

Proposed development: Outline planning application with all matters reserved except for access, for residential development of up to 95 dwellings following demolition of onsite buildings.

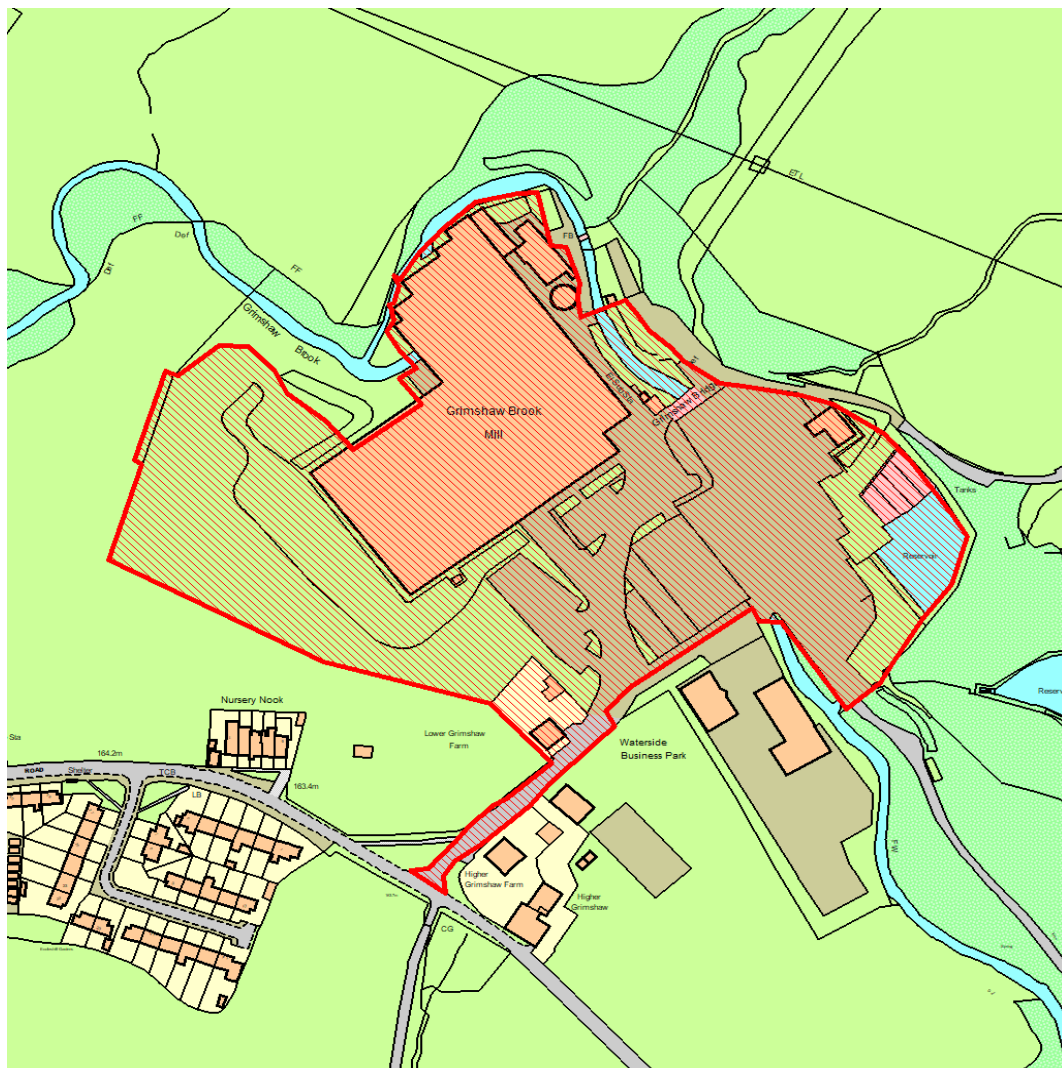
**Site address:
GFW Ltd
Waterside Distribution Centre
Waterside Park
Johnson Road
Eccleshill
BB3 3RT**

Applicant: GFW Ltd

Ward: West Pennine

**Councillor Jean Rigby
Councillor Julie Slater
Councillor Neil Slater**

SUPPLEMENTAL REPORT



1.0 SUMMARY OF RECOMMENDATION

1.1 APPROVE – Subject to a Section 106 Agreement relating to the following:

- **New primary school places in East Darwen;**
- **Highway improvements works to the Darwen East Development Corridor;**
- **Sustainable transport initiatives including (but not limited to) subsidised public transport, traffic calming and improved pedestrian routes;**
- **Green Infrastructure / Public Open Space;**
- **Off-site Affordable Housing; and**

Conditions set out at paragraph 4.1.

2.0 BACKGROUND / KEY ISSUES / SUMMARY OF PLANNING BALANCE

- 2.1 This outline planning application is reported to Committee as a major application type that cannot be determined under delegated powers, in accordance with the adopted Scheme of Delegation.
- 2.2 This report supplements the original report – referenced 10/19/1084 - presented to Committee at their meeting held on 15th April 2021, at which time Members resolved to approve the application, subject to a Section 106 Agreement and conditions. In November 2022, following a delay in issuing a formal decision, due to the Section 106 Agreement not having been formally agreed / completed, the Local Planning Authority received notification that the applicant wished to challenge the S106 requirements, due to concerns that the development could not be delivered consistent with the resolution to approve, as a consequence of viability.
- 2.3 In February 2022, a Viability Assessment (VA) was submitted on behalf of the applicant. Following an audit of the VA and protracted negotiation between the Council's consultants and those acting on behalf of the applicant, full policy compliant Section 106 developer contributions has been agreed. Details are set out in the assessment below.
- 2.4 In addition to the above, Members are recommended to approve an amended condition for off-site highway works to the access at the junction of the private road leading into the site and Johnson Road and the length of the access road. Details are set out in the assessment.
- 2.5 The proposal represents an outline scheme, with access, which would deliver a housing led development appropriate to the surroundings and which would widen the choice of family homes, consistent with the Council's planning strategy for housing growth, as set out in the Core Strategy. The development would deliver housing at a site which is currently allocated for housing development under Policy 16/11 of the Local Plan Part 2. 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 and Legal Agreement under Section 106 of the Town and Country Planning Act 1990.

- 2.6 Full details of the application are set out in the host Committee Report (ref. 10/19/1084).

3.0 RATIONALE

3.1 Site and Surroundings

- 3.1.1 The application site (the site) measures 4.9 hectares in area. It is located within the Green Belt, at Waterside Park, on the north eastern side of Johnson Road. Darwen town centre is located approximately 4km to the south west and Blackburn town centre is located approximately 6km to the north west.

3.2 Proposed Development

- 3.2.1 Outline planning permission is sought for the redevelopment of the site for residential use, as set out in the submitted drawings, supporting statement and technical reports. The proposal involves demolition of existing industrial buildings and Lower Grimshaw Farm, and erection of up to 95 no. dwellings would be erected within the site boundary. As part of the scheme, GFW Ltd. would relocate to an alternative location.
- 3.2.2 Access is applied for in full. All other matters are reserved for subsequent approval under an application for 'Reserved Matters' (RM) which would include Appearance, Landscape, Layout and Scale. Details of the access arrangements applied for in full are including on Plan 3 of the Transport Assessment (ref. PROP-04).
- 3.2.3 Notwithstanding matters reserved, an indicative site plan of 95 dwellings, highway infrastructure and open space is submitted with the application. Dwellings comprise; 45no. 2/3 bed, 39no. 4 bed and 11no. 5 bed. Based on this indicative layout, the total footprint of the proposed development is 7,585 m², at a density of 35 dwellings per hectare within the built up area and 10.4 units per hectare across the whole site. Members are reminded that the layout is indicative only and is not considered under this outline application.

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 Requirement
- CS13 – Environmental Strategy
- CS14 – The Green Belt
- CS15 – Ecological Assets
- CS16 – Form and Design of New Development
- CS18 – The Borough Landscapes
- CS19 – Green Infrastructure
- CS21 – Mitigation of Impacts / Planning Gain

3.3.4 Local Plan Part 2 (LLP2)

- Policy 3 – The Green Belt
- 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 16/11 – Housing Land Allocations – Johnson Road
- Policy 18 – Housing Mix
- Policy 36 – Climate Change
- Policy 39 – Heritage
- Policy 40 – Integrating Green Infrastructure and Ecological Networks with New Development
- Policy 41 – Landscape
- Policy 47 – The Effect of Development on Public Services

3.3.5 Joint Lancashire Minerals and Waste Local Plan

3.3.6 Joint Lancashire Minerals and Waste Development Plan

3.3.7 Joint Lancashire Minerals and Core Strategy (2009)

3.3.8 Site Allocations Development Management Policies Plan Part 1 (2013)

Policy M2 – Safeguarding Minerals

3.4 **Other Material Planning Considerations**

3.4.1 Residential Design Guide Supplementary Planning Document (2015)

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 Green Infrastructure & Ecological Networks SPD (2015)

This document provides guidance in relation to maximising opportunities to improve existing green infrastructure and to create new green infrastructure and ecological networks.

3.4.3 Air Quality Planning Advisory Note

3.4.4 Local Plan Review

Blackburn with Darwen Borough Council is reviewing their current adopted Local Plan. The review will lead to a new Local Plan to replace the existing and will cover the period 2018 to 2037. As an emerging document, it carries weight in the decision making process.

3.4.5 National Planning Policy Framework (The Framework) (2019)

Overall, The Framework aims to raise economic performance by ensuring the quantity, quality and mix of housing reflect that required, with an expectation to maintain a 5-year housing land supply. Quality design should be secured and environmental impacts minimised.

Areas of The Framework especially relevant to the proposal are as follows:

- Section 2: Achieving Sustainable Development
- Section 5: Delivering a sufficient supply of homes
- Section 6: Building a strong, competitive economy
- Section 8: Promoting healthy and safe communities
- Section 9: Promoting sustainable transport
- Section 11: Making effective use of land
- Section 12: Achieving well-designed places
- Section 14: Meeting the challenge of climate change, flooding and coastal erosion
- Section 15: Conserving and enhancing the natural environment

3.4.6 National Planning Policy Guidance (NPPG).

3.5 Assessment

3.5.2 Principle

The principle of residential development at the site, in accordance with the development description set out above, is established by the sites housing allocation, as confirmed in the Local Plan Part 2, and Committee's resolution to grant outline planning permission, in April 2021, subject to completion of a Section 106 Agreement.

3.5.3 Audit of the applicants VA, by the Council's appointed independent consultant, has concluded that the development can be delivered with what the Local Planning Authority accept to be policy compliant Section 106 financial contributions from the developer, as mutually agreed, totalling **£1,506,900**, itemised as follows:

- £201,400 for education;
- £237,500 for highways;
- £38,000 for Public Open Space (POS); and
- £1,030,000 for off-site Affordable Housing.

3.5.4 Members are advised that the original resolution to grant outline planning permission was subject to a Section 106 Agreement for a total of £476,900, for education, highway improvements and POS, as itemised above. Affordable housing was originally agreed to be delivered on site, at a ratio of 20% of the overall total of new homes. The alternative approach of a financial contribution towards delivery of off-site Affordable Housing is mutually agreed.

3.5.5 As a further consideration, Members are recommended to agree an amendment to condition no. 25, which requires submission of details pertaining to necessary off-site highway works to the junction of the private access road leading into the development site and Johnson Road and along the length of the access road. An additional requirement is added to the condition to provide for a pedestrian footway along the length of the access road. The full suite of conditions is set out below, at paragraph 4.1(ii).

4.0 RECOMMENDATION

4.1 Approve subject to:

- (i) **Delegated authority is given to the Strategic Director of Growth & Development and Deputy Chief Executive to approve planning permission, subject to an agreement under Section 106 of the Town & Country Planning Act 1990, relating to the payment of £1,506,900; Payments are to be made prior to commencement of development:**

- **£201,400 for education;**
- **£237,500 for highways;**
- **£38,000 for Public Open Space; and**
- **£1,030,000 for off-site Affordable Housing.**

Should the Section 106 agreement not be completed within 6 months of the date of the planning application being received, the Strategic Director of Growth & Development and Deputy Chief Executive will have delegated powers to refuse the application.

- (ii) The following conditions:

1. Details of the appearance, landscaping, layout and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development takes place and the development shall be carried out as approved.

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

2. Application for approval of the reserved matters shall be made to the local planning authority not later than 3 years from the date of this permission.

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

3. The development hereby permitted shall take place not later than 2 years from the date of 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.

4. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposal received (to be added)

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

5. Prior to commencement of any works at the site, an Arboricultural Method Statement, Tree Removal Plan and Tree Protection Plan shall be submitted to and agreed in writing by the Local Planning Authority. The method statement shall clearly state how the trees to be retained on site will be protected during construction works. The agreed method statement shall be implemented in full prior to the undertaking of any on site works and retained for duration of the demolition and construction works.

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 adopted Local Plan Part 2.

6. No development shall commence until a sustainable surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage scheme must include:
 - (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water;
 - (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);

- iii) locations of surface water headwalls where they might outfall into the watercourse and any other necessary drainage infrastructure within 15 - 30m of the watercourse; and
- (iv) A timetable for its implementation.

The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

The development hereby permitted shall be carried out only in accordance with the approved drainage scheme.

REASON: To promote sustainable development, to secure proper drainage and to manage the risk of flooding and pollution, in accordance with Policies 9 and 36 of the adopted Blackburn with Darwen Borough Council Local Plan Part 2.

7. No development shall commence until full route, construction and technical specification details of de-culverting works to the watercourse running through the site (Grimshaw Brook) have been submitted to and approved in writing by the Local Planning Authority. The de-culverting works shall be carried out in strict accordance with the approved details.

REASON: To promote sustainable drainage and to ensure a safe form of development to guard against flood risk and adverse impact on ecological assets, in accordance with Policies 9 and 36 of the Blackburn with Darwen Borough Local Plan Part 2.

8. Prior to occupation of the development hereby approved, a sustainable drainage management and maintenance plan 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 shall include as a minimum:
 - (i) Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
 - (ii) 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 the requirements of Policy 9 and 36 of the Blackburn with Darwen Borough Local Plan Part 2.

9. Notwithstanding the submitted Lighting Assessment, prior to occupation of the development hereby approved, a scheme detailing lighting design, specification and location for all external lighting to the highway, POS and dwellings shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate preservation of a dark / unlit corridor along high value ecological features, including Grimshaw Brook, the de-culverted watercourse and woodland / scrub edge, in order to protect otter habitat and commuting, bat commuting and foraging areas and barn owl hunting areas. The lighting scheme shall be implemented in strict accordance with the approved detail.

REASON: In order to safeguard ecological assets including Otter, Bat and Barn owl habitat, in accordance with Policies 9 and 36 of the Blackburn with Darwen Borough Local Plan Part 2.

10. The following works including 1: Demolition of buildings B4 and B2 and 2: Works to the river course and / or de-culverting, shall not in any circumstances commence unless the Local Planning Authority has been provided with either:
- a) A licence issued by Natural England pursuant to Regulation 53 of the Conservation of Habitats and Species Regulations 2017, authorising the specified development to go ahead;
 - Or
 - b) A statement in writing from the relevant body (Natural England) to the effect that it does not consider that the development will require a licence. In these circumstances, a Method Statement - based on the provisions of Section 4 of the Bat Survey Report (e3p, ref 80-051-R4-2 - dated October 2019) - should be submitted to and approved in writing by the Local Planning Authority. The Method Statement shall be produced by a suitably qualified specialist and it shall demonstrate methodology preventing injury to bats (Wildlife & Countryside Act 1981).

REASON: In order to safeguard ecological assets including Otter and Bat habitat, in accordance with Policies 9 and 36 of the Blackburn with Darwen Borough Local Plan Part 2.

11. Notwithstanding the submitted details, an updated Bats and Bat Roosts Survey shall be submitted, in writing, for approval with a Reserved Matters Application:

Any recommended mitigation measures shall be carried out in strict accordance with the approved assessment.

REASON: In order to safeguard ecological assets including Otter, Bat and Barn owl habitat, in accordance with Policies 9 and 36 of the Blackburn with Darwen Borough Local Plan Part 2.

12. Notwithstanding the submitted details, prior to the commencement of development including enabling works, demolition, site clearance, the ecological measures for Otter and Barn Owl (Otter and Water Vole Survey

Report (e3p, 80-074-R4-2, dated Oct 2019) and Ecological Appraisal (e3p, ref 80-051-R1-1, dated Oct 2019)), shall be reviewed and, where necessary, amended and updated. The review shall be informed by further ecological surveys commissioned to i) establish if there have been any changes in the presence and / or abundance of Otter and Barn Owl and invasive and ii) identify any likely new ecological impacts that might arise from any changes.

Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, the original approved ecological measures will be revised and new or amended measures, the need for Natural England licences, and a timetable for their implementation, will be submitted to and approved in writing by the planning authority prior to the commencement of development. Works will then be carried out in accordance with the proposed new approved ecological measures and timetable.

REASON: In order to safeguard ecological assets including Otter and Barn Owl habitat, in accordance with Policies 9 and 36 of the Blackburn with Darwen Borough Local Plan Part 2.

13. Prior to the commencement of any works on site, a detailed Invasive Plant Species Survey of the site shall be carried out by a remediation / invasive species specialist. The results of this survey and any recommendations or mitigation measures shall be submitted to and approved in writing by the Local Planning Authority. Any recommended mitigation measures shall be carried out in strict accordance with the approved detail.

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.

14. The development shall be implemented in strict accordance with the submitted Flood Risk Assessment prepared by Reford Consulting Engineers originally dated October 2019 and the mitigation measures identified therein.

REASON: To promote sustainable development, to secure proper drainage and to manage the risk of flooding and pollution, in accordance with Policies 9 and 36 of the adopted Blackburn with Darwen Borough Council Local Plan Part 2.

15. A Demolition, Construction and Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority with a Reserved Matters application. The CEMP shall provide for the following:

- An appropriate 'stand-off' zone from the watercourse which are to be retained and to be unimpacted by the proposed de-culverting works, to safeguard Otter habitat;

- the parking of vehicles of site operatives and visitors;
- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development;
- the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- wheel washing facilities, including a method statement outlining how the developer intends to use and manage the facility. The approved wheel wash shall be put in place at all vehicle access points onto the public highway when work commences and shall remain in operation throughout the period of development;
- measures to control the emission of dust and dirt during construction; and
- a scheme for recycling/disposing of waste resulting from demolition and construction works.

Demolition and construction shall proceed in strict accordance with the approved detail for the duration of the works.

REASON: In order to safeguard protected habitat; to avoid the deposit of debris onto the highway, in order to protect the amenity of the occupiers of the adjacent properties and in order to protect the visual amenities of the locality, in accordance with Policies 8, 9 and 10 of the Blackburn with Darwen Borough Local Plan Part 2.

16. Prior to the commencement of development hereby approved, the developer must submit to the Local Planning Authority for written approval:
 - i) 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) 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 and to prevent unacceptable levels of water pollution, in accordance with Policy 8 of the adopted Blackburn with Darwen Borough Council Local Plan Part 2.

17. Prior to the occupation of the development hereby approved, 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 Council Local Plan Part 2.

18. Should contamination be encountered unexpectedly during redevelopment, all works should cease, and the LPA 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 adopted Blackburn with Darwen Borough Council Local Plan Part 2.

19. Each dwelling shall have its own dedicated electric vehicle charging point. Each charging point will have a type 2 conductor and minimum rating of 3.7kW 16A. External points will be weatherproof and have an internal switch to disconnect electrical power.

REASON: in the interests of air quality management and protection of health, in accordance with Policy 8 of the Blackburn with Darwen Borough Local Plan Part 2.

20. The construction of the development hereby permitted shall only take place between 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 protect the amenity of residents, in accordance with Policy 8 of the Blackburn with Darwen Borough Local Plan Part 2.

21. Notwithstanding the submitted details, A Residential Noise Amenity Impact Assessment shall be submitted to and approved in writing by the Local Planning Authority with a Reserved Matters application. The Assessment shall determine likely noise impacts on the proposed development and, where appropriate, shall identify mitigation measures to alleviate those impacts. Reference should be made to the National Planning Policy Framework and Noise Policy Statement for England. The approved measures shall be implemented prior to occupation of the development and thereafter retained.

REASON: To safeguard residential amenity standards for future occupants, in accordance with Policy 8 of the Blackburn with Darwen Borough Local Plan Part 2.

22. Notwithstanding the submitted details, a Lighting Assessment shall be submitted to and approved in writing by the Local Planning Authority with a Reserved Matters Application. The Assessment shall identify the artificial flood light intrusion and glare levels outside dwelling windows at the proposed development site. Where appropriate, the report shall recommend any light attenuation measures necessary to prevent loss of amenity at the proposed dwellings. The approved measures shall be implemented prior to occupation of the development and thereafter retained.

REASON: To safeguard residential amenity standards for future occupants, in accordance with Policy 8 of the Blackburn with Darwen Borough Local Plan Part 2.

23. No pile driving shall occur until a programme for the monitoring of noise & vibration generated during demolition & construction work has been 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 undertaken in accordance with the agreed details.

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

24. Prior to 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; and
 - The submission of a scheme of remedial works necessary to mitigate the findings of the intrusive site investigations.

The development shall be implemented in strict accordance with approved remedial works.

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.

25. No development shall commence until a detailed scheme for the provision of the following off-site highway works, and a timetable of implementation, has been submitted to and approved in writing by the Local Planning Authority:
- A junction table at the access into the site, where the private access road adjoins Johnson Road;

- Provision of a pedestrian footway along the length of the access road, to connect with the proposed internal road;
- Street lighting and drainage improvements to the access road, as necessary;
- Associated signage, lining and markings to the access road, as necessary; and
- Five Bar and 'Slow' road markings either side of the table junction at to the access road.

The scheme shall be completed in strict accordance with the approved detail and within the agreed timescale.

REASON: To provide for the safe, efficient and convenient movement of all highway users, in accordance with Policy 10 of the adopted Blackburn with Darwen Borough Council Local Plan Part 2.

26. 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.

27. Prior to the construction of any of the streets referred to in condition 14, 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.

28. Visibility splays shall not at any time be obstructed by any building, wall, fence, hedge, tree, shrub or other device exceeding a height not greater than 1 metre above the crown level of the adjacent highway.

REASON: To ensure the safe, efficient and convenient movement of all highway users, for the free flow of traffic, in accordance with Policy 10 of the Blackburn with Darwen Borough Local Plan Part 2.

29. No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

REASON: To ensure and safeguard the recording and inspection of matters of archaeological / historical importance associated with the site in accordance with Policy 39 of the Blackburn with Darwen Borough Local Plan Part 2.

30. Prior to occupation of the development hereby approved, an Affordable Housing Statement shall be submitted to and agreed in writing by the Local Planning Authority. The Statement shall secure 20% of the total number of houses as 'Affordable Homes' on site with those homes being made available to occupants for the duration of the approved development. The Statement shall also include a clause allowing for occupants to staircase up to full ownership.

REASON: To ensure the approved dwellings remain affordable in perpetuity or appropriately disposed of, in accordance with Policy CS8 of the Blackburn with a Darwen Core Strategy and Policies 12, 18 of the Blackburn with Darwen Borough Local Plan Part 2.

6.0 CONSULTATIONS

6.1 BwD Growth & Development.

No objection.

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

8.0 DATE PREPARED: 3rd August 2023.