**

- The development hereby permitted shall be begun before the expiration of three years from the date of this planning permission.
REASON: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.
- 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;

SMD.PL01 rev T, received 10th May 2021

6X3GD-01; 6019.05 rev A; SMD.302 rev D; and SMD.EVCL rev B, received 21st December 2020

House Types; ALN, BAR, BEL, CON(V4), LOC Cr, GRA, HOR and MOS

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

- Construction work shall take place in accordance with the details set out within the Construction Management Plan, received 21/12/2020. All measures which form part of the approved details shall be adhered to throughout the period of construction.
REASON: In order to avoid the possibility of the public highway being affected by the deposit of mud/or loose materials which could create a potential hazard to road users, to protect the amenity of the occupiers of

the adjacent properties, to protect the visual amenities of the locality and to comply with Policy 10 of the Blackburn with Darwen Borough Local Plan Part 2.

- Prior to the occupation of any of the dwellings hereby approved, details of the proposed arrangements for future management and maintenance of the 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: In the interests 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.

- Prior to the construction of any of the streets referred to in the previous condition 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 interests of residential amenity, water management and highway safety, in accordance with the requirements of Policies 8, 9 and 10 of the Blackburn with Darwen Borough Local Plan Part 2.

- Notwithstanding the submitted details, prior to the commencement of development a scheme detailing the provision of detached garages in accordance with the Council's adopted internal space standards of 3m x 6m 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 vehicles can be parked clear from the highway in the interests of the safe, efficient and convenient movement of all highway users, in accordance of the requirements of Policy 10 of the Blackburn with Darwen Borough Local Plan Part 2

- Foul and surface water shall be drained on separate systems.

REASON: To manage the risk of flooding and pollution of water resources, in accordance with the requirements of Policy 9 of the Blackburn with Darwen Local Plan Part 2

- Prior to the commencement of development, other than remediation, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme for that phase 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. The development shall be completed in accordance with the approved details.
REASON: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, in accordance with the requirements of Policy 9 of the Blackburn with Darwen Local Plan Part 2.

- Prior to occupation of each phase the development hereby approved, a sustainable drainage management and maintenance plan for that phase for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan for that phase shall include as a minimum:
 - a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a residents' management company; and
 - b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

REASON: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development, in accordance with Policy 9 of the Blackburn with Darwen Borough Local Plan Part 2.

- The construction of the development hereby permitted, including deliveries, shall only take place between the hours of:
 - 8:00 and 18:00 - Monday to Friday
 - 9:00 and 13:00 - Saturdays
 - No work to occur - Sundays and Bank HolidaysREASON: 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.

- 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.

- 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.

- Prior to first occupation of each dwelling, external vehicle charging facilities shall be implemented in accordance with drawing SMD.EVCL rev B, received 21/12/2020

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

- The development hereby approved shall be undertaken in accordance with the Materials Schedule, reference SMD-01-rev H, received 21/12/2020

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

- The development shall be implemented in accordance with the boundary treatments detailed within the submitted drawing SMD.302 rev D, received 21/12/2020

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 Gib Lane Masterplan.

- Trees and shrubs shall be planted on the site in accordance with the landscaping scheme set out within drawing 6019.05 rev A, received 21/12/2020, during the first available planting season following completion of the works, 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 amenity in accordance with Policy 40 of the Blackburn with Darwen Borough Local Plan Part 2.

5 PLANNING HISTORY

10/16/0266 - Outline planning application for erection of 134 dwellings , with associated infrastructure and landscaping (Approved July 2016)

10/17/0250 - Works to straighten and upgrade Spring Meadows road so that it can be adopted (Approved May 2017)

10/19/0317 - Full Planning Application for Erection of 168 no. Residential Dwellings, Associated Infrastructure and Public Open Space

6 CONSULTATIONS

6.1 Highways:

PROW: the development doesn't affect the public rights of way which mainly run around the perimeter of the site.

The proposed parking accords with the Council's adopted standards, with the exception of some detached garages that have smaller internal dimensions than the 6x3m requirement. The use of 'offset' parking to the terrace units is not ideal, but wouldn't warrant refusal of the proposal. No additional impacts to surrounding highway network than that considered in response to the initial application 10/19/0317

6.2 Public Protection:

No objection subject to conditions relating to; electric vehicle charging points within each plot; maximum gas boiler emissions; noise and dust management plan to be agreed and implemented; construction hours restricted to 8am to 6pm Monday to Friday, 9am to 1pm Saturday; contaminated land standard conditions.

6.3 Lead Local Flood Authority:

No objection subject to conditions relating to a revised drainage layout, including details of surface water storage for the additional properties.

6.4 Education:

No objection. Request that previously secured financial contributions be redirected to high school rather than primary school provision in the locality

6.5 Police Architectural Liaison Officer:

No objections. Lancashire Constabulary would advocate that this new development for residential housing should be designed in accordance with Secured by Design Homes 2019 security specifications.

6.6 Coal Authority:

No objection. *“The submission is now supported by an Exclusion Zone/No Build Zone Assessment Report, dated 8 March 2021 and prepared by Geol Consultants Limited. This report reconsiders the no build zone previously identified around the mine entry 370421-033 in light of the remedial works implemented on site. The report authors comment that given the stabilisation works completed on site and the fully designed and structurally adequate cap installed, the risk of failure occurring anytime in the future is extremely low, particularly given that more than two-thirds of the mine shaft is based below rockhead level. They note that given the ground conditions identified, coupled within the stabilisation works completed, it would not be unreasonable to reduce the overall size of the exclusion zone to a more appropriate size. They comment that this is subject to all buildings which extend into the original exclusion zone area are based on piled foundations, extending to bedrock so that additional loads are not imposed onto the shaft walls or lining. The report authors state that since the mine shaft has been grouted and there are no structural loadings to be placed onto, or above the reinforced shaft cap, no additional settlement is not considered relevant and an overall exclusion zone / no build zone spanning an area of 9.00m, extending by a distance subtended at an angle of 45o from the underside edge of the reinforced shaft cap is deemed more appropriate for this development. I have sought technical advice from colleagues on the information submitted and based on this, and the professional opinions of the report authors set out therein, we have no objection to the replan of this part of the site as proposed, subject to the recommendations within the report being carried out on site”.*

6.7 Environmental Services

No objections.

6.8 United Utilities:

No objection. Subject to use of standard conditions relating to; foul and surface water to be drained on separate systems; surface water scheme to be agreed; and scheme for future management and maintenance of the surface water system.

6.9 Public Consultation:

40 neighbouring properties have been individually consulted by letter, site notice displayed and a press notice issued. 2 letters of objection have been received (see section 9)

7 CONTACT OFFICER: Martin Kenny, Principal Planner, Development Management

8 DATE PREPARED: 2nd February 2022

9 SUMMARY OF REPRESENTATIONS

Objection – Mr Peter & Mrs Beverley Aspin, 8 Moorlands Court, Darwen, Received 15.01.21

Dear Sir

We wish to register our objections to increasing the number of houses by 7 on this project. There is already a great many houses on both the housing development sites either side of Spring Meadows of which their egress is onto Spring Meadows. An additional 7 houses will further increase traffic onto a small road, increase congestion and the potential risks of accidents.

Increasing the number of houses even by a small amount in this partial plan makes this area seem overcrowded and takes away the feel of spaciousness of the original plan. It appears that the 'public open space' within this area has also been significantly reduced in size, thus further denying the residents of this area local green space.

There are also concerns by the residents of Darwen about the wider impact on GP, Dental and Hospital provision in the area, school places (another possible 15-16 children) other local services not only with this development but the wider Blackburn with Darwen Plan. There does not seem to be adequate provision for expansion of these services and increasing this project just adds to this burden.

These terraced houses are of a smaller footprint being built close to larger detached houses and will reduce the value of these houses- both the new planned houses and the existing houses at the top end of Spring Meadows.

Across Darwen there are a number of large housing developments planned and as such the congestion, reduction of green space and population should be distributed across the area.

Please take into account these concerns not only for the residents here now, but the future residents of the area.

Kind regards

Mr Peter & Mrs Beverley Aspin

Objection – Mrs Diana J Conn, Unknown address, Received 19.01.21

Dear Gavin Prescott,

I am astounded that you are considering allowing an increase in the amount of houses on the land south of Spring Meadows also now called Spring Meadows. As a resident of original Spring Meadows I know how busy the lane was up to the estate before 14 new houses were built with drives opening onto the lane from Kier Simons site, there now appears to be another 18 houses all with drives opening directly onto the lane from the Persimmons site, extra traffic from the 150 houses on the estate potentially, assuming most have at least 2 cars, that is traffic from over 400 cars up & down the lane daily not to mention deliveries, visitors etc. The road has been straightened but not widened to account for all this extra traffic, cars parking on the side of the rd, which they are already starting to do & the road is treacherous in winter forcing early commuters to leave cars on the road so they can get off it in the mornings. At the moment the rd is very quiet due to lockdown which has been very lucky for the contractors with all the construction traffic but when things back

to normal I envisage it being a nightmare in peak times. Then now you are potentially going to allow an extra 48 cars from 24 homes to add to the chaos. The green spaces which were promised would be left around the site are being eroded into. The badgers had there sets on this site & mysteriously disappeared!!! It is not acceptable. I am worried that emergency services would struggle to get up here & if someone breaks down on the road that's the whole estate cut off. Please strongly consider turning down this application,

Mrs Diana J Conn.