

# Blackburn with Darwen Infrastructure Funding Statement 2022/23

December 2023



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





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## INTRODUCTION

**1.1** This report provides a summary of financial contributions the Council has secured through section 106 (s106) 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 (s278) agreements.

**1.2** 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; and
- projects delivered in the borough via s106 and s278 agreements in the 2022/23 monitoring period.

**1.3** The information included in the report will be updated annually and published on the Council's website. 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.

**1.4** The report does not include information on the infrastructure delivered on site as part of new developments in the borough.

**1.5** Please note that data on developer contributions is imperfect because it represents estimates at a given point in time, and can be subject to change. However, the data reported within this document is the most robust available at the time of publication.





## SECTION 106 OBLIGATIONS

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 For example, new residential developments place additional pressure on existing social, physical and economic infrastructure in the surrounding area. Planning obligations aim to balance this extra pressure with improvements to the surrounding area to ensure that a development makes a positive contribution to the local area.

2.3 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.

2.4 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.

2.5 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.

2.6 The Council cannot ask for contributions via s106 planning obligations in certain circumstances:

“Planning obligations for affordable housing should only be sought for residential developments that are major developments...For residential development, major development is defined in the National Planning Policy Framework as development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000 square metres or more, or a site of 1 hectare or more...Planning obligations should not be sought from any development consisting only of the construction of a residential annex or extension to an existing home.”

*Planning Practice Guidance 2019 Paragraph 023 ‘Planning Obligations’ <https://www.gov.uk/guidance/planning-obligations>*

2.7 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.



*S106 highway contributions have been secured for future years from the Kingswood Homes development at Gib Lane, Blackburn*



*S106 highway contributions secured from the Story Homes development at Gib Lane, Blackburn have been spent in the 2022/23 period  
Photo credit: Story Homes, The Sycamores, Blackburn*



*S106 contributions to fund additional school places have been received from the McDermott Homes development at Ellison Fold Way, Darwen in 2022/23*

## The Council's S106 Process for Off-Site Financial Contributions

2.8 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.

2.9 It is important to note that financial contributions cannot be used to solve existing infrastructure issues that are not due to new developments.

2.10 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 the tariff for off-site affordable housing contributions. These documents can be accessed on the Council's planning website at: [www.blackburn.gov.uk/planning/planning-policies-strategies-and-guides](http://www.blackburn.gov.uk/planning/planning-policies-strategies-and-guides)

2.11 In relation to education contributions, the Council has undertaken pupil forecasting work as part of the emerging Local Plan preparation. This identifies a need for additional primary and secondary school places to meet future shortfalls in light of planned growth in the borough. As a result, s106 contributions are requested from developers in appropriate cases to meet these shortfalls in provision. Further details on s106 education requirements can be found in the Council's [Infrastructure Delivery Plan \(IDP\)](#) and additional details on the Council's policy on providing additional secondary school places across the borough can be found at [Secondary school places: Section 106 requirements | Blackburn with Darwen Borough Council](#).

2.12 Contributions toward required highway works as a result of new development is agreed on a case by case basis, evidenced by an assessment of the impact the development will have on the local highways and mitigation works required to minimise this impact.

2.13 At the time of preparing this report, the Council are awaiting guidance from the government on securing contributions for Biodiversity Net Gain (BNG). Further details will be included in the Developer Contributions and Affordable Housing Supplementary Planning Document (SPD) which will provide information on how s106 contributions, including for BNG, will be calculated for development sites. The SPD is due for adoption in spring 2024.

2.14 Once the s106 has been signed, it is an obligation, but it will only be realised if the planning permission is implemented and reaches the trigger point for payment, such as commencement or prior to occupation. When the planning permission is granted, the s106 obligation is registered as a land charge that stays with the land, obligating any future owners until the terms are met.

2.15 Where a s106 agreement contains generic information on how the contributions received are spent, the Council determines the most appropriate scheme to be funded at the time when the contributions are received, which can be many years after an agreement is entered into. Once the contributions are received, the relevant budget-holder utilises available sources of information to inform this decision, such as the Open Space Audit, up-to-date pupil yield figures or latest highway data to identify priorities for infrastructure, as set out in the IDP. Where necessary, priorities are agreed in consultation with the Executive Member for Growth & Development.

2.16 The Strategic Planning team works with case officers, developers and the Council's legal department to instruct new s106 agreements. The flow chart overleaf summarises the Council's internal s106 procedure from requesting payments from the developer through to the spending of these monies by designated Council officers. Further information on developer contributions

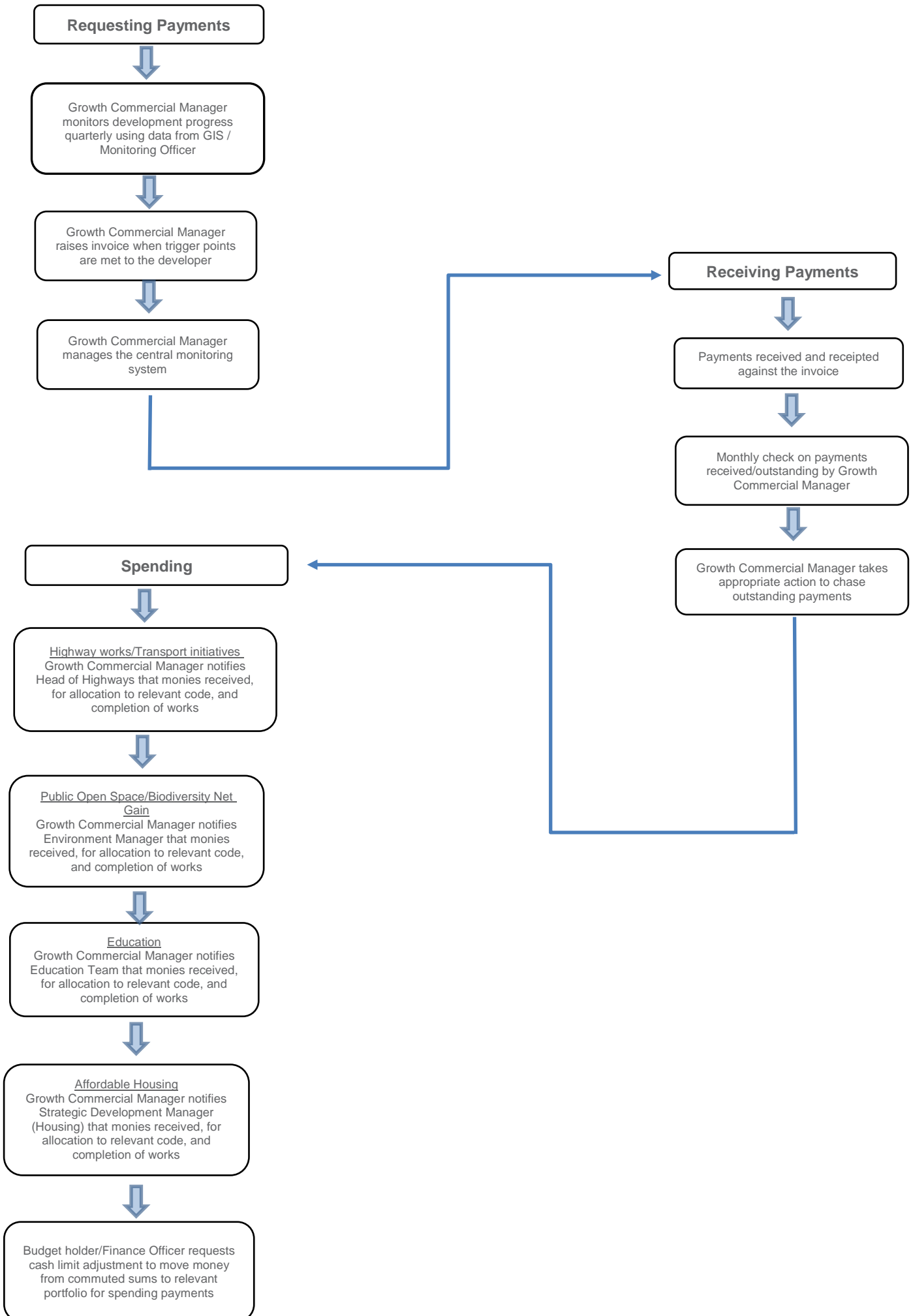
can be accessed on the Council's webpage at [Developer contributions | Blackburn with Darwen Borough Council](#).

2.17 Any commuted sums received by the Council, but not spent within the timeframes set out in the s106 agreement, will be identified during quarterly monitoring and, where requested, will be refunded in accordance with the details set out in the specific agreement. In some cases, infrastructure schemes must be forward-funded by the Council or other source, and later recovered as developer contributions.

2.18 If an applicant wishes to modify the s106 agreement, this can be undertaken under section 106A of the Act, and is known as a 'Deed of Variation'. The procedure for making the application is set out in the Town and Country Planning (Modification and Discharge of Planning Obligations) Regulations 1992. The regulations make provisions for:

- The application form and content of modification or discharge of obligation;
- The publication of notice of the application;
- The procedures for considering any representations made about the application i.e. press/site notice;
- The notice to be given to the applicant of the determination made.

2.19 The local planning authority must determine the application within eight weeks of receipt of the application, unless an extended period is agreed. The local planning authority can determine an application for modification by refusing it, discharging it if it no longer serves useful purpose, or modifying it if the obligation would serve as an equally useful purpose with the modifications sought (s106A (6)).





## Monitoring Fees

2.20 The Community Infrastructure Levy (Amendment)(England)(No.2) Regulations 2019 allow Local Authorities to charge a monitoring fee through s106 planning obligations, to cover the cost of the monitoring and reporting on delivery of that s106 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.

2.21 The regulations allow monitoring fees to be either a fixed percentage of the total value of the section 106 agreement or individual obligation; or could be a fixed monetary amount per agreement obligation; or authorities may decide to set fees using other methods. However, in all cases, monitoring fees must be proportionate and reasonable and reflect the actual cost of monitoring.

2.22 The following monitoring fees will be added to any s106 agreements associated with planning applications. The fees set out below are considered to be proportionate and will contribute to the Council's reasonable costs of monitoring each obligation.

2.23 Monitoring fees will be reviewed regularly to reflect up-to-date costs. To clarify, the fee will be added to the s106 requirements. It should be noted that additional monitoring fees associated with biodiversity net gain will be required in 2024. Further details will be published in the next Infrastructure Funding Statement.

## Inflation

2.24 To take into account the potential increase in costs of infrastructure throughout the lifetime of a planning permission, the level of contributions (excluding affordable housing contributions) will be adjusted and modified in line with an index of inflation. Financial contributions will normally be linked to the Royal Institute of Chartered Surveyors (RICS) Building Cost Information Service (BCIS) indices. This will reflect the inflation costs arising between the negotiation of a s106 agreement, and payment.

2.25 Further details are included on the Council's Developer Contributions webpage at [Developer contributions | Blackburn with Darwen Borough Council](#).

Type of Obligation	Monitoring Fee	Comment
Commuted Sum	1% of each payment instalment	To be included within each invoice sent to developers requesting payment at appropriate time.
Land Contribution	£1,000 per development site	Payment to be made at the time land transfer takes place.
On-site Affordable Housing	£1,000 per development site	Payment to be made on first occupation of affordable units.



## S106 contributions summary

2.26 The tables below highlight that as at March 2023, a net s106 total of **£6,053,479** was available to fund public open space, education, highways and affordable housing projects in the borough.

2.27 Looking at s106 activity in 2022/23, the Council received a total of £3,883,516 in s106 contributions, with £2,326,216 spent within this period. This consists of £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. A total of £8,626 was collected from monitoring fees within this period.

### 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>

2.28 In summary therefore, as at 31st March 2023, there is a net total of £6,053,479 in s106 contributions available to spend on affordable housing, public open space, education and highway projects in the borough.

### 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
Total	8,379,696
Minus monies spent 2022/23	-2,326,216
<b>TOTAL</b>	<b>6,053,479</b>

### Breakdown of Amount Available to Spend as at March 2023

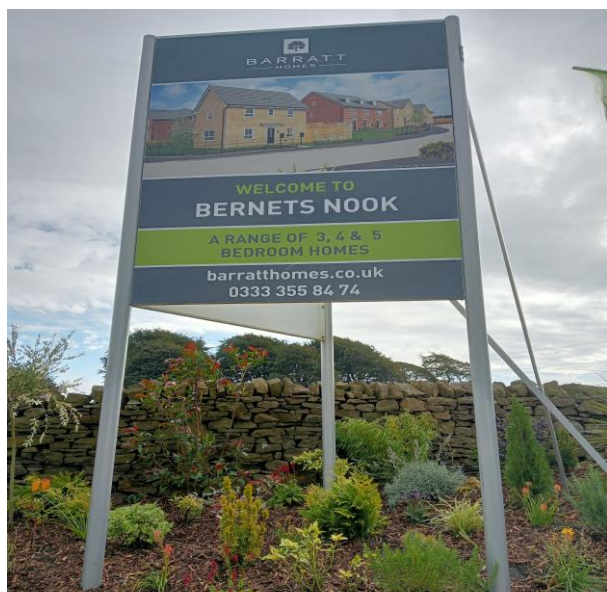
Infrastructure type	S106 monies available (£)
Public open space	748,382
Affordable housing	2,109,740
Highways	1,658,427
Education	1,526,930
Biodiversity net gain	10,000
<b>TOTAL</b>	<b>6,053,479</b>

## S106 Contributions Received in 2022/23

2.29 As highlighted in the table on the previous page, a total of £3,883,516 has been received in s106 contributions in the 2022/23 monitoring period. The following

tables provide information on which developments these contributions have been received from:

	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>	



Over £600,000 has been received in the 22/23 monitoring period from the Barratt Homes/Taylor Wimpey development at Brokenstone Road, Blackburn, with additional monies due in future years (Photo credit: Barratt Homes)



	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>	



*S106 contributions to fund additional school places have been received from a number of developments within the 2022/23 period, including the McDermott Homes and Applethwaite developments at Ramsgreave Drive, Blackburn*

	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



*A number of sustainable travel improvements have been made across the borough using s106 highway contributions, including along Yew Tree Drive, Blackburn*

## Projects Delivered Off Site by s106 Contributions 2022/23

2.30 As well as reporting on the total amount of contributions the Council has received through s106 obligations, it is also useful to include information on the

projects delivered as a result of these monies across the borough in 2022/23. These projects are identified below:

	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>	



S106 contributions have been used to provide additional primary school places in North Blackburn through the extension of Lammack Primary School



	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>	



£100,000 in s106 contributions received from the McDermott Homes development site in Darwen have been used to improve Blacksnape play area in Darwen

	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>	



S106 contributions have been secured from the Countryside Homes development on Roman Road, Blackburn

## S106 Contributions Secured for Future Years

2.31 The Council has also secured s106 contributions from the following development sites with planning permission which will be paid in future years should the developments progress as planned. These contributions will be paid by the developers either

once development has commenced on site or once a specified number of homes has been delivered on the site.

	Development site	S106 amount (£)	Proposed s106 works to be delivered
Education	Planning app. Ref:10/20/0265 Land off Ramsgreave 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



*£20,000 has been secured for future years from Applethwaite's development at Davyfield Farm to provide additional primary school places in Darwen (Photo credit: Applethwaite Homes)*

	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



Additional future contributions will be received from the Tilia Homes development at Pole Lane North, Darwen



S106 contributions towards additional school places and highways works have been secured for future years from the McDermott development at Ellison Fold Way, Darwen

	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	



S106 contributions have been received from the Persimmon Homes development at Spring Meadows, Darwen in 2022/23



## SECTION 278 AGREEMENTS

3.1 Section 278 agreements (s278) under the Highways Act 1980 are legally binding agreements between the Local Highway Authority (Blackburn with Darwen BC) and the developer to ensure delivery of necessary highway works as a result of new development.

3.2 It may allow for items such as:

- Roundabouts;
- Priority junctions;
- Junctions with traffic lights;
- Right turn lanes;
- Improved facilities for pedestrians and cyclists;
- Improvements to existing junctions;
- Traffic calming measures.

### 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



*A new site access has been created through s278 works at Ramsgreave Drive, Blackburn*



*A new site access and footway with street lighting have been created as part of s278 works for the Taylor Wimpey/Barratt Homes development at Brokenstone Road, Blackburn*



*A new footway has been created as part of s278 works for the Applethwaite Homes development at Davyfield Farm, Eccleshill*



