

<b>REPORT OF:</b>	<b>STRATEGIC DIRECTOR OF GROWTH &amp; DEVELOPMENT &amp; DEPUTY CHIEF EXECUTIVE</b>
<b>TO:</b>	<b>PLANNING AND HIGHWAYS COMMITTEE</b>
<b>ON:</b>	<b>14<sup>th</sup> DECEMBER 2023</b>
<b>ORIGINATING SECTION:</b>	<b>PLANNING (DEVELOPMENT MANAGEMENT SERVICE)</b>
<b>WARDS AFFECTED:</b>	<b>ALL</b>
<b>COUNCILLORS:</b>	<b>ALL</b>

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**TITLE OF REPORT:**

**INFRASTRUCTURE FUNDING STATEMENT 2022/23**

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**1. PURPOSE OF THE REPORT**

- 1.1 To present Members with an update on the latest Infrastructure Funding Statement (IFS) for 2022/23, for Blackburn With Darwen Borough Council, that was presented to the Executive Board on the 7<sup>th</sup> December 2023, for approval to publish the statement.

**2. BACKGROUND**

- 2.1 Under section 106 (s106) of the Town and Country Planning Act 1990, a Local Planning Authority (LPA) can seek obligations, both physically on-site and contributions for off-site, when it is considered that a development will have negative impacts that cannot be dealt with through conditions in the planning permission
- 2.2 The obligations may be provided by the developers “in kind” – that is, where the developer builds or provides directly the matters necessary to fulfil the obligation. This might be to build a certain number of affordable homes on-site, for example. Alternatively, planning obligations can be met in the form of financial payments to the Council to provide off-site infrastructure works or contributions towards providing affordable housing elsewhere in the borough. In some cases, it can be a combination of both on-site provision and off-site financial contributions
- 2.3 The types of infrastructure the Council funds wholly or in part by developer contributions include, but are not limited to:
- Affordable housing;
  - Education provision, which can be school extensions or new schools;

- Transport and travel improvements;
- Highways infrastructure;
- Health infrastructure;
- Community facilities;
- Open space, public realm and leisure;
- Flood defence and water management;
- Biodiversity net gain and environmental improvements;
- Carbon reductions, including decentralised energy;
- Digital infrastructure.

2.4 Regulations state that a planning obligation may only constitute a reason for granting planning permission for the development if the obligation is:

- Necessary to make the development acceptable in planning terms;
- Directly related to the development; and
- Fairly and reasonably related in scale and kind to the development.

2.5 Unless specific circumstances apply, the Council will only request s106 planning obligations for major planning applications, as defined by the Town and Country Planning (Development Management Procedure) (England) Order 2015.

2.6 The Community Infrastructure Levy (Amendment)(England)(No.2) Regulations 2019 requires authorities to prepare an Infrastructure Funding Statement (IFS) each year to set out their annual income and expenditure relating to section 106 agreements. Blackburn with Darwen's 2022-23 IFS provides a summary of financial contributions the Council has secured through section 106 agreements from new developments for off-site infrastructure works and affordable housing, in addition to highway works completed as part of new developments through section 278 agreements within the 2022-23 monitoring period. It also includes information on the infrastructure works funded through s106 contributions.

2.7 In summary, the report provides:

- An overview of s106 and s278 agreements;
- The Council's internal process relating to s106 contributions;
- The s106 contributions paid to the Council in the 2022/23 monitoring period;
- S106 contributions and s278 works estimated for future years;
- Projects delivered in the borough via s106 and s278 agreements in the 2022/23 monitoring period; and
- Information on monitoring fees and inflation applied to s106 agreements.

2.8 Some of the key details from the 2022/23 are summarised below:

- As at March 2023, a net total of £6,053,479 was available to fund public open space, education, highways and affordable housing projects in the borough;
- A total of £3,883,516 in s106 monies were received in the 2022/23 period;
- A total of £2,326,216 s106 monies were spent in the 2022/23 period - £501,113 funding highway works in the borough, £421,610 spent on

- improving existing or creating new open spaces and £1,394,867 spent on providing additional school places; and
- A total of £8,626 was collected in monitoring fees in 2022/23. Monitoring fees are added to s106 agreements to cover the cost of the monitoring and reporting on delivery of the agreements.
- 2.9 The information included in the report is updated annually and published on the Council's website at [Annual infrastructure funding statements | Blackburn with Darwen Borough Council](#). This will ensure the most up to date information on the amount of developer contributions received from new developments, in addition to information on where these monies have been spent, is readily available to members of the public and other interested parties.
- 2.10 The report does not include information on the infrastructure delivered on site as part of new developments in the borough. It is also important to note that data on developer contributions is imperfect because it represents estimates at a given point in time, and can be subject to change. The data reported within the IFS is, however, the most robust available at the time of publication.

### **3. RATIONALE**

#### The Process for Off-Site Financial Contributions:

- 3.1 Where it is determined that on-site infrastructure and/or affordable housing required by policy is not appropriate, the Council will request from developers a financial contribution to meet these needs outside of the development site through a S106 obligation.
- 3.2 The financial contribution requirement for off-site green infrastructure provision is set via the Green Infrastructure & Ecological Networks Supplementary Planning Document (SPD), and the Affordable Housing Developers Guide sets out the tariff for off-site affordable housing contributions. Both documents can be accessed on the Council's planning website at <https://www.blackburn.gov.uk/planning/planning-policies-strategies-and-guides>
- 3.3. Contributions towards required highway works are agreed on a case by case basis, evidenced through the assessment of the impact of the development on the local highway network and what mitigation works are required. Other contributions can relate to Education i.e. contributions towards expanding any existing or school, or towards the provision of a new school, and these are agreed on a case by case basis.
- 3.4. The process is summarised in a flowchart that can be found on page 6 of the annual report document. Appendix A of this report details the flowchart.
- 3.5 The report summarises the total contributions received in 2022/23 and the total spent in the same period. This shows at March 2022, a net S106 total of £4,496,180 was available to fund public open space, highways, education and affordable housing projects in the borough. During 2022/23, £3,883,516 was

received in contributions with £2,326,216 spent within the same period. This consists of £501,113 funding the delivery of new highway infrastructure, £1,394,867 on the delivery of new educational places in the borough, and £421,610 spent on improving existing or creating new open spaces.

- 3.6 In summary therefore, as at 31<sup>st</sup> March 2023, there is a net total of £6,053,479 in S106 contributions available to spend on affordable housing, education, public open space and highway projects in the borough.

#### S106 Monies Received as at 31<sup>st</sup> March 2022 (net)

Infrastructure type	S106 monies available (£)
Public open space	466,232
Affordable housing	1,437,121
Highways	1,673,060
Education	919,768
<b>TOTAL</b>	<b>4,496,180</b>

#### S106 Contributions Received in 2022/23 (see pages 9-12 for details)

Infrastructure type	S106 contributions received (£)
Public open space	703,761
Education	2,028,030
Affordable housing	672,619
Highways	460,480
Biodiversity Net Gain	10,000
Monitoring fee	8,626
<b>TOTAL</b>	<b>3,883,516</b>

### S106 Contributions Spent in 2022/23

(see pages 13-15 for details)

Infrastructure type	S106 contributions spent (£)
Public open space	421,610
Highways	501,113
Affordable Housing	0
Education	1,394,867
Monitoring Fee	8,626
<b>TOTAL</b>	<b>2,326,216</b>

### Total S106 (net) Amount Available to Spend as at March 2023

Net total as of March 2022	4,496,180
S106 income received 2022/23	3,883,516
<b>Total</b>	<b>8,379,696</b>
Minus monies spent 2022/23	-2,326,216

<b>TOTAL</b>	<b>6,053,479</b>
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### Breakdown of Amount Available to Spend as at March 2023

Infrastructure type	S106 monies available (£)
Public open space	748,382
Affordable housing	2,109,740
Highways	1,658,427
Education	1,526,930
Biodiversity net gain	10,000
<b>TOTAL</b>	<b>6,053,479</b>

- 3.7 The report goes further by reporting on where the contribution monies have been received in 2022/23 monitoring period on page 9. The following table summarises this:

	Development site	S106 contributions received(£)	Infrastructure project to fund
Affordable Housing	Planning app. Ref: 10/21/0331 Land off School Lane, Guide	56,230	All contributions to fund provision of affordable housing across the borough
	Planning app. Ref: 10/17/0578 Land off Yew Tree Drive, Blackburn	100,000	
	Planning app. Ref: 10/18/1116 Brokenstone Road, Blackburn	150,000	
	Planning app. Ref: 10/19/0807 Land off Victoria Buildings, Waterside, Darwen	25,000	
	Planning app. Ref: 10/20/1036 Land at Davyfield Farm, Roman Road, Darwen	42,037	
	Planning app. Ref: 10/21/1001 Land at Milking Lane/Greenbank Terrace, Lower Darwen	299,352	
	<b>TOTAL</b>	<b>672,619</b>	

	Development site	S106 contributions received(£)	Infrastructure project to fund
Education	Planning app. Ref: 10/18/0895 Land at Roe Lee, Blackburn	250,000	Contribution towards additional primary school places in Blackburn North
	Planning app. Ref: 10/19/0317 Land at Spring Meadows, Darwen	300,000	Contribution towards additional primary school places in Darwen
		250,000	Contribution towards additional secondary school places in borough
	Planning app. Ref: 10/17/0578 Land off Yew Tree Drive, Blackburn	510,000	Contribution towards additional primary school places in Blackburn North
	Planning app. Ref: 10/18/1116 Brokenstone Road, Blackburn	101,000	Contribution towards additional primary school places in Blackburn West
	Planning app. Ref: 10/21/0122 Land at Ellison Fold Way, Darwen	297,030	Contribution towards additional primary school places in Darwen
	Planning app. Ref: 10/21/0636 Land to the North of Ramsgreave Drive, Blackburn	100,000	Contribution towards additional primary school places in Blackburn North
	Planning app. Ref: 10/20/0265 Land off Ramsgreave Drive, Blackburn	200,000	Contribution towards additional primary school places in Blackburn North
	Planning app. Ref: 10/20/1036 Land at Davyfield Farm, Roman Road, Darwen	20,000	Contribution towards additional primary school places in Darwen
	<b>TOTAL</b>	<b>2,028,030</b>	

	Development site	S106 contributions received(£)	Infrastructure project to fund
Public open space	Planning app. Ref: 10/18/1116 Brokenstone Road, Blackburn	350,000	Witton Park upgrades
	Planning app. Ref: 10/19/0807 Land off Victoria Buildings, Waterside, Darwen	14,060	To improve/provide additional green infrastructure within vicinity of the site
	Planning app. Ref: 10/21/0544 Site of The Albany, St Alban's Road, Darwen	4,951	Improvements to green infrastructure within Darwen
	Planning app. Ref: 10/18/0740 Former Sappi Papermill, Blackburn	112,250	Improvements to Feniscowles Sports Club
		222,500 (forward funded by the Council)	Improvements to Witton sports turf
	<b>TOTAL</b>	<b>703,761</b>	

	Development site	S106 contributions received(£)	Infrastructure project to fund
Highways	Planning app. Ref: 10/16/1132 Land off Livesey Branch Road (Gib Lane Phase A), Blackburn	191,250	Construction of new vehicular access onto Livesey Branch Road
	Planning app. Ref: 10/17/0578 Land off Yew Tree Drive, Blackburn	50,000	Toucan crossings at Lammack Road, Pleckgate Road, Whinney Lane; improvements to Brownhill junction; and sustainable transport measures.
	Planning app. Ref: 10/20/0265 Land off Ramsgreave Drive, Blackburn	130,000	Toucan crossings at Lammack Road, Pleckgate Road, Whinney Lane; Brownhill junction improvements; other highway improvements in North Blackburn, including sustainable transport measures in the Ramsgreave Drive area
	Planning app. Ref: 10/21/1294 Land at Former Darwen Paper Mill Site, Darwen	89,230	Towards improvement of junction at Goose House Lane and Hollins Grove
	<b>TOTAL</b>	<b>460,480</b>	

	Development site	S106 contributions received (£)	Infrastructure project to fund
Biodiversity net gain	Planning app. Ref: 10/21/1294 Land at Former Lower Darwen Paper Mill site, Lower Eccleshill Road Darwen	10,000	Contribution towards biodiversity net gain projects within the borough

3.8 Page 13 of the report summarises the projects which have been delivered off-site by s106 contributions for the period 2022/23 in the borough. These projects are demonstrated in the following table:

	Development site	S106 contributions spent (£)	Project delivered
Education	Planning app. Ref: 10/17/0578 Land off Yew Tree Drive, Blackburn	510,000	Contribution towards extension of Lammack Primary School to provide an additional 140 places
	Planning app. Ref: 10/18/0895 Land at Roe Lee, Blackburn	419,527	
	Planning app. Ref: 10/20/0265 Land off Ramsgreave Drive, Blackburn	200,000	
	Planning app. Ref: 10/21/0636 Land to the North of Ramsgreave Drive, Blackburn	100,000	
	Planning app. Ref: 10/20/0934 Land to the North and South of Fishmoor Drive and to the East of Roman Road	165,340	Contribution towards extension of Longshaw Nursery and Infant School
<b>Total</b>	<b>1,394,867</b>		

	Development site	S106 contributions spent (£)	Project delivered
Public open space	Planning app. Ref: 10/12/0522 21 Fernhurst Street, Blackburn	500	Provision of wildflowers at Ewood roundabout
	Planning app. Ref: 10/18/0740 Former Sappi Papermill, Blackburn	222,500 (forward funded by the Council)	Improvements to Witton sports turf
		53,449	Improvements to Feniscowles Sports Club
	Planning app. Ref: 10/05/1076 Former Kwik Save Site, Bolton Road, Blackburn	10,241	
	Planning app. Ref: 10/15/1556 Former Bear Hotel, Bolton Road Blackburn	19,210	Improvements to Wolsley Street Play Area/River Darwen Parkway
	Planning app. Ref: 10/19/0977 Former Beechwood Garden Centre, Roman Road, Blackburn	15,710	
	Planning app. Ref: 10/21/0122 Land at Ellison Fold Way, Darwen	100,000	Improvements to Blacksnape Children's play area
	<b>Total</b>	<b>421,600</b>	



	Development site	S106 contributions spent (£)	Project delivered
Highways	Planning app. Ref: 10/17/0211 Land to the West of Gib Lane (Gib Lane Phase C), Blackburn	110,978	Contribution towards delivery of Bog Height Road link road (design phases)
	Planning app. Ref: 10/17/0578 Land off Yew Tree Drive, Blackburn	360,135	Toucan crossings at Lammack Road, Pleckgate Road, Whinney Lane; improvements to Brownhill junction and Yew Tree Drive; and sustainable transport measures
	Planning app. Ref: 10/20/1048 Former Westholme Nursery School, Preston New Road	30,000	Towards junction improvements at Preston New Rd / Billinge End Rd - MOVA system and tactile paving
	<b>Total</b>	<b>501,113</b>	

3.9 Page 16 of the report goes further by summarising what s106 contributions have been secured which will be paid in future years. This is summarised in Appendix B of this report.

3.10 Section 3 of the report sets out the S278 projects in the year 2022/23, and the S278 projects for future years. These are detailed in Appendix C of this report. S278 agreements under the 1980 Highways Act are legally binding assessments between the local highway authority (Blackburn With Darwen Borough Council) and the developer to ensure delivery of necessary highway works as a result of new development.

## 4. POLICY IMPLICATIONS

4.1 Planning obligations assist in mitigating the impact of unacceptable development to make it acceptable in planning terms. Planning obligations may only constitute a reason for granting planning permission if they meet the tests that they are necessary to make the development acceptable in planning terms. They must be:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

4.2 The reforms to the planning obligations process introduced by the Community Infrastructure Levy Regulations 2019 contain a number of key elements, which includes the ability for authorities to charge a monitoring fee and the requirement to prepare an annual Infrastructure Funding Statement (from December 2020).

4.3 The need to produce an Infrastructure Funding Statement has increased the

substantial workload and cost the Council has to cover when producing, monitoring and reporting on s106 agreements, work which is currently unfunded by the developer. Introducing monitoring fees will help to offset these costs and are set at an amount which is proportionate and reasonable.

- 4.4 The Blackburn With Darwen statutory development plan, currently comprising the Blackburn With Darwen Core Strategy and Local Plan Part 2, in addition to the emerging new Local Plan (2021-2037) (scheduled for adoption in January 2024) set out planning policies against which planning obligations may be secured. Publication of the IFS meets all the requirements of national and local policy.

## **5. FINANCIAL IMPLICATIONS**

- 5.1 There are no specific financial implications contained within this report. The Infrastructure Funding Report sets out factual information regarding section 106 and section 278 receipts and expenditure.

## **6. LEGAL IMPLICATIONS**

- 6.1 The Community Infrastructure Levy (Amendment)(England)(No.2) Regulations 2019 now allow Local Authorities to charge a monitoring fee through section 106 planning obligations, to cover the cost of the monitoring and reporting on delivery of that section 106 obligation as described above. Monitoring fees can be used to monitor and report on any type of planning obligation, for the lifetime of that obligation. However, monitoring fees should not be sought retrospectively for historic agreements.
- 6.2 The Council began to add a monitoring fee to any s106 agreement associated with planning applications received from 1st October 2020. These will cover the cost of the monitoring and reporting on delivery of the agreements, including the production of the IFS (which is a new requirement), on an annual basis. Fees will be reviewed on an annual basis to ensure they remain proportionate and reasonable.
- 6.3 The IFS will be used to report on the amount of fees collected each year.

## **7. RESOURCE IMPLICATIONS**

- 7.1 Publication of the Infrastructure Funding Statement 2022/23 does not have any direct resource implications. It does, however, report on the sources and utilisation of resources. The s106 monies received are recorded and reconciled within our financial control systems.

## **8. EQUALITY IMPLICATIONS**

- 8.1 The report is for information purposes only and does not have any direct impact on members of the public, employees, elected members and / or stakeholders. Therefore, no Equality Impact Assessment is required.

## **9. CONSULTATIONS**

9.1. Executive Board – 7<sup>th</sup> December 2023.

## **10. RECOMMENDATION**

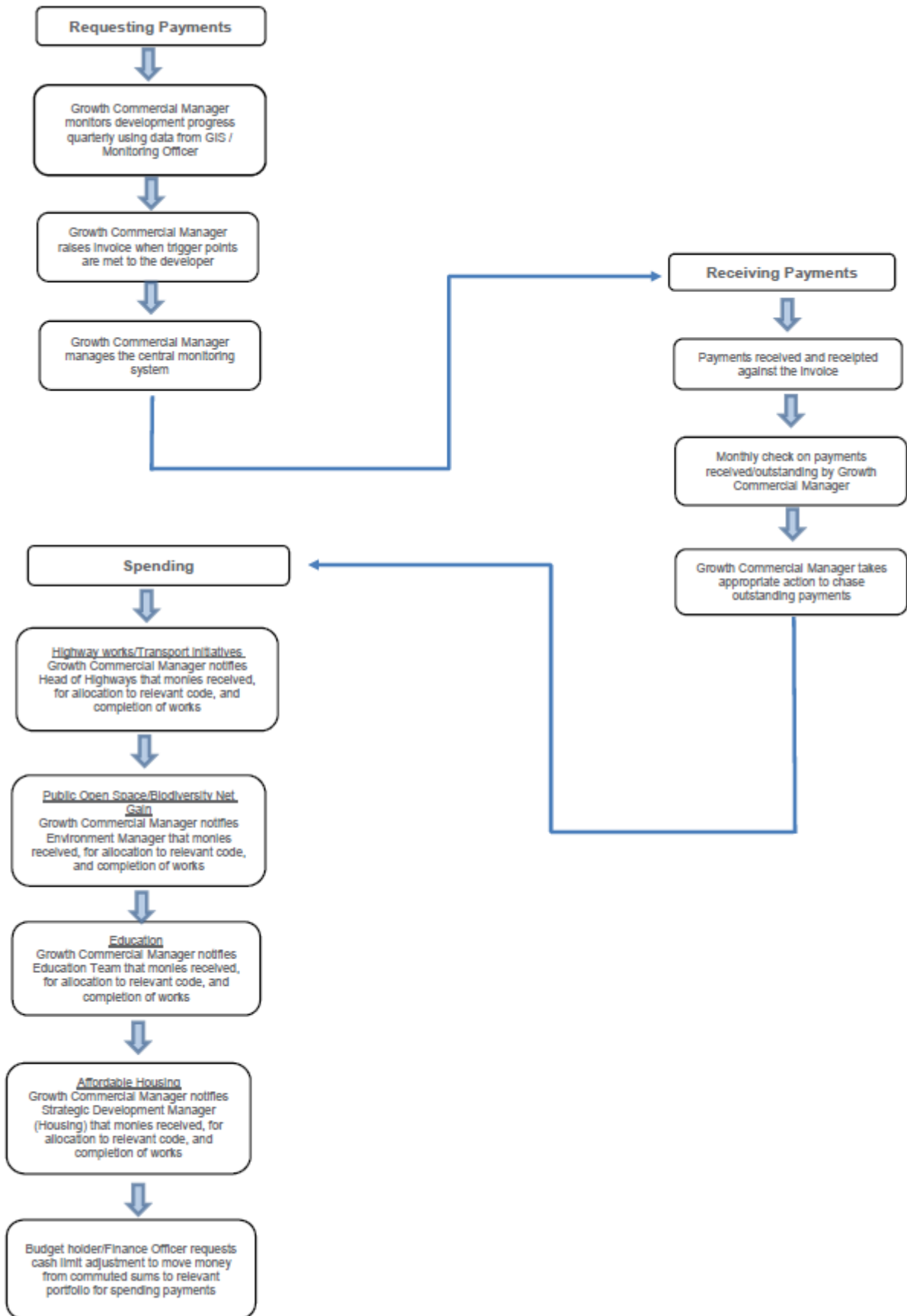
10.1 That the Committee note the content of the report

**Contact Officer:**                 **Laura Ainscow-Gorst, Principal Strategic Planner  
& Gavin Prescott, Planning Manager  
(Development Management)**

**Date:**                                   **24<sup>th</sup> November 2023**

**Background Papers:** Blackburn With Darwen Infrastructure Funding Statement  
2022/23 – December 2023.

## APPENDIX A – FLOWCHART SUMMARISING THE S106 PROCEDURE



## APPENDIX B – S106 CONTRIBUTIONS SECURED FOR FUTURE YEARS

	Development site	S106 amount (£)	Proposed s106 works to be delivered
Education	Planning app. Ref:10/20/0265 Land off Ramsreave Drive, Blackburn	200,000	Contributions towards additional primary school places in Blackburn North
	Planning app. Ref:10/18/1116 Brokenstone Road, Blackburn	2,405,000	Contribution towards additional primary school places in Blackburn West
	Planning app. Ref:10/19/0317 Land at Spring Meadows, Darwen	450,000	Contribution towards additional primary school places in Darwen
	Planning app. Ref:10/21/0122 Land at Ellison Fold Way, Darwen	445,545	Contribution towards additional primary school places in Darwen
	Planning app. Ref: 10/20/1036 Land at Davyfield Farm, Roman Road Eccleshill	20,000	Contribution towards additional primary school places in Darwen
	Planning app. Ref: 10/19/1084 Waterside Park, Johnson Road, Eccleshill	201,400	Contribution towards additional primary school places in East Darwen
	Planning app. Ref: 10/21/0331 Land off School Lane, Guide	40,000	Provision of additional educational places in the borough
	Planning app. Ref: 10/19/0662 Land off Moorland Drive, Blackburn	850,000	New primary school places in West Blackburn

	Development site	S106 amount (£)	Proposed s106 works to be delivered
Highways	Planning app. Ref: 10/16/0789 Land at Pole Lane North, Darwen	30,000	Traffic management and road safety initiatives around Darwen East Distributor Corridor (DEDC)
	Planning app. Ref: 10/19/0520 Land at Ellison Fold Way, Darwen	445,544 (forward funded in part by the Council)	Towards completion of DEDC highway improvement works, sustainable transport initiatives including (but not limited to) subsidised public transport, traffic calming and improved pedestrian routes
	Planning app. Ref: 10/21/0636 Land to the North of Ramsgreave Drive, Blackburn	99,598	For toucan crossings at Lammack Road, Pleckgate Road, Whinney Lane; improvements to Brownhill Junction and Yew Tree Drive, and sustainable transport measures
	Planning app. Ref: 10/21/0331 Land off School Lane, Guide	24,475	Improvements to highway network in South East Blackburn and enhancement of sustainable transport measures
	Planning app. Ref: 10/21/1313 Greenbank Works, Gladstone Street, Blackburn	51,000	A6119/Carl Fogarty Way roundabout improvement works
	Planning app. Ref: 10/21/1426 Fishmoor/Haslingden Rd, Blackburn	250,000	Improvement works associated with South East Blackburn major transport scheme
	Planning app. Ref: 10/22/0067 Plot 4 Carl Fogarty Way, Blackburn	12,000	A6119/Carl Fogarty Way roundabout improvement works
	Planning app. Ref: 10/22/0722 South of Whalley Old Road, Blackburn	574,200	Highway and junction improvement works and sustainable transport schemes in locality
	Planning app. Ref: 10/21/0428 Land at Haslingden Road, Blackburn	98,911	Improvements to highway network in vicinity of site and enhancement of sustainable transport measures

	Development site	S106 amount (£)	Proposed s106 works to be delivered
Public open space	Planning app. Ref: 10/18/0740 Former Sappi Paper Mill, Blackburn	100,000	Improvements to Feniscowles Sports Club
		37,500 (forward funded by the Council)	Improvements to Witton sports turf
	Planning app. Ref: 10/21/0331 Land off School Lane, Guide	19,684	Green infrastructure in the locality
	Planning app. Ref: 10/19/0113 Land at Fountain Street, Darwen	14,060	Bold Venture Park and/or Whitehall Park improvements
	Planning app. Ref: 10/0636 Ramsgreave Drive, Blackburn	66,082	Green infrastructure in the locality

	Development site	S106 amount (£)	Proposed s106 works to be delivered
Biodiversity Net Gain	Planning app. Ref: 10/20/0451 Former Centurian Public House, Higher Croft Road, Blackburn	15,000	Biodiversity Net Gain projects in the borough
	Planning app. Ref: 10/22/0722 Land to the South of Whalley Old Road, Blackburn	210,870	Improving Biodiversity Net Gain in the locality
	Planning app. Ref: 10/21/0428 Land at Haslingden Road, Blackburn	10,000	Biodiversity Net Gain projects in the borough

	Development site	S106 amount (£)	Proposed s106 works to be delivered
Affordable housing	Planning app. Ref: 10/18/0740 Former Sappi Paper Mill, Blackburn	115,500	All contributions received to provide off-site affordable housing within the borough
	Planning app. Ref: 10/16/0077 Old Blackburnians, Lammack Road, Blackburn	490,875	
	Planning app. Ref: 10/17/0211 Land at Gib Lane, Phase C, Blackburn	105,000	
	Planning app. Ref: 10/20/1036 Land at Davyfield Farm, Roman Road, Eccleshill	42,037	
	Planning app. Ref: 10/19/0317 Land at Spring Meadows, Darwen	100,000	
	Planning app. Ref: 10/19/0113 Land at Fountain Street, Darwen	25,000	
	Planning app. Ref: 10/20/0265 Ellerslie, Bury Fold Lane, Darwen	229,500	
	Planning app. Ref: 10/19/0662 Land off Moorland Drive, Blackburn	150,000	
	Planning app. Ref: 10/18/1116 Brokenstone Road, Blackburn	600,000	

## APPENDIX C – S278 PROJECTS

### S278 Projects in 2022/23

3.3 The following table sets out the works carried out in the borough under s278 agreements in the current year 2022/23:

Development site	Type of use	Summary of s278 works	Cost (£)
Planning app. Ref: 10/19/0317 Land at Spring Meadows, Darwen	Residential	Realigning Spring Meadows	Cost unknown - works undertaken by developer contractor
Planning app. Ref 10/21/0636 Land to the North of Ramsgreave Drive, Blackburn	Residential	New site access together with right turn lane on central reservation	Cost unknown - works undertaken by developer contractor
Planning app. Ref 10/21/1083 Brokenstone Road, Blackburn	Residential	Phase 2: New site access and footway with street lighting	Cost unknown - works undertaken by developer contractor
Planning app. Ref 10/21/1294 Former Lower Darwen Paper Mill, Lower Eccleshill Road, Darwen	Employment	Creation of new site access	Cost unknown - works undertaken by developer contractor
Planning app. Ref 10/20/1036 Land at Davyfield Farm, Roman Road, Eccleshill	Residential	Installation of footway to connect to the site	Cost unknown - works undertaken by developer contractor

### Committed S278 Projects for Future Years

3.4 The following table sets out the s278 highway works to be delivered as part of future developments in the borough, which will be implemented should the developments progress as planned.

Development site	Type of use	S278 requirements	Cost (£)
Planning app. Ref: 10/20/0716 Land to the South of Whalley Old Road, Blackburn	Residential	Street lighting along frontage, two new access points, traffic calming and new crossing	Estimated £300,000
Planning app. Ref: 10/18/0740 Former Sappi Paper Mill, Blackburn	Residential	Signalised junction at Moulden Brow and junction improvements at Livesey Branch Road	Estimated £800,000
Planning app. Ref: 10/18/0326 Land off Albert Street, Huddlesden	Residential	Junction improvements and realignments	Estimated £25,000
Planning app. Ref: 10/17/0079 Land at Charles Street, Blackburn	Residential	Bringing up section of Hollin Street to acceptable standards	Estimated £95,000
Planning app. Ref: 10/21/0008 Former Huddlesden Mill, Johnson New Road, Huddlesden	Residential	Street lighting, new footway along frontage, traffic calming, crossing with speed reduction measures	Estimated £120,000
Planning app. Ref 10/21/0371 Lammack Primary School Extension, Lammack Road, Blackburn	School extension	Traffic calming measures	Estimated £30,000
Planning app. Ref 10/20/0934 Land to the North & South of Fishmoor Drive and Land to East of Roman Road, Blackburn	Residential	Traffic calming enhancements, highway improvements and gateway features	Estimated £300,000
Planning app. Ref 10/21/1083 Brokenstone Road, Blackburn	Residential	Phase 1: Junction works at Livesey Branch Road/Preston Old Road, realignment of roundabout and relocation of zebra crossing.  Phase 3: Traffic calming with speed reduction	Estimated £280,000
Planning app. Ref 10/19/0662 Land off Moorland Drive, Blackburn	Residential	Traffic calming along Brokenstone Road with speed reduction	Estimated £70,000



Development site	Type of use	S278 requirements	Cost (£)
Planning app. Ref 10/21/1306 Griffin Lodge, Cavendish Place, Blackburn	Health facilities	New site access and right turn lan	Estimated £200,000
Planning app. Ref 10/19/0812 Land at Dock Street, Blackburn	Employment	Realigning access and new footway	Estimated £25,000
Planning app. Ref 10/21/0826 Carl Fogarty Way Plot 1, Blackburn	Employment	Site access, footway and cycling provision	Estimated £80,000