BLACKBURN WITH DARWEN LOCAL PLAN 2021-2037

SCHEDULE OF MAIN MODIFICATIONS

NB. The modifications are shown in the same order as the Local Plan. Changes to text are expressed either in the conventional form of ~~strikethrough~~ for deletions and **bold underlining** for additions of text.

The page numbers and paragraph numbering below refer to the Submission Blackburn with Darwen Local Plan 2021 to 2037 and may not be the same as the final adopted Plan.

SCHEDULE OF MAIN MODIFICATIONS TO THE BLACKBURN WITH DARWEN LOCAL PLAN 2021-2037

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification
MM001	Page 9; Chapter 1: Introduction (Paragraph 1.9)	The development plan is at the heart of the planning system with a requirement set out in law that planning decisions must be taken in line with the development plan unless material considerations indicate otherwise. Adopted Plan documents (and associated guidance documents) will continue to be applied and be the starting point for the determination of planning applications until they are formally replaced by adoption of the new Local Plan. Policies emerging in this new Local Plan may however be given some weight in determining planning applications. This will be determined in line with ~~paragraph 48 of~~ the NPPF.
MM002	Page 14, Place (Paragraph 2.19)	Blackburn is situated on the River Blakewater and Darwen is located within the valley of the River Darwen. ~~A number of rural areas in the south of the Borough have been categorised as high priority areas, as has most of Darwen.~~ **Natural England has historically identified several areas as priorities for investment in flood management measures at the catchment-wide level. This includes measures such as stewardship agreements and land management arrangements. There are several such areas within Blackburn and Darwen, mostly to the south of the Borough around Darwen itself and the rural areas.** The built up areas of Blackburn and Darwen are vulnerable to pluvial flood risk on a localised basis so consideration should be given to permeability of surfaces, SUDs and green infrastructure as well as urban heat island effect. Good design can maximise the benefits of the natural surroundings to ensure the development site responds positively to the natural and existing built surroundings.
MM003	Page 21, CP1: A Balanced Growth Strategy (Part 1(ii))	CP1: A Balanced Growth Strategy The distribution of development – a balanced distribution of growth will take place to ensure that settlements receive levels of growth that are broadly proportionate to their existing size and role; **to promote an effective use of land, development should seek to prioritise and maximise the use of suitable brownfield land and, where relevant, support land remediation**; ~~and~~
MM004	Page 23: CP2: The Spatial Approach (Part iv)	Countryside Areas - outside villages, within the designated Countryside Areas, the amount of new development will be tightly limited. Individual opportunities that help to diversify the rural economy or support tourism will be supported where they are appropriate in nature and scale to the rural area. **Support will also be given to residential developments that propose the viable re-use of heritage assets (to secure their future); that propose the re-use of redundant or disused buildings and can enhance immediate settings; or that propose the subdivision of existing residential buildings.** If major developed sites within the open countryside become available for redevelopment, the priority will be

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification
		to minimise the amount of new development that takes place and the level of activity that a new use generates, while securing a satisfactory outcome of renewal considering landscape and biodiversity impacts.
MM005	Page 24; CP2: The Spatial Approach (Paragraphs 3.14-3.17)	Additional minor modifications to the existing Green Belt boundary are included on the Policies Map. These relate to ~~improving the alignment of the urban/village boundaries with ground features and resolving~~ **improving the alignment of the Green Belt with the borough boundary to address** mapping **anomalies** ~~inconsistencies or errors~~ from the previous Local Plan which did not include the same level of digitisation and online map provision. These can only be rectified through a Local Plan review process. The Polic**ies**~~y~~ Map identifies the revised Green Belt boundary for Blackburn with Darwen. Land within the Borough's Green Belt will be strictly protected from inappropriate development in accordance with national policy. **Countryside Areas** In addition to the Borough's Green Belts, which have a specific purpose in preventing the uncontrolled growth of the urban area, Blackburn with Darwen also has large areas of open countryside. These areas are a valuable resource, serving environmental functions as important habitats and landscapes, social functions as areas for our communities to enjoy and interact with the countryside, and economic functions as the base of our rural economy. These economic uses will include development needed to sustain or encourage local employment as part of the diversification of the rural economy as opposed to that which could be more appropriate in urban or village areas. Policy CP2: The Spatial Approach aims to preserve what is important in the countryside and manage change in a way that balances sometimes competing pressures. **Where major redevelopment is proposed, planning applications will need to identify a clear need for the use, assess the impacts on the countryside and provide any appropriate mitigation measures.**

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification
MM006	Page 27, Policy CP3: Health and wellbeing	1. To help tackle health inequalities in the Borough, new development will be required~~, as far as it practicable,~~ to: i. Maximise its contribution to enable and support health and wellbeing outcomes; ii. Avoid or mitigate any potential negative impacts of new development (such as adverse impact on air or water quality, loss of shared or open space and the Green and Blue Infrastructure network, including Nature Recovery Networks); iii. Support healthy lifestyles, including the adoption of Active Design and active travel principles to make physical activity an easy, practical and attractive choice; ~~and~~ iv. Consider the local food environment, including access to local food shops and integration of community food growing**; and** v. **Ensure that the needs of the Borough's ageing population are addressed, and that older people have increased access to support, care, companionship and appropriate accommodation (in line with Policy CP4).** ~~2. A Health Impact Assessment (HIA) is required for all development that requires an Environmental Impact Assessment (EIA) and any other proposal where the local planning authority considers it appropriate.~~

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification
MM007	Page 28; Policy CP3: Health and wellbeing (Paragraphs 3.25-3.26)	Policy CP3 will ensure these design principles and guidelines are central to all development proposed in the Borough. **To help developers demonstrate good design, the Council encourage the use of accreditation schemes including** BREEAM, Home Quality Mark (HQM) and CEEQUAL, **(each designed by the Building Research Establishment (BRE)), to evidence that buildings are well designed and sustainable with positive impacts on health and wellbeing and low impacts on the environment at all stages** ~~are all schemes that can be used to ensure that the high-level principles of active design are met and implemented where possible during each stage~~ of a project's lifecycle**. Whilst encouraged, the use of these schemes is optional, with the exception of the BREEAM requirements set through Policy DM12. The Council will also apply Healthy Streets principles where relevant, in line with Policy DM29.** To ensure that development promotes and contributes to a healthy living environment, proposals should consider health outcomes at pre-application stage, taking into account relevant adopted strategies and policies. Policy CP3 requires a Health Impact Assessment to accompany the most significant new development proposals over the plan period to maximise the opportunities for promoting healthy lifestyles within new development. This will include any application subject to Environmental Impact Assessment but also additional schemes that the Council considers significant in terms of their proposed use and/or location. **A screening toolkit is included within the Planning for Health Supplementary Planning Document (SPD) which applicants can use to assess whether their proposal would require a HIA. The Council will update this SPD following adoption of the new Local Plan.** The fundamental principles of how to carry out good quality Health Impact Assessments are set out in the Department of Health's 'Health Impact Assessment Tools' (2010). Developments should consider how their proposals can improve the local food environment for both consumption and production of healthier food options, for example through incorporating on-site community food growing spaces, ensuring landscaping is flexible so that spaces may be adapted for growing opportunities and increasing access to healthy food convenience stores.

MM008	Page 29; Policy CP4: Housing Development	**Housing requirement, location and delivery** 1. The Council will seek to deliver a minimum of 447 net new dwellings per annum (dpa) over the plan period in 2021-2037 in line with the mix set out in Policy DM**0**3. **This equates to a total of 7,152 dwellings over the 16-year Plan period.** Suitable land will be allocated. 2. A range of site sizes and locations will be provided, **along with support for development on urban windfall sites (including underutilised or previously developed land).** Site allocations are identified in the Housing Growth Allocation Policies. A new strategic housing site (Policy H195) in North East Blackburn will be allocated to ensure delivery of the qualitative and quantitative housing requirement for this plan period, and provide additional land for beyond the plan period. 3. The housing trajectory sets out the projected rate of housing delivery over the plan period. The Council will monitor delivery rates annually and take action as necessary to ensure that adequate delivery rates are maintained. **Affordable housing needs** 4. On developments of 10 or more dwellings ~~at least~~ 20% of homes delivered will be expected to be affordable units **and to have regard to** ~~in accordance with Policy DM5 and~~ the Council's ~~Affordable Housing Guide for Developers SPD~~ **Developer Contributions and Affordable Housing SPD**. 5. **Developments that propose to include a higher number of affordable homes on site than required by Policy CP04 will be supported in principle subject to a detailed assessment of demand in the wider housing area.** 6. **In meeting the identified Affordable Housing target, the Council will take into account issues affecting delivery including: availability of grant; evidence on the economic viability of individual developments; and up to date evidence on market conditions.** 7. **The type of affordable housing provided should meet the requirement for at least 25% of the affordable units to be First Homes and then seek to meet the needs identified in the latest housing evidence in terms of type, tenure, size and suitability to meet the needs of specific groups. Any local eligibility criteria will be set out in the Council's Developer Contributions and Affordable Housing SPD.** **Self and Custom Build Housing** ~~5. The Council will identify sufficient plots and grant planning permission for self-build and custom-build housing to meet the need set out on the Council's register.~~

		8. The Council will support proposals for self-build or custom-build housing (that accord with other relevant policies). **9. For sites proposing multiple self-build or custom-build units, the Council will require a Design Code to be prepared to ensure that there is a consistent and cohesive approach to design.** **Housing for Older and Vulnerable People** ~~6. In residential developments of 10 dwellings or more, at least 20% of homes should be deemed appropriate to accommodate the needs of older and vulnerable people. The nature of this provision will be determined on a site-by-site basis depending on demand in a particular area and the site context and may incorporate bungalow provision, lifetime homes, or accessible and adaptable homes in line with Policy DM3.~~ **10. New development will be expected to contribute towards meeting the needs of older and vulnerable persons' accommodation in line with Policy DM03.** **11.** The overall need for new care home beds, and housing units with support and care over the plan period will be identified through a local strategic assessment (which will be updated by commissioners on a regular basis). The Council will support applications for supported and extra care housing as a component of this supply that are: a. In line with strategic demands and supported by the Council's commissioning team; and b. Are in accessible locations and in accordance with other relevant policies in the Plan; **Gypsy and Traveller pitch requirement, location and delivery** **12.** A need for a minimum of 17 net additional gypsy and traveller pitches is identified between **2021-2037** ~~2018-2037~~, along with a need for 5 new transit pitches~~. The Council will allocate specific sites to provide at least five years' supply of gypsy and traveller provision.~~ Site allocations are identified in the Gypsy and Traveller Growth Site Allocation Policies. **13.** Development that would result in the loss of existing permanent pitches **or allocations** or sites that are authorised for gypsy and traveller use will not be supported unless evidence is provided: a. clearly demonstrating that there is an overall surplus of pitches in the Borough; or b. alternative provision is proposed elsewhere in accordance with policy DM04.

MM009	Page 30; Policy CP4 (Housing Development) (Paragraphs 3.30-3.44)	**Housing requirement, location and delivery** **<u>The Council will make provision for at least 7,152 net new homes across the Borough during the Plan period 2021-2037.</u>** The Council's updated Housing and Economic Needs Assessment (HENA) (2021) estimates a need for 447 net new dwellings per annum to support the economic growth scenario for the Borough. This is an increase from the estimated need of 411 net new dwellings in the 2018 HENA. The 447 new dwellings per annum is to be seen as a minimum requirement, with no maximum cap. The increase in the housing needs figure (from 411dpa to 447 dpa) is explained by: i. updated demographic data showing changes in the base population and economically active population in the Borough; ii. an updated economic growth scenario which is driven by historic performance as well as known market signals and planned investment (further details are set out under CP10); and iii. the tie of housing requirements to forecast jobs growth over the plan period assuming a commuting ratio of 1:1 (i.e. no net in commuting)[22] Policy CP4 confirms that the Council will plan to deliver housing to align with the economic growth scenario. Sufficient Housing Growth Allocations are identified to provide flexibility and for competition and choice. This will help to support an increase in household formation rates in the Borough which the HENA highlights as having been suppressed over recent years. This in turn will help to reduce overcrowding which is believed to have played a significant contributing factor to the spread of Covid-19 in Blackburn with Darwen. **<u>The Council will continue to keep the housing supply position in the Borough under annual review through its annual monitoring process. If the supply of new homes does not keep pace with the minimum annual requirement over three consecutive monitoring periods and the housing trajectory over the full plan period, then the Council will produce a housing delivery action plan to help assist delivery or trigger a review of the Plan if deemed necessary.</u>** Further details of the specific sites that will help meet the identified housing need are provided in the Housing Growth Allocation section of this Plan, and the housing trajectory is set out in Appendix B. **Affordable housing need** The HENA identifies the need for affordable housing in the Borough **<u>– analysis suggests a need for 108 affordable homes per annum in Blackburn with Darwen; however, the study does note that this should not be directly taken as a target.</u>** The evidence suggests that affordable housing delivery should be maximised where opportunities arise, particularly of affordable housing to rent. NPPF's definition of affordable housing now also includes households who are unable to access the private rented sector but who cannot afford to buy. The HENA highlights that there is limited evidence for a need for this

		type of housing in Blackburn with Darwen – the typical cost of housing to buy in the area (in the second-hand market) is sufficiently affordable such that there is no need for a discounted new build product. Affordable housing that provides rental or shared ownership products should be retained in perpetuity, either through retaining benefits for all future occupiers, or for the subsidy to be recycled for alternative affordable housing provision. ~~The Council will provide further details in its Affordable Housing Guide for Developers SPD.~~ **Further to the findings set out in the HENA, and the requirements of the NPPF for at least 10% of the total number of homes to be available for affordable home ownership, the Council has prepared the Local Plan (and its viability evidence) based on the following assumed tenure split: 50% affordable rent, 25% shared ownership, and 25% first homes. Details as to how the Council will approach this on a site-by-site basis are set out in the Affordable Housing Guide for Developers SPD. The Council will provide further information through successor documents (such as the proposed Developer Contributions & Affordable Housing SPD).** **In the first instance the Council will look to secure affordable housing on site however Policy CP4 acknowledges that off-site provision via commuted sums may be appropriate in limited circumstances. This would be discussed at pre-application/planning application stage with applicants and would be based on a number of factors existing at that point in time, including areas of identified affordable housing need and land availability. Final proposals will rely on Registered Provider (RP) partners' deliverability and scheme viability. Further details on the mechanisms and circumstances for off-site provision of affordable housing will be provided in the Developer Contributions & Affordable Housing SPD.** **Self and custom build housing** In line with the Government's aspirations to enable more people to build their own homes, the Council will consider applications for self- **and custom-** build properties favourably. **Since 2015, the Government have required Councils to keep a 'Self and Custom Build (SCB) Register' to record demand for self and custom build housing in their area. Councils must then grant permission for enough suitable development plots to meet the demand for SCB homes (in accordance with accompanying national guidance). The Council continue to manage and monitor demand and supply, using their SCB Register and planning data. It expects the majority of SCB supply to be provided through small-scale windfall sites, but the Council are also supportive of SCB housing delivered as part of larger development sites.** ~~Since 2016, the Council has kept a register of people who are interested in self or custom built housing and have used this (alongside planning permissions previously granted) to identify sufficient sites to meet the requirement in the Borough.~~ **In addition,** ~~T~~the Local Plan identifies eight self-build plots in Queen's Park, Blackburn as part of Housing Growth Site allocation H068 **which**

		are expected to support the supply of SCB housing. The Council will seek to ensure that sufficient numbers of appropriate plots are granted permission to meet the need identified by the Council's Self and Custom Build Register. **For sites involving the provision of multiple self- or custom-build plots, the Council will expect a Design Code to be prepared, to provide relevant guidance on design, including a holistic site-wide approach to the design and delivery of on-site infrastructure (e.g. water and wastewater), building heights, roof-lines, colour palettes, materials, boundary treatments and sustainability considerations. This is to ensure that a consistent and cohesive design is achieved, whilst still providing freedom for individual developers.** **The Council consider this provides a flexible approach to support the delivery of SCB serviced plots. To safeguard SCB delivery where a major residential site allocation or planning permission commits to the delivery of SCB plots and SCB housing is subsequently not deemed to be deliverable, then the Council will expect evidence of appropriate marketing (for a minimum of 12 months) to be provided before considering whether those plots can be built out as market housing. This is to ensure there is sufficient opportunity for persons wanting a SCB plot to obtain a SCB plot.** **The demand, supply and delivery of SCB plots/housing will be reported through the Council's Authority Monitoring Report.** **Housing for older and vulnerable people** ~~The HENA highlights a notable increase projected in the older person population over the plan period, with the total number of those aged 65 and over expected to increase by over 28%, and those aged 80 and over expected to increase by 46%. Given this trend and the higher levels of disability and health problems amongst older people other vulnerable groups, there is likely to be an increased requirement for suitable housing. This could include bungalows and/or homes built to the M4 (2) and/or M4 (3) accessibility standards.~~ ~~New development will be expected to contribute towards meeting the needs of older and vulnerable persons' accommodation However a~~**A**ttitudes and demand for housing with care have changed dramatically over the last few years which will impact upon previous projections of need for specialist housing options moving forward. The need for these forms of housing will be set out by the Council in a local strategic assessment[1], and include an annual statement. The Council may also provide a formal Market Position Statement in partnership with the County Council and the Health and Social Care Partnership. These will be used by

the Council's commissioning team to inform whether or not new developments can be supported in line with Policy CP4.

Figures set out below show the latest strategic assessment for specialist housing types indicated by 5-year period. These are provided as indicative only as these will be subject to change through the annual statements to be published by the Council. All figures provided are cumulative requirements over the period stated and represent lease/sale requirements (no rented units).

Table 2: Indicative needs for specialist housing types

	2021	**2025**	**2030**	**2037**
Sheltered housing	22 units	105 units	163 units	257 units
Enhanced sheltered housing	5 units	26 units	43 units	69 units
Extra care housing	0 units	0 units	0 units	20 units
Registered care beds	0 units	52 units	135 units	267 units

The adopted Blackburn with Darwen Residential and Supported Accommodation Planning Advice Note provides further advice and clarification on how the Council will ensure that good quality accommodation is available in appropriate premises and locations within the Borough to meet the needs of vulnerable people requiring care and support. Policy DM39: The Effect of Development on Public Services will be particularly relevant in such decisions.

Gypsy and travellers

The Council's Gypsy and Traveller and Travelling Showperson Accommodation Assessment (GTAA) evidenced **a 'cultural'** ~~the~~ need **for 42 additional permanent pitches and a PPTS need** for 17 additional permanent and 5 transit gypsy and traveller pitches in the Borough over the period 2018-2037. With the plan now covering the period 2021-2037 there is a need to extrapolate these figures to identify the **requirement over the plan period. Since no additional pitches have been provided between 2018 and 2021, it can be concluded that this need remains. An overall need for 17 pitches will therefore be required between 2021-2037.** ~~need to extrapolate these figures to identify the 5 year Local Plan need for additional pitches between 2021-2026.~~

The GTAA identified a residual need for 4 additional permanent pitches between the 6 year period 2018/19 – 2023/24. As there has been no new pitches delivered within the Borough since 2018/19, it can be assumed that this need remains. In addition to providing an extra 2 pitches to cover years 2024/25 and 2025/26, a total requirement of 6 additional pitches is needed between 2021-2026.

		The Council has identified **a** specific, deliverable site~~s~~ **at George Street West (GT213) which will provide 5 permanent pitches within the 5 year period. An additional site at Branch Road, Lower Darwen has recently been developed which will ensure the 5 year requirement is fully met. Although currently unauthorised, the Council is working with the landowner to submit a planning application to formalise the site.** ~~to meet this requirement through Policy CP4 and Gypsy and Traveller Growth Allocations of the Local Plan.~~ **It is envisaged the remaining need over the plan period, including any additional need arising from those Gypsies and Travellers in the Borough meeting the cultural definition, will be met through windfall pitch developments that come forward in the urban area in line with Policy DM04.** ~~Broad locations for growth are also identified for years 6-15 of the plan within the urban area of the Borough. Any proposals for new pitches coming forward in these broad locations will be subject to consideration of Policy DM04.~~ No requirement for travelling showperson plots was identified in the GTAA. **The Plan's approach to Gypsy and Traveller pitch provision will be considered again at Local Plan review stage to ensure it remains effective in meeting the pitch requirements over the plan period to 2037.** To ensure that the number of unauthorised developments and encampments are minimised, existing sites approved for Gypsy and Traveller use will be safeguarded from re-development. The only circumstances under which re-development of existing sites will be approved is where clear evidence can be provided that there are sufficient pitches in the Borough over the plan period, or alternative provision that satisfies all other relevant policies (particularly DM**0**4) can be provided.

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification
MM010	Page 32; Policy CP4: Housing Development (additional footnotes in Paragraph 3.41)	[Following word 'cultural'] **Which includes the needs of Gypsies and Travellers who have stopped travelling on a permanent basis.** [Following word 'PPTS need'] **Those Gypsies and Travellers meeting the definition contained within the Planning policy for traveller sites (PPTS); DCLG August 2015** [Following word '17 pitches'] **Based on PPTS need**
MM011	Page 34; Policy CP5: Climate Change and supporting text	*[Due to length of changes please refer to Appendix A of this schedule / consolidated plan for details of changes]*
MM012	Page 37; Policy CP6: Natural Environment and supporting text	*[Due to length of changes please refer to Appendix B of this schedule / consolidated plan for details of changes]*
MM013	Page 39; Policy CP7: Historic Environment	1. The Council will, through decision making and fulfilling its wider functions, proactively manage and work with partners to protect and enhance the significance, character, appearance, and archaeological and historic value of the Borough's heritage assets. This will include exploring opportunities to aid the promotion, understanding and interpretation of important heritage assets as a means of reinforcing the Borough's identity and maximising wider public benefits. 2. The Council will support proposals that positively conserve and where appropriate enhance the Blackburn and Darwen's Historic Environment and heritage assets, including their setting. 3. Key elements which contribute to the Borough's identity and distinctiveness, and which therefore will be a priority for safeguarding and enhancing into the future, includes: i. The Borough's distinctive historic character predominantly of stone and red brick buildings set against the significant backdrop of the West Pennine Moors; ii. The legacy of mill buildings and their associated infrastructure including engine houses, chimneys and mill lodges and the relationship to nearby terraced workers housing; iii. The network of historic open spaces, parks, gardens, and cemeteries; iv. Pre-industrial farmhouses and weavers cottages;

<table>
<tr><th>MM. No.</th><th>Page/Policy/Para of Publication Local Plan (SD1)</th><th>Proposed Main Modification</th></tr>
<tr><td></td><td></td><td>
v. The Leeds and Liverpool canal which forms part of the strategic and local green-blue infrastructure network, linking development opportunities, urban and rural communities, as well as habitats, and is an important non-designated heritage asset;
vi. The significant number of undesignated assets from the period of prolific historical growth in the 19th Century that are not protected and could be under threat from loss.

~~4. In addition to fulfilling its statutory obligations, the Council will:~~

~~i. Develop a positive strategy to safeguard the future of any heritage assets at risk;~~
~~ii. Promote heritage-led regeneration and development;~~
~~iii. Seek to recognise currently unidentified local heritage assets;~~
~~iv. Produce / update conservation area appraisals and management plans;~~
~~v. Maximise opportunities to increase the understanding and interpretation of the Borough's historic environment.~~

<table>
<tr><td>Key strategic objective links</td><td>SO5: Built and Historic Environment</td></tr>
<tr><td>Key policy links</td><td>DM26: Heritage Assets</td></tr>
<tr><td>Key supporting docs/evidence</td><td>Blackburn with Darwen Conservation Area Character Appraisals and Development Guides (various)
Heritage assets local list
Lancashire Local List (local-heritage-list.org.uk)
Energy Efficiency and Historic Buildings | Historic England
Lancashire Historic Environment Record
Historic England Guidance Notes
Historic Town Assessment Reports (LCC 2005)
Lancashire Historic Landscape Character Report (LCC 2002)</td></tr>
</table>
</td></tr>
<tr><td>MM014</td><td>Page 39; Policy CP7: Historic Environment (Paragraphs 3.62-3.63)</td><td>As a result, our area has a rich historic environment. It is essential that the most important elements of this are protected as positive assets which will promote ongoing growth. At the same time, the Council does not wish the area to stand still. A key objective therefore is to ensure that change comes forward in a managed way, and is informed by a proper understanding of the evidential, historic, aesthetic and communal significance of the heritage asset.</td></tr>
</table>

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification
		To ensure the historic environment is protected and enhanced, in addition to fulfilling its statutory obligations, the Council will: **I. Develop a positive strategy to safeguard the future of any heritage assets at risk;** **II. Promote heritage-led regeneration and development;** **III. Seek to recognise currently unidentified local heritage assets;** **IV. Produce / update conservation area appraisals and management plans;** **V. Maximise opportunities to increase the understanding and interpretation of the Borough's historic environment.** In addition to our designated heritage assets, Blackburn with Darwen also contains a number of building and other structures **and archaeological sites** that are not formally designated as heritage assets, but which nevertheless contribute to the character of the area. **Some of t**~~T~~hese are identified on the Blackburn with Darwen Local List which will be updated as necessary to ensure a comprehensive record of locally important assets, **others are included on the Lancashire Historic Environment Record (maintained by the County Council) or may be identified during the planning process.** Policy CP7 offers protection to ~~both~~ nationally and locally designated heritage assets **as well as to undesignated assets including archaeological sites, aiming** ~~and aims~~ to maximise opportunities to enhance these assets **and**~~, including~~ their settings.
MM015	Page 40; Policy CP8: Securing High Quality and Inclusive Design	1. The Council will require all new development to be of a high standard of design consistent with principles set out in the National Design Guide**,** ~~and~~ the National Model Design Code**, and relevant local design guidance.** Development that is not well designed will be refused; 2. The Council will require the preparation of masterplans by developers for strategic scale developments~~[1]~~, which ~~will~~ **may** include design codes. The Council will consider the use of planning briefs and design codes on other development sites where appropriate. 3. Any proposed development considered to have a significant impact on local townscape or landscape will be expected to complete a design review at an early stage in its design. **Key strategic objective links**: SO1: Health and Well-being; SO5: Built and Historic Environment **Key policy links**: DM27: Design in New Developments

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification
		Key supporting docs/evidence — National Design Guide (20~~19~~**21**) National Model Design Code (2021) Sport England and Public Health England Active Design (2015) **Local Design Guide documents as referenced in Policy DM27**
MM016	Page 41; Policy CP8: Securing high quality design (Paragraph 3.67)	Developments will be planned carefully with the use of masterplans and design codes including community engagement through the process. This will help to ensure the integration of new and existing communities as well as creating attractive places to live. In appropriate cases, the Council will expect applicants to complete a design review to consider the design quality of proposals. **Such cases may include proposals that are considered likely to have a significant impact on local townscape or landscape, through size, scale or location, or include proposals that set a standard for a local area or where design is a central issue. To maximise effectiveness, a design review should begin in the early stages of a development design.** The Places Matter design review is an independent organisation, hosted by RIBA, and comprised of local design experts **who sit together as a panel to consider schemes and provide advice on design.** The aim of the panel is to promote and encourage high standards in design of the built environment across the North-West.
MM017	Page 41; Policy CP9: Transport and Accessibility	1. New development will be located in the most sustainable locations to minimise the need to travel by car and is easily accessed by non-car means including public transport, walking and cycling. Development which is poorly accessible by non-car means will only be permitted in exceptional circumstances. 2. New development which is likely to generate significant numbers of car journeys will be required to: i. provide a travel plan setting out the measures that the developer, either alone or in conjunction with neighbouring uses, shall adopt to reduce reliance on the use of the private car for journeys to and from the site; and ii. be supported by a transport statement or transport assessment, identifying the effects of the proposals on existing transport systems. Where necessary, developers or operators will provide or contribute to such enhancements of the transport network as are necessary to accommodate these effects. ~~3. The Council will prepare a Travel Plan SPD to provide further guidance on their formulation, implementation and monitoring arrangements.~~

<table>
<tr><th>MM. No.</th><th>Page/Policy/Para of Publication Local Plan (SD1)</th><th>Proposed Main Modification</th></tr>
<tr><td></td><td></td><td>
<table>
<tr><td>Key strategic objective links</td><td>SO1: Health and Well-being
SO2: Accessibility
SO4: Sustainable Transport</td></tr>
<tr><td>Key policy links</td><td>DM29: Transport and Accessibility
DM38: Major Infrastructure Schemes</td></tr>
<tr><td>Key supporting docs/evidence</td><td>Connectivity Studies (2020)
Local Plan Transport Study: Volume 1 Baseline Report (2020)
Local Plan Transport Study: Volume 2 Assessment and Mitigation Report (2021)
Strategic Employment Site Transport Study (2021)
South-east Blackburn Transport Strategy (2021)
Local Transport Plan (2011-2021) – LTP3
Emerging Joint Lancashire Local Transport Plan – LTP4
DfE Manual for Streets (2007)
DfE Manual for Streets (2010)

Appendix H:
<s>Travel Plan SPD (TBC)</s>
<u>Sustainable Transport & Movement SPD</u></td></tr>
</table>
</td></tr>
<tr><td>MM018</td><td>Page 42; Policy CP9: Transport; (Paragraphs 3.70-3.76)</td><td>A number of transport evidence base documents have been prepared to support the Local Plan. These appraise the potential impact of proposed growth sites on the local pedestrian, cycling, public transport and highway networks. They have also identified a wide range of potential interventions and a strategy for improvements to adequately support new developments. These improvements range in scale from strategic to local in nature. Suggested improvements are identified in the Council’s Infrastructure Delivery Plan which sits alongside the Local Plan.

<u>Local policy encourages all new development to be located in the most sustainable locations to minimise the use of private transport and encourage the use of public transport and active travel. Development which is poorly accessible by non-car means will only be permitted in exceptional circumstances and where sufficient justification is provided. This may include proposals in rural</u></td></tr>
</table>

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification
		areas, for example the conversion of buildings in the countryside, where public transport services are limited or pedestrian access by road is difficult. The Blackburn with Darwen Local Transport Plan (LTP3) provided a long term strategy and delivery programme of transport investment and service improvements for the period 2011-2021. A number of transport schemes identified in LTP3 have been successfully delivered, including the Freckleton Street link road, Clitheroe to Manchester rail enhancements and the Pennine Reach rapid bus transport scheme. Work is now progressing between the three Transport Authorities of Blackburn with Darwen, Blackpool and Lancashire to prepare a Joint Lancashire Local Transport Plan 4 (LTP4) covering the period 2021-2046. Emerging key themes are: • Improving access into, between and within areas of economic growth and regeneration; • Improving people's health, safety, quality of life and wellbeing; • Reducing the environmental impact of transport; and • Maintaining our assets. Additional work is ongoing on other transport plans and strategies such as a local Bus Service Improvement Plan (BSIP) and a Local Cycling and Walking Infrastructure Plan (LCWIP). These will be incorporated into a local delivery/implementation plan for the Borough once complete. Public health considerations including the direct health impacts of air pollution, road transport emissions and an invigorated focus on active travel modes are likely to feature prominently within the plan. LTP4 is programmed for adoption in 2022. Initial projects identified in the emerging LTP4 are contained within the IDP and include electric charging vehicle points in the town centres, Blackburn Railway Station redevelopment and the development of new Public Rights of Way in and around Darwen. Any additional updates required to the IDP following adoption of LTP4 will be made accordingly. The policy agenda around smart cities is expected to develop considerably in future years and has the potential to radically change the Borough by the end of the plan period, helping the area to function more effectively. Ambitions and opportunities in this policy area that will have implications on new development in the Borough will be taken into account at the next Local Plan Review stage.

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification
		The Council will prepare a ~~Travel Plan~~ **Sustainable Transport and Movement** Supplementary Planning Document (SPD) to provide additional guidance on implementing **and monitoring** Policy CP9 **(and Policy DM29). The SPD's scope will cover Travel Plans (their formulation, implementation and monitoring arrangements), Car Parking Standards, and the Council's Local Cycling and Walking Infrastructure Plans.** **To help support the transition to carbon neutrality, the Council's Climate Impact Framework (CIF) will be used to assess the extent to which relevant developments have appropriately considered accessibility and transport: for example, whether developments are within reasonable walking distance of bus stops, rail stations and key services. More information will be provided through the Climate Impact Framework SPD.**
MM019	Page 44; Policy CP10: The Economy and Skills (Part 1)	The Council will seek to deliver at least 46.4ha of new employment land over the period 2021-2037. A range of employment and mixed-use sites will be allocated **(or permitted)** ~~to ensure that sufficient, suitable land can provide a minimum of 198,000sqm of new employment floorspace[1] over the Plan period~~ to support future jobs growth, ~~to~~ **provide increased choice to the market, and to account for future anticipated losses (replacement demand).**
MM020	Page 45; Policy CP10: The Economy & Skills (Paragraphs 3.81 – 3.85)	Policy CP10 plans for the minimum land requirement to ensure that the economic growth scenario is fully supported. A portfolio of sites is identified in the Local Plan (including existing commitments) that can accommodate around **270,000sqm** ~~230,000sqm~~ of new employment floorspace. This equates to a buffer of around ~~16%~~ **47%** (on identified floorspace requirements). This approach will allow sufficient flexibility and ensure that a choice of sites is made available to support delivery of the minimum floorspace requirements. Available land includes a proposed new strategic employment site at Junction 5 of the M65, and a range of other employment and mixed-use land allocations. Details of all sites and their expected delivery of new employment floorspace are set out in Appendix C. Development of the new strategic employment site will be expected to follow a masterplan-based approach to avoid potential piecemeal development and ensure that appropriate infrastructure is delivered at the right time. The Council will need to agree on any masterplan prior to development taking place. **Existing Employment Areas**

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification
		Alongside the provision of new employment sites, the Council will focus on protecting existing employment areas. A number of Development Management policies (DM30-32) set the detailed policy framework for these areas. **Education establishments** Existing educational establishments **(referring to all types of provision including further and higher education)** will be protected and enhanced through the Plan period in accordance with Policy CP10. This will help ensure that the Borough attracts and retains skilled and qualified people. Policy CP10 is also clear in supporting new facilities in principle to help ensure the faster delivery of public service infrastructure in line with ~~paragraph 96 of~~ the NPPF. Where the loss of educational facilities may impact on school playing fields Policy DM20: Playing Fields, Indoor and Outdoor Sports Facilities, will apply.
MM021	Page 47; Policy CP11: Town centres and commercial development (Part 3)	Retail proposals located outside the hierarchy of designated centres and above gross floorspace thresholds set out in Policy ~~DM33~~ **DM35** will also be required to undertake a retail impact assessment.
MM022	Page 49; CP12: Infrastructure and delivery (Parts 5 & 6)	~~5.The Local Plan Viability study has informed the minimum contribution that sites are expected to be able to provide and these are set out in the relevant Growth Allocations policies and supporting text to Policy CP12 for non-allocated sites. These will be used to help determine appropriate S106 requirements taking into account expected sales values, development densities and cost assumptions on each development. A Developer Contributions SPD will be prepared to support delivery of Policy CP12.~~ 6. Where a developer seeks to negotiate a reduction in ~~standards~~ **the policy requirements** that would normally apply to development, or a form of development that would not normally be acceptable, on grounds of financial viability, the Council will require the developer to supply evidence as to the financial viability of the development.
MM023	Page 49; CP12: Infrastructure and delivery (Footnote 35)	~~The policy approach of identifying minimum feasible contribution rates is provided as an indication only. The onus is on the developer to assess their application prior to submission in the context of the findings and assumptions set out in the Plan Viability Study which will then inform any S106 requirement.~~
MM024	Page 50; CP12: Infrastructure and delivery	In order to determine the level and range of developer contributions (including 'in kind' or financial contributions that can be sought without prejudicing the financial viability of different types of development in different areas of the Borough), a Plan Viability Study has been prepared as part of the Local Plan

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification
	(Paragraphs 3.99-3.103 & Table 3	evidence base. ~~This has been used to identify the expected minimum contributions set out in the respective Growth Allocation policies and Table 3 below.~~ Any S106 requirements will be sought in line with the full findings of the Plan Viability Study and ~~paragraph 57 of~~ the NPPF where they are: • 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. The Council will prepare a Developer Contributions SPD to help support the delivery of infrastructure in the Local Plan. It will provide further clarity to developers, officers, stakeholders and local residents about the overall approach to seeking developer contributions. This will include how the Council will apply the Plan Viability Study to determining appropriate S106 requirements for non-allocated sites. It will also expand upon aspects such as how calculations on education contributions will be determined, and how the Sport England Sports Facility Calculator and Playing Pitch Calculator will be used. Environmental Opportunity Areas are identified on the ~~Policy Map~~ **Policies Map**. Some of these areas are identified as playing a role in the delivery of biodiversity net gain where this is not feasible on-site. Such schemes would be considered to be part of the appropriate matters to be funded under part 2ix of Policy CP12. The Council will use any Developer Contributions SPD to provide further details on the role that an Environment Fund in the Borough could play in delivering such infrastructure. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment to be submitted at the application stage. A clear explanation for the reasons why, in accordance with the Planning Practice Guidance[2] (PPG), will be expected. Any reduction in planning contributions will then only be permitted where it can be clearly justified through a robust site-specific financial viability appraisal (FVA). The FVA should be prepared on an open book basis in accordance with the requirements of the PPG and associated RICS Guidance and will include full supporting evidence and explanation to justify all costs and revenues. The level of detail required in such an appraisal will always be proportionate to the scale and complexity of the development proposed. The FVA will be expected to include details of the purchase price for the land and expected developers profit return together with an assessment of benchmark land value

[2] https://www.gov.uk/guidance/viability

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification
		prepared in accordance with the PPG. FVAs will be independently appraised and the developer will be expected to pay for this[3]. A Phasing and Delivery Strategy will be required for larger developments that are to be delivered over a number of years/phases. The Strategy must demonstrate communication with infrastructure providers and outline how each phase interacts with other phases. When necessary, the Strategy must be updated to reflect any changing circumstances between each phase(s). Any associated strategies must be consistent with the updated site wide Infrastructure Strategy. Where planning contributions are secured (regardless of the mechanism of securing those funds) the Council will report annually on total payments received, works committed and projects delivered. This information will be set out in the Infrastructure Funding Statement (IFS) and published on the Council's website. The IFS also details the approach to charging monitoring fees as part of S106 agreements in the Borough. ~~Table 3 provides an indication of the expected minimum levels of planning contributions that proposals for new residential development will be expected to be able to bear on non-allocated sites where infrastructure/mitigation is required. Further details will be set out in an SPD including how these values are likely to change over time. An SPD will also cover instances whereby S106 contributions may be sought for minor residential windfall sites (<10 dwellings) which are not subject to affordable housing or open space contributions.~~ ~~Figures set out in Table 3 are in addition to the specific policy requirements set out elsewhere in the Local Plan that will have direct cost implications on new development (e.g. affordable housing provision at 20%, water efficiency measures, SuDs, onsite open space and play, playing pitch contributions, biodiversity net gain and provision of electric vehicle charging points). They are based on cost and density assumptions set out in the Local Plan Viability Study and therefore represent indicative minimums only. Where these assumptions vary to specific proposals coming forward then any S106 requirements will also vary.~~ ~~Contributions are split by the following site typologies as defined in the Local Plan Viability Assessment:~~ ~~• Primary sites are predominantly greenfield sites in higher value areas, many of which are located on or close to the existing settlement boundary. These sites are likely to be developed at a density of around 30 dwellings per net developable hectare, and will provide a range of house types including detached dwellings and a number of larger 4 and possibly 5 bed houses;~~

[3] Full details, including costs, are set out on the Council's webpage at https://www.blackburn.gov.uk/planning/planning-permission-applications/developer-contributions

<table>
<tr><th>MM. No.</th><th>Page/Policy/Para of Publication Local Plan (SD1)</th><th>Proposed Main Modification</th></tr>
<tr><td></td><td></td><td>~~• Secondary sites are in the majority brownfield site although there are also a small number of greenfield sites. The sites are mainly infill sites within the existing settlement areas and in some cases may be situated in slightly lower value areas in comparison with the primary sites. Development will typically take place at a slightly higher density of 35 dwellings per net developable hectare; and~~
~~• Tertiary sites are brownfield sites situated in the older, inner urban areas of the Borough and will be developed at a higher density of around 45 dwellings per hectare with a greater number of smaller dwellings.~~

~~*Table 3: Indicative minimum planning contributions that new development is expected to be capable of providing (assuming Local Plan Viability study assumptions and in addition to other Local Plan policy requirements including 20% affordable housing provision and play provision on-site)*~~
<table>
<tr><th>~~Site Type~~</th><th>~~Greenfield~~</th><th>~~Brownfield~~</th></tr>
<tr><td>~~Primary (30dph)~~</td><td>~~10-49 units (£1,200/dwelling)
50-99 units (£0/dwelling)
100-149 units (£3,300/dwelling)
150-249 units (£3,400/dwelling)
250-499 units (£5,800/dwelling)
500-749 units (£8,600/dwelling)
750+ units (£9,000/dwelling)~~</td><td>~~10-249 units (£0/dwelling)
250+ units (£2,400/dwelling)~~</td></tr>
<tr><td>~~Secondary (35dph)~~</td><td>~~10-24 units (£0/dwelling)
25-49 units (£1,500/dwelling)
50-149 units (£0/dwelling)
150+ units (£2,600/dwelling)~~</td><td>~~£0/dwelling~~</td></tr>
<tr><td>~~Tertiary~~</td><td>~~n/a~~</td><td>~~£0/dwelling~~</td></tr>
</table></td></tr>
<tr><td>MM025</td><td>Page 57;
Policy DM2: Protecting Living and Working Environments</td><td>1. Development will be permitted where it can be demonstrated that:

i. It will, in isolation and in conjunction with other planned or committed development, contribute positively to the overall physical, social, environmental and economic character of the area in which the development is sited;
ii. It would secure a satisfactory level of amenity and safety for surrounding uses and for existing and future occupants or users of the development itself, with reference to noise,</td></tr>
</table>

<table>
<tr><th>MM. No.</th><th>Page/Policy/Para of Publication Local Plan (SD1)</th><th>Proposed Main Modification</th></tr>
<tr><td></td><td></td><td>vibration, odour, light, dust, other pollution or nuisance, privacy / overlooking, open space provision and the relationship between buildings;
iii. In the case of previously developed, other potentially contaminated or unstable land, a land remediation scheme can be secured which will ensure that the land is remediated to a standard that provides a safe environment for occupants and users and does not displace contamination. <u>Any development identified as being located in Coal Authority High Risk Areas will be expected to submit a Coal Mining Risk Assessment;</u>
iv. The development will have a neutral or positive impact on air quality. A comprehensive mitigation strategy will be required for any development likely to give rise to a deterioration of air quality; and
v. The development incorporates positive measures aimed at reducing crime and improving community safety, including appropriate detailed design, the provision of adequate facilities for young people, and the creation of a suitable mix of uses.

<table>
<tr><td>Key strategic objective links</td><td>SO1: Health and well-being</td></tr>
<tr><td>Key policy links</td><td>CP3: Health and Well-being</td></tr>
<tr><td>Key supporting docs/evidence</td><td>Blackburn with Darwen Air Quality Planning Advisory Note (2018)
<u>Blackburn with Darwen Residential Amenity Planning Advisory Note (TBC)</u></td></tr>
</table></td></tr>
<tr><td>MM026</td><td>Page 57; Policy DM2: Protecting Living and Working Environments (Paragraph 4.18)</td><td>The protection of amenity covers both living and working conditions. This means firstly that new development should provide for adequate day-to-day living and working conditions for those who will be occupying it. Secondly, it means that development should not have undesirable amenity impacts on the living conditions of neighbouring residents or compromise the continued operation of uses and activities which are already established in the locality<u>. Further details on how the Council will protect residential amenity through the planning process will be set out in a Residential Amenity Planning Advisory Note.</u></td></tr>
<tr><td>MM027</td><td>Page 58;
Policy DM3: Housing mix,</td><td>1. All new major housing schemes will be expected to widen the choice of housing types available in Blackburn with Darwen, reflecting the Council’s latest evidence of housing need and market demand.</td></tr>
</table>

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification
	standards and densities	2. All new dwellings must comply with the nationally described space standards, and optional higher water efficiency standards (equivalent to 110 litres/person/day). 3. **In residential developments of 10 dwellings or more, at least 20% of homes should be deemed appropriate to accommodate the needs of older and vulnerable people unless specific site conditions make this impractical or unviable. The nature of this provision will be determined on a site-by-site basis depending on demand in a particular area and the site context and may incorporate bungalow provision or accessible and adaptable homes in accordance with Part M4(2) of the Building Regulations.** ~~In residential schemes of 10 dwellings or more, at least 20% of homes should be built to the 'accessible and adaptable' standard in Part M4 (2) of the Building Regulations, unless specific site conditions make this impractical.~~ 4. **In residential schemes of 10 dwellings or more,** the Council will ~~also~~ seek 5% of new homes to be wheelchair **adaptable** ~~accessible (or easily adaptable)~~ in accordance with Part M4(3~~a~~) of the Building Regulations **unless site specific factors or other circumstances are demonstrated to make the site unsuitable or unviable.** 5. To ensure the best use of land and buildings new housing developments will be expected to achieve minimum density standards of 45 dwellings per hectare (dph) (net developable area) in town centres and other locations that are well served by public transport. Minimum densities of between 30 -35dph (net developable area) will be considered appropriate in other locations. 6. Other variations in density may be needed**, for example** ~~in order~~ to mitigate harm to a heritage asset and/or relate to local character~~, for example~~. Densities will be expected to have a positive relationship with the existing character of a place, any distinctive features, the historic environment and the surrounding landscape. Site-specific densities may be introduced through area-based character assessments, design guides, design codes or masterplans in line with ~~paragraph 125 of~~ the NPPF. 7. **Design and access statements will be required to clearly set out which of the relevant standards required by Policy DM03 will be met through the development. Requirements of Policy DM03 apply to all new dwellings, including those created through conversion or subdivision**. **Key strategic objective links**: SO1: Health and Well-being

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification
		<table><tr><td></td><td>SO3: Housing needs SO5: Built and historic environment</td></tr><tr><td>**Key policy links**</td><td>CP4: Housing Development **CP12: Infrastructure and Delivery**</td></tr><tr><td>**Key supporting docs/evidence**</td><td>Housing and Economic Needs Assessment (2018) Housing and Economic Needs Update (2021)</td></tr></table>
MM028	Page 59; Policy DM3: Housing mix, standards and densities (Paragraph 4.25)	The National Planning Practice Guidance provides the basis for the Council to set standards relating to the optional technical standards on space, water and accessibility. The Council has used its HENA and Plan Viability Study to inform the requirements for these standards in the new Local Plan. The construction costs of the optional technical standards have all been applied in the Local Plan Viability Study. This work has involved specific consultation with the development community. Evidence demonstrates that the standards are needed and deliverable. **In accordance with Policy CP12(6), applicants will therefore need to submit evidence of any site-specific factors or other circumstances that can demonstrate why the site may be unsuitable or unviable and therefore policy requirements cannot be met, for example where step free access cannot be achieved.** **The HENA highlights a notable increase projected in the older person population over the plan period, with the total number of those aged 65 and over expected to increase by over 28%, and those aged 80 and over expected to increase by 46%. Given this trend and the higher levels of disability and health problems amongst older people other vulnerable groups, there is likely to be an increased requirement for suitable housing. This could include bungalows and/or homes built to the M4 (2) and/or M4 (3) accessibility standards.**
MM029	Page 60; DM4: Assessing Planning Applications for Gypsy, Traveller and Travelling Showpeople Sites (Part 1 (v))	Have good vehicular and pedestrian access from the highway, **be in reasonable proximity to public transport accessibility,** and prioritise walking and cycling;
MM030	Page 61;	DM Policy 5 (DM05): ~~Affordable Housing and~~ Rural Exception Sites

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification
	Policy DM5: Affordable Housing and Rural Exception Sites (Paragraph 4.32)	~~The provision of affordable housing to meet the Borough's identified need is an important objective of the Local Plan and is set out in Core Policy CP4: Housing Development.~~ Policy DM05 **sets out** ~~below provides additional detail on affordable housing requirements in addition to~~ our approach to assessing proposals for development located outside of village boundaries to meet a local affordable housing need.
MM031	Page 61; Policy DM5: Affordable Housing and Rural Exception Sites (Parts 1 & 2)	~~Affordable Housing~~ ~~1. In meeting the identified Affordable Housing target set out in CP4: Housing Development, the Council will take into account issues affecting delivery including: availability of grant; evidence on the economic viability of individual developments; and up to date evidence on market conditions.~~ ~~2. The type of affordable housing provided should meet the requirement for at least 25% of the affordable units to be First Homes and then seek to meet the needs identified in the latest housing evidence in terms of type, tenure, size and suitability to meet the needs of specific groups. Any local eligibility criteria will be set out in the Council's Affordable Housing Developers Guide.~~
MM032	Page 62; Policy DM5: Affordable Housing and Rural Exception Sites (Paragraph 4.33)	~~4.33 In accordance with Policy CP4, and the expectation set out in paragraph 63 of the NPPF, affordable housing should be on site unless robustly justified. In assessing any potential variation to the overall target requirement set out in Policy CP4: Housing Development for affordable housing within a new development scheme, consideration will be given, through negotiation with the Council, to "open book" evidence supplied by the developer relating to the viability of individual developments.~~
MM033	Page 64; Policy DM6: Houses in Multiple Occupation (HMO) (Paragraph 4.42)	Where ~~appropriate~~ **justified** the Council may impose occupancy conditions on any planning **permission** ~~application~~ for other forms of accommodation that may otherwise revert to HMO use or alternative inappropriate accommodation (for example temporary sleeping accommodation such as Airbnb) **without the need to seek further planning approval. This is to ensure the Council can continue to manage HMO/temporary accommodation to protect local amenity. Conditions will be justified where the Council determine occupancy restrictions are needed to protect local amenity.**
MM034	Page 65: DM7: Conversion of Buildings in the Countryside (Part 2)	~~2. The Council has prepared, and will keep up to date, The Conversion of Buildings in the Countryside SPD.~~

<table>
<tr><th>MM. No.</th><th>Page/Policy/Para of Publication Local Plan (SD1)</th><th>Proposed Main Modification</th></tr>
<tr><td>MM035</td><td>Page 66: DM8: Replacement Dwellings in the Countryside</td><td>1. Outside the defined Urban Area and Village Boundaries, the replacement of an existing dwelling will be permitted provided the proposal satisfies all the following criteria:

i. The existing dwelling can be lawfully used for residential purposes at the present time;
ii. The size of the proposed dwelling does not result in an increase in the scale or footprint of the existing building to an extent that would unacceptably impact on the character and openness of the rural area or on biodiversity;
iii. The proposed dwelling and any boundary treatments are appropriate in terms of siting, materials, design, and do not detract from the landscape character area~~s~~ <u>in which the dwelling is sited</u>, or the residential amenity of any adjacent property.

2. In order to maintain control over the future development of the site, the Council will consider removing permitted development rights in appropriate cases.

<table>
<tr><td>Key strategic objective links</td><td>SO5: Built and Historic Environment
SO9: Rural Areas</td></tr>
<tr><td>Key policy links</td><td>CP4: Housing Development
<u>DM22: The Borough’s Landscapes</u></td></tr>
<tr><td>Key supporting docs/evidence</td><td><u>A Landscape Strategy for Lancashire, LCC 2000</u>
<u>Landscape Character Assessment, LCC 2000</u></td></tr>
</table></td></tr>
<tr><td>MM036</td><td>Page 66: DM8: Replacement Dwellings in the Countryside (new paragraph following 4.49)</td><td><u>As Part (2) states, permitted development rights may be removed in certain appropriate cases. This will be assessed on a case-by-case basis. Examples of such use may include development in sensitive locations or where the relationship with neighbouring properties or amenity considerations such as parking could be affected.</u></td></tr>
<tr><td>MM037</td><td>Page 67: Policy DM9: Rural workers Dwellings in the Countryside (Part 1)</td><td>1. Outside existing settlements, planning permission will only be granted for a new rural worker’s dwelling ~~within the land holding of~~ <u>at, or in close proximity to,</u> the source of employment where it is demonstrated that the proposal satisfies all the following criteria:</td></tr>
</table>

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification
		i. The worker is full time or primarily employed in agriculture, forestry or another **similar** use demonstrably requiring them to be present on site almost **all** of the time **to ensure effective operation** and a condition can be imposed restricting occupancy to a worker in this position; ii. There is a clear operational need for an additional dwelling for the worker to live **at or** close to the enterprise; iii. The enterprise is established and economically viable; iv. The accommodation can be related to an existing group of buildings connected to the business. The Council will not consider applications for isolated dwellings unless it can be shown that this is the only practical solution, or where other exceptional circumstances apply; and v. In the case of agricultural dwellings, there is no evidence of farm buildings which were suitable for conversion to a dwelling having been sold off separately from the farmland concerned.
MM038	Page 70; Policy DM12: Clean and Green Energy	**1. All new residential dwelling and commercial development must consider the energy hierarchy through its design. Applications should set out, through an Energy Statement (or the Council's Climate Impact Framework), how the proposal has considered i) reducing energy demand (be lean), ii) supplying energy efficiently (be clean), and iii) the use of low carbon or renewable energy (be green).** **2.** The Council will encourage enhanced emissions reduction from new development through: i. Energy efficiency measures above the requirements of current Building Regulations; ii. Connection to a heat network ~~in~~ within an area already served by a heat network or connection-ready within an area proposed for heat network development; iii. Incorporation of renewable and low carbon energy infrastructure **All** ~~M~~major development proposing enhanced emissions reduction should be accompanied by an Energy Statement. **3.**Commercial development (Use Classes B2, B8 and E) of 2,500m2 or more should achieve, as a minimum, BREEAM Good or an accepted equivalent standard[4];

[4] And meet the standard required by any subsequent revisions to Building Regulations

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification
		4. Planning permission will be granted for renewable or low carbon energy developments provided that they: i. Do not cause demonstrable harm to residential living environment; and ii. Do not harm the historic environment; and iii. Can demonstrate no adverse effect on the natural environment, including statutory and non-statutory designated sites, priority habitats and species, and soils of high environmental value, such as peatlands and wetlands; and iv. Do not have an unacceptable visual impact which would be harmful to the character of the area; and v. Will not have a detrimental impact on highway safety. **5.** Wind energy development will be permitted in areas of the Borough identified as potentially suitable for Wind Energy Development (as shown on the Polic**ies**~~y~~ Map) where, in addition to satisfying requirements of 3i -v above, it can be clearly demonstrated that: i. Following consultation, the planning impacts identified by any local community that would be affected have been ~~fully~~ **appropriately** addressed **in line with national policy**; ii. The proposal would not cause significant harm, both individually and cumulatively with other developments, to the quality and enjoyment of the landscape and related views; and iii. There would be no unacceptable impact on amenity or safety in terms of noise, shadow flicker, vibration, topple distance, air traffic safety, radar and telecommunications or visual dominance; iv. There is no risk to the public water supply. Where proposals are proposed on catchment land used for public water supply, a risk assessment of the impact on public water supply may be required with the identification and implementation of any necessary mitigation measures; **v. Full consideration should be given to the re-powering and life-extension of existing renewable sites as appropriate. Where renewable energy installations become non-operational for longer than 12 months, the Council will expect the facility to be removed and the site fully restored to its original condition within one year of that use ceasing.** **Key strategic objective links**: SO5: Built and Historic Environment; SO7: Climate Change

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification
		Key policy links: CP5: Climate Change **DM27: Design in New Developments** **Key supporting docs/evidence**: Climate Change and Natural Capital Study (2021) Heat Network Masterplanning Study (2019) Blackburn with Darwen Wind Energy Report (2015) Climate Impacts Framework (2021) **National Design Guide (2021)**
MM039	Page 71; Policy DM12:Clean and Green Energy (Paragraphs 4.59-4.60)	The energy hierarchy **aims to encourage developers to reduce the energy demands of new developments.** ~~is a classification of energy options prioritised to assist progress towards a more sustainable energy system and carbon reduction goals~~. **Whilst the Local Plan has stopped short of setting targets for energy efficiency at this time, the Council are keen to encourage improved energy efficiency in new homes and buildings to help meet the borough's carbon reduction targets and future-proof buildings from the need for later retro-fitting.** ~~Its~~ **The Council will look favourably on those developments that seek to achieve higher levels of energy efficiency, using the energy hierarchy** ~~inclusion in Policy DM12 is to encourage progress towards these objectives over the Local Plan period~~. The hierarchy ~~is~~ **encourages proposals to:** i. **Be** Lean: use less energy – by reducing demand and using energy more efficiently; ii. **Be** Clean: supply energy efficiently – seek to maximise delivery of space heating requirements such as through district heating; iii. **Be** Green: use renewable or low carbon energy - generate heat or electricity on site to further reduce emissions from the development. ~~All stages in the hierarchy may be implemented in development and developers can use the Climate Impacts Framework to set out their proposals~~. **Applications for all new residential dwellings and major commercial development should detail how they have considered the Energy Hierarchy through an Energy Statement or the Council's Climate Impacts Framework. This includes the adaptation of existing buildings (where appropriate). Conversely, where any part of the hierarchy cannot be achieved, then an explanation should be provided as to why. The Energy Hierarchy will form a component of the Climate Impact Framework assessment tool and further details to guide the content and scope of Energy Statements will be provided through the proposed Climate Impacts Framework SPD.**

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification
MM039a	Page 72; Policy DM12:Clean and Green Energy (Paragraph 4.66)	**Wind Energy** The NPPF refers to the need to identify suitable areas for renewable and low carbon energy in Local Plans 'where this would help secure their development' **[add footnote as below].** Whilst the identification of suitable areas is considered unnecessary to help secure development for most renewable technologies in Blackburn with Darwen, onshore wind energy developments are a different case. ~~National planning policy and guidance currently restricts the granting of new on-shore wind energy developments to areas that are identified as suitable for wind energy development only in a Local or Neighbourhood Plan.~~ Policy DM12 therefore provides a framework to help facilitate new onshore wind energy development where they meet other relevant criteria set out in the policy. **New Footnote: In line with National Planning Policy Framework (NPPF), wind energy developments can also be permitted through Local Development Orders, Neighbourhood Development Orders and Community Right to Build Orders**
MM040	Page 73; DM13: Flooding/SuDS	**1. Development proposed in a flood risk location from any source will be required to demonstrate that there is no sequentially preferable location in which the development could take place, and if necessary, that the development complies with the Exception Test. Where planning applications come forward on sites allocated in the development plan where the source and location of flood risk has been the subject of the sequential test, applicants need not apply the sequential test again.** **2.** Development will be required to demonstrate that it is it is safe from all types of flooding and that it will not exacerbate flood risk elsewhere in the Borough, including neighbouring agricultural land. Where appropriate, applications should be supported by a site-specific flood risk assessment. ~~**3.** Where appropriate this will include a requirement to demonstrate that there is no sequentially preferable location in which the development could take place, and if necessary, that the development complies with the Exception Test.~~ **4.** Surface water should be managed as close to its source as possible and drained using a sustainable drainage system (SuDS), unless there is clear evidence that this would be inappropriate, to reduce or have a neutral effect on flood risk, minimise water pollution and enhance biodiversity. Natural flood management techniques should be prioritised wherever possible as part of any mitigation scheme. Measures such as rainwater recycling, green roofs, water butts and permeable surfaces will be encouraged to mitigate the impact of potential flood risk.

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification
		5. Surface water should be discharged in the following order of priority: i. An adequate soakaway or some other form of infiltration system; ii. An attenuated discharge to surface water body; iii. An attenuated discharge to public surface water sewer, highway drain or another drainage system; iv. An attenuated discharge to public combined sewer. **6.** Applicants wishing to discharge **surface water** to **the** public sewer will need to submit clear evidence demonstrating why alternative options are not available as part of the determination of their application. **7.** Applications for detailed approval will be expected to be supplemented by appropriate maintenance and management regimes for the lifetime of any surface water drainage schemes.
MM041	Page 73, Policy DM13: Flooding/SuDS (Footnote 50)	In line with ~~paragraph 167 of~~ the NPPF. **Any FRA will be expected to apply climate change allowances in accordance with the latest guidance issued on gov.uk.**

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification
MM042	Page 75, Policy DM14: Environmental Opportunity Areas (Paragraphs 4.78-4.80)	The Council has identified indicative Environmental Opportunity Areas on the Polic**ies** map that shows priority areas for well-designed mitigation schemes that provide multiple benefits in terms of habitats, carbon sequestration and water management. Offsetting away from the application site will only be countenanced when the hierarchy of avoidance, mitigation and compensation on or, failing that, close to an application site has been properly examined and found wanting. **Any schemes on such land will be expected to involve consultation with relevant agencies (such as Natural England, Wildlife Trust etc.) before implementation.** The Environmental Opportunity Areas set out on the Polic**ies**~~y~~ Map are informed by the Council's Climate Change and Natural Capital Study: particularly Chapter 7 (Natural capital and ecosystem services), Chapter 8 (Green infrastructure mapping) and Chapter 9 (Habitat mapping, connectivity and biodiversity net gain). The potential for carbon sequestration and storage by habitat type is set out in Appendix F. Where appropriate, Environmental Opportunity Areas may be linked to statutory and non-statutory designated sites and ultimately form part of nature recovery networks in the Borough and in neighbouring authorities. Further appropriate guidance will be provided through a Supplementary Planning Document after Defra has determined the responsible authorities for nature recovery strategies, and the Council has developed the Environmental Opportunity Areas concept further~~.~~**, including consultation with all relevant stakeholders**.
MM043	Page 76; Policy DM15: Biodiversity and supporting text	*[Due to length of changes please refer to Appendix C of this schedule / consolidated plan for details of changes]*
MM044	Page 78; Policy DM16: Green and Blue Infrastructure (Part 1(iii))	Incorporation of features in the built fabric that support and enhance key local species**, such as nest and bat boxes incorporated within the fabric of new developments.**
MM045	Page 79; DM17: Trees and Woodland	1. Proposals for new woodlands will be supported and should consider any relevant woodland and forestry strategies to guide and support their management and expansion. ~~The Council will prepare a new Tree and Woodland Strategy to inform and guide tree planting and management in the Borough.~~ 2. All development should: a. Include appropriate landscaping plans, which incorporate suitable tree planting that integrates well with existing trees. This should be done in accordance with guidance contained in national guidance BS.5837:2012 and any subsequent document;

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification
		b. Incorporate existing trees and hedgerows into the design and layout of the scheme; c. Both new and existing trees should be maintained by the owner of the site in accordance with guidance contained in BS.5837:2012 and any subsequent document; d. Promote an increase in tree cover where it would not threaten other vulnerable habitats; and e. Avoid encroachment into the root protection area of trees considered worthy of retention. 3. If the removal of one or more trees is permitted as part of a development, compensatory planning must take place at a ratio of at least 3:1[54] **(unless viability evidence is provided in accordance with Policy CP12(6)).** Where this level of tree planting is not achievable on site, it may be appropriate to contribute to tree planting in the Borough through a planning contribution (including for appropriate long-term maintenance) in line with Policy CP12. 4. Development that would result in the loss of, or damage to, woodlands or trees of significant amenity, screening, wildlife or historical value will only be permitted where: a. The development is required to meet a need that could not be met elsewhere; and b. Where the benefits of the development clearly outweigh the loss or damage. 5. Impacts on the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) will be **refused unless significant, exceptional reasons can be demonstrated, and appropriate compensation is to be provided**. ~~assessed in line with the NPPF~~.
MM046	Page 80; DM17: Trees and Woodland (new paragraph following 4.96)	Consistent with the NPPF's advice on protecting valued landscapes, the presumption of this policy is that existing trees, hedgerows and other shrub masses of value should be protected unless their loss is unavoidable. Where new development is proposed the preference will always be to incorporate trees, significant hedges, and shrub masses into the development. **The Council will prepare a new Tree and Woodland Strategy to inform and guide tree planting and management in the Borough. Other strategies, approaches and principles relevant to woodland and forestry will include the Natural Environment SPD, Local Nature Recovery Strategies (Policy CP6), Environmental Opportunity Areas (Policy DM14), Authority-Based Insetting (Policy CP5) and Biodiversity Net Gain (Policy CP6). The Council's Climate Emergency Action Plan (CEAP) also sets an objective to increase tree planting within the Borough.**
MM047	Page 81; Policy 18: Public Open Space in New	~~All~~ **N**ew residential development will contribute to the provision of high quality open space

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification
	Developments (Part 1)	
MM048	Page 82; DM18: Public Open Space in New Developments (Paragraph 4.104)	~~4.104 With respect to play areas the Council has used the thresholds set out below for provision on-site and these costs have been included in the supporting plan viability evidence and are reflected in the anticipated contributions set out in Policy CP12 and relevant growth allocation policies.~~ ~~• Local Area Play (LAP) – 50-99 dwellings~~ ~~• Local Equipped Area for Play (LEAP) – 100-499 dwellings~~ ~~Neighbourhood Equipped Area for Play (NEAP) – 500+ dwellings~~
MM049	Page 83; DM19: Development of Open Spaces (Part 1)	Development affecting **designated** open space (**as identified on the Policies Map)** will not be permitted unless:
MM050	Page 83; Policy DM20: Playing Fields, Indoor and Outdoor Sports Facilities (Paragraph 4.108)	Indoor sport and recreation facilities are also important to supporting the health and wellbeing of communities. Often ~~these~~ **indoor** facilities are linked to outdoor facilities **as ancillary uses to** ~~and~~ help enhance their usefulness and capacity, for example changing rooms and pavilions. Indoor sport and leisure facilities**, including buildings and associated development in ancillary use,** are also protected under Policy DM20, unless they are shown to be surplus or are to be replaced.
MM051	Page 84; Policy DM20: Playing Fields, Indoor and Outdoor Sports Facilities (Footnote 57)	Footnote 57 to read: Improved alternative provision means a full quantity and quality replacement to accord with ~~paragraph 99 of~~ the NPPF and Sport England Policy**, unless alternative (different type of) provision can be demonstrated to better meet future sport and physical activity needs.**
MM052	Page 84; Policy DM20: Playing Fields, Indoor and Outdoor Sports Facilities	In order to provide appropriate sports facilities for the communities of Blackburn with Darwen, the Council will: 1. Protect existing playing fields, indoor and outdoor sports facilities, unless: Either: **i.** They are proven to be surplus to need or

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification
		ii. Improved alternative provision will be created in a location well related to the functional requirements of the relocated use and its existing and future users. And in all cases: **iii.** The proposal would not result in the loss of an area **or facility** important for its amenity or contribution to the character of the area in general. 2. Support provision of new playing fields, indoor and outdoor sports facilities where: i. They are readily accessible by public transport, walking and cycling; and ii. **They are located to maximise usage, are publicly accessible with community use policies built in as part of the development proposals; and** iii. The proposed facilities are of a type and scale appropriate to the size of the settlement, **need and catchment identified;** and iv. They are listed **in, and subject to recommendations** in, an action plan in any emerging or subsequently adopted Sports Strategy (currently BwD Playing Pitch and Outdoor Sports Strategy and Built Sports Facilities Strategy). 3. Ensure that major residential developments contribute, through land assembly and/or financial contributions, to new or improved sports facilities where development will increase demand and/or there is a recognised shortage in the locality that would be exacerbated by the increase in demand arising from the development.
MM053	Page 85; Policy DM20: Playing Fields, Indoor and Outdoor Sports Facilities (new paragraphs following 4.111)	**In terms of built / indoor sports, publicly accessible facilities have a vital role to play in helping to promote more healthy lifestyles. The existing built / indoor sports facilities of the district represent important assets serving the communities in which they are located and, in some instances, the wider Borough. Any proposal affecting a built / indoor sports facility will be assessed in relation to the Sports Facility Strategy or subsequently adopted strategies.** **When providing new built / indoor sports facilities (including club relocations), the following should be considered: location; community use; quality and other criteria set out in relevant Sports Facility Strategies. All new and enhanced sports facilities must be designed in accordance with the relevant Sport England and (where applicable) National Governing Body (NGB) design guidance in order to ensure that the facilities are fit for purpose and of a suitable quality.**

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification
		To assist in evaluating the impact of new development, Sport England has developed tools for determining the impact of new development on demand for sports facilities and they should be used to guide the investment required in facilities from new development: **i. The Sport England Facility Calculator considers the needs for sports halls and swimming pools and indicates how much demand will be created by a new development and the cost associated with this; and** **ii. The Playing Pitch Calculator estimates the demand that may be generated for the use of playing pitches by a new development and its additional population.**
MM054	Page 86; Policy DM22: The Borough's Landscapes (Paragraph 4.120)	Proposals should have regard to the Lancashire Landscape Character Assessment and Landscape Strategy (2000) which ~~are both still~~ **remain** relevant **(until such time as an update is produced). In doing so, proposals should identify and consider the variety of different landscape characters that can be found across the borough and the recommendations contained in the strategy for their conservation and enhancement. Where relevant, proposals should also have regard to the Character Assessment for the Three Blackburn Sites and the guidance provided for the development of those areas.** The Council has adopted 'The Conversion of Buildings in the Countryside Supplementary Planning Guidance', which provides additional guidance on proposals potentially affecting the Borough's landscapes. **Where relevant, landscape strategies should be included as either supporting information or as part of Design and Access Statements or EIAs. For sites that are considered to be particularly sensitive in landscape or visual terms, a Landscape and Visual Impact Assessment (LVIA) should be undertaken and submitted to support the planning application. The Council's Validation Checklist provides more information on when an LVIA will be required.**

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification
MM055	Page 88; DM24: Outdoor Advertisements (Part 1)	Proposals for advertisement consent will be permitted providing the following ~~specific~~ amenity and public safety considerations are satisfied: ~~Specific~~ Amenity Considerations: i. The number, size and siting of signs in the area or on the building will not create clutter or excessive advertising; ~~Specific~~ Public Safety Considerations ii. The proposal does not obscure visibility or distract the attention of users of the highway; **and** iii. The colours of the advertisement or its illumination would not obscure or reduce the clarity of any functional or traffic sign; and **iv. Any visual movement, for example that of digital / electronic / LED advertisement displays, does not distract the attention of users of the highway; and** v. Pedestrian movement is not hindered.
MM056	Page 89; DM25: Telecommunications (new paragraph following 4.128)	**The Council must determine all telecommunication planning applications on planning grounds. Health safeguards are not a consideration if the proposal meets the guidelines for public exposure[1].**
MM057	Page 89; DM25: Telecommunications (new footnote following 'public health exposure')	**International Commission on Non-Ionising Radiation Protection guidelines**

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification
MM058	Page 89; DM26: Heritage Assets	1. The Council will support proposals which conserve or, where appropriate, enhance the historic environment of Blackburn with Darwen. 2. Development that affects a designated heritage asset (or an archaeological site of national importance), including their setting, should sustain or enhance elements which contribute to the significance of the asset. **Less than substantial** **h**~~H~~arm to such elements will only be permitted where there is a clear justification and this is outweighed by the public benefits of the proposal… 3. Development that affects a~~n~~ **non-designated heritage** ~~undesignated~~ asset that has been identified by the Council as having local significance or value will only be permitted where ~~it does not~~ **any** harm ~~the significance~~ **does not cause undue loss of significance to the character of the local area and where the harm or loss of significance cannot be balanced as part of a wider planning judgement.** ~~of the asset and where the benefits are considered sufficient to outweigh the harm to the asset or the character of the local area.~~ 4. Development that affects an archaeological site of less than national importance will only be permitted where its significance is sustained or enhanced in line with the importance of the remains. Preference will be for in situ preservation, unless the public benefits of the proposal can be demonstrated. Where this is not justified, the proposal will be required to carry out a programme of excavation and recording before or during development. 5. Development within or affecting the setting of a conservation area will only be permitted where it conserves and enhances its special character and appearance, in particular those elements that have been identified as making a positive contribution to its significance in any conservation area appraisal. 6. Proposals affecting all heritage assets (including conservation areas) will be expected to be accompanied by detailed information which allows the full impact of the development proposal on the heritage asset to be properly assessed. This should include the significance of the heritage asset, in isolation and as part of a group or as an area ~~as appropriate~~; including its contribution to the character or appearance of the area and its setting. **As a minimum, the Lancashire Historic Environment Record and relevant heritage guidance documents should be considered.** ~~7. The level of information required will be proportionate to the assets significance and to the scale of the impact of the proposal. This will include (but are not limited to):~~ ~~i. The analysis of the significance of the asset including its history and evolution.~~

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification
		~~ii. The retention and restoration of historic features and details (both external and internal, above and below ground) that contribute to the asset's significance;~~ ~~iii. The detailed design of any work to be carried out, including scale and proportions, materials and construction details;~~ ~~iv. The compatibility of the proposed use with the protection of the asset's significance.~~ ~~v. The condition of the asset and the cost of any repairs and enhancement works that need to be undertaken;~~ ~~vi. The wider setting and significance of the asset/area including open spaces, landscape, views, historic surfaces, materials and other features that contribute to the significance of the heritage asset.~~ ~~vii. Identification of positive elements of its character and appearance.~~
MM059	Page 91; Policy DM26: Heritage Assets (Paragraph 4.132)	Where development is proposed within the Borough which affects a designated heritage asset, a heritage assessment will be required that is appropriate to the level of significance of the asset. The assessment needs to explain its significance and the impacts of the proposals. **The level of information required will be proportionate to the assets significance and to the scale of the impact of the proposal. This will include (but are not limited to):** **i. The analysis of the significance of the asset including its history and evolution.** **ii. The retention and restoration of historic features and details (both external and internal, above and below ground) that contribute to the asset's significance;** **iii. The detailed design of any work to be carried out, including scale and proportions, materials and construction details;** **iv. The compatibility of the proposed use with the protection of the asset's significance.** **v. The condition of the asset and the cost of any repairs and enhancement works that need to be undertaken;** **vi. The wider setting and significance of the asset/area including open spaces, landscape, views, historic surfaces, materials and other features that contribute to the significance of the heritage asset.** **vii. Identification of positive elements of its character and appearance.** Substantial harm or loss of significance should be wholly exceptional and could only be justified if it is necessary to achieve substantial public benefits that outweigh the harm or loss, taking into account the significance and benefits of conserving the asset. Conservation area appraisals (where they exist) are the starting point for understanding significance and significant features and assets of conservation areas.

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification
MM060	Page 92; Matter 11; Policy DM27: Design in New Developments; Key supporting docs / evidence	**Key supporting docs/evidence**: National Model Design Code (~~MHCLG, January~~ 2021) National Design Guide (~~MHCLG, January~~ 2021) **Blackburn Character Study SPD** **Darwen Character Study SPD** **Borough wide Design Guide SPD (2006)** **Residential Design Guide SPD (2012, to be updated 2023)**
MM061	Page 92; Policy DM27: Design in New Developments (Paragraph 4.137)	Although Policy DM27 focuses on ensuring new development meets the design quality principles set out in the National Design Guide, applicants will also be expected to demonstrate how their proposals meet the requirements and principles in other relevant policies of this plan and in additional **local** design-related **studies and** guides**.**~~, including those identified above~~
MM062	Page 93; DM28: Development Affecting Watercourses, Bodies and Catchment Land	1. Development will not be permitted within the functional floodplain **(as defined on the mapping published and updated by the Environment Agency)** unless development is **for** water compatible **uses or essential infrastructure that have met the requirements of the exception test.** 2. Development alongside watercourses or bodies should, wherever possible, make active use of the water through the layout and orientation of development and the integration of the water and its environs into the development's public space. Such developments should provide positive engagement/frontages to the waterway wherever possible. 3. Development alongside watercourses or bodies should enhance the waterside environment and boost the green infrastructure function of the watercourse or body. 4. Development close to watercourses or bodies should not sever recreational routes, prejudice recreational uses, reduce water quality, diminish the ecological value of the water body or environs, increase flood risk or interfere with culverts or drainage unless required to enable the development and appropriate mitigation measures are provided as part of the development proposals. 5. Development alongside watercourses or bodies will only be permitted if it can be demonstrated that it would not adversely impact on the structural integrity of the waterway or its related infrastructure and assets.

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification
		6. Development proposals on land used for public water supply catchment purposes (as shown on the ~~Policy Map~~ **Policies Map**) will be required to consult with the relevant water undertaker. The first preference will be for proposals to be located away from land used for public water supply purposes. Where proposals are proposed on catchment land use for public water supply, careful consideration should be given to the location of the proposed development and a risk assessment of the impact on public water supply may be required with the identification and implementation of any required mitigation measures. 7. **Development should ensure that groundwater resources are protected from pollution and safeguard water supplies.**
MM063	Page 94; DM29: Transport and Accessibility (Part 1(v))	Measures are included to encourage access on foot and by bicycle **with reference to** ~~in accordance with~~ **the Local Cycling and Walking Infrastructure Plan, and in accordance with Healthy Streets principles[75] where appropriate;**
MM064	Page 95; Policy DM29: Transport and Accessibility (Paragraph 4.142)	The Council's latest car parking standards were adopted in 2014. The Council is commencing a review of car parking standards to include clearer guidelines on minimum/maximum car parking provision (including both vehicle and cycling provision) **and whether requirements over and above building regulations are justified.** The review will also consider a suitable approach to electric vehicle charging in new developments and whether requirements over and above building regulations are considered necessary. **The Council is currently preparing a Local Cycling and Walking Infrastructure Plan (LCWIP) for the Borough. To ensure that the outputs of this work are properly integrated into local planning and transport policies and delivery plans, the Council will aim to adopt its LCWIP as an SPD. This will ensure that future decision making gives sufficient weight to cycling and walking matters. Specific schemes may also be included to the Infrastructure Delivery Plan where relevant.**
MM065	Page 96; Policy DM30: Primary Employment Areas (Part 1)	Primary Employment areas are the highest quality areas in the Borough[69] and will be retained for employment uses (**general industrial; storage and distribution; office, research and light industry – respectively Use Classes** B2/B8/E(g) **-** and sui generis uses of a similar nature and character to the area**)**. Proposals to redevelop land for other uses will be strongly resisted, with those in the Borough's flagship employment locations only permitted in exceptional circumstances.
MM066	Page 96; DM30: Primary	Primary employment areas are considered to be those that can accommodate the highest quality employment uses, and which, in most cases, are also the most straightforward to develop. **This includes areas identified as flagship employment locations[81] – which, due to their location, scale and**

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification
	Employment Areas (Paragraphs 4.145-4.146)	**setting, are prestigious, high-quality areas capable of competing for investment in the regional market-place.** These sites are a limited resource, and so it is essential that we manage the mix of uses that is located on them to ensure that they provide the maximum benefit to the local economy and remain available to accommodate a wide range of investment. At the same time it is essential that these business areas remain sustainable, and provide an environment which makes them appealing for people to work in and hence for operators to locate in. There are a total of thirteen Primary Employment Areas identified in the Local Plan on the Polic**ies**~~y~~ Map **which are:**~~, the largest of which include:~~ · Shadsworth Business Park, Blackburn (66ha) · Walker Park, Blackamoor Road, Blackburn (49ha) · Whitebirk Industrial Estate, Blackburn (47ha) · Greenbank, Blackburn (32ha) · Glenfield Business Park, Blackburn (32ha) · Roman Road/Davyfield Road, Blackburn (24ha) · Goose House Road, Darwen (14ha) · Land at M65 (J4), Commercial Road, Darwen (12ha) **· Burnley Road, Blackburn (11ha)** **· Lower Eccleshill Road, Darwen (8ha)** **· Paul Rink Way / Riversway Drive, Lower Darwen (3ha)** **· Hollins Grove, Darwen (1ha)** **· Furthergate, Blackburn (1ha)**
MM067	Page 96; DM30: Primary Employment Areas (new footnote within Paragraph 4.145)	**As identified in the Council's Employment Land Review Study (2019)**

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification
MM068	Page 97; Policy DM31: Secondary Employment Areas (Part 1)	Secondary Employment Areas play an important role in supporting jobs and economic growth. Proposals to redevelop land for other uses in these areas[70] will be resisted **to safeguard the areas for employment use. However, development proposals in secondary employment areas will be** ~~but~~ considered more flexibly than **those proposals** in Primary Employment Areas. **In doing so,** ~~T~~**t**hey will be expected to demonstrate that: i. The site/premises are no longer suitable or reasonably capable of being redeveloped for employment purposes; **and either** ii. The site/premises has been actively marketed for employment purposes for a reasonable period of time (minimum of 12 months) at a reasonable market rate (i.e. rent or capital value) as supported through a documented formal marketing strategy and campaign; or iii. There will be a significant community benefit which outweighs the impact of losing the employment site/premises**.**
MM069	Page 98; Policy DM31: Secondary Employment Areas (Paragraph 4.151)	There are seventeen Secondary Employment Areas identified in the Local Plan on the Polic**ies**~~y~~ Maps:~~.~~ ~~The largest of these include:~~ · Copy Nook/Higher Eanam/Gorse Street, Blackburn (46ha) · Hollins Grove, Darwen (42ha) ·Goose House Road and land east of the railway, Darwen (16ha) · Bank Top/George Street West/Wensley Road, Blackburn (13ha) · Cross Street/Junction Street, Darwen (10ha) **· Griffin/Queen Victoria Street, Mill Hill, Blackburn (9ha)** **· West side of Bolton Road adjacent Railway Line, Blackburn (8ha)** **· India Mill Complex, Hindle Street, Darwen (8ha)** **· Livesey Fold, Darwen (7ha)** **· Branch Road, Lower Darwen (6ha)** **· Whitebirk Road, Intack, Blackburn (4ha)** **· Nova Scotia, Blackburn (4ha)** **· Standcliffe Street, Griffin, Blackburn (3ha)** **· Stakes Hall Place / Charnley Street, Blackburn (3ha)** **· Lower Hollin Bank Street, Blackburn (2ha)** **· Moss Street, Daisyfield Blackburn (2ha)** **· Grange Road/Selous Road, Blackburn (1ha)**

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification
MM070	Page 98; Policy DM32: Protection and Re-use of Existing Employment Sites	1. ~~The re-development of existing employment sites away from employment uses that do not sit within identified Employment Areas will be supported in the following circumstances:~~ 1. **The re-development of existing employment sites, located outside identified Employment Areas, for a use other than employment, will be supported in the following circumstances:** i. The present (or previous, if vacant or derelict) use causes significant harm to the character or amenities of the surrounding area; **or** ii. It is demonstrated that no other appropriate viable alternative employment use could be attracted to the site; or iii. Mixed-use redevelopment would provide important community and/or regeneration benefits with no significant loss of jobs, potential jobs, and the proposed mix of uses accords with other planning policies. 2. Where employment premises not meeting any of the criteria set out in Paragraph 1 fall vacant, the Council will work with partners to secure their re-use or the redevelopment of the site for a new employment use. In cases where a site remains suitable for employment development but it is demonstrated that this is not economically viable, the Council may give favourable consideration to an element of higher-value "enabling" development, having regard to the balance of uses that would result on the site and in the wider area. **The Council will expect applicants to provide evidence of appropriate marketing and/or economic viability to demonstrate an employment site/premise is no longer appropriate for employment use.**
MM071	Page 99; Policy DM33: Town Centres (Part 3)	1. Within the Town Centres as defined on the adopted ~~Policy Map~~ **Policies Map**, planning permission will be granted for development which contributes to one or more of the following objectives: i. Strengthening and focusing the shopping offer; ii. Expanding the role of the town centres to support vitality and viability; iii. Protecting and enhancing the leisure offer and developing an evening economy; iv. Establishing a vibrant town centre residential population (except where it would cause unacceptable harm to the operations of existing town centre uses). 2. Development proposals within the town centres should (where applicable) demonstrate how the proposal contributes to enhancing the following key attributes of the centre:

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification
		i. The overall attraction of the centre to local communities; ii. The accessibility from/to the centre and within it; and iii. The amenity of the local environment within the town centre. 3. Proposals that ~~may~~ include **town centre uses** ~~retail use~~ (**including** Class E(a) **retail**) will be ~~directed to~~ **expected to be located in** the Primary Shopping Area**s** in the first instance ~~through the application of the sequential test~~. **Where this is not the case, the sequential test will be applied in line with policy DM35.** In Darwen Town Centre, the town centre boundary will be interpreted as the Primary Shopping Area. 4. The Council will support and encourage a mix of complementary uses in the town centres. 5. Planning permission for specific types of development may be restricted to ensure that no unacceptable impacts on sensitive land uses occur, or over proliferation of uses occur. Sensitive uses include but are not limited to residential uses, educational uses or businesses which operate in a quiet setting. ~~The Council will maintain appropriate Supplementary Planning Documents to support these aims.~~
MM072	Page 100; DM33: Town Centres (new paragraph following 4.159)	The Councils ambitions around regeneration and renewal of both Blackburn and Darwen town centres set out in this Local Plan will be progressed with the key attributes around the attractiveness of the centre, the accessibility, and the amenity of the local environment foremost in mind. Amenity considerations include issues around reducing congestion, improving air quality and provision of enhanced public/shared space. **The Council will maintain appropriate Supplementary Planning Documents, including Town Centre SPDs and Masterplans, to provide additional guidance.**
MM073	Page 100, Policy DM34: District and Local Centres (Paragraph 4.160)	There will be a general presumption in favour of development within District Centres (Tier 3). As set out in Policy CP11, one of the roles of District Centres is to facilitate more sustainable living by providing localised facilities and services. The presumption therefore is that smaller scale facilities**, as defined by Policy DM35,** are brought forward within the District Centres, in line with their position on the retail hierarchy below the defined Town Centres. Larger scale proposals that seem out of proportion with the role of a District Centre may be required to demonstrate their predicted impacts on other centres within the hierarchy, and on traffic and general amenity. Local Centres (Tier 4) are also designated in the Local Plan to help support development of 20-minute neighbourhoods in the Borough.

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification
MM074	Page 101; DM Policy 34: District and Local Centres	1. The Borough's District Centres are defined on the ~~Policy Map~~ **Policies Map** and include: • In Blackburn: Audley Range, Bastwell, Bolton Road, Ewood, Johnstone Street, Little Harwood, Mill Hill, Roe Lee, Whalley Banks, Whalley Range • In Darwen: Duckworth Street 2. Within the defined District Centres planning permission will be granted for small-scale proposals**, as defined by Policy DM35,** for commercial or other main town centre uses (including residential). For the purposes of applying the sequential test**, as set out within Policy DM35(2),** for proposals that may include retail use (Class E(a)) the District Centre boundary will be interpreted as the Primary Shopping Area. 3. The location of the Borough's Local Centres are identified on the ~~Policy Map~~ **Policies Map** and include: • In Blackburn: Accrington Road (St Jude's); Audley Range; Bastwell; Blackburn Cemetery; Bolton Road (Ewood Bridge); Brookhouse; Brownhill; Cherry Tree North; Cherry Tree South; Copy Nook; Earcroft; Feniscowles; Fishmoor Drive; Four Lane Ends; Griffin; Hancock Street; Haslingden Road (Blackburn Hospital); Higher Eanam; Holly Tree; Infirmary Waterside; Intack; New Bank Road; Preston New Road East; Preston New Road West; Ramsgreave and Wilpshire; Redlam; St. James; Witton • In Darwen: Blackburn Road (Birch Hall); Bolton Road (Sough); Bolton Road (Whitehall); Suddell Road; • In the rural areas: Edgworth, Hoddlesden 4. Local Centres will provide a small range of shops and other local services which help meet the day to day needs of residents. Local shopping opportunities and facilities within Local Centres will be supported and safeguarded where possible. Due to their small-scale nature Local Centres do not have defined boundaries. Planning permission will be supported for small-scale proposals**, as defined by Policy DM35**, for commercial or other main town centre uses that can demonstrate **they** ~~it~~ will support and enhance existing provision of the Local Centre. 5. New Local Centres will be supported as part of any significant new developments where they can be demonstrated to support and enhance the existing network of Local Centres and support the concept of 20-minute neighbourhoods.

<table>
<tr><th>MM. No.</th><th>Page/Policy/Para of Publication Local Plan (SD1)</th><th>Proposed Main Modification</th></tr>
<tr><td>MM075</td><td>Page 102; DM35: Assessing Applications for Main Town Centre Uses (Part 1)</td><td>
<table>
<tr><td>Centre Tier</td><td>Indicative maximum unit size</td></tr>
<tr><td>1 – Major Town Centre <u>(Blackburn)</u></td><td>No limit</td></tr>
<tr><td>2. Town Centre <u>(Darwen)</u></td><td>4000sqm...</td></tr>
<tr><td colspan="2"></td></tr>
</table>
</td></tr>
<tr><td>MM076</td><td>Page 103; DM35: Assessing Applications for Main Town Centre Uses (Part 4 table);</td><td>
<table>
<tr><th>Location of development</th><th>Floorspace threshold</th><th>Centres required to be assessed for potential impact</th></tr>
<tr><td>Within 500m of any district centre boundary or a local centre</td><td>~~250~~<u>280</u>sqm</td><td>All district centres or local centres within 500m</td></tr>
<tr><td>Darwen urban area (south of the M65)</td><td>500sqm</td><td>Darwen town centre plus all district centres / local centres within 500m</td></tr>
<tr><td>Blackburn urban area (north of the M65)</td><td>1,000sqm</td><td>Blackburn town centre plus all district / local centres within 500m</td></tr>
<tr><td>~~Any location outside of the defined urban area~~</td><td>~~100sqm~~</td><td>~~To be determined on a case by case basis~~</td></tr>
<tr><td colspan="3">Note: Development close to the boundary between Blackburn and Darwen meeting the floorspace thresholds may require impact assessments on both town centres.</td></tr>
</table>
</td></tr>
<tr><td>MM077</td><td>Page 105; DM36: Local and Convenience Shops (Part 1i)</td><td>The proposal caters for local needs only and individual units do not exceed a maximum of ~~250sq.m~~ <u>280sqm</u> in gross floor area;</td></tr>
<tr><td>MM078</td><td>Page 106; DM37: Tourism (Part 1 iii)</td><td>… At or in vicinity of Ewood Park, for uses associated with the operation or development of Blackburn Rovers Football and Athletic Club<u>, and where benefits to the visitor economy can be demonstrated;</u></td></tr>
<tr><td>MM079</td><td>Page 115, Policy H009: Blackburn Golf Course Practice Ground (Key Development Considerations)</td><td>1. Planning obligations (CP12) – a planning contribution may be required to help mitigate the impacts of development. Specific infrastructure requirements and planning contributions will be identified in line with Policy CP12 and ~~the ‘Primary’ site typology set out in Table 3;~~

2. Housing mix and standards (DM03 and DM05) - development of this site will be required to provide an appropriate mix of housing tenure, types and quality in line with Policies DM03 and DM05;</td></tr>
</table>

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification
		3. Flooding / water management (DM13) – a) a small area of the site is located within Flood Zone 3b (see SFRA Level 1) which should be omitted from the developable area of the site; b) flood risk should be manageable through careful consideration of site layout and design around the flood risk early on in the planning stage; c) early dialogue with United Utilities and the Council's Drainage team will be required prior to the submission of a planning application for developing the site due to its location within an identified drainage area**; and** **d) applicants will be required to engage early with United Utilities to agree the approach to a drainage strategy and connections to the public sewer, incorporating mitigation measures where necessary. Surface water will only be allowed to discharge to the public sewer in accordance with the hierarchy for surface water management set out in Policy DM13;** 4. Ecology (DM15) - potential ecological impacts must be considered as part of any planning application to develop the site due to its greenfield nature; 5. Open space (DM16 and DM18) - the Council's Open Space Audit (2021) identifies a deficiency of both amenity greenspace and natural and semi-natural greenspace in the Blackburn North Neighbourhood Area. Development proposals should seek to address these deficiencies wherever possible, along with provision of a LAP onsite (or contribution **towards off site provision where justified** ~~of £35,000~~, in addition to costs under para 1~~, for provision elsewhere~~); 6. Archaeology (DM26) - any planning application to develop the site will need to be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation. The development ~~will in all likelihood~~ **may** require a level of archaeological mitigation, which might take the form of preservation in situ, or by record, depending on the significance of the features encountered; 7. Highways and access (DM29) – suitable vehicular access to the site is available off Clarence Park. 8. **Utilities infrastructure (CP12) - early dialogue with United Utilities will be required prior to the submission of a planning application due to the presence of utilities infrastructure within the site.**

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification
MM080	Page 117, Policy H029: Fishmoor Drive Site 4 (Key Development Considerations)	1. Planning obligations (CP12) - a planning contribution will be expected to help mitigate the impacts of development in line with ~~the 'Secondary' site typology set out in Table 3 of~~ Policy CP12**.** This includes funding provision of a replacement playing field and any other specific infrastructure requirements identified in line with Policy CP12; 2. Housing mix and standards (DM03 and DM05) - development of this site will be required to provide an appropriate mix of housing tenure, types and quality in line with Policies DM03 and DM05; 3. Utilities infrastructure (CP12) - early dialogue with United Utilities will be required prior to the submission of a planning application for developing the site due to presence of utilities infrastructure **and land interests** within the site; 4. Ecology (DM15) - potential ecological impacts must be considered and mitigated against as part of any planning application to develop the site due to its greenfield nature, **District**~~Local~~ Wildlife Site status of part of the site, and its location immediately adjacent to Darwen Valley Parkway Biological Heritage Site (BHS). An adequate buffer and access management infrastructure may be required to protect sensitive habitats and species; 5. Public Rights of Way (DM16) - the development layout and scheme detailing should provide good connectivity to the established Public Rights of Way network including mitigation of any adverse impacts; 6. Trees (DM17) - there are a number of trees both within and around the perimeter of the site (including some TPOs to the south east boundary). Development will be required to avoid loss of and minimise harm to existing trees; 7. Open space (DM18) – development proposals will be expected to provide a LEAP onsite (or contribution **towards off site provision where justified**~~ of £80,000~~, in addition to costs under para 1~~, for provision elsewhere~~); 8. Playing pitches (DM20) - the area of playing field to be lost as a result of the proposed development will be replaced, prior to the commencement of development, by a new area of playing field of equivalent or better quality; and of equivalent or greater quantity; and in a suitable location; and subject to equivalent or better accessibility and management arrangements;

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification
		9. Archaeology (DM26) - any planning application to develop the site will require an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation. The development ~~will in all likelihood~~ **may** require a level of archaeological mitigation, which might take the form of preservation in situ, or by record, depending on the significance of the features encountered; 10. Highways and access (DM29) – suitable vehicular access to the site is available off Fishmoor Drive.
MM081	Page 118, Policy H039: Haslingden Road (Fishmoor Reservoir) (Key site information)	Amount/type of development ~~300~~**310** residential units Anticipated delivery years (units) 2021-26 ~~120~~ **90** units 2026-31 ~~180~~ **220** units
MM082	Page 119, Policy H039: Haslingden Road (Fishmoor Reservoir) (Key Development Considerations)	1. Planning obligations (CP12) - a planning contribution will be expected to help mitigate the impacts of development in line with ~~the 'Secondary' site typology set out in Table 3 of~~ Policy CP12. Specific infrastructure requirements will be identified in line with Policy CP12; 2. Utilities infrastructure (CP12) - early dialogue with United Utilities will be required prior to the submission of a planning application for developing the site due to presence of utilities infrastructure **and land interests** within **and adjacent to** the site; 3. Housing mix and standards (DM03 and DM05) - development of this site will be required to provide an appropriate mix of housing tenure, types and quality in line with Policies DM03 and DM05; 4. Flooding / water management (DM13) – due consideration will need to be given to the potential for flooding from the adjacent Fishmoor reservoir. Incorporation of appropriate measures to control surface water run-off will be required~~;~~**. There should be no impact on water quality / water supply as a result of the development's proximity to Fishmoor Reservoir;** 5. Ecology (DM15) - potential ecological impacts must be considered as part of any planning application for developing the site due to its greenfield nature and its location in close proximity to Fishmoor and Guide reservoirs. Mitigation measures for habitat loss should be met within the local area;

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification
		6. Public Rights of Way (DM16) - the development layout and scheme detailing should provide good connectivity to the established Public Rights of Way network including mitigation of any adverse impacts; 7. Open space (DM18) – development proposals will be expected to provide a LEAP onsite (or contribution ~~**towards off site provision where justified** of £80,000~~, in addition to costs under para 1~~, for provision elsewhere~~); 8. Archaeology (DM26) - any planning application to develop the site will need to be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation ~~due to presence of farmstead and small terrace sites pre 1848 in close proximity to the site~~. The development ~~will in all likelihood~~ **may** require a level of archaeological mitigation, which might take the form of preservation in situ, or by record, depending on the significance of the features encountered; 9. Highways and access (DM29) – suitable vehicular access to the site is available off Haslingden Road.
MM083	Page 120, Policy H042: Land at Bank Hey (Key site information)	Amount/type of development ~~650~~ **600** residential units (~~427~~ **367** within the Plan period) Anticipated delivery years (units) 2021-26 ~~97~~ **37** units 2026-31 150 units 2031-2037 180 units Beyond 2037 ~~223~~ **233** units
MM084	Page 121, Policy H042: Land at Bank Hey (Key Development Considerations)	1. Adopted masterplan - Development is to be brought forward in line with the principles set out in the Bank Hey Masterplan (adopted March 2020) and associated Infrastructure Delivery Strategy; 2. Planning obligations (CP12) - a ~~minimum~~ planning contribution ~~of £9,692 per dwelling~~ will be required to help mitigate the impacts of development in line with the Bank Hey Masterplan. This will contribute towards additional primary school places in West Blackburn, highways infrastructure improvements (Bog Height Link Road and improvements to Jack Walker Way/A666) and other specific infrastructure requirements identified in line with Policy CP12;

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification
		3. Utilities infrastructure (CP12) - early dialogue with United Utilities will be required prior to the submission of a planning application for developing the site due to presence of utilities infrastructure **and land interests** within the site; 4. Contamination / site safety (DM02) - due to the presence of infilled land in the area and a known landfill on the site, completion of appropriate ground investigation works will be required to establish the extent of any ground contamination and any required mitigation measures. In addition, the overhead lines present on the site will be incorporated into the design of development and statutory safety clearances between overhead lines, the ground, and built structures must not be infringed; 5. Housing mix and standards (DM03 and DM05) - development of this site will be required to provide an appropriate mix of housing tenure, types and quality in line with Policies DM03 and DM05; 6. Flooding / water management (DM13) – a. a small area of the site is located within Flood Zone 3b (see SFRA Level 1) which should be omitted from the developable area of the site; b. surface water flood risk should be manageable through careful consideration of site layout and design around the flood risk early on in the planning stage; c. a holistic drainage strategy is to be agreed prior to the submission of planning application, with the ponds and drains running west to east through the site to be retained within the development design; d. **applicants will be required to engage early with United Utilities to agree the approach to a drainage strategy and connections to the public sewer, incorporating mitigation measures where necessary. Surface water will only be allowed to discharge to the public sewer in accordance with the hierarchy for surface water management set out in Policy DM13;** 7. Environmental Opportunity Areas (DM14) – the site is expected to include new strategic green infrastructure links and/or habitat, biodiversity, carbon management and flood risk mitigation measures; 8. Ecology (DM15) - potential ecological impacts must be considered as part of any planning application for developing the site due to its greenfield nature and its location in close proximity to

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification
		Higher Bog Pasture Biological Heritage Site and the presence of important species and habitats within the site; 9. Public Rights of Way (DM16) - the development layout and scheme should incorporate existing Public Rights of Ways and create a new network of routes for both pedestrians and cyclists; 10. Trees (DM17) - important features present on the site such as woodlands (two areas of trees present within the site are protected by TPOs) and hedgerows should be protected; 11. Open space (DM16 and DM18) - proposals will be expected to provide a NEAP onsite (or contribution **towards off site provision where justified** ~~of £140,000~~, in addition to costs under para 1~~, for provision elsewhere~~); 12. Heritage assets (DM26) – the New Row Wesleyan Methodist Chapel is a Grade II listed building located adjacent to the western boundary of the site on Heys Lane and is in a poor state of repair. Bog Bank Farmhouse, a Grade II listed building is also located close to the site. As the site is on exposed, high ground, development is likely to have a significant visual impact upon the surrounding area and these listed assets. The Heritage Impact Assessment prepared for the site identifies a number of mitigation measures to minimise any impact on these assets. Development should maintain the visual connection to these assets and maintain some sense of openness, limiting development directly opposite and in close proximity to the listed Chapel. A landscape buffer should be retained on the western edge of the site and development on the southern parts of the site should be limited as these areas will appear more visually prominent; 13. Archaeology (DM26) - any planning application to develop the site will be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation. The development ~~will in all likelihood~~ **may** require a level of archaeological mitigation, which might take the form of preservation in situ, or by record, depending on the significance of the features encountered; 14. Highways and access (DM29) – the Bank Hey Masterplan identifies a number of suitable vehicular access points to the site off Jack Walker Way, Heys Lane, Moorland Road and Bog Height Road.
MM085	Page 123; Policy H044-46: Land at Holden Fold,	Policy H044~~-46~~: Land at Holden Fold, Darwen Housing Growth Site H044~~-46~~: Key site information

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification
	Darwen (Key site information)	Amount/type of development ~~397~~ **367** residential units delivered within plan period with development continuing beyond 2037 (total of 433 units to be delivered across the sites) Anticipated delivery years (units) 2021-26 ~~67~~ **37** units 2026-31 150 units 2031-37 180 units Beyond 2037 ~~36~~ **66** units
MM086	Page 124, Policy H044-46: Land at Holden Fold (Key Development Considerations)	1. Adopted masterplan - Development is to be brought forward in line with the principles set out in the Holden Fold Masterplan (adopted February 2021) and associated Infrastructure and Delivery Plan. A co-ordinated approach to phased development in line with supporting infrastructure works will be required; 2. Planning obligations (CP12) - a ~~minimum~~ planning contribution ~~of £4,618 per dwelling~~ will be required to help mitigate the impacts of development in line with the Holden Fold Masterplan. This will contribute towards additional primary and secondary school places, off-site highways and Square Meadows upgrade and other specific infrastructure requirements identified in line with Policy CP12. 3. Utilities infrastructure (CP12) - early dialogue with United Utilities will be required due to presence of utilities infrastructure **and land interests** within the site and its location in close proximity to an identified drainage area. More detailed assessments will be required in conjunction with United Utilities to determine the most appropriate option to establish a new clean water connection; 4. Contamination (DM02) - completion of appropriate ground investigation works will be required to establish the extent of any ground contamination and any required mitigation measures due to former mining activities on the site and its location in close proximity to a former landfill site; 5. Housing mix and standards (DM03 and DM05) – development of this site will be required to provide an appropriate mix of housing tenure, types and quality in line with Policies DM03 and DM05;

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification
		6. Flooding / water management (DM13) – the site is partially located within a Critical Drainage Area. A holistic drainage strategy is to be agreed prior to the submission of any planning application for developing the site; 7. Environmental Opportunity Areas (DM14) – the site includes the green infrastructure opportunities identified in the Holden Fold Masterplan as potential Environmental Opportunity Areas; 8. Ecology (DM15) - potential ecological impacts must be considered as part of any planning application for developing the site due to its greenfield nature; 9. Public Rights of Way (DM16) - a network of Public Rights of Way cross the site and run along the northern boundary. The development layout and scheme detailing will be required to provide good connectivity to this established network including mitigation of any adverse impacts; 10. Open space (DM16 and DM18) - the Council's Open Space Audit (2021) identified a deficiency of amenity greenspace in the Darwen Neighbourhood Area which development proposals should seek to address wherever possible. A community sports pitch known locally as Square Meadow is located on the eastern boundary of the site and development proposals should explore the opportunities to extend/enhance this use and create linkages with the on-site and surrounding network of open spaces; 11. Heritage assets (DM26) – the site is located adjacent a number of designated heritage assets and their settings, including Manor House Farm Cottage and the church buildings at Lower Chapel and Church of St James' that must be protected. The proposed development site falls uphill of Manor House and development is likely to impact on its setting. The Heritage Impact Assessment prepared for the site requires a landscape buffer to be retained in the south east corner of the site whilst retaining glimpsed views of the listed Manor House Cottage. The levels of any development in this part of the site will need to be maintained to avoid development dominating views within the wider setting; 12. Archaeology (DM26) - any planning application to develop the site will be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation. The development ~~will in all likelihood~~ **may** require a level of archaeological mitigation, which might take the form of preservation in situ, or by record, depending on the significance of the features encountered;

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification
		13. Landscape character (DM22) - the site is located within the West Pennine Moors. Development proposals will be required to be designed so as to minimise the potential impacts of development on the landscape character, ecological and recreational value of the West Pennine Moors. Important landscape features such as the area of adjacent ~~ancient~~ woodland **(Polyphemus Woods)** will be protected; 14. Highways and Access (DM29) – the Holden Fold Masterplan identifies suitable vehicular access points to the site at Holden Fold, Moor Lane and Roman Road.
MM087	Page 126; H068: Queens Park (Key site information)	Amount/type of development ~~20~~ **21** residential units (including **8** self-build plots) Anticipated delivery years (units) 2021-26 ~~18~~ **15** units 2026-31 ~~2~~ **6** units Recent planning history ~~None~~ **Full planning permission for 13 bungalows on Borrowdale Avenue parcel (planning application ref. 10/22/0223)**
MM088	Page 127, Policy H068: Queens Park, Blackburn (Key Development Considerations)	1. Planning obligations (CP12) – a planning contribution may be required to help mitigate the impacts of development in line with ~~the 'Secondary' site typology set out in Table 3 of~~ Policy CP12**.** Specific infrastructure requirements and planning contributions will be identified in line with Policy CP12 ~~and Table 3~~; 2. Utilities infrastructure (CP12) - early dialogue with United Utilities will be required prior to the submission of a planning application for developing the site due to presence of utilities infrastructure within the site; 3. **Securing High Quality and Inclusive Design (CP8) - in line with Policy CP4: Housing Development, the Council will prepare a design code to ensure there is a consistent and cohesive approach to design for the site.** 4. Contamination (DM02) – the completion of appropriate ground investigation works and gas risk assessment will be required to establish the extent of any ground contamination and any required

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification
		mitigation measures due to site's former use as a quarry and its location close to a known landfill site; 5. Housing mix and standards (DM03 and DM05) – development of this site will be required to provide an appropriate mix of housing tenure, types and quality in line with Policies DM03 and DM05; 6. Ecology (DM15) - potential ecological impacts must be considered as part of any planning application for developing the site due to its greenfield nature; 7. Heritage assets (DM26) - the site is located adjacent to a Grade II listed Park and Garden (Queen's Park). The Heritage Impact Assessment prepared for the site recommends development of the parcel adjacent Queen's Park to be 2 storey terrace or linked properties set at road level to replicate the typical urban character of the area. The properties should be set back off the road with low garden walls to the front; 8. Highways and access (DM29) – suitable vehicular access to the site is available off Queens Road and Borrowdale Avenue.
MM089	Page 128; Policy H072: Roe Lee Mills, Blackburn (Key site information)	Anticipated delivery years (units) 2021-26 ~~26 units~~ **0 units** 2026-31 **26 units**
MM090	Page 129; Policy H072: Roe Lee Mills, Blackburn (Key Development Considerations)	1. Planning obligations (CP12) - a planning contribution may be required to help mitigate the impacts of development in line with ~~the 'Tertiary' site typology set out in Table 3 of~~ Policy CP12. Specific infrastructure requirements and planning contributions will be identified in line with Policy CP12 ~~and Table 3~~; 2. Utilities infrastructure (CP12) - early dialogue with United Utilities will be required prior to the submission of a planning application for developing the site due to the presence of utilities infrastructure within the site; 3. Safeguarding amenity (DM02) – adequate mitigation measures will be required within development proposals to ensure any amenity impacts associated with the site's proximity to the railway line are adequately addressed;

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification
		4. Housing mix and standards (DM03 and DM05) – development of this site will be required to provide an appropriate mix of housing tenure, types and quality in line with Policies DM03 and DM05; 5. Flooding / water management (DM13) - the Level 2 SFRA identifies a need for a Drainage Strategy to be prepared at the FRA stage to manage surface water risk on and off the site. There is an open channel watercourse running along the southern boundary of the development site. Any development proposals on the site should ensure an 8m riparian buffer is retained along this watercourse; 6. ~~Heritage assets (DM26) - any development proposed on the site must assess the~~ ~~potential impacts on the unlisted weaving shed located to the south of the site and~~ ~~minimise any impact on the asset and its setting;~~ 7. Highways and access (DM29) – suitable vehicular access to the site is available off Campbell Street.
MM091	Page 130, Policy H080: Springside Works, Belmont (Key site information)	Amount/type of development 11**6**~~0~~ residential units Anticipated delivery years (units) 2021-26 25 units 2026-31 ~~85~~ **91** units
MM092	Page 131, Policy H080: Springside Works, Belmont (Key Development Considerations)	1. Green Belt (CP2) - The site is previously developed land located within the Green Belt. Development proposals must therefore comply with relevant national policy; 2. Planning obligations (CP12) - a planning contribution may be required to help mitigate the impacts of development in line with ~~the 'Primary' site typology set out in Table 3 of~~ Policy CP12. Specific infrastructure requirements and planning contributions will be identified in line with Policy CP12 ~~and Table 3~~; 3. Utilities infrastructure (CP12) - early dialogue with United Utilities will be required prior to the submission of a planning application for developing the site due to **a range of issues and** its location within close proximity to a reservoir flood zone~~;~~ **which include the presence of utilities infrastructure along the proposed access road, the impact on United Utilities' land interests,**

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification
		the operational reservoir and associated infrastructure, and due to the location of the site in a reservoir flood zone; 4. Contamination (DM02) – a number of landfills were formerly present on the site which has resulted in significant contamination issues. This must be thoroughly investigated and resolved prior to development of the site; 5. Housing mix and standards (DM03 and DM05) – development of the site will be required to provide an appropriate mix of housing tenure, types and quality in line with Policies DM03 and DM05; 6. Flooding / water management (DM13) – the SFRA Level 1 highlights an area of the site is located within Flood Zone 3b which is to be omitted from the site's developable area. Flood risk should be manageable through careful consideration of site layout and design around the flood risk early on in the planning stage. Attention will be required to drainage within and from the site to ensure that there is no impact on the nearby watercourse; 7. Ecology (DM15) - potential ecological impacts must be considered as part of any planning application for developing the site and appropriate buffers included where required due to its rural location, proximity to nationally and regionally important wildlife sites (SSSI, BHSs, nature reserve), watercourses and its position within an ecological network. **The potential impact of recreational disturbance on the West Pennine Moors SSSI should also be considered at early project stage;** 8. Public Rights of Way (DM16) - the development layout and scheme detailing should provide good connectivity to the established Public Rights of Way network including mitigation of any adverse impacts; 9. Open space (DM18) – development proposals will be expected to provide a LEAP onsite (or contribution ~~of £80,000~~ **towards off site provision where justified**, in addition to costs under para 2~~, for provision elsewhere~~); 10. Landscape character (DM22) - a. the site is located within the West Pennine Moors. Development proposals will be required to be designed so as to minimise the impact of development on the countryside and to enhance access to the countryside;

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification
		b. development must be informed by a landscape masterplan identifying strategic areas of planting that are required to integrate the development into the surrounding countryside; c. development will be required to be compatible with the rural character of the surrounding area, with particular attention to the massing and distribution of buildings, architectural vernacular, materials and landscaping / boundary treatments; 11. Heritage assets (DM26) - two Grade II listed buildings are located in close proximity to the site – Lower Folds Farmhouse to the north west and Dingle House to the south east. The Heritage Impact Assessment prepared for the site requires any new development to preserve the wooded framework enclosing the site to screen views and minimise harm to these listed buildings. The assessment also identifies the Springside Works site itself as a non-designated heritage asset. Some further recording of the above ground structures to capture the evidential value of the site will mitigate the very low level loss of the building; 12. Archaeology (DM26) - any planning application to develop the site will need to be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation. The development ~~will in all likelihood~~ **may** require a level of archaeological mitigation, which may take the form of preservation in situ, or by record, depending on the significance of the features encountered. 13. Highways and access (DM29) – suitable existing vehicular access point to the site is available. 14. Proposals for development will need to be accompanied by a comprehensive plan for the long term management of the wider land holding that accompanies the industrial site.
MM093	Page 133; Policy H094: Land at Scotland Bank Terrace, Blackburn (Key site information)	Amount/type of development **41**~~30~~ residential units Anticipated delivery years (units) 2026-31 ~~30~~ **41** units
MM094	Page 134; Policy H094: Land at Scotland Bank Terrace, Blackburn	1. Planning obligations (CP12) - a planning contribution may be required to help mitigate the impacts of development in line with ~~the 'Tertiary' site typology set out in Table 3 of~~ Policy CP12. Specific infrastructure requirements and planning contributions will be identified in line with Policy CP12 ~~and Table 3~~;

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification
	(Key Development Considerations)	2. Utilities infrastructure (CP12) - early dialogue with United Utilities and the Council's Drainage team will be required prior to the submission of a planning application for developing the site due to its location in close proximity to an identified drainage area; 3. Contamination (DM02) - completion of appropriate ground investigation works to establish the extent of any ground contamination and whether any mitigation measures are required due to site's former use as mill; 4. Housing mix and standards (DM03 and DM05) – development of this site will be required to provide an appropriate mix of housing tenure, types and quality in line with Policies DM03 and DM05; 5. Highways and access (DM29) – suitable vehicular access to the site is available off Heys Lane/Scotland Bank Terrace.
MM095	Page 136, Policy H181: Land at Marsh House Lane (Key Development Considerations)	1. Planning obligations (CP12) - a planning contribution will be expected to help mitigate the impacts of development in line with ~~the 'Primary' site typology set out in Table 3 of~~ Policy CP12 This includes funding provision of additional primary and secondary school places and any other specific infrastructure requirements identified in line with Policy CP12; 2. Utilities infrastructure (CP12) - early dialogue with United Utilities and the Council's Drainage team will be required prior to the submission of a planning application for developing the site due to its location in close proximity to an identified drainage area; **the dialogue with United Utilities will need to address the presence of utilities infrastructure within the site;** 3. Contamination (DM02) - completion of appropriate ground investigation works will be required to establish the extent of any ground contamination and any required mitigation measures due to former mining workings on the land; 4. Housing mix and standards (DM03 and DM05) – development of this site will be required to provide an appropriate mix of housing tenure, types and quality in line with Policies DM03 and DM05; 5. Environmental Opportunity Areas (DM14) - ~~the site is located adjacent to an identified Environmental Opportunity Area for woodland planting~~ **the site is expected to contribute towards woodland improvements to the adjacent Environmental Opportunity Area** to reduce flood risk within **the** associated river catchment.

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification
		6. Ecology (DM15) - potential ecological impacts must be considered as part of any planning application for developing the site due to its greenfield nature. There is a pond located in the northwest corner of the site to the south of Marsh House Lane which should be retained as part of any new development; 7. Public Rights of Way (DM16) - the development layout and scheme detailing should provide good connectivity to the established Public Rights of Way network including mitigation of any adverse impacts; 8. Open space (DM16 and DM18) - the Council's Open Space Audit (2021) identified a deficiency of amenity greenspace in the Darwen Neighbourhood Area which development proposals should seek to address wherever possible. Proposals will also be expected to provide a LEAP onsite (or contribution **towards off site provision where justified** ~~of £80,000~~, in addition to costs under para 1~~, for provision elsewhere~~); 9. Archaeology (DM26) – an archaeological desk-based assessment and walkover will be required as part of any planning application for developing the site to assess potential archaeological features on site – farmsteads, colliery and pits known; 10. Highways and access (DM29) – suitable vehicular access to the site is available off Marsh House Lane.
MM096	Page 137; Policy H195: North East Blackburn Strategic Housing Site (Key site information)	Amount/type of development ~~750~~ **690** residential units delivered within plan period with development continuing beyond 2037 (total of 1500 units to be delivered across the site) Anticipated delivery years (units) 2021-26 ~~90~~ **30** units 2026-31 300 units 2031-27 360 units Beyond 2037 ~~750~~ **810** units
MM097	Page 138; Policy H195: North East Blackburn Strategic	1. Masterplan - the site is to be brought forward in line with a masterplan including the preparation of a Design Code and Infrastructure and Delivery Strategy covering the whole of the allocation. The

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification
	Housing Site (Key Development Considerations)	masterplan must be agreed by the Council prior to the granting of planning permission on any part of the site; 2. Planning obligations (CP12) - a planning contribution ~~of at least £9,750 per dwelling~~ will be expected to help mitigate the impacts of development in line with the site specific financial appraisal set out in the Plan Viability Study. This will include funding provision of additional primary and secondary school places, a new link road and any other specific infrastructure requirements identified in line with Policy CP12 and the masterplan; 3. Utilities infrastructure (CP12) – **a. early dialogue with United Utilities will be required prior to the preparation of a masterplan and submission of a planning application due to the presence of utilities infrastructure and land interests, including easements and rights of way, within the site.** b. United Utilities has confirmed that the existing clean water network in the immediate vicinity of the development site is not currently able to support the additional demand required to provide connections for the proposed development. It is anticipated that network reinforcement works will be required to provide adequate capacity to service the development site. United Utilities should be contacted at the earliest opportunity to confirm the extent of reinforcement works required. c. a holistic drainage strategy is to be agreed prior to the submission of planning application and early dialogue with United Utilities will be required due to presence of utilities infrastructure within the site~~;~~**. This utilities infrastructure includes a Well, Hydraulic Ram and associated pipework serving Middle Mickle Hey Farm, and there are legal requirements in place to safeguard water provision in respect of that site. United Utilities can provide relevant details;** 4. **Infrastructure and Delivery (CP12) - Land is to be reserved on the site for development of a new primary healthcare facility. The need for such a facility will be kept under review;** 5. Site safety (DM02) – a high voltage power line crosses the site on pylons. An overall easement corridor must be incorporated into scheme design in accordance with National Grid guidance; 6. Housing mix and standards (DM03 and DM05) – development of this site will be required to provide an appropriate mix of housing tenure, types and quality in line with Policies DM03 and DM05; 7. Flooding / water management (DM13) –

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification
		a. the SFRA Level 1 highlights a small area of the site is located within Flood Zone 3b which should be omitted from the site's developable area. b. opportunities to de-culvert the watercourse flowing from east to west through the southern end of the development site before flowing under Brownhill Drive should be explored as part of the site's development to provide biodiversity net gain, river restoration and natural flood management benefits; c. flood risk should be manageable through careful consideration of site layout and design around the flood risk early on in the planning stage; 8. **Ecology (DM15) - development of this site will be required to consider and mitigate against potential ecological impacts. The Preliminary Ecological Appraisal identified areas of habitat importance and ecological constraints, opportunities and mitigation measures for the site, which should be considered in the design of the development and for the delivery of biodiversity net gain. Areas of high ecological importance should not be lost. Further survey work will be required to inform mitigation and compensation within the proposed development. Development proposals will be required to undertake all relevant, additional ecological survey work at the appropriate time(s) of year;** 9. Public Rights of Way (DM16) – a. the existing Public Rights of Way network provides the opportunity for development of the site to make connections to the communities at the edge of the site and to the open countryside to the north and east; b. development will be required to provide new footpath routes to connect to existing communities and the surrounding open countryside, facilitating sustainable travel to the range of facilities and services that are established there; c. development will be required to improve the quality of the existing Public Rights of Way and ensure routes are clearly defined and legible; 10. Open space (DM16 and DM18) - the Council's Open Space Audit (2021) identified a deficiency of both amenity greenspace and natural and semi-natural greenspace in the Blackburn North Neighbourhood Area. Development proposals should seek to address these deficiencies wherever possible. Proposals will also be expected to provide a NEAP onsite (or contribution **towards off site provision where justified**~~ of £140,000~~, in addition to costs under para 1~~, for provision elsewhere~~);

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification
		11. Landscape character (DM22) – the Landscape Character Assessment prepared for the site identifies a number of requirements for development, including: a. retain, enhance and conserve existing woodlands and hedgerows and seek to create a stronger landscape structure to integrate development by increasing the presence of hedgerow trees and provide native woodland planting; b. retain, enhance and conserve the network of drystone wall field boundaries, in particular along the Whalley Old Road frontages; c. include appropriate soft landscape zone around the perimeter of the location in the context of existing dwellings which 'back on' to development; d. form a strong landscape character treatment along the eastern boundary to integrate development into the wider rural area; e. avoid visually intrusive development on more elevated areas of the site; f. maintain an adequate buffer between the hard edge of development and the site boundary to allow for an appropriate transition to the open land that is characteristic of the Green Belt and to also ensure the permanence of the adjacent Green Belt boundary located within Hyndburn; 12. Heritage assets (DM26) – Upper Mickle Hey Farmhouse and attached buildings (Grade II listed) and Eddy Holes Stable and Shippons to Eddy Holes (Grade II* listed) are both located within the site boundary. Myles Wife Hey (Grade II* listed) is located to the south of the site. There are also a number of non-designated heritage assets located within and in close proximity to the site which include Brownhill House and associated farm buildings, the site of Hollin Hall, the site of the former ropewalks (both in the south western corner), Bank Hey and Stone Hill Quarry site along the southern boundary. The Heritage Impact Assessment **and Addendum** prepared for the site identifies a number of mitigation measures ~~that will be required as part of any development proposed on the site~~ **for developing the site and includes:** ~~a. consideration of the setting of both the designated and non-designated assets located within and in close proximity to the site will be required at masterplanning stage to preserve an appreciation of the assets within the landscape;~~ ~~b. the development layout will be required to retain the visual connection and some sense of openness between the land and the listed buildings located on site. Protecting the prominence of these sites, the historic access roads, stone boundary walls in the vicinity and the intervisibility between Eddy Holes and Upper Mickle Hey will be required as part of developing the site. The buffer zone required either side of the power line provides a good basis for identifying an area of open land which preserves the intervisibility and setting of these assets;~~ ~~c. housing development should be limited on more elevated parts of the site.~~

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification
		a. two proposed zones of no development around Upper Mickle Hey Farm and Eddy Holes designated assets; **b. additional landscaping to the south of Eddy Holes to reinforce the existing enclosure; and** **c.reintroducing/reinforcing the historic route that runs east-west across the site which provides an opportunity for this route/path to form an integral part of a comprehensive POS provision.** 13. Archaeology (DM26) - any planning application to develop the site will need to be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation due to the presence of sites of potential archaeological interest including Hollin Hall, the site of Stone Hill Quarry and a former Ropewalk off Bank Hey Lane. The development will in all likelihood require a level of archaeological mitigation, which may take the form of preservation in situ, or by record, depending on the significance of the features encountered; 14. Public water supply (DM28) - Eddy Holes Service Reservoir is located within the site **and therefore early dialogue will be required with United Utilities.** Careful masterplanning is required to mitigate the risk of pollution to public water supply and the water environment and to safeguard the vehicular access to the reservoir and associated network assets connecting to and from the reservoir **both during the construction process and during the operational life of the development;** 15. Highways and access (DM29) – primary access to the site will be gained from two new junctions onto the highway network. These form links onto Brownhill Drive along the western boundary and to Whalley Old Road along the southern boundary. A distributor road will arc through the site between these two junctions. 16. **Coal mining (DM2) - The southern part of the site falls within a Coal Authority High Risk area. Development will be expected to submit a Coal Mining Risk Assessment in accordance with Policy DM02.** 17. **Local Centre (DM34) - Development will be required to create a strong sense of place and community, focused around a central, accessible and mixed-use local centre. Facilities that could be provided within the local centre may include small-scale retail units and healthcare facilities.**

<table>
<tr><th>MM. No.</th><th>Page/Policy/Para of Publication Local Plan (SD1)</th><th>Proposed Main Modification</th></tr>
<tr><td>MM098</td><td>Page 142, Policy H198: Land at former Longshaw HOP, Crosby Road (Key Development Considerations)</td><td>1. Planning obligations (CP12) - a planning contribution may be required to help mitigate the impacts of development in line with ~~the 'Tertiary' site typology set out in Table 3 of~~ Policy CP12. Specific infrastructure requirements and planning contributions will be identified in line with Policy CP12 ~~and Table 3~~;

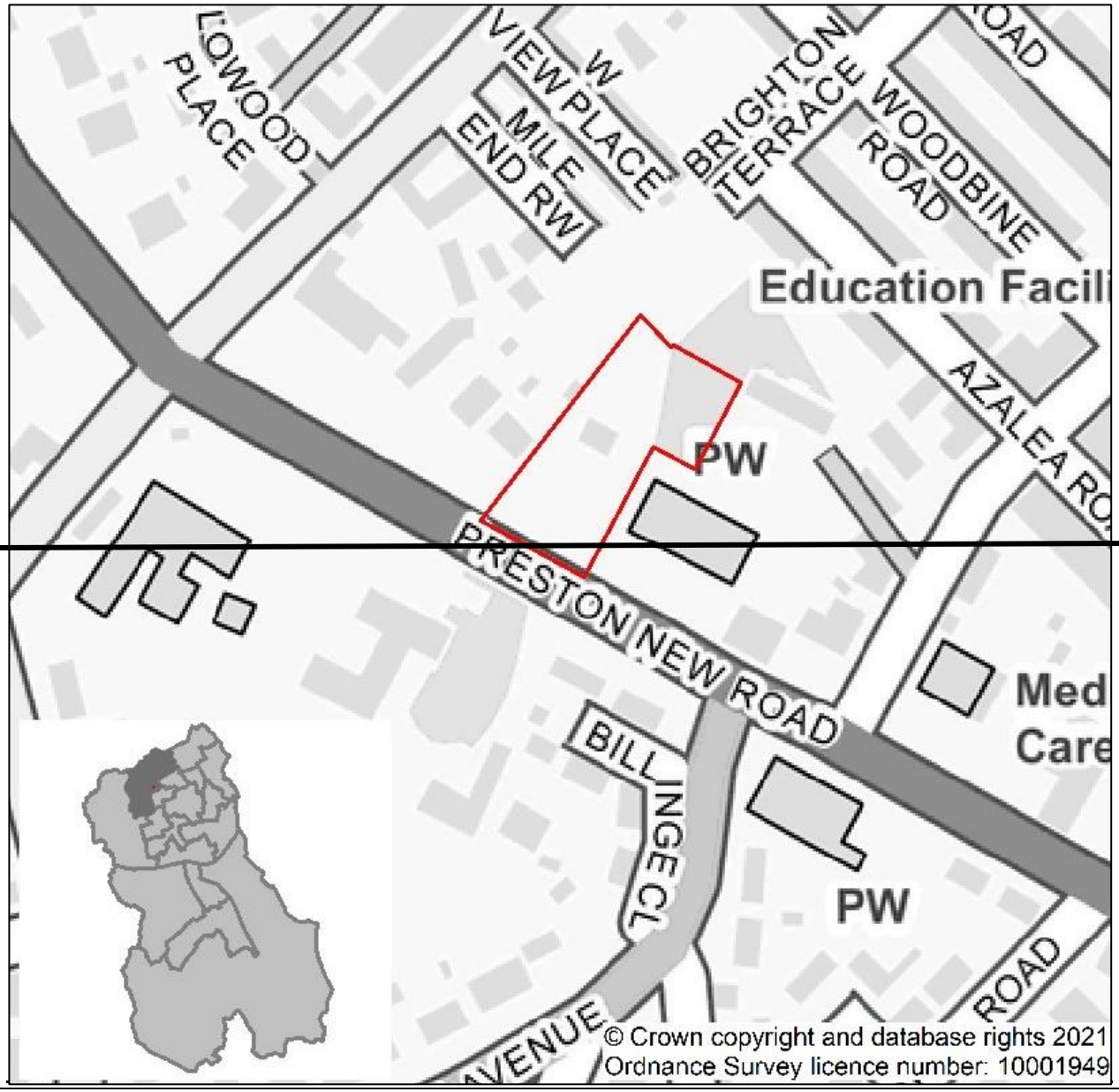
2. Contamination (DM02) – a contaminated land desk study will be required as part of any planning application for developing the site to assess levels of contamination and identify any required mitigation measures;

3. Housing mix and standards (DM03 and DM05) – development of this site will be required to provide an appropriate mix of housing tenure, types and quality in line with Policies DM03 and DM05;

4. Highways and access (DM29) – suitable vehicular access to the site is available off Crosby Road;

5. <u>Utilities infrastructure (CP12) - early dialogue with United Utilities will be required prior to the submission of a planning application due to the presence of utilities infrastructure within the site.</u></td></tr>
<tr><td>MM099</td><td>Page 143, Policy H217: Land at Silas' Church, Preston New Road</td><td>~~Policy H217: Land at Silas' Church, Preston New Road, Blackburn~~
<table>
<tr><th colspan="5">~~Housing Growth Site H217: Key site information~~</th></tr>
<tr><td>~~Site area~~</td><td colspan="4">~~0.39ha~~</td></tr>
<tr><td>~~Site Location (and Ward)~~</td><td colspan="4">~~Urban area (Billinge and Beardwood)~~</td></tr>
<tr><td>~~Amount/type of development~~</td><td colspan="4">~~2 residential units~~</td></tr>
<tr><td rowspan="2">~~Anticipated delivery years (units)~~</td><td>~~2021-26~~</td><td>~~2026-31~~</td><td>~~2031-37~~</td><td>~~Beyond 2037~~</td></tr>
<tr><td>~~2 units~~</td><td></td><td></td><td></td></tr>
</table></td></tr>
</table>

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification	
		~~**Recent planning history**~~	~~None~~


LOWOOD PLACE
VIEW PLACE
W
MILE END RW
BRIGHTON TERRACE
WOODBINE ROAD
ROAD
Education Facili
AZALEA RO
PW
PRESTON NEW ROAD
Med
Care
BILL INGE CL
PW
ROAD
AVENUE
© Crown copyright and database rights 2021
Ordnance Survey licence number: 10001949

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification
		~~**Policy H217: Land at Silas' Church, Preston New Road, Blackburn**~~ ~~**Key Development Considerations**~~ ~~1. Planning obligations (CP12) - a planning contribution may be required to help mitigate the impacts of development in line with the 'Secondary' site typology set out in Table 3 of Policy CP12. Specific infrastructure requirements and planning contributions will be identified in line with Policy CP12 and Table 3;~~ ~~2. Utilities infrastructure (CP12) - early dialogue with United Utilities will be required prior to the submission of a planning application for developing the site due to presence of utilities infrastructure and land interests within the site;~~ ~~3. Contamination (DM2) - completion of appropriate ground investigation works to establish the extent of any ground contamination and required mitigation measures;~~ ~~4. Housing mix and standards (DM3 and DM5) – development of this site will be required to provide an appropriate mix of housing tenure, types and quality in line with Policies DM3 and DM5;~~ ~~5. Heritage assets (DM26) - the site is located within the Revidge conservation area and adjacent to the Church of St Silas, a Grade II* listed building. The Derbyshire Almhouses, a locally listed building also adjoins the site to the north of the Church. The Heritage Impact Assessment prepared for the site requires any development to be limited (in both numbers and density) and to retain the general open character of the land adjacent to the Church in order to minimise harm to the heritage assets. Development to the north of the Church would significantly detract from the immediate setting of the listed building and should be excluded from the site. Any harm to the conservation area and almhouses could be mitigated by detailed bespoke design approach and by limiting the scale and extent of any new development, especially in the area directly adjacent the locally listed building;~~ ~~6. Highways and access (DM29) – suitable existing vehicular access to the site off Preston New Road.~~

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification
MM100	Page 145, Policy H222: Land at Blackburn RUFC (Key site information)	Anticipated delivery years (units) 2021-26 **0** ~~23~~ units 2026-31 **23** units
MM101	Page 146, Policy H222: Land at Blackburn RUFC (Key Development Considerations)	1. Adopted masterplan - Development is to be brought forward in line with the principles set out in the North Blackburn Masterplan (adopted February 2017); 2. Planning obligations (CP12) - a planning contribution will be expected to help mitigate the impacts of development in line with ~~the 'Primary' site typology set out in Table 3 of~~ Policy CP12. Specific infrastructure requirements will be identified in line with Policy CP12; 3. Utilities infrastructure (CP12) - early dialogue with United Utilities will be required prior to the submission of a planning application for developing the site due to presence of utilities infrastructure within the site and its location within an identified drainage area; 4. Housing mix and standards (DM03 and DM05) – development of this site will be required to provide an appropriate mix of housing tenure, types and quality in line with Policies DM03 and DM05; 5. Flooding / water management (DM13) – the SFRA Level 1 identifies an area of Flood Zone 3b within the site which is to be omitted from the site's developable area. Flood risk should be manageable through careful consideration of site layout and design around the flood risk early on in the planning stage.~~;~~ **Applicants will be required to engage early with United Utilities to agree the approach to a drainage strategy and connections to the public sewer, incorporating mitigation measures where necessary. Surface water will only be allowed to discharge to the public sewer in accordance with the hierarchy for surface water management set out in Policy DM13;** 6. **Ecology (DM15) – potential ecological impacts must be considered as part of any planning application for developing the site due to its greenfield nature;** 7. Open space (DM16 and DM18) - the Council's Open Space Audit (2021) identified a deficiency of both amenity greenspace and natural and semi-natural greenspace in the Blackburn North Neighbourhood Area. Development proposals should seek to address these deficiencies wherever possible;

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification
		8. Playing pitches (DM20) - development of the site would result in the loss of a playing pitch currently used as the Rugby Club's practice ground. The area of playing field to be lost as a result of the proposed development will be replaced, prior to the commencement of development, by a new area of playing field of equivalent or better quality; and of equivalent or greater quantity; and in a suitable location; and subject to equivalent or better accessibility and management arrangements unless agreement is obtained[5] that pitch improvements are adequate compensation; 9. Archaeology (DM26) - any planning application to develop the site will need to be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation ~~due to its location in close proximity to a known Roman Road.~~ The development ~~will in all likelihood~~ **may** require a level of archaeological mitigation, which might take the form of preservation in situ, or by record, depending on the significance of the features encountered; 10. Highways and access (DM29) – suitable vehicular access to the site is available off Ramsgreave Drive.
MM102	Page 147; Policy H224: Land off Bog Height Road, Blackburn (Key site information)	Anticipated delivery years (units) 2021-26 ~~66~~ **6** units 2026-31 ~~9~~ **69** units
MM103	Page 148; Policy H224: Land off Bog Height Road, Blackburn (Key Development Considerations)	1. Adopted masterplan - due to location of site adjacent to the Bank Hey Housing Growth Allocation (H042), any development proposals must be consistent with the adopted Bank Hey Masterplan (adopted March 2020) and should not compromise delivery of the wider allocated site; 2. Planning obligations (CP12) – a ~~minimum~~ planning contribution ~~of £9,692 per dwelling~~ will be required to help mitigate the impacts of development in line with agreement for the adjoining site H042 and the Bank Hey Masterplan This will contribute towards additional primary school places in West Blackburn, highways infrastructure improvements (Bog Height Link Road and improvements to Jack Walker Way/A666) and other specific infrastructure requirements identified in line with Policy CP12;

[5] from both the Rugby Football Union (RFU) and Sport England

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification
		3. Housing mix and standards (DM03 and DM05) – development of this site will be required to provide an appropriate mix of housing tenure, types and quality in line with Policies DM03 and DM05; 4. Flooding / water management (DM13) – the SFRA Level 1 highlights an area of Flood Zone 3b within the site which is to be omitted from the site's developable area. Flood risk should be manageable through careful consideration of site layout and design around the flood risk early on in the planning stage; 5. **Ecology (DM15) – any planning application for developing the site will need to consider and mitigate against potential ecological impacts;** 6. Open space (DM18) – development proposals will be expected to provide a LEAP onsite (or contribution ~~-~~**towards off site provision where justified**~~ of £80,000~~, in addition to costs under para 2~~, for provision elsewhere~~); 7. Archaeology (DM26) – an archaeological desk-based assessment and walkover will be required as part of any planning application for developing the site to assess potential archaeological features on the site; 8. Highways and access (DM29) –access to the site is to be provided off the new link road connecting Bog Height Road to Ashwood Avenue. **Alternative access to the site could be provided through Housing Growth Allocation H042 (Land at Bank Hey, Blackburn) if the site were to be brought forward in advance of the link road's delivery.** 9. **Utilities infrastructure (CP12) - Early dialogue with United Utilities will be required prior to the submission of a planning application due to the presence of utilities infrastructure and land interests within the site.** 10. **Landscape Character (DM22) - The site is located adjacent the West Pennine Moors. Development proposals will be required to be designed so as to minimise the potential impacts of development on the landscape character, ecological and recreational value of the West Pennine Moors. Important on-site landscape features, such as hedgerows, will be protected.**

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification
MM104	Page 150; Policy E047: Hollins Grove Mill, Darwen (Key site information)	Amount/type of development ~~18,788~~ **12,094**m² B class use; ~~18,788~~ **12,094**m² E class use
MM105	Page 151, Policy E047: Hollins Grove Mill, Darwen (Key Development Consideraitons)	1. Planning obligations (CP12) - a planning contribution may be required to help mitigate the impacts of development. Any specific infrastructure requirements and planning contributions will be identified in line with Policy CP12; 2. Utilities infrastructure (CP12) - early dialogue with United Utilities will be required prior to the submission of a planning application for developing the site due to the presence of utilities infrastructure within the site and its location in close proximity to an identified drainage area; 3. Contamination (DM02) – completion of appropriate ground investigation works will be required to establish the extent of any ground contamination and any mitigation measures required due to the presence of two historic landfills on site, its prior use as a mill and its location in close proximity to an existing EA IPPC Regulated site, active landfill and other EA Regulated facilities; 4. Safeguarding amenity (DM02) - due to the site's location close to a wastewater treatment works, an impact assessment, including an odour **and noise** impact assessment, will be required prior to any development taking place to ensure the proposed development can secure an acceptable level of amenity. Any development proposals must consider impacts on the West Pennine Moors SSSI, particularly in relation to potential air quality impacts; 5. Flooding / water management (DM13) – the Level 2 SFRA…The site is located adjacent to the River Darwen (main river) and will require an 8m riparian buffer/easement to be incorporated in scheme design between the watercourse and development. **Applicants will be required to engage early with United Utilities to agree the approach to a drainage strategy and connections to the public sewer, incorporating mitigation measures where necessary. Surface water will only be allowed to discharge to the public sewer in accordance with the hierarchy for surface water management set out in Policy DM13;** 6. Public Rights of Way (DM16) - the development layout and scheme detailing should provide good connectivity to the established Public Rights of Way network including mitigation of any adverse impacts;

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification
		7. Heritage assets (DM26) – a number of unlisted mills are located to the north west of the site. Any development proposals must assess the impact on these assets and identify any mitigation measures required; 8. Highways and access (DM29) – suitable vehicular access to the site is available off Lower Eccleshill Road.
MM106	Page 152; Policy E145 Issa Way North, Blackburn (Key site information)	Anticipated delivery Anticipated **2** ~~5~~-year build out, earliest commencement 2023/24
MM107	Page 154; Policy E149: Carl Fogarty Way (Key site information)	Amount/type of development ~~11,536~~ **8075**m² B class use (across all parcels) Anticipated delivery Anticipated **2** ~~5~~-year build out, earliest commencement 202**3/24** ~~2/23~~
MM108	Page 155, Policy E149: Carl Fogarty Way (Key Development Considerations)	1. Planning obligations (CP12) - a planning contribution may be required to help mitigate the impacts of development. Any specific infrastructure requirements and planning contributions will be identified in line with Policy CP12; 2. Utilities infrastructure (CP12) – a. early dialogue with United Utilities will be required prior to the submission of a planning application for developing Plot**s 1, 2 and** 3 due to the presence of utilities infrastructure within the site, and the site's location within close proximity to an identified drainage area; b. United Utilities has confirmed the existing clean water services immediately adjoining the development are not currently able to support the additional demand required to provide connections for the proposed development. It is anticipated that network reinforcement works will be required to provide the required capacity to service the development site and United Utilities should be contacted at the earliest opportunity to identify the works needed; c. a 3 metre easement is required to be maintained between development and the electricity and BT cables located on Plot 1; 3. Contamination (DM02) - completion of appropriate ground investigation works will be required to establish the extent of any ground contamination and any mitigation measures required for all plots;

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification
		4. Safeguarding amenity (DM02) - careful consideration should be given to the design and use of developments on Plots 3 and 6 which are located in close proximity to the residential dwellings on Burnley Road; 5. Flooding / water management (DM13) - the SFRA Level 1 highlights an area of Plot 4 is located within Flood Zone 2 which is to be omitted from the site's developable area. **Surface water will only be allowed to discharge to the public sewer in accordance with the hierarchy for surface water management set out in Policy DM13;** 6. Ecology (DM15) - potential ecological impacts must be considered as part of any planning application for developing the site due to features identified within Plots 2 and 3 and within close proximity to Plot 1; 7. Canal asset (DM28) – Plot 2 is located adjacent to the Leeds and Liverpool canal where it is within a cutting. Any development on the plot would need to be offset from the top of the canal cutting to protect its structural integrity. Development should have a good relationship with the adjacent transport gateway and the adjoining Leeds and Liverpool Canal. 8. Archaeology (DM26) - any planning application to develop the plots will need to be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation due to likely presence of buried remains of 19th Century occupation. The development will in all likelihood require a level of archaeological mitigation, which might take the form of preservation in situ, or by record, depending on the significance of the features encountered; 9. Heritage assets (DM26) - the Grade II listed Imperial Mill is located to the north of Plot 2. As identified in the Heritage Impact Assessment for the site, careful consideration of scheme design and the extent/scale/height of development on Plot 2 will be required to minimise the visual impact on the **setting of the** listed building. Large, single mass buildings will obscure direct views across the site and should be avoided and any development should consider retaining views northwards through the site; 10. Highways and access (DM29) – new vehicular access points will be created for Plots 1 and 6, Plots 2 and 3 can be accessed directly off Carl Fogarty Way and Plot 4 can be accessed off Thornley Avenue.

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification
		11. Tourism (DM37) – development of Plot 2 will be expected to take account of any specific proposals emerging from the Pennine Lancashire Linear Park.
MM109	Page 158, Policy E158: Balle Street Mill, Darwen (Key Development Considerations)	1. Planning obligations (CP12) - a planning contribution may be required to help mitigate the impacts of development. Any specific infrastructure requirements and planning contributions will be identified in line with Policy CP12; 2. Contamination (DM02) - completion of appropriate ground investigation works will be required to establish the extent of any ground contamination and any mitigation measures required due to site's former use as a mill; 3. Flooding / water management (DM13) – part of the site is located within Flood Zone 3 which should be omitted from the site's developable area. A Main River (River Darwen) flows in culvert along the western side of the site; 4. Heritage assets (DM26) – a number of listed mills are located to the North of the site, including the Grade II* India Mill Chimney and Grade II India Mill. The Heritage Impact Assessment prepared for the site highlights the level of the visual impact on these assets will depend on the design and extent/scale/height of any new development. A scale similar to the adjacent 2 storey warehouse building will unlikely result in any discernible harm to the setting of either India Mill or India Mill Chimney; 5. Highways and access (DM29) – suitable vehicular access to the site is available off Balle Street; 6. **Utilities infrastructure (CP12) - early dialogue with United Utilities will be required prior to the submission of a planning application due to the presence of utilities infrastructure within the site.**
MM110	Page 159, Policy E167: Evolution Park (Medipark), Blackburn Hospital (Key site information)	Amount/type of development ~~5,200~~ **4,800**m2 B class use with remaining part of the site to be brought forward for supporting uses for hospital (including teaching). **(The 4,800m2 of B class use does not include the floorspace of the Trust's proposed building.)** Anticipated delivery Anticipated **4** ~~5~~-year build out, earliest commencement ~~2022/23~~ **2025/26**

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification
MM111	Page 160, Policy E167: Evolution Park (Medipark), Blackburn Hospital (Key Development Considerations)	1. Planning obligations (CP12) - a planning contribution may be required to help mitigate the impacts of development. Any specific infrastructure requirements and planning contributions will be identified in line with Policy CP12; 2. Flooding /water management (DM13) - the SFRA Level 1 highlights a small area of the site is located within Flood Zone 3b which is to be omitted from the site's developable area. Flood risk should be manageable through careful consideration of site layout and design around the flood risk early on in the planning stage**; applicants will be required to engage early with United Utilities to agree the approach to a drainage strategy and connections to the public sewer, incorporating mitigation measures where necessary. Surface water will only be allowed to discharge to the public sewer in accordance with the hierarchy for surface water management set out in Policy DM13;** 3. Ecology (DM15) – potential ecological impacts must be considered as part of any planning application for developing the site due to its greenfield nature. There is a linear pond located along the north western boundary of the site which should be retained and incorporated into the site's development; 4. Archaeology (DM26) - any planning application to develop the site will need to be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation. The development will in all likelihood require a level of archaeological mitigation, which may take the form of preservation in situ, or by record, depending on the significance of the features encountered; 5. Highways and access (DM29) – existing suitable vehicular access to the site off Shadsworth Road; 6. **Utilities infrastructure (CP12) - early dialogue with United Utilities will be required prior to the submission of a planning application due to the presence of utilities infrastructure within the site.**
MM112	Page 161; Policy E168: Plot C, Shadsworth Business Park, Blackburn (Key site information)	Anticipated delivery Anticipated **2** ~~3~~-year build out, earliest commencement ~~2024/25~~ **2025/26**
MM113	Page 163; Policy E172: Chapels Park	Site area 5.**47**~~30~~ha

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification
	South, Darwen (Key site information)	Anticipated delivery Anticipated 2-year build out, earliest commencement ~~2022/23~~ **2023/24**
MM114	Page 164, Policy E172: Chapels Park South (Key Development Considerations)	1. Planning obligations (CP12) - a planning contribution may be required to help mitigate the impacts of development. Any specific infrastructure requirements and planning contributions will be identified in line with Policy CP12; 2. Contamination (DM02) - completion of appropriate ground investigation works will be required to establish the extent of any ground contamination and any mitigation measures required due to the location of an EA regulated Integrated Pollution Prevention and Control (IPPC) site within 150m of the site; 3. Safeguarding amenity (DM02) - careful consideration should be given to the design and use of employment developments in close proximity to the existing residential dwellings which adjoin the southern boundary of the site; 4. Flooding / water management (DM13) – the SFRA Level 1 highlights a small area of the site is at high risk from surface water flooding. This should be manageable through careful consideration of site layout and design around the flood risk early on in the planning stage. Early dialogue with United Utilities and the Council's Drainage team will be required prior to the submission of a planning application for developing the site due to its location within an identified drainage area; **applicants will be required to engage early with United Utilities to agree the approach to a drainage strategy and connections to the public sewer, incorporating mitigation measures where necessary. Surface water will only be allowed to discharge to the public sewer in accordance with the hierarchy for surface water management set out in Policy DM13;** 5. Ecology (DM15) - potential ecological impacts must be considered as part of any planning application for developing the site due to its greenfield nature and the presence of ecological features within the site. Any development proposals must consider impacts on the West Pennine Moors SSSI, particularly in relation to air pollution; 6. Heritage assets (DM26) - any development proposals should conserve the setting and significance of the nearby listed chapel located to the south east of the site (Lower Chapel, Grade II). A Heritage Assessment will be required to be prepared as part of any planning application for developing the site identifying the significance of the asset, the contribution the proposed development would make to its

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification
		significance, the harm development of the site would have (if any) and the mitigation/enhancement measures needed; 7. Archaeology (DM26) - any planning application to develop the site will need to be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation due to potential of early sites being located within the boundary. The development will in all likelihood require a level of archaeological mitigation, which may take the form of preservation in situ, or by record, depending on the significance of the features encountered; 8. Highways and access (DM29) – suitable vehicular access to the site is available off Goose House Lane/unnamed road. 9. **Utilities infrastructure (CP12) - early dialogue with United Utilities will be required prior to the submission of a planning application due to the presence of utilities infrastructure within the site.**
MM115	Page 165; E179: Junction 5 Strategic Employment Site (Key site information)	Amount/type of development: **c.72,000** ~~71,952~~m2 of **employment floorspace (use class B2 General Industrial, B8 Storage and Distribution** ~~B class use~~ and supporting ancillary uses)
MM116	Page 166; E179: Junction 5 Strategic Employment Site (Key Development Considerations)	1. Masterplan**s** – each of the two site parcels are to be brought forward in line with ~~a site wide~~ **its own** masterplan and infrastructure delivery strategy covering the whole of the parcel. ~~The~~**Each** masterplan must be agreed by the Council either at the time of, or prior to, the granting of planning permission; ~~At least 50% of new floorspace on the site should be industrial (B2);~~ 2. **Employment Uses - at least 50% of new floorspace on the site should be industrial (B2)**~~71~~**83** **Planning permission will be refused on one parcel (or part thereof) where the proposed uses would restrict remaining areas of the site to a predominance (more than 75%) of B2, unless exceptional circumstances are demonstrated. Any retail uses (Class E(a) or (b)) should be ancillary, and support those employed in the strategic site;**

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification
		3. Green Belt (CP2) – any development brought forward on the site will be required to provide compensatory improvements to the environmental quality and accessibility of remaining Green Belt land. This should contribute to offsetting the impact of removal of this site from the Green Belt[6]; 4. Planning obligations (CP12) - a planning contribution will be required to help mitigate the impacts of development, particularly in relation to transport impacts[7] and green belt compensation measures set out above. Any further specific infrastructure requirements and planning contributions will be identified in line with Policy CP12; 5. Utilities infrastructure (CP12) – **Development will take a comprehensive and co-ordinated approach including respecting existing site constraints including utilities situated within sites;** a holistic drainage strategy is to be agreed prior to the submission of a planning application and early dialogue with United Utilities will be required due to **the** presence of utilities infrastructure within the site and its location in close proximity to an identified drainage area; 6. Contamination/site safety (DM02) - incorporation of overhead lines into the design of development will be required. Statutory safety clearances between overhead lines, the ground, and built structures must not be infringed. **A strategy for responding to the National Grid electricity assets present within the site is required which demonstrate the National Grid Design Guide and Principles have been applied at the masterplanning stage and how the impact of the asset has been reduced through good design.** In addition, a contamination and geotechnical assessment will be required to set out an appropriate remediation strategy for the site; 7. Flooding / water management (DM13) – the SFRA Level 1 highlights a small area of the site is located within Flood Zone 3b which is to be omitted from the site's developable area. Flood risk should be manageable through careful consideration of site layout and design early on in the planning stage; 8. Public Rights of Way (DM16) – development will be required to improve the quality of the existing Public Rights of Way and ensure routes are clearly defined and legible; 9. Landscape character (DM22) - the Landscape Character Assessment prepared for the site identifies a number of requirements for **its** development ~~of the site~~, including:

[6] Possible measures are set out in the 'Potential Compensatory Improvements to the Green Belt' report (LUC, 2021)

[7] As set out in the M65 J5 Strategic Employment Site Transport Study (Section 7)

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification
		a. integrating a strong landscape structure into the boundary treatment including an appropriate buffer zone around the perimeter. Any change should enhance and conserve existing field boundaries and public rights of ways; ~~and avoid visually intrusive development on the more elevated areas~~ b. ~~retain, enhance, and~~ conserve **and enhance** the network of drystone wall field boundaries; c. retain an appropriate area to maintain a setting around the existing farmsteads of Blackhill Farm and the cottages on Haslingden Road and School Lane; ~~form a strong landscape character treatment along the western boundary adjacent to the M65 motorway to integrate development into the wider setting~~ d. avoid visually intrusive development on **the** more elevated areas of the ~~location in the south east corner of the~~ site, **including the south-eastern corner off Haslingden Road. Design should take into account the topography of each parcel and proposed buildings should be appropriately scaled and located to minimise impacts on the landscape**; e. **design of the northern and southern parcels must incorporate natural features and boundary treatments (tree planting, landscaping etc.) to minimise the visual impact of their development on the safeguarded land and the surrounding area;** f. **the topography of the site should be used to inform the most suitable locations for B2/B8 employment uses to minimise the visual impacts of development;** 10. Heritage assets (DM26) - careful consideration should be paid to ensure the integrity of the local war memorial on Haslingden Road is maintained; 11. Archaeology (DM26) - any planning application to develop the site will need to be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation due to potential features on site. The development will in all likelihood require a level of archaeological mitigation, which may take the form of preservation in situ, or by record, depending on the significance of the features encountered; 12. Highways and access (DM29) - ~~construction of a new site access junction on the B6232 Haslingden Road and on the B6231 School Lane will be required prior to site commencement~~ **a. the sites access on to the B6232 Haslingden Road will be required to be constructed prior to development commencing on the larger (southern) parcel of the allocation. The gateway access to the southern parcel must be designed to ensure unfettered access and prevent the subsequent creation of ransom strips to the safeguarded land to the**

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification
		north. The B6231 School Lane access will be required to be constructed prior to development commencing on the smaller (northern) parcel of the allocation. **b. an improvement scheme (to be agreed with National Highways) at Junction 5 of the M65 should be completed prior to the first occupation on any parcel of Site E179 to ensure highway safety and mitigate the predicted traffic impacts;** 13. **Design (DM27) - proposals for both parcels must account for the central area of safeguarded land in their design. This is to ensure that any future development of the safeguarded land is not compromised, and any development can functionally and visually connect with both the adjacent parcels;** 14. **Pedestrian and cycleways (DM29) - the enhancement of the existing footbridge (over the M65) will be encouraged as part of a wider package of cycling/walking improvements to help enhance connection of the site to the wider area.**
MM117	Page 169; Policy MU008: Issa Way South, Blackburn (Key site information)	Anticipated delivery **Residential:** **2021-26 6 units** **2026-31 50 units** Anticipated 3-year build out, earliest commencement ~~2023/24~~ **2025/26**
MM118	Page 170, Policy MU008: Issa Way South, Blackburn (Key Development Considerations)	1. Planning obligations (CP12) - a planning contribution will be expected to help mitigate the impacts of residential development in line with ~~the 'Secondary' site typology set out in Table 3 of~~ Policy CP12 **and the Developer Contributions and Affordable Housing SPD**. Additional planning contributions may be required to help mitigate the impacts of commercial development. Any specific infrastructure requirements and planning contributions will be identified in line with Policy CP12; 2. Utilities infrastructure (CP12) - early dialogue with United Utilities will be required prior to the submission of a planning application for developing the site due to the presence of utilities infrastructure within the site ~~and its location in close proximity to an identified drainage area~~ **as well as land within the ownership of United Utilities;** 3. Flooding / water management (DM13) –

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification
		a. development will be required to incorporate a suitable easement for the culvert crossing the site or incorporate measures to ensure that any development does not impact on the integrity of this culvert; b. the developer should explore the option of de-culverting to improve ecology and reduce dangers of blocked/collapsed culvert; c. consideration will need to be given as part of development proposals to the potential for flooding from Fishmoor reservoir; d. **development will be required to retain the on-site attenuation basin** 4. Ecology (DM15) - potential ecological impacts must be considered as part of any planning application to develop the site due to its greenfield nature; 5. Archaeology (DM26) - any planning application to develop the site will need to be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation. The development will in all likelihood require a level of archaeological mitigation, which might take the form of preservation in situ, or by record, depending on the significance of the features encountered; 6. Highways and access (DM29) – suitable vehicular access to the site is available off new link road/Roman Road.
MM119	Page 171; Policy MU091: Former East Lancashire Coachbuilders site, Whalley New Road, Blackburn (Key site information)	Amount/type of development Potential employment/commercial/community (~**4**~~6~~,000 m² Class B, E and/or F) Anticipated delivery Anticipated 2-year build out, earliest commencement ~~2022/23~~ **2029/30**
MM120	Page 172, Policy MU091: Former East Lancashire Coachbuilders site, Whalley New Road, Blackburn (Key Development Considerations)	1. Planning obligations (CP12) - a planning contribution may be required to help mitigate the impacts of development. Any specific infrastructure requirements and planning contributions will be identified in line with Policy CP12; 2. Utilities infrastructure (CP12) - early dialogue with United Utilities will be required prior to the submission of a planning application for developing the site due to the presence of utilities infrastructure **and land interests** within the site and its location within close proximity to an identified drainage area and reservoir flood zone**. The layout should be prepared in accordance with any**

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification
		necessary offset distance from the adjacent wastewater pumping station following agreement with United Utilities; 3. Contamination (DM02) - completion of appropriate ground investigation works will be required to establish the extent of any ground contamination and any mitigation measures required due to the site's previous use as a coach works; 4. Flooding / water management (DM13) - the River Blakewater (main river) runs along the north western boundary of the site. Any development must maintain an 8m riparian buffer/easement along this watercourse. The SFRA Level 1 highlights an area of Flood Zone 3b which follows the course of the river which should be omitted from the site's developable area**; applicants will be required to engage early with United Utilities to agree the approach to a drainage strategy and connections to the public sewer, incorporating mitigation measures where necessary. Surface water will only be allowed to discharge to the public sewer in accordance with the hierarchy for surface water management set out in Policy DM13;** 5. Archaeology (DM26) - any planning application to develop the site will need to be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation. The development will in all likelihood require a level of archaeological mitigation, which may take the form of preservation in situ, or by record, depending on the significance of the features encountered; 6. Heritage assets (DM26) – a number of unlisted mills are located to the west and south west of the site. Any development proposals must assess the impact on these assets and identify any mitigation measures required. Sensitive development with appropriate mitigation could enhance the local area; 7. Highways and access (DM29) – suitable vehicular access to the site is available off Whalley New Road.
MM121	Page 173; Policy MU096: Site of former Larkhill Health Centre, Barbara Castle Way, Blackburn (Key site information)	Anticipated delivery Anticipated 1-year build out, earliest commencement ~~2025/26~~ **2032/33**

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification
MM122	Page 175; Policy MU197: Whinney Heights (Key site information)	Anticipated delivery Anticipated 1-year build out, earliest commencement ~~2025/26~~ **2030/31**
MM123	Page 176, Policy MU197: Whinney Heights (Key Development Considerations)	1. Planning obligations (CP12) - a planning contribution may be required to help mitigate the impacts of development. Any specific infrastructure requirements and planning contributions will be identified in line with Policy CP12; 2. Contamination (DM02) – a contaminated land desk study will be required as part of any planning application for developing the site; 3. Safeguarding amenity (DM02) - potential amenity issues associated with noise from the adjacent Observatory Public House and road network, and odour impacts from KFC to be assessed as part of any planning application for the site, and any required mitigation measures integrated into scheme design; 4. Ecology (DM15) - potential ecological impacts must be considered as part of any planning application for developing the site due to its greenfield nature; 5. Highways and Access (DM29) – suitable vehicular access to the site is available off Haslingden Road; 6. **Utilities infrastructure (CP12) - early dialogue with United Utilities will be required prior to the submission of a planning application due to the presence of utilities infrastructure and land interests within the site. A significant sewer runs through the site and options must be assessed early to ensure the layout of the proposed development fully considers limitations posed by the sewer.**
MM124	Page 177; Policy MU210: Former Thwaites Site, Starkie Street (Key site information)	Amount/type of development Potential for residential and commercial/community uses (~**1480** ~~11,000~~ m² Class E and/or F) Anticipated delivery Anticipated **1** ~~4~~-year build out, earliest commencement ~~2023/24~~ **2025/26**
MM125	Page 178, Policy MU210: Former Thwaites Site,	1. Masterplan – proposals for any specific uses or new development on this site will be considered and supported in line with any proposals for investment and regeneration that may be set out in a masterplan or SPD for the wider Town Centre East Investment Area (identified on the Policies Map);

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification
	Starkie St Blackburn (Key Development Considerations)	2. Planning obligations (CP12) - a planning contribution may be required, depending upon specific uses proposed, to help mitigate the impacts of development. Any specific infrastructure requirements and planning contributions will be identified in line with Policy CP12; 3. Utilities infrastructure (CP12) - early dialogue with United Utilities will be required prior to the submission of a planning application for developing the site due to the presence of utilities infrastructure and its location in close proximity to an identified drainage area. A significant sewer runs through the site and options must be assessed early to ensure the layout of the proposed development fully considers limitations posed ~~with such assets~~ **by all utility assets;** 4. Heat networks (DM12) - the site is of strategic significance and identified as being adjacent to an area with potential for heat network development. Development of this site should be designed to be connection ready **in accordance with the energy hierarchy approach set out in Policy DM12, unless it can be demonstrated that there are more effective alternatives for minimising carbon emissions or such connection is impracticable or financially unviable;** 5. Flooding / water management (DM13) – the SFRA Level 1 highlights an area of Flood Zone 2 within the site which is to be omitted from the site's developable area; 6. Archaeology (DM26) – an archaeological desk-based assessment and (surviving) building assessment will be required as part of any planning application for developing the site as some areas of survival are possible; 7. Heritage assets (DM26) – a cluster of Grade II listed buildings are located to the east of the site within the Eanam Wharf Conservation Area (warehouses of Entwistle and Oddy Ltd; British Waterways Office; Canal House; Bank Cottage and iron structure at east end of warehouses west of Navigation Bridge). Holy Trinity Church (Grade II), St Johns Church (Grade II) and Blackburn Cathedral (Grade II*) are prominent buildings in the skyline which are likely to be seen in the same context as development on the site. The Heritage Impact Assessment prepared for the site highlights the level of visual impact on these assets will greatly depend upon the design and extent/scale/height of any new development, especially on the eastern edge. Any development should consider wider townscape views across the site especially when viewing westwards off Barbara Castle Way towards Blackburn Cathedral and St John's Church. The alignment and layout between buildings should consider glimpsed views of Blackburn Cathedral's tower and steeple;

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification
		8. Highways and access (DM29) - suitable **pedestrian, cycle and** vehicular access to the site ~~is available~~ **may be achieved from multiple points around the site. The most appropriate access and egress points should be discussed with the Council's Highways Team in the initial stages of design work** ~~off Penny Street~~.
MM126	Page 179; Policy MU211: Former Markets Site, Penny St, Blackburn (Key site information)	Amount/type of development Potential for commercial/community uses (~**3**~~6~~,000 m² Class E and/or F) Anticipated delivery Anticipated 2-year build out, earliest commencement ~~2023/24~~ **2027/28**
MM127	Page 180, Policy MU211: Former Markets Site, Penny St, Blackburn (Key Development Considerations)	1. Masterplan - proposals for any specific uses or new development on this site will be considered and supported in line with any proposals for investment and regeneration set out in a masterplan or SPD for the wider Town Centre East Investment Area (identified on the Policies Map); 2. Planning obligations (CP12) - a planning contribution may be required to help mitigate the impacts of development. Any specific infrastructure requirements and planning contributions will be identified in line with Policy CP12; 3. Utilities infrastructure (CP12) - early dialogue with United Utilities will be required prior to the submission of a planning application for developing the site due to the presence of utilities infrastructure within the site and its location in close proximity to an identified drainage area and reservoir flood zone. **Significant utility infrastructure runs through the site and options must be assessed early to ensure the layout of the proposed development fully considers limitations posed by all utility assets;** 4. Contamination (DM02) - completion of appropriate ground investigation works will be required to establish the extent of any ground contamination and any mitigation measures required due to the site's industrial history; 5. Heat networks (DM12) - the site is of strategic significance and identified as being adjacent to an area with potential for heat network development. Development of this site should be designed to be connection ready **in accordance with the energy hierarchy approach set out in Policy DM12,**

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification
		unless it can be demonstrated that there are more effective alternatives for minimising carbon emissions or such connection is impracticable or financially unviable; 6. Flooding / water management (DM13) – a. the Level 2 SFRA identifies significant issues with flood risk on the site. The River Blakewater (Main River) runs through the centre of the site as a culverted watercourse and both fluvial and surface water risk from climate change are present on the site; b. ~~additional modelling and investigative works will be required to identify suitable mitigation options~~ **a suitable flood mitigation strategy has been prepared for the site and agreed with the Environment Agency. Applicants will be required to undertake further design and flood modelling work to test the preferred solution** prior to any development progressing on the site. c. development proposals should explore opportunities to de-culvert the River Blakewater to allow Biodiversity Net Gain, river restoration and natural flood management to be achieved. If this is not possible, an 8 metre easement between the culvert and new development will be required; 7. Ecology (DM15) - potential ecological impacts must be considered as part of any planning application for developing the site due to its greenfield nature; 8. Archaeology (DM26) – an archaeological watching brief on investigation works on the site has identified buried remains. A desk-based assessment and walkover is therefore required as part of any planning application for developing the site to assess potential archaeological features on the site; 9. Heritage assets (DM26) – the site is located immediately adjacent to the Richmond Terrace conservation area which contains a number of listed buildings including the Grade II listed Church of St John Evangelist. Sensitive development with appropriate mitigation could enhance the local character of the area. The Heritage Impact Assessment prepared for the site highlights that the level of visual impact on both the conservation area and the listed building will depend on the design and extent/scale/height of any new development, especially on the western edge. Any development should consider wider townscape views across and through the site and the alignment of development should allow any glimpsed views of the St John's Church West Tower to be retained; 10. Highways and access (DM29) – suitable vehicular access to the site is available off Brown Street.

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification
MM128	Page 183; Policy MU220; Land north and south of Wood Street, Livesey Fold (Orchard Mill), Darwen (Key Development Considerations)	1. Planning obligations (CP12) - a planning contribution may be required to help mitigate the impacts of development. Any specific infrastructure requirements and planning contributions will be identified in line with Policy CP12; 2. Utilities infrastructure (CP12) - early dialogue with United Utilities will be required prior to the submission of a planning application for developing the site due to presence of utilities infrastructure within the site and its location in close proximity to an identified drainage area; 3. Flooding/water management (DM13) - the Level 2 SFRA identifies fluvial, groundwater and surface water flood risk on the site **and so appropriate consideration must be given to the layout and design of development on the site.** ~~As a result, any development proposed on the site should be confined to the southern part of the site with the northern part of the site undeveloped.~~ Additional modelling work should also be undertaken to update the 2012 Darwen Model, taking into account deculverting works that have taken place adjacent to the site. **Applicants will be required to engage early with United Utilities to agree the approach to a drainage strategy and connections to the public sewer, incorporating mitigation measures where necessary. Surface water will only be allowed to discharge to the public sewer in accordance with the hierarchy for surface water management set out in Policy DM13;** 4. Archaeology (DM26) - potential archaeological impacts should be assessed prior to the submission of a planning application due to possible features within the site; 5. Heritage assets (DM26) – the site is located in close proximity to a locally listed building and Darwen Town Centre Conservation Area. Due to the site's current industrial use, there is an opportunity for new development to positively contribute towards and improve the historic character of the area. The Heritage Impact Assessment prepared for the site requires any development to be of an appropriate scale and mass and to retain the long linear (enclosed) views created by road frontage blocks to fit the urban grain and wider character of the town; 6. Highways and access (DM29) – suitable vehicular access to the site is available off Duckworth Street.
MM129	Page 186; Policy GT213: George St West (Key Development Considerations)	1. Contamination (DM02) – The completion of appropriate ground investigation works will be required to establish the extent of any ground contamination and any mitigation measures required due to site's present use as a household waste recycling centre and the location of a historic landfill to the north of the site;

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification
		2. Flooding / water management (DM13) – a. the Level 2 SFRA identifies a need to prepare a Flood Risk Assessment and Drainage Strategy with a focus on groundwater conditions as part of any planning application for developing the site: b. the River Blakewater (main river) runs along the northern boundary of the site and will require an 8m riparian buffer/easement to be incorporated in scheme design between the watercourse and development; c. early dialogue with United Utilities and the Council's Drainage team will be required prior to the submission of a planning application for developing the site due to its location within an identified drainage area; 3. Archaeology (DM26) - potential archaeological impacts should be assessed prior to the submission of a planning application due to possible features within the site; 4. Heritage assets (DM26) - any development proposal should ensure it conserves the setting and significance of the unlisted mill located to the west of the site; 5. Highways and access (DM29) – suitable existing vehicular access to the site off George Street West; 6. **Design (DM27) – any development proposal should seek to retain and protect the existing trees on site, and stone wall frontage on George Street West, to ensure a high quality, sustainable design.**
MM129a	Page 185; Policy GT213: George St West; Key site information	Amount/type of development **(indicative**) 5 permanent Gypsy and Traveller pitches Anticipated delivery Anticipated 1 year build out, earliest commencement ~~2023/24~~ **2024/25**
MM130	Page 187; Policy GT215: Land adj. Intack Bus Depot (Key site information)	Anticipated delivery Anticipated 1 year build out, earliest commencement ~~2022/23~~ **2023/24**

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification
MM131	Page 189; Appendix A: Glossary	**Local Area for Play (LAP): A small area of open space specifically designated and primarily laid out for very young children to play close to where they live. LAPs require no play equipment as such, relying more on just positively encouraging play.**
MM132	Page 189; Appendix A: Glossary	**Locally Equipped Area for Play (LEAP): An area of open space specifically designed and laid out with features including play equipment and structures for children who are beginning to play independently.**
MM133	Page 189; Appendix A: Glossary	**Neighbourhood Equipped Area of Play (NEAP): An area of open space specifically designated, laid out and equipped mainly for older children but potentially with play opportunities for younger children as well. It can provide play equipment and a hard surface area for ball games or skating/ skateboarding / cycling / shelters for meeting and socialising. NEAPs can often be combined with LEAP provision.**
MM134	Page 201; Appendix B – Housing Trajectory	*[Amendments to Appendix B – Housing Trajectory are shown in Appendix D of this schedule]*
MM135	Page 208; Appendix C – Employment Trajectory	*[Amendments to Appendix C – Employment Trajectory are shown in Appendix E of this schedule]*
MM136	Page 212; Appendix D - Monitoring Framework	*[See Appendix F for revised Table D.1 List of monitoring indicators]*
MM137	Page 232; Appendix E (Paragraph E.1)	E.1 The Blackburn with Darwen Local Plan Polic~~y~~**ies** Map shows the location of allocations and policy constraints relevant to (and referenced within) this Local Plan. Please note that the online version of the Polic~~y~~**ies** Map is the definitive reference map as some **mapping** ~~constraint~~ layers may alter over time ~~(for example Local District Wildlife Site or Biological Heritage Site updates)~~ and therefore render any print version out of date.
MM138	Page 232; Appendix E (Paragraph E.2)	E.2 The Local Plan Polic~~y~~**ies** Map shows some key policy constraints that are referenced within the Local Plan written document. However not all relevant constraints are identified on the Polic~~y~~**ies** Map. For example, constraint layers that may be subject to regular alterations and updates and therefore not shown on the Polic~~y~~**ies** Map include: • **Flood Zones;** • **Water Catchment Land;**

<table>
<tr><th>MM. No.</th><th>Page/Policy/Para of Publication Local Plan (SD1)</th><th>Proposed Main Modification</th></tr>
<tr><td></td><td></td><td>

<u>Biological Heritage Sites;</u>
<u>District Wildlife Sites;</u>
<u>Environmental Opportunity Areas</u>
<u>Heritage Assets (incl. Listed Buildings, Conservation Areas, Local Listings etc)</u> ~~Listed buildings~~;
Tree preservation orders;
SSSI consultation zones;
Public Rights of Way; and
Coal Authority High Risk areas.

These are provided via a separate planning constraints reference map that should be consulted alongside the Local Plan ~~Policy Map~~ <u>Policies Map</u> if you are considering submitting an application for development: go to Planning map | Blackburn with Darwen Borough Council.
</td></tr>
<tr><td>MM139</td><td>Page 239; Appendix G – List of evidence base documents</td><td>
<s>Appendix G – List of evidence base documents</s>
<s>G.1 The following is a list of evidence base documents that have informed the Local Plan and are directly referenced within the Reg19 document. Other reports will have been used to develop specific policies, or to evidence deliverability of sites, however these are not all referenced and so are not listed below. Where relevant these will be made available on request and form part of the package of evidence submitted for the Examination in Public process. t Online resources have also been used to support the plan's development and adopted Supplementary Planning Documents. SPDs are included within the key supporting docs/evidence table for relevant policies and are listed in Appendix H.</s>
<s>Table G.1 – List of evidence base documents</s>
<table>
<tr><th><s>Doc. Ref</s></th><th><s>Evidence base document</s></th></tr>
<tr><td><s>E1</s></td><td><s>A Landscape Strategy, LCC (2000)</s></td></tr>
<tr><td><s>E2</s></td><td><s>Active BwD Strategy (2021-25) (TBC)</s></td></tr>
</table>
</td></tr>
</table>

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification	
		~~E3~~	~~Air Quality Planning Advisory Note (2018)~~
		~~E4~~	~~Alcohol Strategy (2020-22) (TBC)~~
		~~E5~~	~~Bank Hey Masterplan (2020)~~
		~~E6~~	~~Blackburn Town Centre East Development Framework (2021)~~
		~~E7~~	~~Built Sports Facilities Strategy (2021)~~
		~~E8~~	~~BwD Joint Strategic Needs Assessment (Summary Review 2020)~~
		~~E9~~	~~BwD Good Food Plan (2020)~~
		~~E10~~	~~BwD Joint Health and Well-being Strategy 2018-2021~~
		~~E11~~	~~Climate Change and Natural Capital Study (2021)~~
		~~E12~~	~~Climate Impacts Framework (2021)~~
		~~E13~~	~~Connectivity Study – Darwen (2020)~~
		~~E14~~	~~Connectivity Study – North Blackburn (2020)~~
		~~E15~~	~~Connectivity Study – South East Blackburn (2020)~~
		~~E16~~	~~Connectivity Study – West Blackburn (2020)~~
		~~E17~~	~~Darwen Town Investment Plan (TIP) (2021)~~
		~~E18~~	~~Drainage Planning Guidance (2020)~~
		~~E19~~	~~Eat Well Move More Shape Up Strategy (2022-25)~~
		~~E20~~	~~Ecological Desktop Assessments (2020)~~
		~~E21~~	~~Employment Land Review (2019)~~
		~~E22~~	~~Green Belt Study (2019)~~
		~~E23~~	~~Gypsy and Traveller Accommodation Assessment (2019)~~
		~~E24~~	~~Gypsy and Traveller Site Selection Outline Feasibility Study, Intack Bus Depot~~
		~~E25~~	~~Gypsy and Traveller Site Selection Outline Feasibility Study, George Street West~~
		~~E26~~	~~Gypsy and Traveller Site Selection Methodology (2020)~~
		~~E27~~	~~Habitats Regulations Assessment (2021)~~
		~~E28~~	~~Heat Networks Masterplanning Study (2019)~~
		~~E29~~	~~Heritage Impact Assessments (2021)~~
		~~E30~~	~~Holden Fold Masterplan (2021)~~

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification	
		~~E31~~	~~Housing and Economic Needs Assessment (2018)~~
		~~E32~~	~~Housing and Economic Needs Assessment update (2021)~~
		~~E33~~	~~Infrastructure Delivery Plan (2021)~~
		~~E34~~	~~Joint Lancashire Local Transport Plan – LTP4 2021- 46 (TBC)~~
		~~E35~~	~~Landscape Character Appraisal of Three Sites within Blackburn (Cass Associates, June 2020)~~
		~~E36~~	~~Landscape Character Assessment, LCC (2000)~~
		~~E37~~	~~Council Position Statement - Education Requirements (2021)~~
		~~E38~~	~~Local Authority Declaration on Healthy Weight (2017)~~
		~~E39~~	~~Local Centres Methodology (2021)~~
		~~E40~~	~~Local Flood Risk Management Strategy for Lancashire 2021-27~~
		~~E41~~	~~Local Plan Transport Study: Volume 1 Baseline Report (2020)~~
		~~E42~~	~~Local Plan Transport Study: Volume 2 Assessment and Mitigation Report (2021)~~
		~~E43~~	~~Local Transport Plan (2011-2021) – LTP3~~
		~~E44~~	~~Local Strategic Assessment for Specialist Housing Types (TBC)~~
		~~E45~~	~~Mineral Resource Assessments (2021)~~
		~~E46~~	~~North East Blackburn Strategic Housing Site Development Framework (2020)~~
		~~E47~~	~~North East Blackburn Strategic Housing Site Preliminary Ecological Appraisal (2020)~~
		~~E48~~	~~North East Blackburn Strategic Housing Site Flood Risk Assessment and Drainage Strategy (2020)~~
		~~E49~~	~~North East Blackburn Strategic Housing Site Geo-environmental Desk Study (Phase 1) (2020)~~
		~~E50~~	~~North East Blackburn Strategic Housing Site Heritage Review (2020)~~
		~~E51~~	~~North East Blackburn Strategic Housing Site Landscape Visual Appraisal (2020)~~
		~~E52~~	~~North East Blackburn Strategic Housing Site Utility Study Level 2 (2020)~~
		~~E53~~	~~Open Space Audit (2021)~~
		~~E54~~	~~Pennine Lancashire Childhood Obesity Trailblazer Joint Planner Agreement (2021)~~
		~~E55~~	~~Plan Viability Study (2021)~~
		~~E56~~	~~Playing Pitch Strategy and Outdoor Sports Strategy (2021)~~

MM. No.	Page/Policy/Para of Publication Local Plan (SD1)	Proposed Main Modification
		~~E57~~ ~~Pupil Place Forecasting (2021)~~ ~~E58~~ ~~Queens Park Self Build Feasibility Study (2020)~~ ~~E59~~ ~~Retail and Leisure Study (2019)~~ ~~E60~~ ~~Retail and Leisure Study update (2021)~~ ~~E61~~ ~~Site Assessment Methodology (2021)~~ ~~E62~~ ~~South-east Blackburn Transport Strategy (2021)~~ ~~E63~~ ~~Strategic Employment Site Preliminary Risk Assessment (2021)~~ ~~E64a~~ ~~Strategic Employment Site Planning Case (2020)~~ ~~E64b~~ ~~Strategic Employment Site Economic Case (2020)~~ ~~E65~~ ~~Strategic Employment Site Potential Compensatory Improvements to the Green Belt (2021)~~ ~~E66~~ ~~Strategic Employment Site Transport Study (2021)~~ ~~E67~~ ~~Strategic Flood Risk Assessment Level 1 (2020)~~ ~~E68~~ ~~Strategic Flood Risk Assessment Level 2 (2021)~~ ~~E69~~ ~~Strategic Housing and Employment Land Availability Assessment (2021)~~ ~~E70~~ ~~Sustainability Appraisal (2021)~~ ~~E71~~ ~~Tree and Woodland Strategy (TBC)~~ ~~E72~~ ~~Utilities Study – Blackamoor (2020)~~ ~~E73~~ ~~Utilities Study – Haslingden Road (2020)~~ ~~E74~~ ~~Utilities Study – Holden Fold (2020)~~ ~~E75~~ ~~Utilities Study – Medipark, South East Blackburn (2020)~~ ~~E76~~ ~~Utilities Study – North East Blackburn (2020)~~ ~~E77~~ ~~Utilities Study – Plots 1-5 Furthergate (2020)~~ ~~E78~~ ~~Walking and Cycling Plan 2021-2024~~ ~~E79~~ ~~Wind Energy Report (2015)~~

Appendix A: MM011 Revised wording of Policy CP5

Core Policy 5 (CP5): Climate Change

Buildings (new and existing) and transport are major contributors to greenhouse gas emissions in the Borough. The Local Plan is therefore a key mechanism through which the spatial aspects of decarbonisation and climate adaptation can be addressed. The Council's Climate Emergency Action Plan and Adaptation Strategy both reinforce this point.

Policy CP5 seeks to ensure that the Local Plan contributes to the Council's carbon neutral ambitions alongside the UK's ambition to limit global warming to 1.5°C by 2050**. The Council's Climate Emergency Action Plan (2021) states that, at current carbon emissions levels, the Borough needs to achieve a 13% reduction in carbon emissions every year to help meet the 1.5°C global target. With a climate emergency declared, alongside a biodiversity crisis, it is important that all new development seeks to reduce carbon emissions**, ~~It expects that all new development will seek to~~ provide **climatic and** environmental enhancements wherever possible, and leave the natural environment in a better state than before.

Core Policy 5 (CP5): Climate Change
1. Development will be required to contribute to both mitigating and adapting to climate change, and to meeting targets to reduce carbon dioxide emissions. **2. The extent to which the design of a development has considered i) reducing carbon emissions and mitigating climate change and ii) improving resilience and adaptation to climate change will be considered in the assessment of each planning application. Developments that can demonstrate they have considered climate mitigation and adaptation in the design of their proposed scheme will be afforded positive weight in the determination of the planning application. Applicants for specific new residential and commercial developments will be required to complete the Council's online Climate Impacts Framework (CIF) assessment tool[8] to demonstrate the extent to which the design of the development has considered climate change mitigation, resilience and adaptation.** ~~Developers of will be required to use the Council's Climate Impacts Framework to inform what will be expected from a new development, to identify opportunities for enhancement, and to demonstrate appropriate climate change resilience and adaptation of the proposed scheme.~~

[8] to be published as a standalone document accompanying the Local Plan and be developed into an SPD

Core Policy 5 (CP5): Climate Change	
~~Planning permission will not be granted for development that would, as assessed by the Council's Climate Impacts Framework:~~ ~~i. Lead to an unacceptable contribution to climate change;~~ ~~ii. Be itself at high risk from the effects of climate change; or~~ ~~iv. Cause an increase in the level of risk from the cumulative effects of climate change in another location.~~ 3. Mitigation measures that must be implemented off-site (after the hierarchy of avoidance, mitigation and compensation has been exhausted) will be directed to priority Environmental Opportunity Areas (EOA). These areas will play a key strategic role in the enhancements of biodiversity and green space, assisting in carbon management and flood risk mitigation over the plan period. 4. Policy DM12 provides further details on renewable and low carbon energy. Areas identified as potentially suitable for renewable and low carbon energy schemes are identified on the Policy~~y~~**ies** Map.	
Key strategic objective links	SO6: Natural Environment SO7: Climate Change
Key policy links	DM12: Clean and Green Energy DM13: Flooding/SuDS DM14: Environmental Opportunity Areas DM15: ~~Biodiversity~~ **Protection and Enhancement of Wildlife Habitats** DM16: Green and Blue Infrastructure DM17: Trees and Woodland

Core Policy 5 (CP5): Climate Change	
Key supporting docs/evidence	Climate Change and Natural Capital Study (2021) Climate Impacts Framework (2021) Strategic Flood Risk Assessment Level 1 (2020) Strategic Flood Risk Assessment Level 2 (2021) BwD Drainage Planning Guidance (2020) Heat Network Masterplanning Study (2019) Open Space Audit (2021) Playing Pitch and Outdoor Sports Strategy and Built Sports Facilities Strategy (2021) Appendix H: Climate Impacts Framework SPD (TBC) Renewable and Low Carbon SPD (TBC)

~~Proposals for new development will be evaluated against the Council's Climate Impacts Framework (CIF).~~ **To help meet the Council's ambitions of carbon neutrality by 2030,** ~~A~~**a**ll new development ~~is required~~ **will be expected** to ~~demonstrate how it~~ contribute~~s~~ to cutting carbon emissions ~~as part of mitigation and adaptation to climate change and the CIF is the practical means of doing so~~ **and adapting to climate change.**

To evidence the extent to which developments have considered climate mitigation and adaptation, applicants for all new residential dwellings and major commercial schemes (more than 1000sqm of new floorspace) will be required to ~~Applicants must~~ complete and submit **an online Climate Impact Framework (**CIF**) assessment as part of their planning application.**~~in support of new development applications~~ **The Council will then use this information in the determination of the planning application.**

The CIF will be a validation requirement for those specific application types. All other developments, likely to have an impact on the climate or environment, should provide information, as relevant, through supporting documents to the planning application. ~~for them to be validated for development management purposes.~~

The online assessment tool will be accompanied by a CIF Supplementary Planning Document providing relevant guidance. The CIF SPD will also set out any transitional arrangements which may apply in respect of the tool's introduction.

The online CIF Assessment will comprise a series of questions that relate directly to the climate- and environmental- based policies within the Plan. As it is expected that developers will have used the Plan to ensure their development is compliant with policy, it is not expected that there will be significant undue administrative burdens placed upon applicants. Applicants will be required to answer all of the relevant questions in the CIF assessment. Most of the questions will be answerable using common knowledge or from supporting evidence prepared as part of the planning application. For other questions, interactive mapping will be available to help applicants complete the form. The Council will use the responses provided in the determination of the planning application. Developments that can demonstrate they have considered climate mitigation and adaptation in the design of their proposed scheme will be afforded positive weight in the planning balance.

Once the CIF form is submitted, answers to specific key questions will be given automated ratings to indicate how well the development responds to, and performs against, planning policies relating to the climate and biodiversity emergencies. 'RAG assessment' colours will be assigned to indicate whether the development exceeds, meets, almost meets, or fails to meet policy requirements (e.g. dark green, green, amber or red, respectively). Officers will have access to the CIF, and accompanying RAG ratings, in the early stages of the planning application and can seek to address any significant shortcomings in design as part of the planning application process. Where improvements are made, the CIF can be updated internally. A final tabularised summary of the RAG assessments will be presented through the planning application report as a visual indicator of how well the development accords with climatic and environmental policies, to ensure that the relevant emergencies are given due consideration in the application's determination. The CIF SPD (and a Natural Environment SPD) will set out further guidance on design considerations and how the CIF will be assessed and used in determining planning applications.

The CIF will be ~~the key tool to aid decision making on climate impacts~~ **an important assessment tool to promote good design (in accordance with the NPPF) and to support decision making on climatic and environmental impacts,** increasing transparency and accountability in decision-making. This will help support the Council's Climate Emergency Action Plan (CEAP) and the CIF will be updated as required to support the CEAP or as and when climate change policy evolves.

The CIF will help to ensure that the **climatic and environmental based policies of the Plan are given the necessary importance and focus demanded by the joint climate and biodiversity emergencies. It will help ensure that the** concept of the '20-minute neighbourhood' is embedded into future developments in Blackburn with Darwen, ~~It will also take into account~~ alongside a range of criteria around sustainable transport, the natural environment, flooding/SUDS and energy. ~~It~~ **The CIF** will be used to inform discussions during the application process on how a development can be improved from a climate mitigation, adaptation and biodiversity perspective. Where necessary the CIF may **also** be used as a basis to develop proposals and charging to an environment fund (for carbon offsetting) in the Borough, in line with the expectation for planning contributions set out in Policy CP12.

Both the NPPF and the Council's Local Plan are clear that new developments must take into account implications on climate change. Where adverse impacts cannot be adequately mitigated on-site, off-site mitigation measures will be required. Off-site mitigation within the Borough will be preferred to ensure co-benefits (funding an equivalent carbon dioxide saving within the local authority boundary). The Council is looking to further develop the idea of ~~Authority~~ **Area** Based Insetting (ABI) to help stimulate **investment in carbon-saving** ~~such~~ projects. **ABI seeks to ensure that carbon-**

saving projects are focused and delivered within the Borough so that the benefits of such projects and investment are felt and shared locally. In the absence of projects/opportunities within the Borough then offsetting (funding an equivalent carbon dioxide saving elsewhere to compensate for emissions) could be used. **It is anticipated this off-setting would be sought through hierarchical spatial scales relative to a development – i.e. with a preference for local, then regional and then national level off-setting.**

The Council has identified Environmental Opportunity Areas (further details set out in Policy DM14) to help focus delivery of such measures within the Borough. Priority Environmental Opportunity Areas denote locations where there is potential to improve existing green and blue infrastructure for one or more purposes, such as enhancing or creating important habitat, carbon sequestration, flood risk management, recreation, heritage and accessibility and well-being. ~~Due to their poor condition, heather moorland and peat bog habitats are.~~ **These interventions can provide multi-functional benefits.**

The Borough has a large amount of peat-land which, when in good condition, acts as a sink to store (or 'sequester') carbon. However, ~~D~~**d**ue to their poor condition, heather moorland and peat bog habitats are potentially losing around 2,400 tonnes of carbon to the atmosphere each year. The priority must be to improve the condition of moorlands to ensure neutral carbon emissions (as a minimum), and that the carbon stored is depleted no further**, and to protect and restore peatland resources, including re-wetting opportunities, to improve carbon sequestration.**

Enhancements to EOAs will also augment the Borough's green and blue infrastructure, improving connectivity across the Borough and with neighbouring authorities and, where appropriate, create new recreational facilities. Where opportunities can be linked to statutory and non-statutory designated sites they will ultimately form part of the nature recovery network. Policy DM14 provides further details on how these areas will be used in decision-making.

If Blackburn with Darwen is to achieve its ambitious target of becoming carbon neutral by 2030 then energy demand from existing buildings, new development and transport must be minimised and generation of energy from low carbon and renewable sources increased. The Polic~~y~~**ies** Map identifies areas that are potentially suitable for wind and heat networks in the Borough based on initial feasibility work. Further work around the potential for solar schemes is planned, along with more detailed techno-**economic** feasibility studies on the potential for heat networks. Policy DM12 provides further policy on Clean and Green Energy in decision-making and the Council will prepare an SPD on **Low Carbon and** Renewable Energy to provide further policy guidance on this work.

Appendix B: MM012 Revised wording of Policy CP6

Core Policy 6 (CP6): The Natural Environment

~~3.54 The natural environment has to be protected and enhanced to sustain wildlife habitats, species and natural capital. Nature Recovery Networks (to be defined by a Local Nature Recovery Strategy[25]) have to be strengthened and connected to stem the loss of nature and deliver a significant net gain in the Borough's overall biodiversity value, allowing nature to recover, flourish and have greater resilience to the changing climate.~~

The Nature Emergency is every bit as critical as the Climate Emergency and the two are closely intertwined. The Council want to take urgent action to conserve the natural environment – to sustain and enhance habitat and species and deliver multifunctional benefits and natural capital.

New developments will be required to delivery Biodiversity Net Gain (BNG) to help improve habitats and strengthen how species and habitats connect. Nature Recovery Networks will play a key strategic role in strengthening ecological networks, and the development of a Local Nature Recovery Strategy[25] (LNRS) will be informed by a variety of locally identified designations and strategies. Together, and supported by other local policies, these interventions will help stem the loss of nature and deliver a significant net gain in the Borough's overall biodiversity value, allowing nature to recover, flourish and have greater resilience to the changing climate.

Policy CP6 (**aside** ~~and Environmental Opportunity Areas set out in~~ **Policy** CP5) provide ~~a~~ **the strategic** policy framework within the Local Plan to support and facilitate this.

Core Policy 6 (CP6): The Natural Environment
1. New development will be required to conserve and enhance biodiversity, geodiversity and landscape features ensuring: i. That statutory and non-statutory protected sites are protected, enhanced and supported; ii. That recognised priority species and habitats are protected, enhanced and supported; iii. A measurable biodiversity net gain of no less than 10% is achieved **which must be evidenced through the latest recognised metric[9] and preferably delivered on-site.** Where ~~this is not possible on-site~~ **net gain cannot be delivered on-site,** local **off-site** compensatory habitat or ~~development contributions~~ **financial payments will be** ~~sought in line with Policy DM15~~ **required in line with the latest national and local requirements[10]. All proposals should apply the mitigation hierarchy in accordance with the NPPF;** iv. That appropriate and long-term management of new or existing habitats is secured to ensure a network of nature recovery. ~~2. Development is required to protect, enhance and extend the Nature Recovery Network[26] and the green and blue infrastructure network in the Borough by helping to maximise their extent, interconnectedness, multi-functionality, and quality.~~

[9] currently Natural England's Biodiversity Metric 3.1

[10] including the Environment Act (2021), secondary legislation and accompanying guidance, Local Plan Policy CP12 and the Natural Environment SPD

2. Development should be designed to facilitate new and enhanced habitats and the creation of links between habitats and open spaces to provide a network of green and blue spaces that can help support species and their movement. The locally defined ecological sites and networks identified in the Local Nature Recovery Strategy (LNRS), when established, will be the primary focus for off-site net gain delivery. When designing biodiversity net gain, whether on-site or off-site, consideration should be given to how the proposed development can link to existing strategies, including the LNRS, and tie in with policy objectives and natural capital opportunities.

3. Development should:

i. Safeguard the long term capability of the best and most versatile **(BMV)** agricultural land (Grades 1, 2 and 3a in the Agricultural Land Classification (ALC)) as a resource for the future. **Where significant development of agricultural land is necessary, this should be directed to areas of poorer quality agricultural land rather than higher quality (BMV) agricultural land;**
ii. Avoid disturbance or damage of soils, especially those of high environmental value, such as peatlands and wetlands;
iii. Ensure soil resources are conserved and managed in a sustainable way;
iv. Be able to demonstrate that it will not be at an unacceptable risk of unstable or contaminated land.

4. Proactive management of the upland areas (heather moorland and peat bog habitats) for the benefit of carbon retention, biodiversity and natural flood management will be supported;

5. All development should have a neutral or positive impact on air and water quality;

6. Major developments **are strongly encouraged** to ~~should seek to~~ achieve the Building with Nature Design Award[27] **to demonstrate that high-quality green and blue infrastructure is designed and delivered within the development. To support good design, this accreditation should be sought in the early stages of a development as** part of pre-application or outline planning permission approval. **The Council will give positive weight to those development achieving the Building with Nature Award.**

Key strategic objective links	SO1: Health and Well-being SO6: Natural Environment SO7: Climate Change
Key policy links	DM15: ~~Biodiversity~~ **Protection and Enhancement of Wildlife Sites** DM16: Green and Blue Infrastructure DM17: Trees and Woodland DM18: Public Open Spaces in New Developments DM19: Development of Open Spaces DM20: Playing Fields, Indoor and Outdoor Sports Facilities DM21: Local Green Space DM28: Development Affecting Watercourses, Bodies and Catchment Land

Key supporting docs/evidence	Strategic Flood Risk Assessment (2020) Climate Change and Natural Capital Study (2021) Heat Network Masterplanning Study (2019) Open Space Audit (2021) Playing Pitch and Outdoor Sports Strategy and Built Sports Facilities Strategy (2021) Appendix H: Natural Environment SPD (TBC)

[25] Environment Act (2021)

~~[26] Once defined in a Local Nature Recovery Strategy~~

[27] Or alternative accepted/recognised award scheme

[28] HM Government, The Ten Point Plan for a Green Industrial Revolution, Nov 2020

~~3.56. Natural capital as a concept offers a balanced focus on natural assets in ecological terms (their quantity, condition and sustainability) and the social and economic benefits that derive from those assets. It re-frames nature positively as an asset, rather than simply as a constraint on or a victim of development. A natural capital assessment may be required where the local planning authority considers it appropriate where the nature or scale of a proposal merits it.~~

~~The Nature Emergency is every bit as critical as the Climate Emergency.~~ Central Government has committed[28] to protect and improve 30% of UK land by 2030 to combat biodiversity loss and adapt to climate change. The Council has a similar ambition to make space for nature to allow it to recover and become more abundant. A total of 5,272ha of land (38% of land in the Borough) is identified as some form of 'green infrastructure' (in line with Policy DM16: Green and Blue Infrastructure), with 1,750ha of this (13%) of the Borough) having some form of biodiversity designation. ~~Policies set out in this Local Plan, and forthcoming Local Nature Recovery Strategies and designation of Nature Recovery Networks will be a means of achieving this aim.~~ **There are diverse opportunities to deliver environmental improvements across the borough, helping to provide multi-functional benefits and address both the nature and climate emergencies.** When healthy, natural habitats sustain more wildlife and provide benefits for people such as: reducing the risk of flooding; improving people's health and wellbeing; ~~as well as~~ maintaining healthy soils;~~,~~ **storing carbon; providing** clean**er air and** water**; and supporting the** pollinators needed for crops to promote a balanced ecosystem.

Under the Environment Act (2021), if or when enacted, all planning applications granted (with few exemptions) will be required to deliver at least 10% Biodiversity Net Gain, measured through the application of the most up-to-date, and relevant, Biodiversity Metric and necessitating the submission of a Biodiversity Gain Plan[11]. However, it is expected that some application types will be excluded from the requirements of the Environment Act and so the relevant regulations should be referred to once in effect. In advance of the national introduction of net gain, the Council will require all developments (excluding 'de minimis', householder applications, minor change of use or permitted development) to submit a recognised Metric and a Biodiversity Gain Plan to demonstrate a minimum 10% gain will be delivered. The Council's Plan Viability Study confirms that delivery of a 10% net gain is viable. In the event that the Environment Act (2021) is revised by the Secretary of State (at a later date) to determine

[11] 53 Or in another relevant document such as a preliminary ecological assessment so long as informed is prepared in accordance with the requirements set out in the Environment Act (2021) (Schedule 7a, Part 2, 14(2))

that a higher percentage of biodiversity net gain must be delivered then that national figure shall apply. However, 10% will remain the minimum local requirement for biodiversity net gain within the borough.

All proposals for biodiversity net gain should apply the mitigation hierarchy. This hierarchy prioritises avoiding damage to habitat, then, if that cannot be achieved, mitigating by reducing the impact where possible and, if there is a loss of habitat, providing appropriate compensation. Compensation must be greater and better than that which has been lost.

The biodiversity net gain approach also adopts a spatial hierarchy for habitat delivery – with a preference for on-site first, then local off-site. The Council may provide opportunities whereby multiple developments could secure BNG through the sale of smaller parcels of biodiversity unit uplift on a site. Only in exceptional circumstances, where evidence and justification is provided, should developers seek to purchase statutory biodiversity credits from government. As per national requirements, biodiversity net gain must be subject to long term management (a minimum of 30 years) and ongoing monitoring. Delivery will also be subject to legal agreements, for example, conservation covenants.

Ecological networks must be strengthened and connected to stem the loss of nature and deliver a significant net gain in the Borough's overall biodiversity value, enabling nature to recover and have greater resilience to the changing climate. Nationally, through the Environment Act (2021), the Government are introducing Nature Recovery Networks as the tool to help achieve this and so it is intended that the Local Nature Recovery Strategy (LNRS) will be the primary focus for biodiversity net gain delivery in the borough. The LNRS will be informed, in part, by the local ecological designations and policies set out in this Local Plan, including Environmental Opportunity Areas (DM14), designated wildlife habitats (DM15), green and blue infrastructure (DM16) and trees and woodland (DM17). ~~3.58.~~ Strategic areas identified as being suitable for biodiversity net gain are shown as part of the Environmental Opportunity Areas **(EOAs)** on the Polic~~y~~**ies** Map. **These EOAs also form a strategic part of Policy CP5: Climate Change, as they are intended to deliver multi-functional benefits to help both the climate and nature emergencies – including reducing flood risk, increasing carbon storage and improving habitats.**

When considering biodiversity net gain, whether on-site or off-site, developers should consider how their development can link to existing strategies and policy objectives, including the LNRS. As explained above, it is intended that the LNRS will be the primary focus for biodiversity net gain. However, due to Government delays in providing the relevant guidance and funding needed to establish an LNRS, it is expected that there will be a minimum 18-month delay before an LNRS is in effect within the Borough. Therefore, in advance of the introduction of the LNRS, consideration should be given to existing biodiversity strategies, including the Green Infrastructure and Ecological Networks SPD (2015), the Environmental Opportunity Areas (DM14) and potential enhancements to District Wildlife Sites and/or Biological Heritage Sites (DM15). This will help maximise the extent, interconnectedness and quality of nature-networks and deliver multi-functional benefits. Linking development biodiversity net gain to these strategic objectives will also help determine the 'strategic significance' score contained within the biodiversity metric.

Natural capital takes the approach that nature is an asset that provides social and economic benefits to people, for example a market value (minerals, timber, freshwater) or non-market value (such as good health, outdoor recreation, landscape amenity). The quantity, quality and location of different types of nature can affect the value of natural capital. This approach frames nature as a positive asset, not a constraint. A Natural Capital Assessment may be required where the local planning authority considers it appropriate where the nature or scale of a proposal merits it. This could include proposals likely to have an impact on the management of (habitat) land, the atmosphere, water quality, wildlife, raw or natural resources or opportunities for nature-based outdoor recreation. Further information on natural capital will be provided through the Natural Environment SPD.

Natural Capital Assessments may also be submitted to demonstrate the positive benefits a development may create to natural capital for consideration as part of a balanced planning judgement. One such example is the NATURE Tool [footnote to include link], available as an Excel spreadsheet, which can be used to help assess the impact of land-use and management changes on natural capital performance with the aim of achieving environmental net gains. Development achieving environmental net gains will be given positive weight in planning determinations.

A **Natural Environment** Supplementary Planning Document (SPD) will be prepared to provide further guidance **for on-site and off-site biodiversity net gain** ~~this~~ and other natural environment matters (including green infrastructure and trees/woodland).

Appendix C: MM043 Revised wording of Policy DM15

Policy DM Policy 15 (DM15): ~~Biodiversity~~ Protection and Enhancement of Wildlife Habitats

Policy DM15 provides ~~the basis on which the Council will ensure that new development can help address the ecological crisis, helping to restore~~ **for the protection and enhancement of designated wildlife habitats to help protect** eco-systems and **support** environmental net gain.

DM Policy 15 (DM15): ~~Biodiversity~~ Protection and Enhancement of Wildlife Habitats	
~~1. Demonstration of biodiversity net gain (Policy CP6) will be required as part of all new developments 51 through application of the latest Biodiversity Metric52 and submission of a Biodiversity Gain Plan[53] .~~ **1**~~2~~. **Biodiversity resources will be protected such that any d**~~D~~evelopment likely to harm, damage or destroy statutory or non-statutory designated sites (as shown on the Polic~~y~~**ies** Map) or habitats or species of: i. International or national importance (Sites of Special Scientific Interest) will not normally be permitted; ii. Principal importance, (Biological Heritage Sites or habitats and species listed in the Lancashire Biodiversity Action Plan) will not be permitted unless the harm caused is significantly and demonstrably outweighed by other planning considerations and an appropriate mitigation strategy can be secured; iii. Local importance (~~Local~~ **District** Wildlife Sites and Local Nature Reserves) will not be permitted unless the harm caused is outweighed by other planning considerations and an appropriate mitigation strategy can be secured. **2. Development should be designed to protect and enhance existing habitats and ecological networks, including wildlife corridors and stepping stones. Development should minimise any potential disturbance to species and habitats, for example from site lighting, air pollution, noise.** ~~3. Nature Recovery Networks, as identified in the Local Nature Recovery Strategy should not be compromised;~~ ~~4. Where it has been comprehensively demonstrated that negative impacts on habitats or species cannot be avoided or mitigated on site, local compensatory habitat or a development contribution to a local offsetting scheme will be required in accordance with the principles of biodiversity net gain.~~	
Key strategic objective links	SO6: Natural Environment
Key policy links	CP5: Climate Change CP6: The Natural Environment
Key supporting docs/evidence	~~Biodiveristy~~ **Biodiversity** net gain: good practice principles for development (2016) ~~Biodiveristy~~ **Biodiversity** net gain. good practice principles for development: a practical guide (2019) Local Nature Recovery Strategy (expected 2023)

~~51 excluding householder applications or permitted development~~

~~52 currently Biodiversity Metric 3.0;~~

~~53 Or in another relevant document such as a preliminary ecological assessment so long as informed is prepared in accordance with the requirements set out in the Environment Act (2021) (Schedule 7a, Part 2, 14(2))~~

~~4.82. Nature Recovery Networks have to be strengthened and connected to stem the loss of nature and deliver a significant net gain in the Borough's overall biodiversity value, enabling nature to recover and have greater resilience to the changing climate. Existing wildlife site designations, along with identified Environmental Opportunity Areas (see Policy DM14) are expected to support this aim and feed into any future Local Nature Recovery Strategy.~~

Wildlife site designations are intended to identify discrete areas of national, regional and local importance. These are identified on the Policy~~y~~ies Map. If overlap occurs the higher designation takes precedence and the remainder of the site is reviewed to establish if it still qualifies as an area of wildlife importance.

A small number of ~~Local (~~District~~)~~ Wildlife Sites coincide with Biological Heritage Sites. Boundaries have been re-drawn to separate the designations on the Policy~~y~~**ies** Map. All ~~Local (~~District~~)~~ Wildlife Sites ~~are to be~~ **were** resurveyed in 2022 and assessed against site selection guidelines to bring the designations and boundaries up to date. Lancashire County Council is to carry out a review of all (County) Biological Heritage Sites, which will include an assessment of the sites overlapped by the West Pennine Moors SSSI.

New development will be required to protect and enhance habitats and ecological networks. In advance of a Local Nature Recovery Strategy being prepared then Environmental Opportunity Areas and wildlife site designations set out on the Policy~~y~~ies Map will be used to identify whether habitats have 'strategic significance' in the context of **Policy CP6 and** the Biodiversity Metric. **Developments should also seek to protect and enhance ecological networks, including wildlife corridors and stepping stones. These are areas of land (like canals, woodlands, road verges, and ponds) that connect habitats allowing wildlife to move between the spaces. By improving these connections, we can help strengthen ecological networks to support the movement of nature and address habitat fragmentation.**

To satisfy Policy DM15 the consideration of negative impacts on habitats or species should include:

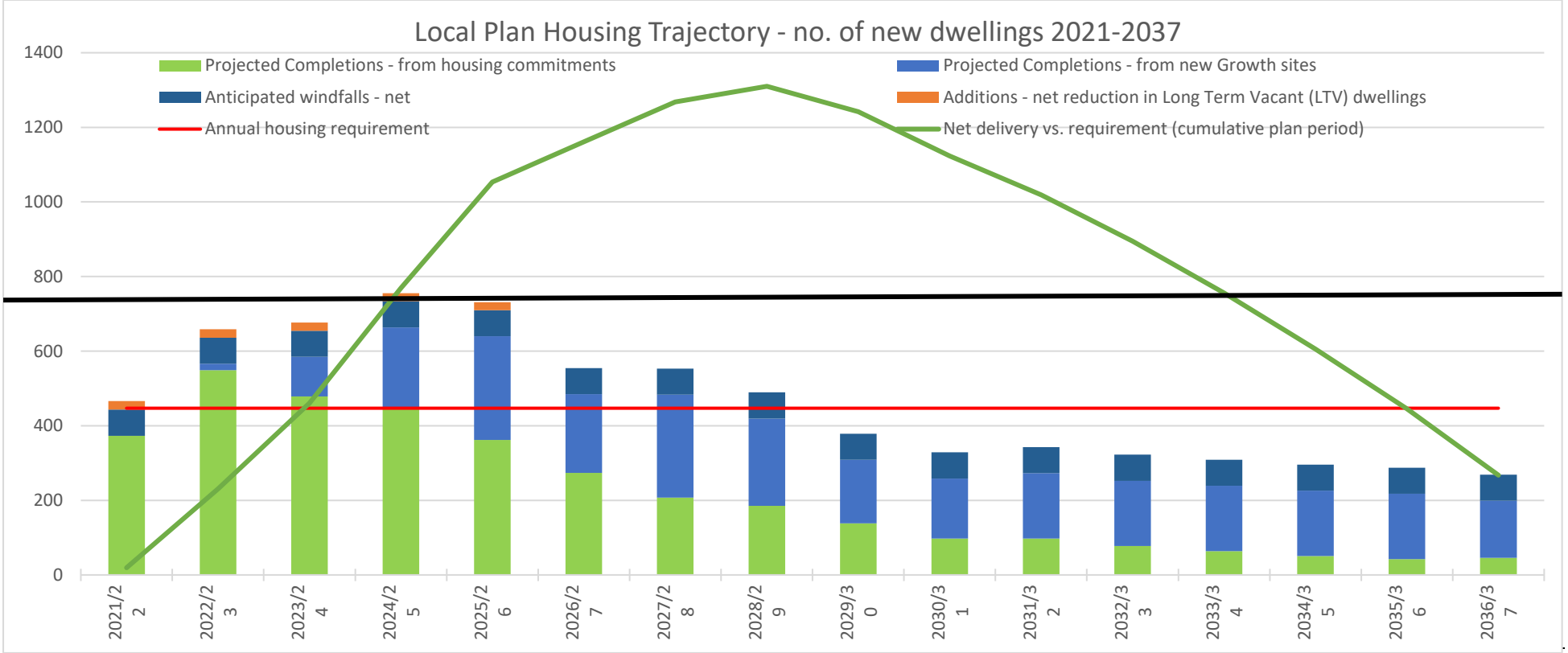
- air quality impacts (e.g. traffic impacts from new development, new agricultural developments (such as pig and poultry intensive farming) and the associated air quality impacts on SSSIs. Policy DM2 provides further details;
- water related impacts (water quality, and/or quantity); and
- **recreational disturbance;**
- **noise and**
- light pollution impacts.

~~4.87. Any compensatory habitat provided as part of addressing the policy requirements of DM15 to address biodiversity net gain must ensure that appropriate management and protection of such habitat is secured for the long-term. Compensation must also be greater and better than that which has been lost.~~

Where necessary, further guidance will be provided as part of the Natural Environment SPD proposed under Policy CP6: The Natural Environment.

Appendix D – Housing Trajectory (Replacement of Figure B.1 – Housing Trajectory & Table B.1 – List of housing commitments)

~~**Figure B.1 – Housing Trajectory (2021-2037)**~~



Year	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	Beyond plan period
Annual housing requirement	447	447	447	447	447	447	447	447	447	447	447	447	447	447	447	447	
Actual Completions - net																	
Projected Completions - from housing commitments	373	549	479	449	362	274	207	185	139	98	98	77	64	51	43	46	183
Projected Completions - from new Growth sites	0	17	106	215	278	211	276	234	170	161	175	175	175	175	175	153	1026
Anticipated windfalls - net	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	
Additions - net reduction in Long Term Vacant (LTV) dwellir	23	23	22	22	21												
Net delivery vs. requirement (cumulative plan period)	19	231	461	769	1054	1161	1268	1310	1242	1123	1019	894	756	605	446	268	

~~Table B.1 – List of housing commitments~~

~~Site Name~~	~~Town~~	~~Ward~~	~~Land Type~~	~~Planning application ref.~~	~~Gross Area (Ha)~~	~~Estimated Delivery (units)~~			
						~~2021-26~~	~~2026-31~~	~~2031-37~~	~~Beyond Plan Period~~
~~Alaska Street Housing Site~~	~~Blackburn~~	~~Blackburn Central~~	~~Brownfield~~	~~10/18/0270~~	~~1.72~~	~~23~~	~~0~~	~~0~~	~~0~~
~~Albion Mill, Albion Street Blackburn~~	~~Blackburn~~	~~Ewood~~	~~Brownfield~~	~~10/16/0835~~	~~1.02~~	~~5~~	~~0~~	~~0~~	~~0~~
~~Ellison Fold Way Phase 2~~	~~Darwen~~	~~Darwen East~~	~~Greenfield~~	~~10/21/0122~~	~~18.82~~	~~97~~	~~150~~	~~36~~	~~0~~
~~Beechwood Garden Centre, Roman Road~~	~~Blackburn~~	~~Blackburn South & Lower Darwen~~	~~Brownfield~~	~~10/16/0838~~	~~0.49~~	~~5~~	~~0~~	~~0~~	~~0~~
~~Belgrave Mill site~~	~~Darwen~~	~~Darwen West~~	~~Brownfield~~	~~10/05/1095~~	~~1.40~~	~~67~~	~~20~~	~~0~~	~~0~~
~~Brokenstone Road, Blackburn~~	~~Blackburn~~	~~Livesey with Pleasington~~	~~Mixed~~	~~10/18/1116~~	~~38.45~~	~~67~~	~~150~~	~~180~~	~~53~~
~~Lomond Gardens (St Bede's)~~	~~Blackburn~~	~~Livesey with Pleasington~~	~~Greenfield~~	~~10/21/0277~~	~~1.23~~	~~35~~	~~0~~	~~0~~	~~0~~
~~Charles Street Development Site~~	~~Blackburn~~	~~Ewood~~	~~Brownfield~~	~~10/11/0068~~	~~0.42~~	~~12~~	~~0~~	~~0~~	~~0~~
~~Clarendon Road East~~	~~Blackburn~~	~~Little Harwood & Whitebirk~~	~~Greenfield~~	~~10/19/0467~~	~~1.83~~	~~60~~	~~0~~	~~0~~	~~0~~
~~Land at Cranberry Lane~~	~~Darwen~~	~~Darwen South~~	~~Greenfield~~	~~10/17/1313~~	~~9.22~~	~~46~~	~~0~~	~~0~~	~~0~~
~~Salisbury Road (formerly Greenways)~~	~~Darwen~~	~~Darwen West~~	~~Brownfield~~	~~10/20/0513~~	~~0.32~~	~~9~~	~~0~~	~~0~~	~~0~~
~~Feniscliffe Bank Tower Rd/Hillcrest Rd~~	~~Blackburn~~	~~Livesey with Pleasington~~	~~Mixed~~	~~10/19/0677~~	~~1.29~~	~~15~~	~~0~~	~~0~~	~~0~~
~~Fishmoor Drive (Parcel 1) - former TGH land~~	~~Blackburn~~	~~Blackburn South East~~	~~Greenfield~~	~~10/20/0934~~	~~5.13~~	~~120~~	~~80~~	~~0~~	~~0~~
~~Fishmoor Drive (Parcel2) - former T2000~~	~~Blackburn~~	~~Blackburn South East~~	~~Brownfield~~	~~10/20/0934~~	~~1.68~~	~~69~~	~~0~~	~~0~~	~~0~~

~~Table B.1 – List of housing commitments~~

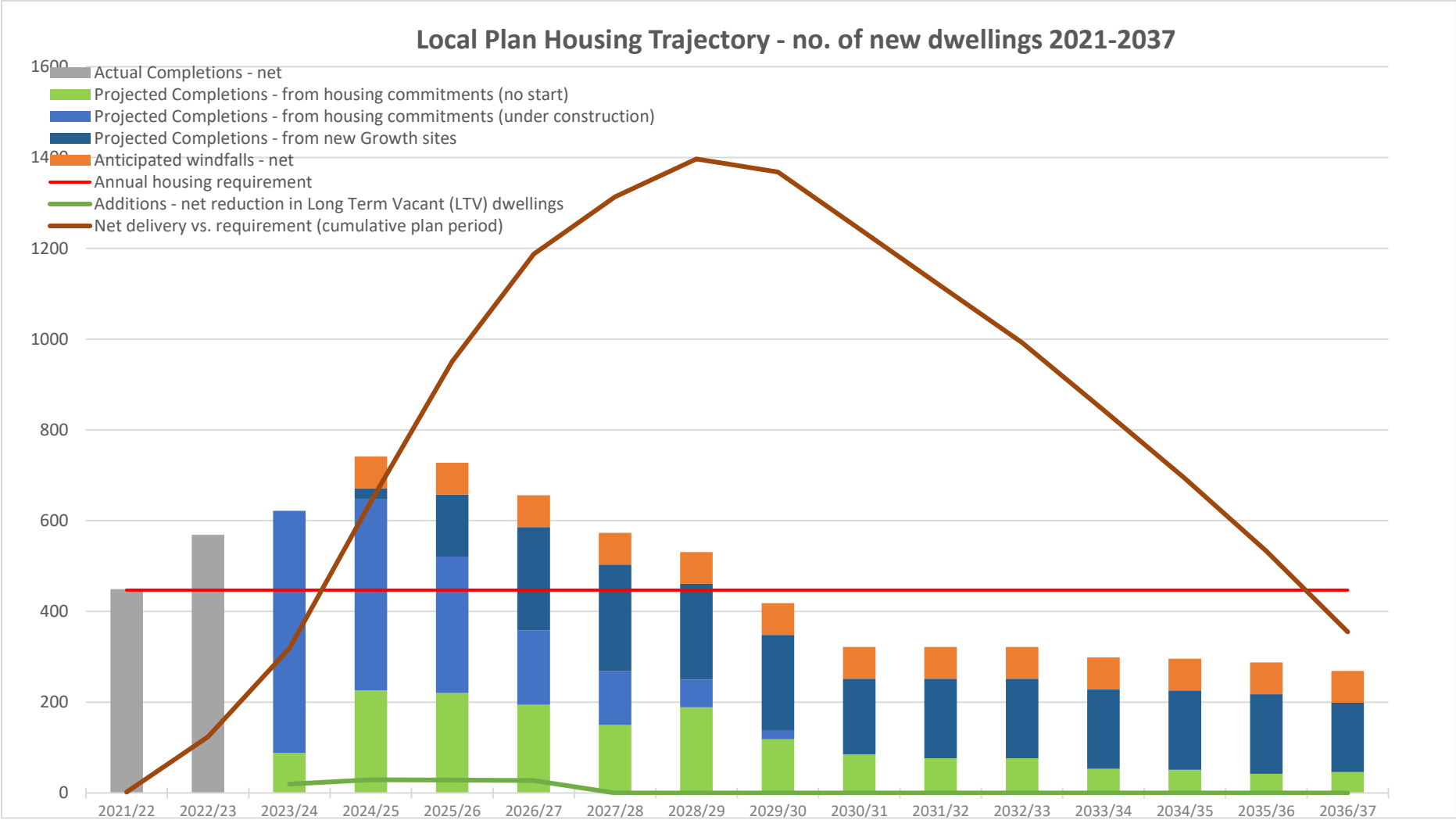
~~Site Name~~	~~Town~~	~~Ward~~	~~Land Type~~	~~Planning application ref.~~	~~Gross Area (Ha)~~	~~Estimated Delivery (units)~~			
						~~2021-26~~	~~2026-31~~	~~2031-37~~	~~Beyond Plan Period~~
~~Fishmoor Drive (Parcel 3) - Roman Road/Newfield School - 16/8~~	~~Blackburn~~	~~Blackburn South East~~	~~Brownfield~~	~~10/20/0934~~	~~5.14~~	~~97~~	~~17~~	~~0~~	~~0~~
~~Gib Lane Phase A~~	~~Blackburn~~	~~Livesey with Pleasington~~	~~Greenfield~~	~~10/14/1331~~	~~9.85~~	~~59~~	~~0~~	~~0~~	~~0~~
~~Gib Lane Phase C~~	~~Blackburn~~	~~Livesey with Pleasington~~	~~Greenfield~~	~~10/17/0211~~	~~11.37~~	~~125~~	~~20~~	~~0~~	~~0~~
~~Gib Lane Phase D~~	~~Blackburn~~	~~Livesey with Pleasington~~	~~Greenfield~~	~~10/19/0662~~	~~9.09~~	~~106~~	~~49~~	~~0~~	~~0~~
~~Gib Lane Phase E~~	~~Blackburn~~	~~Livesey with Pleasington~~	~~Greenfield~~	~~10/19/0662~~	~~8.01~~	~~43~~	~~97~~	~~0~~	~~0~~
~~Gib Lane Phase F~~	~~Blackburn~~	~~Livesey with Pleasington~~	~~Greenfield~~	~~10/19/0662~~	~~6.60~~	~~0~~	~~75~~	~~65~~	~~0~~
~~Griffin Development Site~~	~~Blackburn~~	~~Blackburn Central~~	~~Brownfield~~	~~10/19/1145~~	~~3.97~~	~~141~~	~~0~~	~~0~~	~~0~~
~~Hoddlesden Mill~~	~~Hoddlesden~~	~~West Pennine~~	~~Brownfield~~	~~10/21/0008~~	~~2.90~~	~~59~~	~~20~~	~~0~~	~~0~~
~~Hollins Grove~~	~~Darwen~~	~~Darwen East~~	~~Brownfield~~	~~10/20/0107~~	~~1.49~~	~~37~~	~~0~~	~~0~~	~~0~~
~~Old Blackburnians Memorial Ground, Lammack Road~~	~~Blackburn~~	~~Billinge & Beardwood~~	~~Greenfield~~	~~10/19/0617~~	~~1.94~~	~~42~~	~~0~~	~~0~~	~~0~~
~~Tower View, Marsh House Road~~	~~Darwen~~	~~Darwen South~~	~~Brownfield~~	~~10/18/1048~~	~~0.55~~	~~17~~	~~0~~	~~0~~	~~0~~
~~Ellison Fold Way Phase 1~~	~~Darwen~~	~~Darwen East~~	~~Greenfield~~	~~10/21/0122~~	~~3.29~~	~~60~~	~~0~~	~~0~~	~~0~~
~~Milking Lane, Lower Darwen~~	~~Lower Darwen~~	~~Blackburn South & Lower Darwen~~	~~Brownfield~~	~~10/18/1149~~	~~4.79~~	~~72~~	~~0~~	~~0~~	~~0~~
~~North Blackburn - Phase 1 Land at Yew Tree Drive/Whinney Lane~~	~~Blackburn~~	~~Billinge & Beardwood~~	~~Greenfield~~	~~10/17/0578~~	~~12.45~~	~~125~~	~~92~~	~~0~~	~~0~~
~~Land West of Rugby Club~~	~~Blackburn~~	~~Billinge & Beardwood~~	~~Greenfield~~	~~10/20/0265~~	~~3.99~~	~~62~~	~~0~~	~~0~~	~~0~~
~~Pole Lane North~~	~~Darwen~~	~~Darwen South~~	~~Greenfield~~	~~10/16/0789~~	~~5.42~~	~~101~~	~~0~~	~~0~~	~~0~~
~~Pole Lane South~~	~~Darwen~~	~~Darwen South~~	~~Greenfield~~	~~10/19/0317~~	~~6.97~~	~~110~~	~~58~~	~~0~~	~~0~~
~~Land off Queen Victoria Street, Mill Hill~~	~~Blackburn~~	~~Mill Hill & Moorgate~~	~~Brownfield~~	~~10/19/0056~~	~~1.27~~	~~68~~	~~0~~	~~0~~	~~0~~

~~**Table B.1 – List of housing commitments**~~

~~Site Name~~	~~Town~~	~~Ward~~	~~Land Type~~	~~Planning application ref.~~	~~Gross Area (Ha)~~	~~Estimated Delivery (units)~~			
						~~2021-26~~	~~2026-31~~	~~2031-37~~	~~Beyond Plan Period~~
~~Roe Lee - Phase 1 North Site~~	~~Blackburn~~	~~Roe Lee~~	~~Greenfield~~	~~10/18/0895~~	~~9.30~~	~~132~~	~~0~~	~~0~~	~~0~~
~~SAPPI (Phase 1A)~~	~~Blackburn~~	~~Livesey with Pleasington~~	~~Greenfield~~	~~10/18/0290~~	~~3.32~~	~~95~~	~~0~~	~~0~~	~~0~~
~~SAPPI (Phase 1B)~~	~~Blackburn~~	~~Livesey with Pleasington~~	~~Greenfield~~	~~10/18/1097~~	~~5.46~~	~~37~~	~~113~~	~~0~~	~~0~~
~~SAPPI (Phase 4A)~~	~~Blackburn~~	~~Livesey with Pleasington~~	~~Brownfield~~	~~10/18/1098~~	~~8.76~~	~~0~~	~~37~~	~~134~~	~~0~~
~~SAPPI (Phase 4B)~~	~~Blackburn~~	~~Livesey with Pleasington~~	~~Brownfield~~	~~10/18/1099~~	~~1.97~~	~~0~~	~~0~~	~~30~~	~~0~~
~~Land off School Lane, Guide~~	~~Blackburn~~	~~Blackburn South East~~	~~Greenfield~~	~~10/18/0075~~	~~1.17~~	~~26~~	~~0~~	~~0~~	~~0~~
~~Albert Street~~	~~Hoddlesden~~	~~West Pennine~~	~~Greenfield~~	~~10/18/0326~~	~~1.15~~	~~14~~	~~0~~	~~0~~	~~0~~
~~Laneside, Shorrock Lane~~	~~Blackburn~~	~~Mill Hill & Moorgate~~	~~Brownfield~~	~~10/19/1182~~	~~0.28~~	~~8~~	~~0~~	~~0~~	~~0~~
~~Land to East of Rugby Club~~	~~Blackburn~~	~~Roe Lee~~	~~Greenfield~~	~~10/21/0636~~	~~1.83~~	~~47~~	~~0~~	~~0~~	~~0~~
~~Land off Whalley Old Road~~	~~Blackburn~~	~~Little Harwood & Whitebirk~~	~~Greenfield~~	~~10/20/0716~~	~~8.24~~	~~81~~	~~84~~	~~0~~	~~0~~
~~St Stephen's Conservative Club, Robinson Street~~	~~Blackburn~~	~~Little Harwood & Whitebirk~~	~~Brownfield~~	~~10/19/0275~~	~~0.56~~	~~13~~	~~0~~	~~0~~	~~0~~
~~Land at Bowen Street~~	~~Blackburn~~	~~Mill Hill & Moorgate~~	~~Brownfield~~	~~10/19/1062~~	~~0.44~~	~~25~~	~~0~~	~~0~~	~~0~~
~~St Chad's, 216 Pleckgate Road~~	~~Blackburn~~	~~Roe Lee~~	~~Brownfield~~	~~10/19/1057~~	~~0.15~~	~~6~~	~~0~~	~~0~~	~~0~~
~~Land at Fountain Street~~	~~Darwen~~	~~Darwen West~~	~~Greenfield~~	~~10/19/0113~~	~~0.40~~	~~10~~	~~0~~	~~0~~	~~0~~
~~Vacant land off Victoria Buildings, Waterside~~	~~Darwen~~	~~West Pennine~~	~~Brownfield~~	~~10/19/0807~~	~~0.60~~	~~10~~	~~0~~	~~0~~	~~0~~
~~Land between Haslingden Rd/Brandy House Brow/Old Bank Lane~~	~~Blackburn~~	~~Blackburn Central~~	~~Greenfield~~	~~10/09/0414~~	~~3.46~~	~~0~~	~~0~~	~~0~~	~~56~~
~~Land and properties off Billinge End Road~~	~~Blackburn~~	~~Billinge & Beardwood~~	~~Brownfield~~	~~10/18/0396~~	~~1.97~~	~~5~~	~~0~~	~~0~~	~~0~~
~~14 East Park Road~~	~~Blackburn~~	~~Shear Brow & Corporation Park~~	~~Brownfield~~	~~10/18/0404~~	~~0.16~~	~~7~~	~~0~~	~~0~~	~~0~~

~~**Table B.1 – List of housing commitments**~~

~~Site Name~~	~~Town~~	~~Ward~~	~~Land Type~~	~~Planning application ref.~~	~~Gross Area (Ha)~~	~~Estimated Delivery (units)~~			
						~~2021-26~~	~~2026-31~~	~~2031-37~~	~~Beyond Plan Period~~
~~Rockcliffe Works, Paterson Street~~	~~Blackburn~~	~~Blackburn Central~~	~~Brownfield~~	~~10/19/0509~~	~~1.60~~	~~0~~	~~0~~	~~0~~	~~88~~
~~Ellersie House, Bury Fold Lane~~	~~Darwen~~	~~Darwen South~~	~~Greenfield~~	~~10/19/0642~~	~~1.40~~	~~0~~	~~0~~	~~0~~	~~18~~
~~Palm Tree Islamic School (Former Montague Health Centre), Oakenhurst Road~~	~~Blackburn~~	~~Wensley Fold~~	~~Brownfield~~	~~10/19/0706~~	~~0.40~~	~~76~~	~~0~~	~~0~~	~~0~~
~~Land off Wellington Street, Mill Hill~~	~~Blackburn~~	~~Mill Hill & Moorgate~~	~~Brownfield~~	~~10/20/0346~~	~~0.63~~	~~42~~	~~0~~	~~0~~	~~0~~
~~Wayoh Barn, Blackburn Road~~	~~Edgworth~~	~~West Pennine~~	~~Brownfield~~	~~10/20/0464~~	~~0.43~~	~~5~~	~~0~~	~~0~~	~~0~~
~~Land at Moulding Close~~	~~Blackburn~~	~~Wensley Fold~~	~~Greenfield~~	~~10/20/0637~~	~~0.34~~	~~9~~	~~0~~	~~0~~	~~0~~


Local Plan Housing Trajectory - no. of new dwellings 2021-2037
Actual Completions - net
Projected Completions - from housing commitments (no start)
Projected Completions - from housing commitments (under construction)
Projected Completions - from new Growth sites
Anticipated windfalls - net
Annual housing requirement
Additions - net reduction in Long Term Vacant (LTV) dwellings
Net delivery vs. requirement (cumulative plan period)
1600
1400
1200
1000
800
600
400
200
0
2021/22
2022/23
2023/24
2024/25
2025/26
2026/27
2027/28
2028/29
2029/30
2030/31
2031/32
2032/33
2033/34
2034/35
2035/36
2036/37

Year	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	Beyond plan period
Annual housing requirement	447	447	447	447	447	447	447	447	447	447	447	447	447	447	447	447	
Actual Completions - net	449	569															
Projected Completions - from housing commitments (no start)			89	226	220	195	150	189	118	85	77	77	54	51	43	46	119
Projected Completions - from housing commitments (under construction)			533	421	300	163	119	61	19	0	0	0	0	0	0	0	
Projected Completions - from new Growth sites			0	24	137	228	235	211	211	167	175	175	175	175	175	153	1116
Anticipated windfalls - net				70	70	70	70	70	70	70	70	70	70	70	70	70	
Additions - net reduction in Long Term Vacant (LTV) dwellings			20	29	28	27	0	0	0	0	0	0	0	0	0	0	
Net delivery vs. requirement (cumulative plan period)	2	124	318	642	951	1187	1313	1397	1368	1243	1118	992	844	693	533	355	

TABLE B.1 –List of sites making up the Local Plan housing trajectory 2021-2037

Housing commitments (no start)

Site Ref	Site Name	Town	Planning app. Ref	Gross Area (Ha)	Estimated Delivery (units)			
					2021-26	2026-31	2031-37	Beyond Plan Period
H007	Belgrave Mill Site	Darwen	10/05/1095	1.40	0	0	0	87
H010	Brokenstone Road, Blackburn (Taylor Wimpey & Barratt)	Blackburn	10/21/1083	38.45	67	150	180	53
H015	Clarendon Road East	Blackburn	10/19/0467	1.83	60	0	0	0
H020	Salisbury Road (formerly Greenways)	Darwen	10/20/0513	0.32	11	0	0	0
H024	Ellersie House, Bury Fold Lane	Darwen	10/22/0413	1.40	6	0	0	0
H035	Gib lane Phase E (Kingswood)	Blackburn	10/19/0662	8.01	67	75	0	0
H036	Gib Lane Phase F (Kingswood)	Blackburn	10/19/0662	6.60	0	77	63	0
H037	Griffin Development Site	Blackburn	10/19/1145	3.97	60	35	0	0
H039	Haslingden Rd (Fishmoor Reservoir) Site	Blackburn	10/21/1426	6.74	90	220	0	0
H059	Palm Tree Islamic School (Former Montague Health Centre), Oakenhurst Road	Blackburn	10/19/0706	0.40	57	19	0	0
H069	Rockcliffe Works, Paterson Street	Blackburn	10/19/0509	1.60	37	51	0	0
H075	SAPPI (Phase 1B)	Blackburn	10/18/1097	5.46	37	104	0	0
H076	SAPPI (Phase 4A)	Blackburn	10/18/1098	8.76	0	37	134	0

H077	SAPPI (Phase 4B)	Blackburn	10/18/1099	1.97	0	0	30	0
H196	Land off Whalley Old Road (Vistry)	Blackburn	10/20/0716	8.24	67	98	0	0
H228	Wayoh Barn, Blackburn Road	Edgworth	10/20/0464	0.43	5	0	0	0
H229	Land at Moulding Close	Blackburn	10/20/0637	0.34	9	0	0	0
H230	Land at Corner of Harcourt Road and Cheltenham Road	Blackburn	10/19/0952	0.30	8	0	0	0
H231	Land attached to 378 Bolton Road on corner of Bury Fold Lane	Darwen	10/21/1134	0.10	8	0	0	0
H232	Land at Borrowdale	Blackburn	10/22/0223	0.80	13	0	0	0
H233	Land west of Moorgate Street	Blackburn	10/21/1218	0.47	20	0	0	0
H234	Land at Lower Barn Street	Darwen	10/21/0953	0.19	5	0	0	0
H235	Former Bar Java, 16 Wellington Fold	Darwen	10/21/1034	0.03	7	0	0	0
H239	Land adjoining Moorthorpe Cottage, Park Road	Darwen	10/22/1002	0.96	9	0	0	0
H240	Land at School Lane	Guide	10/21/0331	0.46	14	0	0	0

Housing commitments (under construction)

Site Ref	Site Name	Town	Planning app. Ref	Gross Area (Ha)	Estimated Delivery (units)			
					2021-26	2026-31	2031-37	Beyond Plan Period
H004	Ellison Fold Way Phase 2	Darwen	10/21/0122	18.82	150	115	0	0
H011	Lomond Gardens (St Bede's)	Blackburn	10/21/0277	1.23	9	0	0	0
H014	Charles Street Development Site	Blackburn	10/11/0068	0.42	3	0	0	0
H017	Land at Cranberry Lane	Darwen	10/17/1313	9.22	5	0	0	0
H026	Fishmoor Drive (Parcel 1) - former TGH land	Blackburn	10/20/0934	5.13	90	110	0	0
H027	Fishmoor Drive (Parcel2) - former T2000	Blackburn	10/20/0934	1.68	40	0	0	0
H028	Fishmoor Drive (Parcel 3) - Roman Road/Newfield School	Blackburn	10/20/0934	5.14	82	0	0	0
H031	Gib Lane Phase A (Kingswood)	Blackburn	10/16/1132	9.85	11	0	0	0
H033	Gib Lane Phase C (Story Homes)	Blackburn	10/17/0211	11.37	75	9	0	0
H034	Gib Lane Phase D (Kingswood)	Blackburn	10/19/0662	9.09	90	49	0	0
H038	Land between Haslingden Rd/Brandy House Brow/Old Bank Lane	Blackburn	10/09/0414	3.46	37	0	0	0
H043	Hoddlesden Mill	Hoddlesden	10/22/0064	2.9	79	0	0	0
H051	Old Blackburnians Memorial Ground, Lammack Road	Blackburn	10/19/0617	1.94	1	0	0	0
H055	Tower View, Marsh House Road	Darwen	10/18/1048	0.55	13	0	0	0
H056	Ellison Fold Way Phase 1	Darwen	10/21/0122	3.29	25	0	0	0
H057	Milking Lane, Lower Darwen (Elan Homes)	Darwen	10/21/1001	4.79	75	1	0	0
H060	North Blackburn - Phase 1 Land at Yew Tree Drive/Whinney Lane	Blackburn	10/17/0578	12.45	75	68	0	0
H062	Land West of Rugby Club	Blackburn	10/20/0265	3.99	36	0	0	0
H064	Pole Lane North	Darwen	10/16/0789	5.42	72	0	0	0
H065	Pole Lane South	Darwen	10/19/0317	6.97	90	26	0	0
H070	Roe Lee - Phase 1 North Site	Blackburn	10/18/0895	9.3	70	0	0	0
H074	SAPPI (Phase 1A)	Blackburn	10/19/1072	3.32	77	0	0	0
H078	Land off School Lane, Guide	Blackburn	10/18/0075	1.17	4	0	0	0
H082	Albert Street	Hoddlesden	10/18/0326	1.15	14	0	0	0
H189	Land to East of Rugby Club	Blackburn	10/21/0636	1.83	47	0	0	0
H200	St Stephen's Conservative Club, Robinson Street	Blackburn	10/19/0275	0.56	9	0	0	0

H203	Land off Fountain Street	Darwen	10/19/0113	0.32	10	0	0	0
H204	Vacant land off Victoria Buildings, Waterside	Darwen	10/19/0807	0.6	10	0	0	0
H225	Land and properties off Billinge End Road	Blackburn	10/18/0396	1.97	5	0	0	0
H236	Land at Davyfield Farm, Roman Road, Eccleshill	Blackburn	10/20/1036	1.60	13	0	0	0
H238	Heys Lane/Dove Lane (Orchard Park)	Darwen	10/03/0385	0.75	3	3	0	0

Housing Growth Allocation Sites

Site ref	Site Name	Town	Gross Area (Ha)	Estimated Delivery (units)			
				2021-26	2026-31	2031-37	Beyond Plan Period
H009	Blackburn golf course (practice ground)	Blackburn	3.04	0	73	0	0
H029	Fishmoor Drive (Parcel 4) - South Site	Blackburn	10.58	0	67	174	0
H042	Land at Bank Hey	Blackburn	41.12	37	150	180	233
H044	Land at Holden Fold	Darwen	5.38	37	150	180	66
H068	Queen's Park Sites	Blackburn	0.94	2	6	0	0
H072	Roe Lee - Phase 3 Mill 1 Site - 16/3	Blackburn	0.75	0	26	0	0
H080	Springside Works - 16/18	Belmont	12.25	25	91	0	0
H094	Mill, Scotland Bank Terrace	Blackburn	0.82	0	41	0	0
H181	Marsh House Lane	Darwen	6.66	0	6	134	0
H195	North East Blackburn Strategic Housing Site	Blackburn	98.08	30	300	360	810
H198	Site of former Longshaw HOP Crosby Road	Blackburn	0.50	18	0	0	0
H222	Land at Blackburn RUFC	Blackburn	1.04	0	23	0	0
H224	Land off Bog Height Road	Blackburn	3.35	6	69	0	0
MU008	Issa Way South (Mixed Use)	Blackburn	4.27	6	50	0	0

Appendix E – Revised employment trajectory (Revised Appendix C of Publication Draft Local Plan)

The tables and graph below outline the projected employment trajectory over the plan period 2021-2037. Whilst annual projected completions vary against the average annual employment floorspace requirement (of **12,375** ~~12,483~~m²), sufficient sites are identified to secure delivery of the plan requirement.

The table below identifies the employment commitments and anticipated floorspace to be delivered. The employment trajectory includes a 10% lapse rate from commitments. Anticipated floorspace from new growth sites includes expected 'B' and 'E' Use Class yields from Employment Growth Sites and Mixed Use Growth Sites.

~~Table C.1 – Employment need (supply/demand)~~

~~Demand (m²)~~	~~E(g) (former B1)~~	~~B (former B2/B8)~~	~~Total~~
~~Employment floorspace requirement (HENAS, 2021)~~	~~38,572~~	~~159,879~~	~~198,451~~
~~Total Demand~~			~~198,451~~
~~Supply (m²)~~			
~~Anticipated floorspace (from commitments – see below)~~	~~0~~	~~38,413~~	~~38,413~~
~~Anticipated floorspace (from new Employment & Mixed Use Growth Allocations – Sections 5.4 & Sections 5.5)~~	~~37,597~~	~~155,352~~	~~192,949~~
~~Total supply~~			~~231,361~~
~~Net supply/demand balance~~	~~-975~~	~~33,886~~	~~32,910~~

~~Table C.2 – List of employment commitments~~

~~Site Name~~	~~Town~~	~~Ward~~	~~Land Type~~	~~Planning application ref.~~	~~Gross Area (Ha)~~	~~Yield (m²)~~
~~Suez - proposed new Energy from Waste Centre~~	~~Darwen~~	~~West Pennine~~	~~Brownfield~~	~~10/19/0495~~	~~7.41~~	~~0~~
~~Dock Street, Higher Eanam~~	~~Blackburn~~	~~Blackburn Central~~	~~Brownfield~~	~~10/20/0251~~	~~0.47~~	~~1,400~~
~~Hollins Grove Site - Employment Parcel~~	~~Dawen~~	~~Darwen East~~	~~Brownfield~~	~~10/20/0107~~	~~1.38~~	~~5,175~~
~~Plot 5, Connect 4, Chancel Way~~	~~Lower Darwen~~	~~West Pennine~~	~~Greenfield~~	~~10/18/0743~~	~~0.65~~	~~1,424~~
~~Premier Way, Walker Park~~	~~Blackburn~~	~~Blackburn South East~~	~~Greenfield~~	~~10/19/0555~~	~~2.52~~	~~9,235~~
~~Frontier Park (Whitebirk Strategic Site)~~	~~Hyndburn~~	~~Rishton (Hyndburn Borough Council)~~	~~Greenfield~~		~~2.02~~	~~7,590~~
~~Sappi Site, Star Drive, off Preston Old Road~~	~~Blackburn~~	~~Livesey with Pleasington~~	~~Brownfield~~	~~20/18/1101~~	~~3.10~~	~~3,875~~
~~Mill Bank Business Park (Greenbank Terrace)~~	~~Lower Darwen~~	~~Blackburn South & Lower Darwen~~	~~Brownfield~~	~~10/21/0597~~	~~4.64~~	~~8,250~~
~~Land at junction of Gladstone Street and Gorse Street~~	~~Blackburn~~	~~Little Harwood & Whitebirk~~	~~Brownfield~~	~~10/19/0253~~	~~0.36~~	~~1,332~~
~~Former Newman's Shoes Factory, Garden Street~~	~~Blackburn~~	~~Blackburn Central~~	~~Brownfield~~	~~10/18/0282~~	~~1.10~~	~~2,142~~
~~Old Fire Station, Canterbury Street~~	~~Blackburn~~	~~Blackburn Central~~	~~Brownfield~~	~~10/18/1093~~	~~0.53~~	~~1,146~~

~~Site Name~~	~~Town~~	~~Ward~~	~~Land Type~~	~~Planning application ref.~~	~~Gross Area (Ha)~~	~~Yield (m^2)~~
~~Plot 1 Vacant land to the corner of Challenge Way and Blakewater Road, Challenge Way~~	~~Blackburn~~	~~Little Harwood & Whitebirk~~	~~Brownfield~~	~~10/19/1207~~	~~0.32~~	~~1,112~~

~~**Figure C.1 – Employment Trajectory (2021-2037)**~~

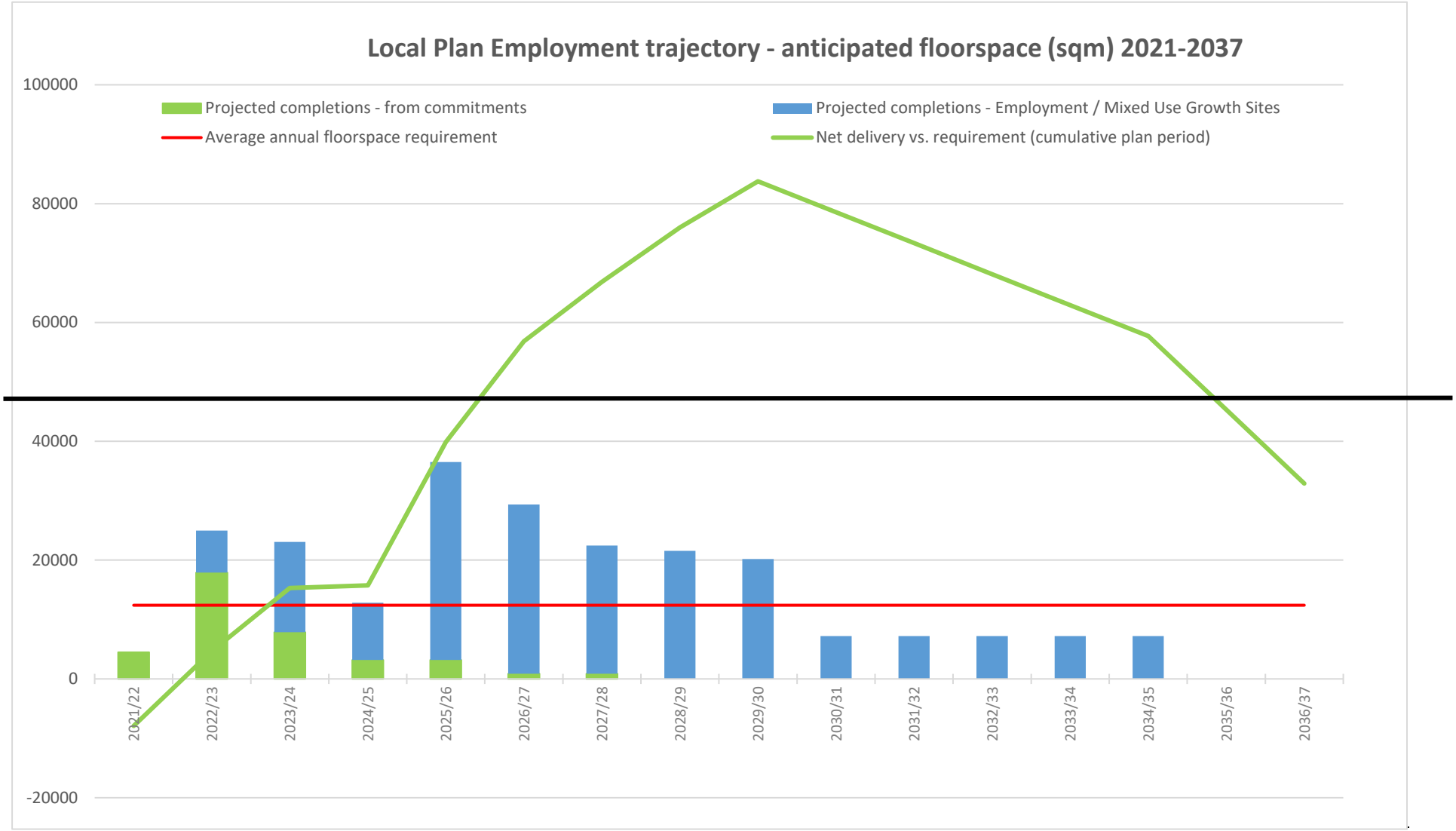


Table C.1 – Employment need (supply/demand)

Demand (m²)	E(g) (former B1)	B (former B2/B8)	Total
Employment floorspace requirement (HENAS, 2021)	38,572	159,879	198,451
Total Demand			198,451
Supply (m²)			
Completions 2021-22	3,263	10,569	13,832
Completions 2022-23	3838	4409	8247
Anticipated floorspace to be delivered from commitments (listed below with 10% lapse rate applied)	3,526	101,217	104,743
Anticipated floorspace (from new Employment & Mixed Use Growth Allocations – Sections 5.4 & Sections 5.5)	32,482	132,342	164,824
Total supply	43,109	248,537	291,646
Net supply/demand balance	4537	88,658	93,195

Table C.2 – List of employment commitments

Ref	Site Name	Town	Ward	Land Type	Application Ref.	Gross Area (Ha)	B Use Class yield (m^2)	E Use Class yield (m^2)	Earliest Commencement	Delivery years
E047	Former Darwen Paper Mill Site, Lower Eccleshill Road, Darwen	Darwen	Darwen East	Brownfield	10/22/0856 (10/21/1294)	*3.57*	*9,112*		*on site*	*2022-24*
E149	Land off Carl Fogarty Way, Blackburn (Parcel 1)	Blackburn	Audley & Queens Park	Greenfield	10/21/0826	*0.60*	*4,168*		*2023/24*	*2024/25*
E149	Land on corner of Carl Fogarty Way & Thornley Avenue (Plot 4)	Darwen	Little Harwood & Whitebirk	Brownfield	10/22/0067	*0.32*	*2,940*		*2023/24*	*2024/25*
E158	Balle Street Mill	Darwen	Darwen South	Brownfield	10/22/0041	*1.06*	*3,075*		*2023/24*	*2024/25*
E159	Dock Street, Higher Eanam	Blackburn	Blackburn Central	Brownfield	10/22/0373	*0.47*	*1,196*		*on site*	*2023/24*
E162	Hollins Grove Site - Employment Parcel	Darwen	Darwen East	Brownfield	10/20/0107 (0326/2); 10/21/1311 (RMA)	*1.38*	*2,280*		*on site*	*2023/24*
E170	Premier Way, Walker Park	Blackburn	Blackburn South East	Greenfield	10/19/0555 (0460/1)	*2.52*	*9,235*		*on site*	*2023-29*

Ref	Site Name	Town	Ward	Land Type	Application Ref.	Gross Area (Ha)	B Use Class yield (m^2)	E Use Class yield (m^2)	Earliest Commencement	Delivery years
E173	Frontier Park (Whitebirk Strategic Site)	Hyndburn	Rishton (Hyndburn Borough Council)	Greenfield		2.02	6,914		on site	2022/23
E176	Sappi Site, Star Drive, off Preston Old Road	Blackburn	Livesey with Pleasington	Brownfield	10/15/0496 (Out); 10/18/1101 (Phase 3)	3.10	3,875		2024/25	2024-28
E180	Mill Bank Business Park (Greenbank Terrace)	Lower Darwen	Blackburn South & Lower Darwen	Brownfield	10/18/1149 (Out); 10/21/0597 (Plots 1-3); 10/21/1328 (Plot 4)	4.64	4,520		on site	2022-24
E207	Land at junction of Gladstone Street and Gorse Street	Blackburn	Little Harwood & Whitebirk	Brownfield	10/19/0253 (0441/1)	0.36	1,332		on site	2022/23
E208	Former Newman's Shoes Factory, Garden Street	Blackburn	Blackburn Central	Brownfield	10/18/0282 (0464/1); 10/20/0169	1.10	2,142		on site	2023/24

Ref	Site Name	Town	Ward	Land Type	Application Ref.	Gross Area (Ha)	B Use Class yield (m^2)	E Use Class yield (m^2)	Earliest Commencement	Delivery years
E230	Plot 1 Vacant land to the corner of Challenge Way and Blakewater Road, Challenge Way	Blackburn	Little Harwood & Whitebirk	Brownfield	10/19/1207 (0470/1), 10/21/0058	*0.32*	*1,112*		*2023/24*	*2024/25*
NEW	Burnside Mill Works, Weir St, Blackburn	Blackburn	Blackburn Central	Brownfield	10/20/0927	*0.20*	*1,050*		*2023/24*	*2024/25*
NEW	Land adjacent Roe Lee Business Park, Rosewood Avenue	Blackburn	Roe Lee	Mixed	10/21/1104	*0.99*	*3,117*		*2023/24*	*2024/25*
NEW	Mire House, Duttons Way, Blackburn	Blackburn	Blackburn South East	Brownfield	10/21/0323	*0.20*	*2,554*		*2023/24*	*2024/25*
NEW	Sough Works, Sough Road, Darwen	Darwen	Darwen South	Brownfield	10/20/0223	*0.37*	*905*		*2023/24*	*2024/25*
NEW	Land adjacent Challenge Way, Glenfield Park, Blackburn	Blackburn	Little Harwood & Whitebirk	Brownfield	10/21/0689	*0.85*	*3,930*		*2023/24*	*2023-25*
NEW	Land off Greenbank Road, Blackburn	Blackburn	Little Harwood & Whitebirk	Brownfield	10/21/1033	*3.90*	*14,223*		*2023/24*	*2024-26*

Ref	Site Name	Town	Ward	Land Type	Application Ref.	Gross Area (Ha)	B Use Class yield (m^2)	E Use Class yield (m^2)	Earliest Commencement	Delivery years
NEW	Land to south-east of Lower Phillips Road, Whitebirk Ind Est	Blackburn	Little Harwood & Whitebirk	Brownfield	10/21/1345	*4.33*	*11,112*		*2022/23*	*2023/24*
NEW	Brentwood House, Whitebirk Ind Estate	Blackburn	Little Harwood & Whitebirk	Brownfield	10/21/1347	*1.00*	*985*		*2023/24*	*2024/25*
NEW	Land at Haslingden Road Blackburn	Blackburn	Blackburn South East	Greenfield	10/21/0428	1.59	*2,506*	*2,505*	*2023/24*	*2023-25*
NEW	Suez Recyling & Recovery Park, Lower Eccleshill Road	Darwen	Darwen East	Brownfield	10/22/1006	7.4	*3097*	*570*	*2023/24*	*2025/26*
NEW	Units 1-4 Lower Audley Centre, Kent Street, Blackburn	Blackburn	Blackburn Central	Brownfield	10/22/0341	0.5	*884*		*2023/24*	*2024/25*
NEW	Land off Philips Road, Blackburn	Blackburn	Little Harwood & Whitebirk	Brownfield	10/22/0517	2.8	*13043*	*843*	*2023/24*	*2025-27*
NEW	Land off Carl Fogarty Way	Blackburn	Audley & Queens Park	Brownfield	10/22/1202	0.6	*4000*		*2023/24*	*2024/25*
Total						46.19	*112,464*	*3918*		

Table C3. Updated list of Growth Sites' trajectory information

Ref	Location	Ward	Proposed Use	Brownfield / Greenfield / Mixed?	Use Class Option	Gross Area (ha)	Net Dev. Area	Ind. Plot ratio	B Use Class - assumed Yield (m2)	E Use Class - assumed Yield (m2)	Est. build out	Earliest Commence. Year	Delivery 2022-27	Delivery 2027-32	Delivery 2032-37
E047	Hollins Grove Mill (southern area - not committed)	Darwen East	Employment	Brownfield	*B, E(g)*	*6.45*	*75%*	*50%*	*12,094*	*12,094*	*5 years*	*2025/26*	*24188*	*0*	*0*
E145	Issa Way North (Employment)	Blackburn SE	Employment	Greenfield	*B*	*7.28*	*75%*	*50%*	*27,300*		*2 years*	*2023/24*	*27300*	*0*	*0*
E149	Carl Fogarty Way (Furthergate) - Plot 2	Ltl. Harwood & Whitebirk	Employment	Brownfield	*B*	*2.06*	*50%*	*25%*	*1,285*	*1,285*	*2 years*	*2025/26*	*1285*	*1285*	*0*

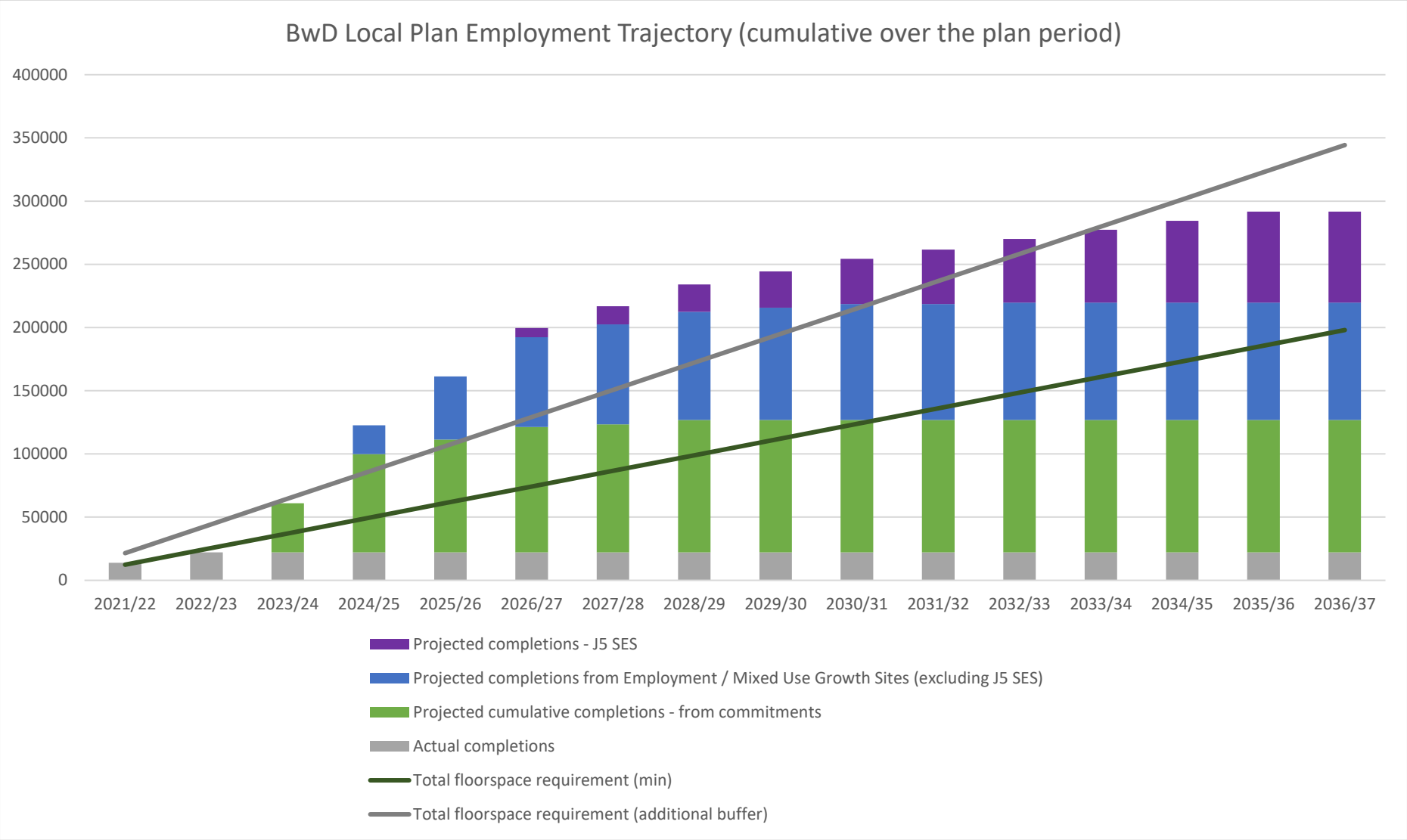
Ref	Location	Ward	Proposed Use	Brownfield / Greenfield / Mixed?	Use Class Option	Gross Area (ha)	Net Dev. Area	Ind. Plot ratio	B Use Class - assumed Yield (m2)	E Use Class - assumed Yield (m2)	Est. build out	Earliest Commence. Year	Delivery 2022-27	Delivery 2027-32	Delivery 2032-37
E149	Carl Fogarty Way (Furthergate) - Plot 3	Ltl. Harwood & Whitebirk	Employment	Brownfield	*B*	*0.97*	*75%*	*50%*	*3,619*		*2 years*	*2023/24*	*3619*	*0*	*0*
E149	Carl Fogarty Way (Furthergate) - Plot 6	Ltl. Harwood & Whitebirk	Employment	Brownfield	*B*	*0.57*	*75%*	*50%*	*1,886*		*2 years*	*2023/24*	*1886*	*0*	*0*
E167	Evolution Park (Medipark), Shadsworth Rd	Blackburn SE	Employment	Greenfield	*B*	*3.91*	*75%*	*50%*	*4,800*		*4 years*	*2025/26*	*1200*	*3600*	*0*

Ref	Location	Ward	Proposed Use	Brownfield / Greenfield / Mixed?	Use Class Option	Gross Area (ha)	Net Dev. Area	Ind. Plot ratio	B Use Class - assumed Yield (m2)	E Use Class - assumed Yield (m2)	Est. build out	Earliest Commence. Year	Delivery 2022-27	Delivery 2027-32	Delivery 2032-37
E168	Plot C, Shadsworth Business Park	Blackburn SE	Employment	Greenfield	B	1.72	75%	50%	6,450		2 years	2025/26	6450	0	0
E172	Chapels Park South	Darwen East	Employment	Greenfield	B	5.47	75%	50%	3,623		2 years	2023/24	3623	0	0
E179	J5 Strategic Employment Site (Sites 1 & 3)	W. Pennine	Employment	Greenfield	B, E(g)	21.94	75%	50%	64,757	7,195	10 years	2025/26	7197	35975	28780
MU008	Issa Way South (Mixed	Blackburn SE	Mixed Use	Greenfield	B, C,	4.27	75%	50%	4,003	4,003	3 years	2025/26	0	8006	0

Ref	Location	Ward	Proposed Use	Brownfield / Greenfield / Mixed?	Use Class Option	Gross Area (ha)	Net Dev. Area	Ind. Plot ratio	B Use Class - assumed Yield (m2)	E Use Class - assumed Yield (m2)	Est. build out	Earliest Commence. Year	Delivery 2022-27	Delivery 2027-32	Delivery 2032-37
	Use) - 16/8				*E(g)*										
MU091	Fmr East Lancs Coach Builders, Whalley New Road	Bastwell & Daisyfield	Mixed Use	Brownfield	*B, E(d-g) F1, F2*	*1.53*	*75%*	*50%*	*1,913*	*1,913*	*2 years*	*2029/30*	*0*	*3826*	*0*
MU096	Site of Lark Hill Health Centre, Barbara Castle Way	Blackburn Central	Mixed Use	Mixed	*B, C, E, F*	*0.49*	*75%*	*50%*	*613*	*613*	*1 year*	*2032/22*	*0*	*0*	*1226*
MU197	Whinney Heights,	Blackburn SE	Mixed Use	Greenfield	*C, E*	*0.51*	*75%*	*50%*		*956*	*1 year*	*2030/31*	*0*	*956*	*0*

Ref	Location	Ward	Proposed Use	Brownfield / Greenfield / Mixed?	Use Class Option	Gross Area (ha)	Net Dev. Area	Ind. Plot ratio	B Use Class - assumed Yield (m2)	E Use Class - assumed Yield (m2)	Est. build out	Earliest Commence. Year	Delivery 2022-27	Delivery 2027-32	Delivery 2032-37
	Haslingden Road														
MU210	Former Thwaites Site, Starkie Street, Blackburn	Blackburn Central	Mixed Use	Brownfield	*C, E, F*	*2.96*	*20%*	*50%*		*1,480*	*1 year*	*2025/26*	*1480*	*0*	*0*
MU211	Former Markets Site, Penny Street	Blackburn Central	Mixed Use	Brownfield	*E, F*	*1.57*	*75%*	*50%*		*2,944*	*2 years*	*2027/28*	*0*	*2944*	*0*
Total						*61.69*			132,342	*32,482*					

Figure C1: Employment trajectory – cumulative delivery to 2037



Appendix F – Revised Table D.1 – List of monitoring indicators

Table D.1 – List of monitoring indicators

Policy	Monitoring Indicator	Targets (if applicable)	Data Source
The Spatial Strategy: Core Policies			
Spatial Principles			
Core Policy 1 (CP1): A Balanced Growth Strategy	Covered by other monitoring indicators set out below relating to quantum, distribution and overall approach to development		
Core Policy 2 (CP2): The Spatial Approach	Number **/ proportion** of new housing completions located within and out of the urban area	New housing developments to be focused within the urban areas of Blackburn and Darwen	Council tax/**site visits/**annual housing completions data Business rates/annual completion data GIS mapping of completions
	Location of completions outside the urban area **(residential/employment developments)**	New development outside the urban boundary **to be** located within settlement boundaries of Edgworth, Chapeltown, Hoddlesden, Belmont and Pleasington Limited new growth in Tockholes	
	Number of completions located within the Green Belt contrary to CP2 **(residential/employment developments)**	No loss of designated Green Belt from development contrary to CP2	

	Number of completions located within the Countryside Area contrary to Policy CP2 **(residential/employment developments)**	No loss of designated Countryside Areas from development contrary to CP2	
	Number of completions located on Safeguarded Land **(residential/employment developments)**	No loss of Safeguarded Land within plan period	
People			
Core Policy 3 (CP3): Health and Well-being	Levels of deprivation in the Borough	**(Relative) reduction in** ~~Improve~~ levels of deprivation in the Borough	~~NOMIS – Official Labour Market Statistics~~ **Indices of Multiple Deprivation (gov.uk)**
	~~Amount of open space per 1000 population~~	~~No net loss of open space~~	~~Open Space Audit annual review~~
	Levels of physical activity	Increased levels of physical activity in the Borough	Public Health England local authority health profile data – percentage of physically active adults

Core Policy 4 (CP4): Housing Development Housing requirement, location and delivery	Number of **annual dwelling** ~~housing~~ completions / planning permissions granted / windfall sites **(including** update of housing trajectory)	Delivery of **minimum of** 447 net additional dwellings per annum over the plan period	Council tax/site visits/annual housing completion data Planning application/consents data Appeal decisions Housing and Economic Need Assessment Housing Land Monitoring Housing trajectory updates
	Number of ~~housing~~ **dwelling** completions on Housing Growth Sites	Delivery of the strategic housing **growth** site**s, including H195**:~~at~~ North-East Blackburn	Council tax**/site visits/**annual housing completions data GIS mapping of housing completions
	Number **/ proportion** of **dwellings** complet**ed** on brownfield sites	~~Delivery of~~ **Majority of new housing to be delivered on** brownfield sites (**or greenfield allocations)** ~~forhousing development~~	Council tax/**site visits/**annual housing completions data
Core Policy 4 (CP4): Housing Development	Number of affordable housing units completed	~~Ensure~~**To meet** affordable housing	Council tax**/site visits/**annual housing completions data

Affordable housing need		needs of the Borough ~~are met~~	
	Number/proportion of major sites (developments of 10 or more dwellings) granted planning permission which provide at least 20% of homes as affordable units ~~Number of housing completions that provide at least the minimum 20% affordable housing provision~~	~~Delivery of a~~ A minimum of 20% affordable housing granted on sites of 10 or more dwellings	Council tax/**site visits/**annual housing ~~completions~~ **permissions** data Housing and Economic Need Assessment
Core Policy 4 (CP4): Housing Development Self and Custom Build Housing	Number of ~~completed~~ self-build and custom-build ~~housing developments~~ **dwellings completed / permitted**	Delivery of self-build and custom build housing to meet needs identified on the Borough's Self-Build Register	Council tax/**site visits**/annual housing **permissions /** completions data GIS mapping of completions Self-Build Register
Core Policy 4 (CP4): Housing Development Housing for Older People	**Number / proportion of major sites (developments of 10 or more dwellings) granted planning permission which provide at least 20% of homes as appropriate for older and vulnerable people**	Delivery of a minimum of 20% housing for older people on sites of 10 or more dwellings	Council tax/**site visits/**annual housing **permissions /** completions data Housing and Economic Need Assessment
	Number ~~of housing~~ **/ proportion of dwellings** for older **/ vulnerable** people ~~units~~ completed		

Core Policy 4 (CP4): Housing Development Gypsy and Traveller pitch requirement, location and delivery	Number of permanent Gypsy and Traveller pitches consented and/**or** delivered	Delivery of a minimum of 17 net additional gypsy and traveller pitches between 20**21**~~18~~-2037	Planning **Permissions / completions** ~~applications/consents~~ Appeal Decisions Council tax data/BwD licensing Gypsy and Traveller Accommodation Assessment (GTAA)
	Number of transit Gypsy and Traveller pitches consented and/**or** delivered	Delivery of 5 new transit pitches for gypsy and travellers	Planning ~~applications/consents~~ **permissions / completions** Appeal Decisions Council tax data/BwD licensing Gypsy and Traveller Accommodation Assessment (GTAA)
	Location of Gypsy and Traveller completed developments	Delivery of Gypsy and Traveller pitches **to be located** within Gypsy and Traveller Growth Site Allocations	**Planning permissions/ completions** Council tax data GIS mapping of Gypsy and Traveller completions

	Number of ~~consents on~~ existing **or allocated** Gypsy and Traveller **pitches** ~~sites~~ **lost to** ~~for~~ non-Gypsy and Traveller use	No net loss of Gypsy and Traveller pitches	Planning ~~applications/consents~~ **permissions / completions** Appeal Decisions
Place			
Core Policy 5 (CP5): Climate Change	Number and location of projects taken forward in Environmental Opportunity Areas (EOAs)	Year on year increase in delivery of projects in Environmental Opportunity Areas	On site monitoring of project delivery within EOAs Planning applications/consents Appeal Decisions GIS mapping of projects completed within EOAs **Climate Change and Natural Capacity Study**
	~~Location of wind energy development completions/planning permissions~~	~~Delivery of wind energy proposals only in areas identified as suitable for such development~~	~~Onsite monitoring of delivery of renewable energy development consents~~ ~~Planning applications/consents~~ ~~Appeal Decisions~~ ~~GIS mapping of wind energy development completions~~

	~~Number of planning permissions granted for renewable energy technology~~	~~Delivery of renewable and low carbon energy infrastructure through new developments~~	~~Planning applications/consents~~ ~~Appeal Decisions~~
	~~MW of solar, wind, hydro, biomass energy installed (total)~~		~~Planning applications/consents~~ ~~Appeal Decisions~~ ~~Annual on-site monitoring of renewable energy development completions~~
	Carbon emissions per capita for transport, buildings and industry	Reduction in carbon emissions per capita for transport, buildings and industry in the Borough	BEIS local authority emissions statistics
Core Policy 6 (CP6): The Natural Environment	**Proportion** ~~% of completions~~ **of relevant development sites granted planning permission which** ~~provide~~ secure a biodiversity net gain of 10% or more	Delivery of a minimum of 10% biodiversity net gain by new development	Annual ~~completion~~ **planning permissions** data
	Area of Grade **1, 2 or** 3a ~~or above~~ agricultural land lost ~~agricultural use as a result of all~~ to **non-agricultural** development	No loss of **agricultural** Grade 3a or above land ~~in agricultural use~~	Agricultural Land Classification (Natural England) **Permissions &** Completion data GIS mapping of completions

	Number **/ proportion** of major developments ~~completed achieving~~ **securing** Building with Nature Design Award	Major developments to achieve Building with Nature Design Award as part of pre-application or outline planning permission approval	Annual **permissions/** completions data ~~Planning application records~~
Core Policy 7 (CP7): The Historic Environment	Number of Conservation Area Appraisals and Management Plans completed	Work to update current Conservation Area Appraisals and Management Plans and prepare additional ones where required	Growth Lancashire Heritage Team
	Number of sites and buildings added to National Heritage at Risk Register	No buildings to be added to the National Heritage at Risk Register	Growth Lancashire records Historic England records
	Number of sites and buildings removed from the National Heritage at Risk Register		
Core Policy 8 (CP8): Securing High Quality and Inclusive Design	Number of design codes prepared to support planning applications	Improve the quality of design across all developments in the Borough	Planning application records Appeal Decisions
	Number of planning applications subject to Design Review process		
Core Policy 9 (CP9): Transport and Accessibility	Modal share of private vehicle, public transport, walking or cycling	No increase in modal share of private vehicle journeys Increase in modal share of public transport, walking, cycling	Local transport data **(as available), including that from Local Authority transport team and partner agencies (see also DM29)**

	Proportion ~~%~~ **of dwellings permitted /** complet**ed** within 800m of a range of public transport options (of sufficient frequency and route option)	~~Increase in modal share of public transport, walking and cycling~~ **Majority of new dwellings to be in sustainable locations with good access to public transport**	Council tax/**site visits/** annual housing completion **/ permissions** data Business rates/annual employment completion data ~~Annual monitoring of completed developments~~ Local transport data GIS mapping of completions and local transport data
Economy			
Core Policy 10 (CP10): The Economy and Skills	Amount of employment land developed (B2/B8/E(g))/ ~~planning permissions~~ granted **planning permission** (employment land trajectory update)	Delivery of a minimum of 46.4ha of new employment land (B2/B8/E(g)) between 2021-2037	Business rates returns/annual employment completions data Housing and Economic Need Assessment GIS mapping of completions data
	Locations of employment completions	**Majority of n**~~N~~ew employment development to be directed to Employment Growth Site Allocations Delivery of strategic	Business rates returns/annual employment completions **/ planning permissions** data GIS mapping of completions data

		employment site at Junction 5 M65	
	Number of **planning permissions granted** ~~completions~~ for non-employment uses on existing **or allocated** employment sites	No development of existing **or allocated** employment land for alternative uses.	
	Proportion ~~number~~ of economically active/inactive residents	Increase in ~~number~~ **proportion** of economically active residents	NOMIS – Official Labour Market Statistics
	Average earnings of residents in the Borough.	Increase in earnings of residents	
Core Policy 11 (CP11): Town Centres and Commercial Development	Amount of retail and leisure development completed	Completion of sufficient retail development to meet identified needs	Annual retail and leisure completions data Retail and Leisure Study
	Location of retail and leisure development completions	~~Delivery of Blackburn Town Centre Major Development Sites (Mixed Use Growth Allocation Sites MU210 and MU211)~~ **Delivery of commercial uses and other main town centre uses to be primarily in town centres, district centres and local centres**	Annual retail and leisure completions data Planning applications/consents Appeal Decisions GIS mapping of retail and leisure completions

	New retail / leisure floorspace granted planning permission / completed in relation to Blackburn town centre major development sites.	**Delivery of Blackburn Town Centre Major Development Sites (Mixed Use Growth Allocation Sites MU210 and MU211)**	
	~~Amount and type of completions/consents granted in town centre, district centre or local centre locations~~	~~Delivery of commercial uses and other main town centre uses in town centres, district centres and local centres~~	
	~~Percentage of non-commercial uses completed/consented in town centre, district centre or local centre locations~~		
	~~Percentage of town centre uses completed/granted consent outside the hierarchy of designated centres~~		
Core Policy 12 (CP12): Infrastructure and Delivery	Number and ~~amount~~ **value** of Section 106 planning obligations (or other legally binding agreements)	Increase in **revenue from** Section 106 planning obligations (or other legally binding agreements)	Planning applications/consents Appeal Decisions Infrastructure Delivery Plan Annual Infrastructure Funding Statement
Development Management Policies			
People			
DM Policy 1 (DM1): Health	Number of consents granted for new health facilities	Provision of new or improved health	Planning **permissions/completio**

	Number of health facilities lost to new development	facilities through new developments and protection of existing facilities	**ns** ~~applications/consents~~ **data** Appeal Decisions BwD Public Health
	Number of Hot Food Takeaways granted planning permission	No Hot Food Takeaways granted planning permission contrary to Policy DM1	
	Number of Shisha Cafes granted planning permission.	No Shisha Cafes granted planning permission contrary to Policy DM1	
	Number of Year 6 pupils classed as obese within the Borough	No increase in levels of childhood obesity	National Child Measurement Programme (Public Health England) BwD Public Health
	Number of premises annually awarded 'Recipe 4 Health'	**Increase in premises awarded Recipe 4 Health**	**BwD Public Health**
DM Policy 2 (DM2): Protecting Living and Working Environments	**Number of** AQMA**s** ~~data measurements~~	No increase in number or extent of AQMA	AQMA annual update reports
	Air pollution levels ~~measured by environmental health~~	Minimise any increases in air pollution levels across the Borough	Local **A**~~a~~uthority **(Environmental Health)** air quality monitoring data
DM Policy 3 (DM3): Housing Mix, Standards and Densities	Types/mix of housing completions	Mix of tenures, size, type to be provided in line with latest housing evidence	Council tax/**site visits/** annual completions data Planning applications ~~records~~

			Housing and Economic Needs Assessment
	Proportion ~~%~~ of ~~housing completions~~ d**wellings granted planning permission** which fail to meet national described space standards	All new housing completions to meet national described space standards	Council tax/annual housing **permissions /** completions data Planning applications/consents
	~~Number of~~ **Proportion** ~~%~~ **of** ~~housing completions~~ **new dwellings granted on major residential development sites complying with the requirement to** provide at least the minimum 20% 'accessible and adaptable' standard in homes	Delivery of a minimum of 20% homes**, on major residential developments,** being built to 'accessible and adaptable' standard	
	~~Number of housing completions which provide new homes with~~ **Proportion of new dwellings granted on major residential development sites complying with the requirement to provide 5% of new homes** with wheelchair accessibility	Delivery of a minimum of 5% of homes**, on major residential developments,** to be wheelchair accessible	
	Proportion ~~% of housing completions~~ **of residential development sites granted planning permission** which provide minimum density requirements	Minimum density of 45 dwellings per hectare in town centre and other locations well served by public transport Minimum density of 30-35 dwellings per hectare in other locations	

	Proportion of new residential development consents which achieve water consumption rates of 110 litres or less per person per day	**All new residential development ~~which~~ to achieve water consumption rates of 110 litres or less per person per day**	**Planning application/consents records** **Appeal decisions**
DM Policy 4 (DM4): Assessing Planning Applications for Gypsy, Traveller and Travelling Showpeople Sites	Monitoring indicators as per Policy CP4. No additional indicators required		
DM Policy 5 (DM5): Affordable Housing and Rural Exception Sites	~~Number of planning consents~~ **Proportion of dwellings granted planning permission** on rural exception sites	No more than 50% market housing to be delivered on rural exception sites	Planning applications/consents Appeal decisions
DM Policy 6 (DM6): Houses in Multiple Occupation (HMOs)	Number of HMO development**s** granted planning permission	No planning applications for HMO development to be granted planning permission in line with Policy DM6	Planning applications/consents Appeal decisions
DM Policy 7 (DM7): Conversion of Buildings in the Countryside	Number **/ proportion of** ~~dwellings completed~~ **residential conversions granted planning permission** in the countryside/outside the urban area and village settlements	Limited new development outside existing settlements	Annual housing completions data Planning application records GIS mapping of completions data
DM Policy 8 (DM8): Replacement Dwellings in the Countryside	Number **/ proportion** of replacement dwellings completed outside the urban area and village settlements		
DM Policy 9 (DM9): Rural Workers' Dwellings in the Countryside	Number of rural workers' dwellings completed outside existing settlements		
DM Policy 10 (DM10): Residential Gardens and Boundaries	Number of planning applications granted for extensions to residential gardens and boundaries contrary to Policy DM10	No planning applications granted contrary to Policy DM10	Planning application records Appeal decisions

DM Policy 11 (DM11): Safeguarding Community Facilities	Number of Assets of Community Value (ACV) lost to development Number of Assets of Community Value (ACV) applications granted	No loss of assets of community value in line with Policy DM11	Annual completions data Application records for ACV designation
Place			
DM Policy 12 (DM12): Clean and Green Energy	~~% of residential development consents which achieves water consumption rates of 110 litres or less per person per day~~	~~Delivery of residential development which achieves water consumption rates of 110 litres or less per person per day~~	Planning applications/consents records Appeal decisions
	~~% of non-residential consents~~ **Proportion of commercial developments (of 2500m2 or more) granted planning permission** which achieve a minimum of BREEAM ~~Very~~ Good or accepted equivalent standard	**All new** ~~Delivery of~~ **commercial** development (**of 2,500sqm** or more) ~~which~~ **to** achieve~~s~~ a minimum of BREEAM Good or accepted equivalent standard.	
	Number of ~~consents~~ **developments granted planning permission** which connect to/are connection ready for heat networks	Delivery of development which **(can)** connects to/is served by heat networks	
	Proportion of wind energy developments granted planning permission which are located in areas identified as potentially suitable for Wind Energy Development	**Delivery of wind energy proposals to be sited only in areas identified as suitable for such development**	**On site monitoring of delivery of renewable energy development consents** **Planning applications/consents** **Appeal Decisions**

			GIS mapping of wind energy development completions
	Number / capacity (MW) of low carbon / renewable energy schemes granted planning permission	**Delivery of renewable and low carbon energy infrastructure to increase (e.g solar, wind, hydro, biomass energy) in response to climate emergency and goals to reduce carbon emissions**	**Planning applications/consents** **Appeal Decisions** **Annual on-site monitoring of renewable energy development completions**
DM Policy 13 (DM13): Flooding/SuDS	Number of flooding events recorded in the Borough	No increase in flood events in the borough	Lead Local Flood Authority (BwD) data Environment Agency records
	Number of consents granted against Environment Agency flood advice	No permissions granted contrary to EA advice	Planning applications/consents Environment Agency records
DM Policy 14 (DM14): Environmental Opportunity Areas	Monitoring indicators as per Policy CP5. No additional indicators required		
DM Policy 15 (DM15): Biodiversity	Monitoring indicators as per Policy CP6. No additional indicators required		
DM Policy 16 (DM16): Green and Blue Infrastructure	Monitoring indicators as per Policy CP6. No additional indicators required		
DM Policy 17 (DM17): Trees and Woodland	Number of ~~consents granted~~ **developments** granted planning permission without adequate replacement **tree** planting ~~(CIF, Criteria 5 & 6)~~	No net loss of trees and woodlands without adequate compensatory planting	~~Annual completions data~~ Planning application details

			Climate Impact Framework
DM Policy 18 (DM18): Public Open Space in New Developments DM Policy 19 (DM19): Development of Open Spaces	~~Data on the quantity, quality and accessibility of open spaces within the Borough~~ **Number and value of S106 agreements securing contributions for public open space** **Area of new open space created / existing open space lost to other uses**	**To secure s106 agreements to** ~~I~~ increas~~ing~~e quantity **and** quality ~~and accessibility~~ of open spaces in the Borough ~~in line with recommendations in Open Space Audit~~ **No net loss of open space**	**Planning permissions and S106 contributions data** Open Space Audit annual review
DM Policy 20 (DM20): Playing Fields, Indoor and Outdoor Sports Facilities	~~Data on the quantity and quality of playing pitches within the Borough~~ **Number of new playing pitches created / existing pitches lost to other uses**	Continue to make progress on meeting recommendations set out in Playing Pitch & Outdoor Sports Assessment	**Annual planning permission data** Playing Pitch & Outdoor Sports Assessment annual review
DM Policy 21 (DM21): Local Green Space	Number of **new** developments ~~completed~~ **granted planning permission** on designated Local Green Spaces	No development to be **permitted** on designated Local Green Spaces	Annual ~~completions~~ **permissions** data GIS mapping of completions data
DM Policy 22 (DM22): The Borough's Landscapes	Number of planning applications refused on grounds of the development adversely affecting or destroying landscapes	No developments which have an adverse effect of destroy landscapes by detracting from their distinctive features to be given planning permission	Planning application data Appeal decisions
DM Policy 23 (DM23): Equestrian Development	Number / **proportion** of equestrian developments permitted contrary to Policy DM23	No equestrian developments granted planning permission	

		contrary to Policy DM23	
DM Policy 24 (DM24): Outdoor Advertisements	Number / **proportion** of outdoor advertisement applications permitted contrary to Policy DM24	No outdoor advertisement developments granted planning permission contrary to Policy DM23	
DM Policy 25 (DM25): Telecommunications	Number **/ proportion** of telecommunication developments permitted contrary to Policy DM25	No telecommunications developments granted planning permission contrary to Policy DM23	
DM Policy 26 (DM26): Heritage Assets	Monitoring indicators as per Policy CP7. No additional indicators required		
DM Policy 27 (DM27): Design in New Developments	Monitoring indicators as per Policy CP8. No additional indicators required		
DM Policy 28 (DM28): Development Affecting Watercourses, Bodies, and Catchment Land	Number of planning permissions granted within functional floodplain	No development granted within functional floodplain	Planning applications/consents Appeal decisions GIS mapping of planning permissions
DM Policy 29 (DM29): Transport and Accessibility	**Proportion** ~~%~~ of new residential development **granted planning permission** within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major retail centre	~~Ensure new developments are well connected to public transport links~~ **Majority of new developments to be within 30 minutes public transport time of key services**	**Planning Permissions data** ~~Council tax/annual housing completions data~~ Local accessibility GIS data
	Bus patronage in the Borough Rail patronage in the Borough	Increase **accessibility and** ~~d~~ use of public transport	Local transport data **provided by Local**

			Authority or partner groups
	Number of cyclists entering Blackburn and Darwen town centres Number of pedestrians entering Blackburn and Darwen town centres	Increase levels of walking and cycling in the borough	Local **A**~~a~~uthority **produced** cycling and walking annual cordon data
Economy			
DM Policy 30 (DM30): Primary Employment Areas	Number/**proportion** of completions/planning permissions granted within Primary Employment Areas for non-employment uses	Retain Primary Employment Areas for employment uses (B2/B8/E(g) and sui generis uses of a similar nature and character to the area	Annual completions/planning permission data GIS mapping of completions and planning permissions
DM Policy 31 (DM31): Secondary Employment Areas	Number/**proportion** of completions/planning permissions granted within Secondary Employment Areas for non-employment use	Resist development of non-employment uses within Secondary Employment Areas	
DM Policy 32 (DM32): Protection and Re-use of Existing Employment Sites	Monitoring indicators as per Policy CP10. No additional indicators required		
DM Policy 33 (DM33): Town Centres	Monitoring indicators as per Policy CP11. No additional indicators required		
DM Policy 34 (DM34): District and Local Centres	Monitoring indicators as per Policy CP11. No additional indicators required		
DM Policy 35 (DM35): Assessing Applications for Main Town Centre Uses	Monitoring indicators as per Policy CP11. No additional indicators required		
DM Policy 36 (DM36): Local and Convenience Shops	Number **/ proportion** of planning permissions granted **for retail developments** outside defined centres which meet requirements of Policy DM36	New local and convenience shops to be supported in line with Policy DM36	Planning applications/consents Appeal decisions
DM Policy 37 (DM37): Tourism	Number and location of tourism-based developments ~~completed~~ **granted planning permission**	Tourism based development to be supported in line with Policy DM37	Annual ~~completions~~ **permissions** data GIS mapping of completions data

DM Policy 38 (DM38): Major Infrastructure Schemes	Delivery of major infrastructure schemes identified in Policy DM38	Year on year delivery of Policy DM38 major infrastructure requirements	Annual completions data Infrastructure Delivery Plan **Infrastructure Funding Statement**
DM Policy 39 (DM39): The Effect of Development on Public Services	Number of developments completed/**granted planning permission** to cater or provide accommodation for publicly-provided support services	Any publicly provided support services development to meet requirements of Policy DM39	Annual completions data Blackburn with Darwen Residential and Supported Accommodation Planning Advice Note Adults Social Care and Support Accommodation PAN