

Proposed development: Outline Planning Application for residential development (up to 60 dwellings) and associated works with all matters reserved

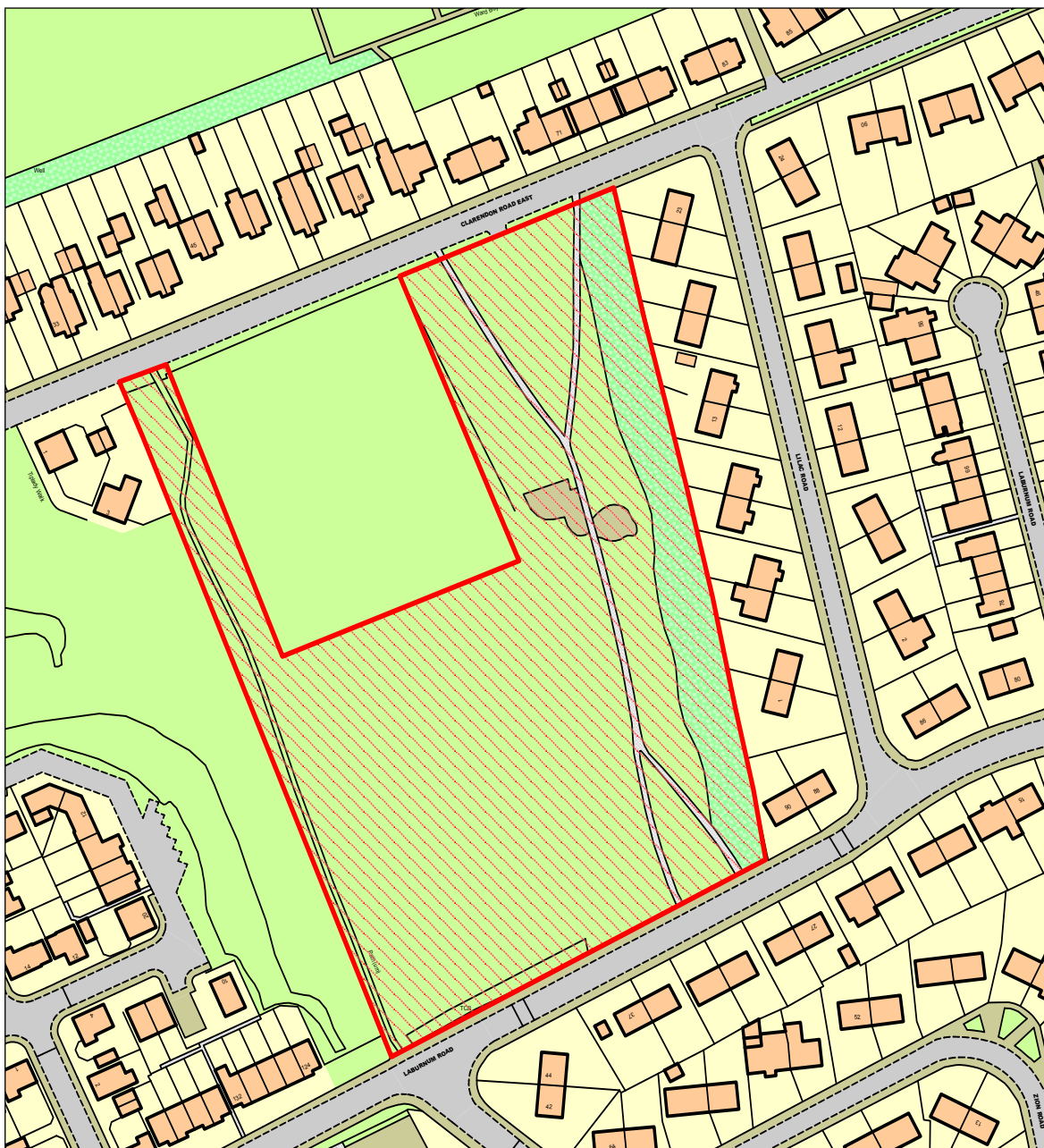
Site address:

**Land at Clarendon Road East
Blackburn
BB1 5PZ**

Applicant: Capita

Ward: Little Harwood & Whitebirk

**Councillor Pat McFall
Councillor Abdul Patel
Councillor Mustafa Desai**



1.0 SUMMARY OF RECOMMENDATION

- 1.1 APPROVE - Subject to a condition that the developer enters into a Section 106 Agreement relating to the provision of off-site affordable housing and off-site Green Infrastructure, and other conditions ensuring tree retention and/ or replacement; as set out in the list of necessary conditions contained within paragraph 4.1.**

2.0 KEY ISSUES/SUMMARY OF PLANNING ISSUES

- 2.1 The application site is primarily owned by Blackburn with Darwen Borough Council with a small corner of the site being in unknown ownership. The intention is for the Council to dispose of the land to a developer under an informal tender process, which ensures the Council's key objectives and planning and design requirements are achieved.
- 2.2 Members are advised that the proposal is in Outline form. For that reason it is only the principle of the residential development of the site, for up to 60 dwellings, that is under consideration. All other detail, relating to access, layout, scale, appearance and landscaping will be assessed under a subsequent application for 'Reserved Matters' should Members approve the application. However, the indicative points of access to any future development do form part of this assessment.
- 2.3 The proposal corresponds with the Council's overarching housing growth strategy, as set out in the Core Strategy and Local Plan Part 2. It suitably demonstrates the ability to deliver a high quality development, consistent with the surrounding area. It would also contribute towards the Council's continual housing delivery targets and it will add to the vitality of the local housing market. Moreover, development of the site would alleviate instances of anti-social behaviour experienced on the land that local residents have experienced in the past when a play area existed on part of the site.
- 2.4 It is recognised that the proposals will result in the loss of 1.8 hectares of land allocated as Green Infrastructure; however, it is considered that the loss of Green Infrastructure can be compensated for by securing planning contributions from the developers. This is deemed necessary to ensure any loss is compensated for.
- 2.5 It is also considered that planning conditions can be used to ensure a large proportion of trees are retained on site, particularly those around the boundaries of the site, as part of any future Reserved Matters application and that the developers ensure that a biodiversity net-gain is secured as part of the development.
- 2.5 The application is also acceptable from a technical point of view, with all issues having been addressed through the application or that are capable of being controlled or mitigated through the suggested planning conditions and at Reserved Matters stage.

3.0 RATIONALE

3.1 Site and Surroundings

- 3.1.1 The application relates to a parcel of land equating to approximately 4.0 acres (1.80 hectares) in area.
- 3.1.2 The site is positioned between Clarendon Road East to the north and Laburnum Road to the South. Lilac Road which connects the two aforementioned roads lies to the east of the application site with an area of open space present to the western boundary.
- 3.1.3 The vegetation on site comprises rough grassland, mature trees and scrub vegetation. There is a dense belt of trees along the eastern boundary of the site and another just west of this through the centre of the site. There are scattered trees along the north, south and western boundaries. None of the trees on site have a Tree Preservation Order (TPO), but do have local amenity and nature conservation value.
- 3.1.4 The site has informal footpaths running through it running in a north-south direction and vice-versus connecting Clarendon Road East with Laburnum Road.
- 3.1.5 The application site is primarily owned by Blackburn with Darwen Borough Council with a small corner of the site being in unknown ownership.

3.2 Proposed Development

- 3.2.1 This application seeks Outline permission for up to 60 dwellings on the application site.
- 3.2.2 The application is made in Outline in all respect, therefore only indicative points of access are shown. These are shown as being on both Clarendon Road East and Laburnum Road

3.3 Development Plan

- 3.3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 3.3.2 The Development Plan comprises the Core Strategy and the Local Plan Part 2: 'Site Allocations and Development Management Policies'. In determining the current proposal the following are considered to be the most relevant policies:
- 3.3.3 Core Strategy:
- CS1 – A Targeted Growth Strategy
 - CS5 - Locations for New Housing
 - CS6 – Housing Targets

- CS7 – Types of Housing
- CS8 – Affordable Housing Requirement
- CS15 – Ecological Assets
- CS16 – Form and Design of New Development
- CS18 – The Borough's Landscapes

3.3.4 Local Plan Part 2:

- Policy 1 – The Urban Boundary
- Policy 7 – Sustainable and Viable Development
- Policy 8 – Development and People
- Policy 9 – Development and the Environment
- Policy 10 – Accessibility and Transport
- Policy 11 – Design
- Policy 12 – Developer Contributions
- Policy 18 – Housing Mix
- Policy 38 – Green Infrastructure on the adopted Policies Map
- Policy 40 – Integrating Green Infrastructure and Ecological Networks with New Development
- Policy 41 – Landscape

3.4 Other Material Planning Considerations

3.4.1 Green Infrastructure (GI) SPD

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

The Framework sets out the government's aims and objectives against which planning policy and decision making should be considered. The following sections of the Framework are considered relevant to assessment of the proposal:

- Section 5 – 'Delivering a sufficient supply of homes'. In particular paragraph 59 which advocates the Government's objective of significantly boosting the supply homes through delivery of a sufficient amount and variety of land where it is needed; that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.
- Section 8 – Promoting healthy and safe communities
- Section 11 – Making effective use of land

- Section 12 – Achieving well-designed places
- Section 14 – Meeting the challenges of climate change, flooding and coastal change
- Section 15 – Conserving and enhancing the natural environment with Paragraph 170 requiring decisions to contribute to and enhance the natural and local environment by, amongst other things, minimising impacts and providing net gains for biodiversity.

3.5 Assessment

3.5.1 In assessing this application, the following important material considerations have been taken into account:

- Principle of development and Green Infrastructure
- Highway Safety/ Accessibility
- Ecology;
- Trees;
- Amenity impact;
- Affordable Housing

Principle of development

3.5.2 The principle of the development is considered under the Blackburn with Darwen Local Plan Part 2: Site Allocations and Development Management Policies; particularly Policy 9 – Development and the Environment and Core Strategy Policies CS1, CS5, CS6, CS8 and CS19.

3.5.3 The site lies within the boroughs defined urban boundary, which is the preferred location for new development; as required by Core Strategy Policy CS1, and Local Plan Part 2, Policy 1.

3.5.4 The entirety of the application site (1.8 hectares) is allocated within the Plan as Green Infrastructure (GI); as defined by the Proposals Map associated with the Local Plan Part 2.

3.5.5 The Council's Green Infrastructure SPD quotes Natural England's definition of Green Infrastructure (GI) as;

"...a strategically planned and delivered network of high quality green spaces and other environmental features. It should be designed and managed as a multifunctional resource capable of delivering a wide range of environmental and quality of life benefits for local communities. GI includes parks, open spaces, playing fields, woodlands, allotments and private gardens".

3.5.6 The SPD sets out the acknowledged multiple functions of GI as:

- Setting the scene for growth, creating a good quality of place and quality of life and supporting sustainable economic growth;
- Supporting physical and mental health and well-being;

- Providing for recreation, leisure and tourism;
- Supporting the rural economy;
- Helping to manage flood risk;
- Supporting mitigation and adaptation to climate change;
- Positively benefitting the historic environment; and
- Enhancing the ecological network and promoting biodiversity

3.5.7 Consideration of the loss of Green Infrastructure is appropriately assessed against paragraph 5 (Green Infrastructure (GI)) of Policy 9 of the Local Plan Part 2, which sets out that:

“Development involving the partial or complete loss of land identified as GI on the Adopted Policies Map or any unidentified areas of open space including playing fields; and any development which otherwise has the potential to result in the severance of GI connections, will not be permitted unless:

- i) The development can be accommodated without the loss of the function of open space;*
- ii) The impact can be mitigated or compensated for through the direct provision of new or improved GI elsewhere or through the provision of a financial contribution to enable this to occur; or*
- iii) The need or benefits arising from the development demonstrably outweigh the harm caused and the harm can be mitigated or compensated for so far as is reasonable.”*

3.5.8 It is accepted that the proposal will result in the loss of a GI allocation. Such circumstances do not, however, prohibit development, provided at least one the above criteria (i –iii) is achieved. As the proposal seeks to mitigate the loss of the GI through a financial contribution (captured through a Section 106 Agreement), the proposal is considered to be compliant with paragraph 5, criterion ii.

3.5.9 This contribution will provide significant investment in the local green network. Moreover, conditions requiring any development to be planned around the existing tree cover on site will ensure its function will not be fundamentally compromised.

3.5.10 The urban boundary location adds further weight in support of the principle of the proposal. This is reinforced by the sites position being immediately adjacent to existing residential land uses, ensuring a development that would be wholly consistent with the surrounding area.

3.5.11 Accordingly, the principle of the proposal is accepted, as in accordance with the Development Plan and the aims and objective of the Framework, which advocates making effective use of land and boosting the supply of homes, 20% of which will be required to be affordable either on-site or off-site, secured through planning contributions. The effect of the proposal on the biodiversity value of the site is discussed further in this report.

Highway Safety/Accessibility

- 3.5.12 Policy 10 requires that road safety and the safe, efficient and convenient movement of all highway users is not prejudiced, and that appropriate provision is made for off street servicing and parking in accordance with the Council's adopted standards.
- 3.5.13 As an Outline application seeking only the principle of residential development, full highways consideration will be applied to any subsequent Reserved Matters application, that would have regard to access, layout, vehicular / pedestrian access / movement, parking and the impact on the wider highway network. A Transport Statement and a Travel Plan will inform that full assessment. It should, however, be acknowledged that indicative access options into the site are to be from both Clarendon Road East to the north of the site and Laburnum Road to the south of the site and these are discussed within the Access Strategy within the submitted Transport Assessment (TA). This TA considers the site to be accessible to the services and amenities. The Highway Authority (BwD) and Planning Officers are satisfied that the site is located in an accessible location in-line with the requirements of the NPPF and Local Plan Part 2, Policy 10.
- 3.5.14 Members will be aware that Laburnum Road is at a lower level than Clarendon Road East and the Highway Authority has thus emphasised the need to ensure that gradients to meet DDA standards are secured. This will be further explored and secured at any reserved matters stage, together with internal highway layout and provision for off street parking, when a detailed design shall be submitted for assessment.
- 3.5.15 In terms of the indicative points of access adequate sightlines have been indicated in the Transport Assessment for both junctions. A swept path analysis of the access points has also been provided, and is deemed to be satisfactory at this stage, although this would be fully considered at part of any Reserved Matters application.
- 3.5.16 It is noted that pedestrian paths run through the site connecting Clarendon Road East and Laburnum Road. The Council's Public Right of Way team have confirmed that there are no definite public footpaths recorded on the application site. However, it could potentially be claimed by users of the paths as a public right of way through uninterrupted use for a period of 20+ years.
- 3.5.17 In respect of the construction of the development; a Construction Management Statement will be required, through application of a condition, setting out how the construction process will be managed to ensure that consideration is given to highway safety and residential amenity.

Environment

- 3.5.18 Policy 9 requires that development will not have an unacceptable impact on environmental assets or interests, including but not limited to climate change

(including flood risk), green infrastructure, habitats, species, water quality and resources, trees and the efficient use of land.

3.5.19 Policy 40 requires the integration of GI and ecological networks with new development, so as to make a positive contribution to Blackburn with Darwen's Green Infrastructure through:

- i.) Inclusion of multi-functional landscaped public open space in the development;
- ii.) Retention and enhancement of existing ecological and landscape features on the site
- iii.) Incorporation of features in the built fabric that support and enhance key local species;
- iv.) Provision for active travel on foot or bicycle;
- v.) Physical and functional connections with neighbouring sites; and
- vi.) The creation of new areas of trees and woodland.

3.5.20 The NPPF at paragraph 170 requires LPA's in their decision making to minimise impacts on and providing net-gains for biodiversity. Planning conditions are imposed to ensure these will be secured which the Council's consultee also suggests is imposed.

3.5.21 A Preliminary Ecological Appraisal is submitted in support of the application and has been reviewed by the Council's specialist ecology consultee. The Preliminary Ecological Appraisal site makes a number of recommendations such as all boundary trees should be retained, erection of bat boxes, protection for nesting birds during the nesting season (March – August) and removal of identified invasive species should also be secured by appropriately worded conditions.

3.5.22 A Tree inspection document also supports the application which considers the integrity of the trees on site. This identifies that the site contains several large groups of trees and a number of individual trees. A large proportion of the trees are category B and C, however, half a dozen category A trees exist on the site. Unfortunately this Tree Survey does not state what tree and shrub groups should remain and be incorporated in to a layout which contradicts the recommendations within the submitted Preliminary Ecological Appraisal and Design and Access Statement. A condition will thus be imposed requiring a full tree survey be carried out at Reserved Matters stage.

3.5.21 An indicative Site Plan is included within the Design and Access Statement which indicates the site is to be fully cleared. It must be remembered that this Site Plan is indicative only and is therefore not up to assessment. Full details of will be informed through any subsequent reserved matters application.

3.5.12 In accordance with Policies 9 and 40 and The Framework's requirement (Paragraph 170) for development to contribute to and provide a net-gain to the natural and local environment, a comprehensive ecological enhancement and management scheme should be secured by condition, to achieve this national requirement, which has been reinforced by the updated Planning Practice Guidance on Biodiversity, published on the 22nd July 2019.

Drainage

3.5.13 A Flood Risk Assessment and Drainage Design Statement support the application. They identify the site as within Flood Risk Zone 1, on the Environment Agency's Flood Zone Map. United Utilities and the Council's Drainage team has been consulted on the proposal and given the details submitted fail to recognise that there is an open watercourse only 200m from the application site recommend application of conditions requiring a foul and surface water drainage scheme; in accordance with the hierarchy of drainage options in the National Planning Practice Guidance and in compliance with the requirements of Policy 9 of the Local Plan Part 2. These conditions are listed within paragraph 4.1.

Amenity

3.5.14 Local Plan Part 2, Policy 8, requires a satisfactory level of amenity and safety is secured for surrounding uses and for occupants or users of the development itself; with reference to noise, vibration, odour, light, dust, other pollution or nuisance, privacy / overlooking, and the relationship between buildings.

3.5.15 As an outline application a full amenity assessment in respect of relationships between buildings is not possible. This will, instead, be subject to assessment at reserved matters stage. Any proposed layout will need to demonstrate compliance with the Council's adopted space standards, as set out in the Residential Design Guide SPD, ensuring adequate separation is achieved between each new unit and existing dwellings which adjoin the application site. It will assist in ensuring the amenity of residents on Lilac Road if the trees along the eastern boundary remain.

3.5.16 Due to part of the site being within a High Risk Coal Mining Area the Coal Authority has been consulted. They do not raise any objections but suggest an informative is imposed informing the developer of the associated risks.

3.5.17 The Council's Public Protection team has also been consulted on the proposal to ensure the land to which the application relates is safe to build on and have recommended that standard contaminated land conditions, as well as a Watching Brief, be imposed to ensure that future occupants will be safe from harm. Similarly, conditions are required restricting in the hours of ground works and construction; to safeguard residential amenity and provision of electric charging points for each dwelling; to help reduce the impact on air quality of the development.

Summary and conclusions

3.5.18 This report assesses the outline planning application for the residential development on land between Clarendon Road East and Laburnum Road. The site is considered to be in an accessible location within the adopted urban boundary. The proposed access strategy is also considered to be acceptable in principle with this matter to be dealt with formally as part of any future Reserved Matters application.

3.5.19 The loss of the land as allocated Green Infrastructure is considered to comply with Paragraph 5, bullet point ii of Local Plan Part 2, policy 9, and it is considered that due to the Framework's requirement to ensure a biodiversity net-gain results from development this can be secured through planning contributions or through a forthcoming development layout.

3.5.20 Moreover, the provision of affordable housing will also be secured and the development will not increase flooding in the locality.

3.5.21 Overall, the principle of development is considered to be acceptable subject to the planning conditions recommended below.

4 RECOMMENDATION

4.1 Approve subject to:

Conditions which relate to the following matters:

- Application for all reserved matters must be made not later than the expiration of 3 years beginning with the date of this permission. The development hereby permitted shall be begun not later than the expiration of two years from the date of the approval of the last of the reserved matters to be approved. Details of the following matters (subsequently referred to as the reserved matters) shall be submitted to and be approved in writing by the Local Planning Authority before the commencement of any works:-
 - i) Access
 - ii) Appearance
 - iii) Layout
 - iv) Scale
 - v) Landscaping
- The details submitted for approval as part of the reserved matters application for 'landscaping' referred to in Condition 2 of this permission shall include the following information:
 - I. An Arboricultural Report outlining the approximate height and an assessment of the general state of health and stability of existing trees on the site and of each tree which is on land adjacent to the site

and within influencing distance including a plan showing the location of existing trees, shrubs, and/or hedgerows to be retained on the site (if applicable) and the location of new trees and other soft landscaping on the site;

- II. A plan showing full details of existing and proposed ground levels and proposed building finished floor levels (all relative to ground levels adjoining the site), including details of the position of any proposed excavation, (within the root protection area of any retained tree or of any tree on land adjacent to the site) (within a distance from any retained tree, or any tree on land adjacent to the site, equivalent to half the height of that tree);
- III. A schedule of all proposed species, planting sizes and planting densities;
- IV. Details of any hard landscaping and/or boundary treatment/fencing around and within the site; and,
- V. Details of the specification and position of fencing (and of any other measures to be taken) for the protection of any retained tree from damage before or during the course of development.

The approved landscaping scheme shall be completed not later than the first planting season following occupation of the development and from its completion shall be maintained for a period of five years. If, within this period, any tree, shrub or hedge shall die, become diseased or be removed, it shall be replaced with others of similar size and species unless the Local Planning Authority gives its written consent to any variation.

REASON: To ensure that there is a well laid out scheme of healthy trees and shrubs, and to protect existing vegetation and residential amenity in accordance with Policies 8 and 9 of the Blackburn with Darwen Local Plan Part 2.

- Requirement for the developer to enter into a Section 106 agreement relating to the payment of a commuted sum towards off-site affordable housing and Green Infrastructure improvements in the locality; set out as follows:

The development permitted by this planning permission shall not be started by the undertaking of a material operation as defined in Section 56(4)(a-d) of the Town and Country Planning Act 1990 until a Planning Obligation under Section 106 of the Town and Country Planning Act 1990 has been made and lodged with the Local Planning Authority, and the Local Planning Authority has given its approval in writing. The planning obligation will provide that a commuted sum, as required by Policy CS8 of the Core Strategy and Policy 9 of the Local Plan Part 2, is made to the local planning authority for the provision of off-site affordable housing and improved Green Infrastructure.

- Submission of Arboricultural Method Statement
- No works to trees or shrubs during bird nesting season
- Submission of an invasive species eradication scheme

- Landscaping scheme to include biodiversity / ecological enhancement measures
- An updated Ecology Appraisal shall be submitted to and approved in writing by the Local Planning Authority. Any required mitigation shall inform the Biodiversity Enhancement Strategy and landscaping strategy for the development
- Submission of a Construction Management Statement
- Submission of a foul and surface water drainage scheme
- Submission of a sustainable drainage management and maintenance plan
- Submission of a contaminated land report
- Submission of validation of gas protection measures
- Unexpected contamination
- Submission of intrusive coal mining investigation scheme and remedial measures
- Provision of motor vehicle charging points for each dwelling
- Limitation of construction site works to:
 - 08:00 to 18:00 Mondays to Fridays
 - 08:00 to 13:00 Saturdays
 - Not at all on Sundays and Bank Holidays.

4.0 PLANNING HISTORY

No planning history exists on the site.

5.0 CONSULTATIONS

6.1 Drainage Section

No objection subject to the following condition:

- Submission of full details of the foul and surface water drainage system and construction phasing.

6.2 United Utilities

No objection but concern expressed as to the need for further exploration of the drainage hierarchy. The following conditions are recommended:

- Submission of a surface water drainage scheme, in accordance with an investigation of the drainage hierarchy etc and a timetable for implementation.
- Foul and surface water to be drained on separate systems.

6.3 Public Protection

No objection subject to the following conditions:

Noise

- Site working hours to be limited to between 8am-6pm (Monday-Friday) and 8am-1pm on Saturdays. No works on Sundays or Bank Holidays.
- Submission of Noise Assessment

Air Quality

- Provision of a dedicated electric vehicle charging point at each dwelling.

Contaminated Land

- Submission of a Desk Study and approved site investigation work (where necessary).
- Submission of validation to demonstrate effective remediation (where necessary).
- Unexpected contamination.

6.4 Highways Authority

No objection subject to the following condition:

- Submission of Construction Traffic Management Statement

6.5 Ecology

No objection subject to the following conditions:

- No works to trees or shrubs during bird nesting season
- Submission of landscaping scheme to include enhanced biodiversity / ecological enhancement measures
- Submission of an invasive species eradication scheme
- Erection of bat boxes

6.6 Strategic Housing

Support offered, subject to the development meeting the Council's planning policies; including Affordable Homes provision either on site or off site through a Section 106 commuted sum payment.

6.7 Coal Authority

No objection, subject to the following informative:

- The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/coalauthority

- 6.9 Public consultation has taken place, with 105 letters posted to neighbouring addresses; display of three site notices and publication of a press notice. In response, 9 letters of objection have been which are shown within the summary of representations below.

6.0 **CONTACT OFFICER: Claire Booth - Senior Planning Officer – Development Management**

7.0 **DATE PREPARED: 02 August 2019**

8.0 SUMMARY OF REPRESENTATIONS

Obj - June Bennison – 47 Clarendon Rd East, Blackburn – Rec 20.6.19

I am writing to object to the proposed planning application to build houses on land on Clarendon Rd East, Blackburn.

There are problems with traffic speeding up and down this road, and congestion in the mornings with the amount of traffic using it. We already have problems getting doctors appointments, so another 200 plus people is going to cause real problems. Where are the children going to go to school when the local schools are already at bursting point.

This is the only piece of green land we still have, what about the wild life, there have been roe deer on the land recently, plus rabbits and nesting birds.

I think we have had enough houses build in Little Harwood over the past few years, i.e. Lion Brewery, Prestige. We are being smothered. This was always Green belt land, until the council in their wisdom changed it to Brown Belt, without informing anyone.

PLEASE RECONSIDER.

I STRONGLY OBJECT.

PLEASE ACKNOWLEDGE RECEIPT OF THIS EMAIL.

Mrs June Bennison

47 Clarendon Rd East

Blackburn

Obj - Marion Barker – 35 Clarendon Road East, Blackburn – Rec 20.6.19

I write with regards to the proposed housing development off Clarendon Road East, Blackburn BB1 5QA

Transport links are not good.

The bus stop at the bottom of Clarendon Road is now redundant.

The nearest ones are at Cemetery Gates and Seven Trees for the number 22 which runs every half hour.

To reach both of these stops the main road has to be crossed twice due to no footpath under the bridge and past the mill.

I understand that the stop was removed because it was not user friendly for disabled people. I have lived here since 1981 and never seen one disabled person using the stop.

Blackburn Private Hire run a small bus through Little Harwood up to Sunnybower and to the town centre. These are one per hour with a lunch break at 11.15.

Please bear in mind that not everyone drives a car and a further development will increase pressure on the two services mentioned.

Little Harwood Health Centre is always busy. It's impossible to get an appointment so this development will also increase pressure on an already bad situation.

The access to this development will cause congestion for the existing residents. Should an access road to the development be put at the top end of Clarendon Road East it will be impossible to enter and leave the top of Lilac Road as vision is poor now due to parking on the road.

I look forward to hearing your comments and would ask that you acknowledge my email.

Mrs Marion Barker

35 Clarendon Road East BB1 5QA

Obj - Mubina Burondkar - 61 Clarendon Road East, Blackburn – Rec 20.6.19

Dear Mr Prescott

I wish to raise my formal objections and significant concerns regarding the proposed housing development off Clarendon Road/Clarendon Road East. My points are as follows:

1- Traffic issues - Our road safety concerns/points have been continually ignored/dismissed despite repeated requests. As a result, drivers use the road as a racing track, however we have told that as no accidents have been reported within the last five years, we would not be offered assistance for road safety or traffic calming. Anti-social driving complaints have been logged, including a 999 call made on Thursday 30 May. As residents of Lilac Road often park on both sides of the road, effectively turning it into a single track road, this new development will only cause further road safety issues, especially with young children around.

2- Noise and inconvenience – The new development would cause a huge amount of noise for us residents and inconvenience caused by the construction vehicles. Many of our residents are vulnerable, with at least a few being very vulnerable.

3- Healthcare – The local Little Harwood Medical Practice often has capacity issues, resulting in it being difficult to obtain an appointment to see a doctor. With 60 new dwellings to take care of, this will become almost impossible.

4- Greenland – Despite repeated comments that the land is now classed as brown belt, no residents have seen any notification of such reclassification. The field is a valuable community resource as local children often go onto it to play. Although there are some minor anti-social behaviour issues, we do not want to lose this field to yet another development. Granted that Blackburn does need affordable housing, but this is one of the few remaining areas of greenbelt we have left.

5- Confusing planning documentation – The planning documentation relates to both Clarendon Road and Clarendon Road East, making it difficult to determine where the development will actually be situated.

If this development is approved, I will have no alternative but to contact my local MP in order to raise a formal complaint regarding how this situation has been handled. You will also be doing local residents such as myself a HUGE disservice.

Please keep me apprised of any planning decisions.

Yours faithfully,

Mubina Burondkar

61 Clarendon Road East,

BB1 5QA

Obj – Julie Walsh & Jill Stewart – 67 Clarendon Road East, Blackburn – Rec 18.6.19

Dear Gavin Prescott

I would like to lodge objections regarding the new development on Clarendon Road East on behalf of myself and my partner Jill Stewart. We live at number 67 which has been my family home since 1973.

I personally have high regard for this area especially as it holds lots of sentimental memories for me.

I understand new housing is essential in BWD but feel very strongly against it being on the small green area of CRE.

When the old Prestige land was built on we encountered so many problems with the actual building of the development and since with the amount of traffic using such a narrow road Lilac and the once quiet road of CRE

The development would cause a total feeling of overcrowding and too much congestion on the road. The likelihood of accidents will increase. There are quite a few families with small children who will fear to leave their front gates.

The cars speed up and down the road presently but with 60 more houses in the area this would be unbearable.

The facilities in the area are limited as it is so the thought of 60 more families trying to access them doesn't bear thinking about.

I'm rarely off work sick but recently had my gallbladder removed and the wait to get through to the drs [Doctors] let alone see one was monotonous.

The neighbourhood around here is very close knit one and we really do look out for each other.

Maybe if you and your team did re think this matter you could put it to us as a neighbourhood project to improve the field area and make it into a great place for future community gatherings.

Thank you for this opportunity to air our views and listening to our points.

Julie Walsh

Jill Stewart

Obj – Mr M Rauf - 65 Clarendon Road East, Blackburn – Rec 17.6.19

Dear Mr Prescott/Ms Booth

I refer to planning reference 10/190467 which relates to the proposed housing development involving up to 60 dwellings off Clarendon Road East (CRE) and Lilac Road (LR).

I would like to, in the strongest possible terms, lodge my objections regarding this development on the grounds detailed below.

1. The entrance to the new development is directly opposite my own property, which would make noise levels untenable.
2. CRE and LR both have significant parking issues, the new development will inevitably create further issues owing to the amount of new dwellings.

3. We are already suffering with a new build development at the bottom of CRE, known as Tiplady Walk – there have been and continue to be issues relating to drivers speeding up and down the road, not observing the 20mph speed limit. As a five child household, we are becoming more and more concerned that a serious accident is inevitable, especially with this apparent new development. There should be a record on your systems to show that we've requested speed humps in the past, which have been refused

4. My mother, who lives with us and suffers from dementia, suffers very strongly from anxiety issues. She's very comfortable with her pleasant green view at the moment and it's my belief that combined with the construction work and change of view caused by the development of the new dwellings, that this will significantly aggravate my mother's condition.

5. LR is becoming more and more hazardous each day owing to traffic parked on both sides, making the road single track, this new development will make things worse.

6. Had we known that the land was being converted from green belt infrastructure to brown belt in the first place, I would've lodged formal objections along with my fellow residents in order to stop the development getting this far.

I firmly believe that you'll put a lot of settled lives at stake should this development go ahead. Does the council really want to cause this much disruption and disservice to myself and my fellow residents for just 60 people.

I formally and strongly oppose this decision. I'd also ask that you keep me apprised of any decisions.

Obj – Stephanie Razmjou – 63 Clarendon Road East, Blackburn – Rec 17.6.19

Stephanie Razmjou

63 Clarendon Road East

Blackburn

Lancashire BB1 5QA

Re: Planning application for land at Clarendon Road East, Application Ref: 10/19/0467

I strongly object to the development of houses in this location. I have examined the plans and I know the site well as I have lived at my address for over 30 years, originally buying the property due to the open aspects that existed then and since.

Before outlining my objections to this planning application, I start with an observation – the planning application documentation refers to Clarendon Road and to postcode BB1 5PZ.

Neither of these match the area indicated on the diagrams submitted as the location of the proposed building.

Objection 1: Road infrastructure in the immediate area is completely inadequate and unsafe for access and egress to the site. The plan contravenes principals of Policy 10 of the Local Plan related to the safe, efficient and convenient movement of all highway users.

Proposed north access route: Lilac Road is the only access/exit route for Clarendon Road East (which is a cul-de-sac). Lilac Road, and the junction between Lilac Road and Clarendon Road East, is already difficult to negotiate due to the number of parked cars on both sides of

the road. Only single-file traffic can negotiate the streets – even though many car owners park partly on the pavement (itself a dangerous practice for pedestrians) in an attempt to facilitate passing traffic. Negotiating this route often requires drivers to reverse some distance or to also use the dangerous practice of pulling onto the pavement as the only way for cars to pass each other. This problem has been exacerbated in recent years with the increased volume of traffic created by the addition of properties to the top of Clarendon Road and the creation of Tiplady Walk, which has resulted in a noticeable increase in traffic along Clarendon Road East and Lilac Road. While there have been no traffic accidents as yet, there have been many near misses, particularly around the junctions at either end of Lilac Road. Lilac Road would not be able to accommodate the very much higher traffic volume from the further 60 properties proposed with up to three cars per household.

A further, important, consideration for this route is that local children regularly play in between the parked cars on Lilac Road. Increased vehicular traffic in this constricted street puts such children at increased and significant risk of injury or death.

Proposed south access route: The upper part of Laburnum Road also suffers from single-file traffic congestion problems due to parked cars, as does most of Providence Road at the farthest end of Laburnum Road. Both of these routes already have to cope with the additional traffic burden generated by the properties recently built at the bottom of Laburnum Road and neither will provide safe thoroughfare for the increased volume generated by the proposed new properties.

In summary, there are no appropriate, and safe, access/exit routes, either north or south, for the proposed development site.

Objection 2: Loss of green amenity space. I recently discovered that the proposed development site, although originally classed as green infrastructure, was now included in the brownfield land register (end 2017) despite not being previously developed land. As a resident of the area, neither I, nor my neighbours, were consulted, nor saw any on-site notifications regarding this change of classification. I believe such consultation is required by government regulations and that the Council has failed in its duty in this regard. I formally

request clarification on why this reclassification took place and the details of the consultation undertaken.

There are plenty of genuine brownfield sites available in the borough, which are not being used for new homes. There seems no need to downgrade this land from green infrastructure to brown. It raises the question as to whether this reclassification was a way of circumventing its protection under Policy 9 of the Local Plan, which would not permit the development of the land while classed as green infrastructure. I hope that the clarification requested above will fully explain the reasoning and plans that led to the downgrade.

It is very sad to see so many interior green spaces disappear across the borough. Large numbers of new properties have recently been, and are currently being, built across the borough destroying our green spaces and ignoring local resident objections (and despite the numbers built being much in excess of required Government targets and even in excess of the Council's own targets as outlined in the Council's controversial Local Plan), while inner town derelict ground and a range of dilapidated sites remain unused and of no use to the public as amenity space.

The borough runs the risk of becoming one big urban sprawl. And yet the Council acknowledges that green spaces are good for both mental health and for improving the living environment.

The land in question is a mature green site (over 40 years old) and is one of the few remaining sites within the Little Harwood area that has a mix of mature trees and open spaces that is safe and accessible to the public. The land and outlook significantly improves the quality of the local environment. My visitors often refer to it as a park (and it could easily become that with just a little more management).

The land is well used by pedestrian traffic, by local and non-local residents and by many local dog-walkers, which supports an argument for the retention of the land as a local amenity green space. While some users of the space have caused problems for local residents, this is a separate issue and a reason for better management of the land rather than its destruction through property development.

Local residents are united in resisting the loss of such a valued amenity green space in their area.

Objection 3: Damage to local wildlife populations, and an environmental resource. The variety of mature trees, bushes and other vegetation (both rough and managed) means that the existing space, while by no means an SSI, is wildlife rich and provides habitat for: feeding, roosting and nesting for a wide variety of birds, such as house sparrow, starling, song thrush (all on the red list for Birds of Conservation Concern 4), short-toed tree creeper, tawny owl, bullfinch, dunnock (all on the amber list for Birds of Conservation Concern 4), as well as the more common wren, goldfinch, greenfinch chaffinch, blackbird, various tits,

robin, garden warbler, goldcrest and sparrow hawk. All of the above are regularly seen and/or heard on site.

- living and feeding for a number of hedgehogs, a species of principal importance under the NERC Act, which confers a duty of responsibility to public bodies with regard to biodiversity.
- wild mammals; fox and roe deer (see picture, taken a few days ago) have recently been seen on site. Pipistrelle bats hunt above at night.
- a diversity of insect life including a variety of bees.

While the planning application recognises that existing trees and habitats should be preserved (in line with BS5837:2012), the number of proposed properties and the indicative site layout mean that this is unlikely to happen and that much of the existing habitat will be destroyed, with the remainder severely damaged and curtailed. Putting up bat boxes and hedgehog runs is no compensation for this loss of significant living and feeding habitat. Planting of new trees (the few that may be possible in the space) is a completely inadequate replacement for the mature trees and hedgerow already on site.

This planning application seems to go against several of the Policy 9 principals of the Local Plan relating to habitat and species.

This wildlife-rich environment should be encouraged and protected by the Council (under Policy CS19) rather than destroyed.

Objection 4: Strain on the water supply. Over the last few years, tap water pressure has noticeably decreased, especially during the day. The water board customer service claims that this is due to increased demand in the area. Based on my experience as a long-term resident, I believe there is a correlation between the loss of water pressure and the increased number of properties that have been built in the area recently. The demands of an additional 60 properties, together with those being built in the wider nearby neighbourhood (5 mile radius) will further add to this strain on the water supply and must be addressed before further properties are built.

I ask that the Council to refuse this planning application.

If this application is to be decided by councillors, please take this as notice that I would like to be present, and possibly speak, at the meeting of the committee at which this application is expected to be decided. Please let me know the date of the meeting as soon as possible.

Mrs Stephanie Razmjou

63 Clarendon Road East Blackburn Lancashire BB1 5QA

Obj – Iain Sykes – 79 Clarendon Road East, Blackburn – Rec 13.6.19

Dear Mr Prescott

I wish to raise my formal objections and significant concerns regarding the proposed housing development off Clarendon Road/Clarendon Road East.

My points are as follows:

Road safety – Our road safety concerns/points have been continually ignored/dismissed. We have repeatedly pointed out that drivers use the road as a racing track, however we have told that as no accidents have been reported within the last five years, we would not be offered assistance for road safety or traffic calming. One wonders if this refusal for this request was in order to pass this planning proposal. Anti-social driving complaints have been logged, including a 999 call made on Thursday 30 May.

Suitability – The plans show an access road would be built just across from the existing junction between Clarendon Road East and Lilac Road. Given the point regarding road safety above, the existing road would not be wide enough or suitable for a junction to be built opposite.

Land classification – I contacted the council directly and asked under the FOI Act when the land was reclassified. It's my understanding that whenever land is reclassified from greenbelt (infrastructure) to brownbelt that government rules state that notices must be placed on and around the site in question so that residents have a chance to challenge/object to the reclassification. The only notice which was placed in front of the field, was one inviting the owner of the land to get in touch. No such notice has ever been placed advising that the land was being reclassified from greenbelt infrastructure to brownbelt. Had this been the case, objections would have been lodged, especially when the only reason for the reclassification was owing to the presence of a children's play area (which was only present for a period of one month before being dismantled owing to apparent antisocial behaviour).

Technicalities – Significant confusion is being caused in regards to the planning application as the press are reporting one thing, whereas the council's website reports another. There is significant confusion between Clarendon Road and Clarendon Road East. Clarendon Road East commences from the end of the footpath opposite Tiplady Walk, whereas Clarendon Road is the stretch on the opposite side of the footpath. Your plans are not clear as a result of this. You are also using the postcode BB1 5PZ, which is not the postcode for Clarendon Road or Clarendon Road East.

Privacy – Existing houses on Lilac Road would have their privacy severely compromised as a result of the new development.

Affordability – It does not appear that the dwellings will be affordable to those residents who may be unable to afford significant outlay, which risks the houses being acquired by landlords who will then charge extortionate fees in concert with some other areas of Blackburn.

Should this development go ahead, the council will be doing a huge disservice to local residents and it will be met with fierce opposition.

Yours faithfully,

Iain Sykes

79 Clarendon Road East, Blackburn, BB1 5QA.

Obj - Christopher Walsh – 41 Clarendon Road East, Blackburn – Rec 3.6.19

Dear Mr Prescott

Ref: 10/19/0467 – Proposed housing development off Clarendon Road East

I would like to formally submit the following concerns in relation to the above mentioned housing development, which you propose to build off Clarendon Road East.

1. Medical services: It is difficult enough as it is to get an appointment to see a doctor at Little Harwood Medical Centre, adding an additional large amount of dwellings to the area will put additional significant risk on our already stretched doctor's surgery. It will become impossible to obtain an appointment.

2. I would also like to express significant concerns regarding road safety, as it is already tight enough to get up and down Lilac Road. The increased amount of traffic these new dwellings will bring will make a bad situation worse.

Yours faithfully,

Mr Christopher Walsh

41 Clarendon Road East

Blackburn, BB1 5QA.

Obj - Christopher Walsh Additional Comments – 41 Clarendon Road East, Blackburn – Rec 10.6.19

Dear Mr Prescott

I wish to raise my formal objections and significant concerns regarding the proposed housing development off Clarendon Road/Clarendon Road East.

My points are as follows:

Road safety – Our road safety concerns/points have been continually ignored/dismissed. We have repeatedly pointed out that drivers use the road as a racing track, however we have told that as no accidents have been reported within the last five years, we would not be offered assistance for road safety or traffic calming. One wonders if this refusal for this request was in order to pass this planning proposal. Anti-social driving complaints have been logged.

Increased traffic – These dwellings will also cause an increase of traffic going up and down Lilac Road, Lilac Road is virtually single track due to traffic parked on both sides of it.

Technicalities – Significant confusion is being caused in regards to the planning application as the press are reporting one thing, whereas the council's website reports another. There is significant confusion between Clarendon Road and Clarendon Road East. Clarendon Road East commences from the end of the footpath opposite Tiplady Walk, whereas Clarendon Road is the stretch on the opposite side of the footpath. Your plans are not clear as a result of this. You are also using the postcode BB1 5PZ, which is not the postcode for Clarendon Road or Clarendon Road East.

Privacy – Existing houses on Lilac Road would have their privacy severely compromised as a result of the new development.

The council will be doing a huge disservice to local residents allowing this development to go ahead.

Yours faithfully,

Christopher Walsh

41 Clarendon Road East, Blackburn, BB1 5QA.
