

Proposed development: Reserved Matters Application for Reserved Matters Application for the appearance, landscaping, layout and scale of 55 dwellings following outline approval 10/17/1380

Site address:
Old Blackburnians Memorial Ground
Lammack Road
Blackburn
BB1 8LA

Applicant: Miller Homes

Ward: Billinge & Beardwood

Ward Councillors:
Cllr Jackie Flloyd
Cllr Julie Daley
Cllr Tasleem Fazel



1.0 SUMMARY OF RECOMMENDATION

- 1.1 APPROVE** – Subject to recommended conditions.

2.0 KEY ISSUES/SUMMARY OF PLANNING BALANCE

- 2.1.1** Following approval of outline application 10/17/1380 for residential dwellings approval is sought for the appearance, landscaping, layout and scale of 55 dwellings.
- 2.1.2** The proposal will deliver a quality housing scheme which will widen the choice of family housing in the Borough. It supports the Borough's planning strategy for housing growth as set out in the Core Strategy and Local Plan Part 2. The proposal is also satisfactory from a technical point of view, with all issues relative to the assessment having been addressed through the application, or capable of being controlled or mitigated through the recommended planning conditions.

3.0 RATIONALE

3.1 Site and Surroundings

- 3.1.1** The site area measures 2.34 hectares and is an irregular shape.
- 3.1.2** The site is bounded by residential development to the north (Willow Trees Drive) and playing pitches to the east and south (owned by Blackburn with Darwen/Pleckgate School and Queen Elizabeth Grammar School respectively). To the west is Lammack Road, where Lammack Methodist Church and the Hare and Hounds public house are situated either side of the access.
- 3.1.3** To the boundaries of the site there are a number of individual and groups of trees with hedgerows.
- 3.1.4** 2.5 The land is currently used as a football pitch, with the Old Blackburnians Football Club operating from the site. There are presently two full pitches on the land, along with a car park and clubhouse.
- 3.1.5** As a consequent of the current use the land is relatively flat, but with a slight fall from north to south and west to east.
- 3.1.6** There is a public right of way which runs along the southern boundary of the site.

3.2 Proposed Development

- 3.2.1** The application follows an outline approval for residential development of up to 75 residential dwellings, including details of the means of access, and

demolition of existing club house (application reference: 10/16/0077). This permission was then varied under application reference 10/17/1380 and a new decision notice was issued on 31 October 2018. It is this later application 10/17/1380 which this Reserved Matters Application is pursuant to.

- 3.2.2 The Outline permissions included a S106 agreement that secured a financial contribution towards replacement playing field and pitches and the refurbishment of the changing rooms at Old College Playing Fields. 10/17/1380 also included the reorientation and improvement of the Lammack Juniors pitch immediately adjacent to the development site. The Outline permission also secured an off-site affordable housing contribution.
- 3.2.3 Due to Access being approved at Outline stage, approval is sought for the appearance, landscaping, layout and scale of 55 dwellings. The dwellings are to be a mix of, 3, 4 and 5 bedroom houses. All of which are to have driveways providing off-road parking provision and rear gardens.
- 3.2.4 A Surface Water drainage pond is proposed in the south-east corner of the site.

3.3 Development Plan

- 3.3.1 The Development Plan comprises the Core Strategy and adopted Local Plan Part 2 – Site Allocations and Development Management Policies. In determining the current proposal the following are considered to be the most relevant policies:

3.3.2 Core Strategy:

- CS1 – A Targeted Growth Strategy
- CS5 – Locations for New Housing
- CS6 – Housing Targets
- CS7 – Types of Housing
- CS16 – Form and Design of New Development
- CS18 – The Borough's Landscapes
- CS19 – Green Infrastructure

3.3.3 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 40 – Integrating Green Infrastructure and Ecological Networks with New Development
- Policy 41 - Landscape

3.3.4 Supplementary Planning Documents/ Guidance

- Residential Design Guide
- Green Infrastructure & Ecological Networks

3.4 **Other Material Considerations**

- National Planning Policy Framework
- Planning Practice Guidance, updated March 2019

3.5 **Assessment**

3.5.1 Reserved matters applications are those aspects of a proposed development which an applicant can choose not to submit details of with an outline planning application, (i.e. they can be 'reserved' for later determination). This application seeks approval for the matters relating to scale, layout,

3.5.2 The main considerations in determining this reserved matters application therefore relate to whether the proposed, appearance, landscaping, layout and scale of the development are acceptable, having regard to the policies of the Blackburn with Darwen Local Plan, Development Plan Documents and any other material planning considerations.

3.5.3 In determining the application, the main issues to therefore consider are:

1. Outline permission for the site and principle of development;
2. Layout
3. Scale;
4. Appearance;
5. Landscaping; and,
6. Other Matters

Outline permission for the site and principle of development

3.5.4 It is important to note that the principle of this residential development, including means of access, has been established by the outline approval referred to in the planning history section, application 10/16/0077, and the subsequent Section 73 application to vary the original consent (applications 10/17/1380).

3.5.5 At outline stage the indicative illustrative site plans illustrated a maximum of 75 new dwellings to be sited on the site.

3.5.6 Although the dwellings proposed are larger in size in terms of the number of bedrooms being provided, this is not considered to be harmful as the provision of larger, family housing responds to identified local needs as evidenced in the Council's SHMA and is in line with the Council's Housing Strategy.

LAYOUT

- 3.5.7 'Layout' is defined within the Town and Country Planning (Development Management Procedure Order) 2015, as amended (DMPO) as;

"the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development."

- 3.5.8 Condition 2 of application 10/16/0077 required 'Layout' to include the provision of on- site Public Open Space in accordance with the Council's requirements set out in adopted Green Infrastructure Supplementary Planning Document and details of sustainable drainage systems to be provided for the whole site to ensure the appropriate links are made beyond the outline site.

Public Open Space

- 3.5.9 Areas of public open space are provided throughout the layout, equating to 0.84 acres. These include an area adjacent to the vehicular access, an area in the north-west corner of the site, and areas along the south and east boundaries.
- 3.5.10 The area of open space proposed is considered to be satisfactory and will assist in providing an attractive scheme, along with soft landscaping within garden frontages.
- 3.5.11 Local Plan Part 2, Policies 8 and 11 require proposals to contribute positively to the overall physical, social, environmental and economic character of the area in which the development is sited, demonstrate an understanding of the wider context and make a positive contribution to the local area.
- 3.5.12 The proposed development is for 55 dwellings. This is within the parameters of the Outline Planning Permission. The site measures 2.34 hectares, therefore the proposals have a gross density of 23 dwelling per hectare which is reflective of the surrounding area.
- 3.5.13 A range of 3 and 4-bedroom house types have been chosen having regard to local need and demand. All of the house types are two storeys and detached which reflects the existing housing adjacent to the site.
- 3.5.14 The proposed development layout provides properties that have been set in suitably sized plots appropriate to the proportions of the house they are associated with. This complements the surrounding residential area which follows this same precedent.
- 3.5.15 The layout allows for a network of interconnecting public footpaths and pathways which aid a sense of cohesion and connectivity across not only the site itself but the wider area.

Drainage and Surface Water Flooding

3.5.16 The Local Lead Flood Authority (LLFA) (BwD) initially objected to the drainage proposals put forward. The objection was based on the banks of the drainage basin being too steep.

3.5.17 The submitted amendments have amended the basin design to meet the required 1:3 gradient. In doing this the applicant has amended the housetype on Plot 50 to a smaller type to gain the space to do this. Whilst this information has been provided, to ensure the attenuation pond complies with best practice and safety requirements, the LLFA require construction details of the Surface Water Detention Basin to be submitted prior to its construction, a condition is duly recommended.

3.5.18 Subject to the aforementioned condition, the Local Lead Flood Authority has withdrawn its objection.

3.5.19 United Utilities have also commented on the proposals and recommend that prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing.

Parking and Highway Safety

3.5.20 The matter of 'Access' was approved as part of the Outline application. The Highway Authority has therefore focused on the internal layout of the site.

3.5.21 Following a meeting with the developer the following amendments have been secured: -

- The disabled spaces for the church have been moved away from the development access.
- A note has been added to the church car park in regards of ownership.
- The two bends within the site have been widened to 6m as agreed (widths are now indicated on the layout).
- Rumble strips and a change of highway surface has been indicated along the straight length of road as agreed.
- A footpath has been added in place of verge adjacent to Plot 30 leading to Plot 41.
- Turning heads have been reviewed and increased when necessary. Updated tracking has been provided.

3.5.22 Highways are satisfied with the amendments put forward, and thus the proposals are considered to accord with Local Plan Part 2 Policy 10.

3.5.23 In respect of the overall layout of the proposals, the proposals provide:

- a sense of arrival into the site from Lammack Road.

- A clear hierarchy of streets made up of a spine road, streets and private drives
- Adequate separation distances to existing dwellings surrounding the site
- Adequate separation distances within the site – initially two plots resulted in unsatisfactory separation and have subsequently been replaced with an alternative housetype and the layout has been adjusted to achieve the Council's minimum separation distances
- Opening up of the PROW to the south creating an attractive vista for pedestrians
- Incorporation of existing landscape features into the proposed layout where it has been possible, and has sought to replace trees along the northern boundary where trees currently are to limit the perception of overlooking with green spaces to be provided throughout the site.
- Dwellings orientated to view into the site and provide overlooking of the public spaces.

Crime and Disorder

3.5.24 Paragraphs 91 and 95 of the Framework requires planning decisions to aim to create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion'. Local Plan Policy 8.v) also requires this;

"Development will be permitted where it can be demonstrated that:

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."

3.5.25 The layout of the development has been designed to create natural surveillance and address the key principles of 'Secured by Design' guidance. In particular, the public footpath will be directly overlooked by residential properties.

3.5.26 The development also includes clearly defined and well-lit public, private and semi-private spaces, defensible space to each property frontage, and well defined routes which benefit from natural surveillance, all of which discourage crime.

3.5.27 In light of the above, it is considered that the proposed development will be consistent with the principles of the Framework and Local Plan Part 2, Policy 8 in terms of 'designing out crime' and has adopted the principles of Secured by Design. Subject to the development being carried out in accordance with

the details included within the submitted Crime Impact Statement, Lancashire Police Unit raises no objections.

- 3.5.28 Overall the proposals are considered to provide a safe and satisfactory layout that takes account is reflective of the surrounding area, and provides sufficient and parking provision for future occupiers, satisfactory separation distances between all between the proposed dwellings and the neighbouring dwellings on Willows Trees Drive, a well landscaped development, as required by Local Plan Part 2, Policies 8, 9, 10 and 11.

SCALE

- 3.5.29 'Scale' is defined within the DMPO as;

"the height, width and length of each building proposed within the development in relation to its surroundings."

- 3.5.30 In terms of the scale of development on the site, the height, width and length of each building is reflective of the dwellings in the immediate locality, and thus this matter is considered to be acceptable and accord with the design requirements within Local Plan Part 2, Policy 11.

APPEARANCE

- 3.5.31 The chosen housetypes have a traditional style which will allow the development to blend into the character of the area and would sit comfortably alongside the properties on Willows Trees Drive.

- 3.5.32 The materials palette features brown/ orange brick walls and grey roof tiles to further reflect the architectural style of surrounding properties. However, in order to ensure the roof tiles and walling materials are suitable for the locality, in the interests of visual amenity, it is recommended that should Members be minded to approve the application, a condition requiring samples of all materials be imposed.

- 3.5.33 The current metal palisade fence along the southern boundary of the site with the Public Right of Way (PROW) will be removed and the dwellings along the southern boundary of the site have been orientated to have frontages overlooking the Public Footpath. This will provide surveillance of the Footpath which accords with Local Plan Part 2, Policy 8 v).

LANDSCAPING

- 3.5.34 'Landscaping' – This is defined with the DMPO (2015) as follows:

"landscaping", in relation to a site or any part of a site for which outline planning permission has been granted or, as the case may be, in respect of which an application for such permission has been made, means the treatment of land (other than buildings) for the purpose of enhancing or

protecting the amenities of the site and the area in which it is situated and includes—

(a) screening by fences, walls or other means of enclosure;

(b) the planting of trees, hedges, shrubs or grass;

(c) the formation of banks, terraces or other earthworks;

(d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and

(e) the provision of other amenity features;”

3.5.35 The landscaping plan proposes new and replacement tree planting, an area of open space and a semi-permanent pond.

3.5.36 In addition to the above, landscaping is proposed along all street frontages as well as in garden areas and areas of public open space. This should provide for pleasant street scenes to be created and the amended landscaping proposed and the inclusion provides to mitigate against the loss of this parcel of land, designated as Green Infrastructure.

3.5.37 The Landscaping Plans submitted with this application demonstrate that extensive landscaping is proposed. New trees and hedges are proposed within the site to enhance the appearance of the development and will subsequently increase the biodiversity of the land, all of which are to be managed by a private management company.

3.5.38 The application is accompanied by a Landscape and Ecology Management Plan that covers detailed maintenance operation for an initial maintenance period of 2 years, followed by an establishment period covering years 3-5. During this period the operations proposed are to ensure new planting and grass is establishing well and showing healthy growth, and that woodland groundcover planting is provided as per the submitted drawings.

3.5.39 Long term management proposals are included for years 6 to 25 (the maturing phase), this period will involve less intensive management of planting, although ongoing monitoring will be essential to ensure the character of the woodland is maintained and replacement planting is carried out when necessary to ensure good species diversification. Long term management of the woodland may include some felling of mature trees at the end of their life span to maintain healthy development of the woodland. Any felled trees are to be replaced with a suitable species to retain the character of the woodland.

3.5.40 The above-mentioned Management Plan also includes short-long term management proposals for the surface water detention basin.

3.5.41 In order to ensure the site is landscaped in accordance with the details submitted and maintained in accordance with the Ascerta, Landscape and Ecology Management Plan, it is recommended that a condition be imposed

requiring the contents of the Management Plan to be carried out over the times stated.

3.5.42 Turning to fences, walls or other means of enclosure, the application is supported with a drawing illustrating the position of boundary treatments. The boundary treatments proposed are considered to be appropriate.

3.5.43 Overall, the matter of Landscaping is considered to be acceptable and accord with Local Plan Part 2, Policies 8 and 11.

Other Matters

Biodiversity and Trees

3.5.44 The land on which Outline approval has been granted is part of the borough's Green Infrastructure provision. As well as having a recreational value the land also contributes to the boroughs biodiversity.

3.5.45 Paragraph 170 of the National Planning Policy Framework states. "*decisions should contribute to and enhance the natural and local environment by*" amongst other things, "*minimising impacts on and providing net gains for biodiversity*".

3.5.46 The application site is dominated by species-poor 'amenity' grassland previously used as sports pitches, although there are some trees, scrub and marshy grassland at the site boundaries with some local nature conservation value. The site has limited potential to support any specially protected species, although some further precautionary species surveys are recommended including recommended that if the Old Blacks building has not been demolished by 2020 survey for bats should be repeated. Thus a condition is recommended in this regard. Bats are mobile in their habits and the building has moderate potential to support bats.

3.5.47 A tree on the site has been assessed as having some bat roosting potential; this tree must be inspected for bats before felling or pruning works are carried out. All UK Bats and their roosting sites are specially protected. This should be secured by the recommended condition.

3.5.48 Condition 23 of the Outline approval also ensures nesting birds are protected by ensuring no vegetation clearance takes place during the optimum time of year for bird nesting (March to August inclusive) and for the replacement of lost bird nesting habitat bird boxes (at least 6 in number).

3.5.49 The submitted landscaping plans include details of bat and bird boxes, however only include the provision of two Swift Boxes, and 1 Sparrow Terrace. The condition require a further three bird boxes and thus the details submitted are insufficient. An additional 3 bird boxes can be secured by condition and such a condition is recommended.

Invasive Species

3.5.50 It was considered at the Outline stage that conditions relating to removal of invasive species (Japanese Knotweed, Himalayan Balsam and Cotoneaster), pollution prevention to avoid impacts to watercourses; and conditions are on the Outline approval requiring removal of these, Condition 17 pursuant to application 1017/1380.

Biodiversity Net-Gain

3.5.51 During the course of the application, the Council has made the applicants aware of the recently published updated Planning Practice Guidance on Biodiversity and achieving net-gain for biodiversity that reaffirms the requirements of paragraph 170 of the National Planning Policy Framework and in response the applicants have put together an extensive landscaping scheme which includes the planting of trees and hedgerows and proposes the inclusion of a number of bat boxes and swift and sparrow boxes within the development.

3.5.52 The amendments received on the 12 August 2019 provided details on the landscaping scheme for the drainage basin in way of planting to the pond to encourage biodiversity, and have agreed to provide a semi-permanent pond. The new gradients of the bankings of the ponds also provide additional space towards biodiversity.

3.5.53 It is noted that replacement tree planting will be carried out to replace any trees lost to the scheme and relatively extensive new mixed native shrub planting will take place. There is little in the way of new grassland creation to compensate for the loss of a significant area of open grassland, although the new houses will have garden spaces. A Surface Water Detention Basin is proposed which would hold water for most of the year as a permanent or semi-permanent pond to maximise its potential biodiversity value, and for more terrestrial habitat to be created adjacent to the pond. This contributes to the scheme achieving on-site biodiversity net gain.

3.5.54 A landscape corridor will be retained at the southern boundary of the site. I would conclude that, providing the Landscape Creation and Management Plan submitted for the development is implemented in full and the recommendation regarding the detention basin above is adopted, the scheme could be considered acceptable in ecology terms.

3.5.55 Overall, subject to the imposition of conditions requiring the landscaping proposed to be undertaken and securing the semi-permanent pond, and for the installation of a further three bird boxes, a net-gain to biodiversity should be achieved. The proposals therefore accord with Paragraph 170 of the Framework.

3.5.56 To ensure the biodiversity value of the site once developed is not diluted, it is recommended that any lighting on the site be approved by the LPA. A condition is therefore recommended.

Ground conditions

3.5.57 Local Plan Part 2 Policy 8 iii) concerns itself with land contamination. A site investigation has been undertaken at the site; however the submitted report notes that this was limited due to the active nature of the site. As such, it was only possible to excavate window samples at the time of the site works. In addition, a gas monitoring well could not be included in WS118 where the thickest made ground was identified due to the active nature of the sports pitch on which it was situated. Therefore, the report recommends further site investigation when access allows.

3.5.58 The report concludes that significant further investigation and testing is required to determine the extent of both asbestos and Polycyclic Aromatic Hydrocarbons (PAH) contamination at the site. In addition, the ground gas assessment should be completed (including the risk assessment of the carbon monoxide (CO)). Officers support this conclusion and thus it is recommended that conditions requiring further Site Investigations are imposed.

Noise

3.5.59 A Noise Report Fence Specification SF1 and Layout Plans. Colleagues in Public Protection agree that noise has been assessed in accordance with the guidance; in particular the Sport England noise guidance relating to pitches, given the eastern boundary of the site abuts playing pitches.

3.5.60 In order to ensure the amenity of future occupiers of the development is satisfactory, the report concludes that alternative ventilation is required for the following living rooms facing the sports fields:

- Plots 1 to 5
- Plots 40 to 45
- Plots 48 to 52
- Plot 55

3.5.61 1.8m acoustic barriers along the southern boundary of gardens 39, 40 and 52 and the eastern boundary of garden 55 are also proposed. However, the location of this fencing is not evident in the submitted plans and fence specifications. A condition seeking details of this fence is therefore suggested.

3.5.62 Also, a close boarded fence specification has been submitted (SF1), but Officers recommend that it is amended to include details of the gravel board and a requirement that it is "free from holes, sealed at the base and have a minimum mass of 5kg/m²" as specified in the Noise Report and this has been requested from the developers. Receipt of the necessary amendments will be reported in the Update Report. Should they not be submitted, a condition should be imposed requiring this.

Air Quality

3.5.63 This matter was assessed at the time of the Outline application. However, in light of the Council's Air Quality PAN. Officers of Public Protection have

suggested electric vehicle charging points be installed on all properties. This is included in the list of recommended conditions. Moreover, the additional tree planting that is proposed will go some way towards mitigating the impact on local air quality.

Summary and Conclusions

3.5.64 This report assesses the full planning application for 55 dwellings on a parcel of land, accessed from Lammack Road, Blackburn at the side of the Hare & Hounds Public House. In considering the proposal a wide range of material considerations have been taken in to account during the assessment of the application.

3.5.31 It is concluded the proposal provides a high quality housing development with associated infrastructure on an allocated housing site. The principle of development is agreeable with the policy requirements of the Blackburn with Darwen Core Strategy, Local Plan Part 2, and the National Planning Policy Framework. Furthermore the scheme is acceptable from a technical perspective, with all matters being adequately addressed, or capable of being appropriately controlled via the recommended planning conditions.

4.0 RECOMMENDATION

4.0.1 The application is recommended for approval subject to the following conditions being imposed:

- RM's approved
- List of Approved Drawings
- Material Samples
- Further Site Investigations and remediation
- Construction details of Surface Water Detention Basin
- Site drainage carried out in accordance with submitted details
- Further Bat Survey should building not be demolished by 2020.
- Bat survey of Tree which supports a bat roost prior to its removal
- Requirement for an additional 3 Bird Boxes over and above the 3 submitted
- Bat lighting scheme
- Implementation of the Ascerta, Landscape and Ecology Management Plan, dated 24th May 2019, Reference: 1115.18
- Alternative ventilation be installed in Plots 1-5, 40-45, 48-52 and 55
- Submission of details and installation of Acoustic Fence
- Electric Vehicle Charging Points
- Crime Impact Measures to be implemented in accordance with the Wardell Armstrong; Crime impact Statement
- Removal of Permitted Development rights for Extensions, alterations and hard surfaces
- Removal of permitted development rights for fences and means of enclosure

5.0 PLANNING HISTORY

5.0.1 There have been the following relevant planning applications for the site:

Application Reference	Description	Decision	Date
10/16/0077	Outline approval for residential development of up to 75 residential dwellings, including details of the means of access and demolition of existing club house	Approved with Conditions	02 August 2017
10/17/1380	Variation of Condition No.4 pursuant to planning application 10/16/0077 to replace drawing number no. BS 12-106/11 with Drawing no. BS 12-106/11 Rev A to provide an improved arrangement of the playing pitches	Approved with Conditions	31 October 2018
10/17/1391	Deed of Variation of Section 106 Agreement associated with planning application 10/16/0077 to amend the Blackburn Community Sports Club Junior Pitch Replacement and Orientation Works by Replacing Plan 3 in the Agreement from Drawing No. BS 12-106/11 to Drawing No BS 12-106/11 Rev A and amending the associated Schedule of Works and costings.	Approved	31 October 2018

6.0 CONSULTATIONS

6.1.1 Due to the application being for 'Major' development affecting a Public Right of Way, the application has been advertised in the Press and by Site Notice. 115 neighbours have also been consulted. 17 representations have been received; please see Section 9 of this report for full details.

6.1.2 Statutory Consultees have responded as follows:

Contaminated Land – Further survey work required to identify the risks and mitigate.

Highways – No objections to the amendments.

Lancashire Police – No objections subject to conditions.

Local Lead Flood Authority – No objections to the amendments, but construction details required for the attenuation/ detention basin.

Public Rights of Way – No objections, but wish to reinforce that the developer will need to apply for a temporary closure prior to any works commencing and they may also need to apply for a change of surface if the finished path surface differs from what is in place now.

As the definitive line of the footpath is not to change, no diversion order will be required.

Public Protection – Conditions relating to air quality matters are required.

Sport England - No objections.

Strategic Housing – BwD – No objections

United Utilities – No objections

Waste Management – No objections

7.0 CONTACT OFFICER: Claire Booth
8.0 DATE PREPARED: 06 September 2019

9.0 SUMMARY OF REPRESENTATIONS:

Obj – Alan & Cynthia M Thompson – 14 Willow Tree Drive – Rec 03.07.19

Dear Sir,

Ref: 10/19/0617
outline approval 10/17/1380

I am writing in reply to your letter of the 27th June 2017 regarding the above planning application for development at the Old Blackburnians Memorial Ground on Lammack Road.

I re-iterate all the points made in my previous letter regarding proposed development at the rear of ~~our~~ property, especially as this land was left in perpetuity as playing fields.

Our society needs green open spaces for our communal well-being as the far sighted person who left the land originally realised.

Access to any proposed development will be a major hazard to all present residents, none of whom are in favour of this proposal. I write as a resident of over 50 years.

Yours faithfully,

Obj - Neil Chamberlain - Rec 04.07.19

Dear Claire

I seem unable to contact you by telephone so I will put this in writing instead, with reference to the above reserved matters application, I have knowledge that the developers will be raising the level of the land currently used as the memorial pitches yet I see no drawings on your web-site to detail this, could you please explain what the situation is?

Secondly I can see that the trees (T11, T12 T13 T14 at the back of the houses at no 14, 16 and 18 Willow Trees Drive are being completely removed and yet I see no replacement trees on the plans, the only proposed trees will be at the front of the new properties. Thus residents will have our current level of privacy obliterated leaving our properties totally exposed. The reason those trees are there are three fold, firstly to provide shade from the sun on our south facing properties, to provide some privacy and thirdly to help remove the vast amounts of water that accumulate at the back of these properties. That area where the trees are is a soak away and is aided by a chippings filled trench that runs the length of the pitches down to the Lammack Juniors pitch. Again looking at these plans, absolutely no provision has been made to drain this area and my concern is that the already wet and sometimes under water gardens that we 'enjoy' here, (owing to lack of drainage maintenance by the OBAFC), will when these two essential factors are removed create something akin to a swamp area on my postage stamp sized lawn.

What planners seem to have completely overlooked is that there is a natural spring that emerges approximately no 1 Willow Trees Drive and flows diagonally under the road (although in winter this often emerges on top of the road and freezes) and is actually channelled (in a concrete channel) through no 12 Willow Trees Drive just below the floorboards . Originally at the emergence from the house in a land drain it continued across gardens and onto the football pitches. Whilst some redirection may have taken place when no 12's driveway was tanked and they had a dual story extension added some 10 or 12 years ago, I am reasonably sure that this spring was reconnected by orange flexible plastic piping to the land drain that terminates on the pitches.

My concerns are that once all the months of disruption take place, which will obviously impact on our lives, if the height of the land is being increased as I have been informed it is, the large trees are taken away and **not replaced** and the **soak aways blocked off**, the residents at nos 14 16 and 18 will be left with swimming pools at the bottom of their gardens exactly as happened at the bottom end of Willow Trees Drive some 15 years ago when the all weather pitches were created by putting a wall of earth at the back of the houses and zero drainage. Jack Straw eventually had to intervene and retrospective drainage be fitted at considerable cost to the borough to rectify the issue.

Whilst it is probably inevitable that the houses will be built, it is essential that such a development project is carried out with a duty of care and high level of consideration for existing residents in a way that will minimize the impact on the residents and our properties.

Regards

Obj – Salim Patel – 4 Knighton Avenue – Rec 04.07.19

Dear sir/madam

I am writing to you to object to the planning application ref: 10/17/1380.

My objections to this planning application is as follows:

1) The noise levels at present are horrendous where I live on Knighton avenue from cars and other vehicles increasingly using it to get in and out of Blackburn. I am awakened every morning from 6am

onwards with constant noise of the traffic, this does not allow me to open my windows on a hot summers day. By adding 55 properties in the old Blackburnian site which is practically opposite where I live will bring in Atleast 400 people and 200 cars approx to the area. Added to this the development of 250 properties on Yew tree drive will add a further 1000 people and 500 vehicles that will use whinney lane/Knighton avenue and lammack road to get in and out of Blackburn which will considerably increase the noise levels and pollution levels where I live. Many join lammack road from Knighton Avenue, which means queuing of cars leading to increase noise and pollution outside my house. Added to this we have parents that come to pick up and drop off their children at lammack primary school will lead to the noise levels, the pollution levels congestion levels become unbearable. It is absolute nightmare now It will become a health & safety risk for me and my family as well as others where I live. I am looking at installing triple glazing windows but at present I do not have the funds to do so. All because of the noise and pollution from the already busy lammack road whinney lane/Knighton avenue from the traffic.

2) The access point to the site which will be 10 yards away from my house will be used by heavy machinery diggers, regular trucks entering and leaving the site which will lead to increased pollution noise throughout the time of the development. This will also disturb my sleep on my days off on the weekends. Added to this once construction starts the constant noise from building work for months if not years will make it impossible to have a decent nights sleep.

3) The site lines coming in and out of the entrance of the new build is poor and I'm sure needs further investigating. Lammack road is not built for the present level of traffic let alone another 1500 residents using it to go back and forth from their homes. Lammack road at the junction of four lanes end is really narrow and tight. The traffic lights has no filter for right turners which means all traffic is stood still until someone from the opposite lane lets the right Turner through. Many times even today there's queues of cars down to the hare & hound pub waiting to get in and out of Blackburn. The increase number of people living in the area due to this planning application and the Yew Tree drive development will increase the queuing for longer periods and even at off peak times which will lead to increased pollution levels, congestion and noise levels. This will affect the health of me, my family and many other residents in the area.

4) The increase of noise and pollution levels will have a detrimental affect in the value of my property. These are house that are not needed as the yew tree drive/ ramsgreave drive development and the development at Roe lee is more than enough to fulfil the housing needs in the area.

5) The traffic situation is dangerous at the moment for children and the elderly who cross whinney lane, lammack road to reach their destinations. All the extra traffic from this application will makes things worse and could lead to a fatality.

I look forward to your response in this matter as I strongly object to this planning application.

Yours faithfully

Obj – Mrs Christine Kelly – 149 Quebec Road, Lammack – Rec 06.07.19

Good afternoon, Ref 10/19/0617

I wish to object to the above planning application on the grounds that the roads around Lammack are already used as a speed track and any more cars will make them far too dangerous for pedestrians and young children to use and that there are more than enough new houses being built in the area.

My details are - Mrs Christine Kelly 149 Quebec Road Lammack Blackburn BB2 7DP

Please confirm receipt of my objection

Regards

Obj – Dave Kelly – 149 Quebec Road – Rec 06.07.19

Good afternoon,

I wish to object to planning application 10/19/0617

My details are - Dave Kelly 149 Quebec Rd Lammack Blackburn BB2 7DP

Please confirm receipt of my objection

Obj – Amy Irshad – 154 Pleckgate Road – Rec 06.07.19

I propose the above development, as a resident and tax payer of Blackburn. Mainly due to the already overstretched resources of the community, but also the area just doesn't have adequate infrastructure.

We're stretched enough as it is, without the developments already planned. God knows why you're now wanting more!

Regards,

Obj – Alex & Lyndsay Jackson – 34 Harrier Drive – Rec 10.07.19

Reference 10/19/0617 - 55 Dwellings on land known as Old Blackburnians Land

Dear Ms Booth

There are a number of considerations in respect of this planning application. Below, I outline my objections to planning consent being granted. Mainly on the grounds surrounding road safety.

1. My main concern and objection to planning consent being granted surrounds road safety. co-incidentally, on the date as my objection letter, two serious accidents occurred on the 09/07 on Lammack Road, if you examine local accident statistics, Lammack Road already figures highly in this aspect.
2. Road Safety – it has been proven fact that Lammack Road in the vicinity of a proposed development that would require an additional road junction is a dangerous accident-prone section of road, by the siting of a static speed camera 180yards from the proposed access road to proposed development.
3. In addition to the static camera, a mobile speed camera is regularly positioned (outside the Methodist Church) – this is within a few yards of the proposed new junction. Again, the ruling surrounding siting of mobile speed cameras has to be in a location with an excessive number of accidents.
4. The siting of any speed camera, static or mobile, has to comply with certain minimum accident criteria, this includes fatal accidents and injuries' of varying degrees and non-compliance of vehicle speed limits – this information is freely available.
5. The access to the proposed building site on Old Blackburnians, will be between the Methodist Church and Hare & Hounds Public House. This would be an additional road junction onto already an accident prone road and what is already a very busy junction with Whinney Lane. At school times in the morning and afternoon, this junction is already difficult and dangerous to negotiate, an additional uncontrolled junction would increase accident potential.
6. It is a well-known fact that at school times parking in the vicinity of the proposed new road junction is dangerous and will without doubt will lead to further congestion and increase the risk of serious /fatal accidents.
7. It is acknowledged by Lammack Primary School, that parking is a problem and currently very dangerous, they have been displaying notice boards "please use the Hare and Hounds car park" - this facility will be lost when a new road junction is made at that location
8. Parking is a problem at school times, car drivers collecting and dropping off children are failing to comply with various laws - this behaviour is being condoned by the Council and Police, as no action is ever taken against car drivers blatant disregards for safety and the laws. These laws are made for a reason - road safety and an attempt to avoid accidents and injury. Laws are being broken, such as parking within 10mts of a road junction, reversing out into main roads, failing to observe parking road marking restrictions and carrying out dangerous manoeuvres. The Council should take responsibility for this situation and

consider that the introduction of new road junctions, causing additional traffic, both vehicle and pedestrian will introduce further danger.

9. Currently cars are parked outside the Methodist Church and the Hare and Hounds on a regular daily basis, this parking will cause a lack of visibility for anybody attempting to emerging from the proposed new access road from the development on Old Blackburnians.

55 new properties, it would be anticipated that each house would own at least 2 cars, this equates to 110 additional vehicles plus all the service/delivery vehicles comings and goings will result in additional accident potential

10. More housing, more children will result in more vehicle traffic to and from the school, exacerbating the current parking problems that result in congestion and danger to life.

11. Lammack residents, as a result of details outlined in item 8 already suffer from noise, nuisance and disturbance – additional housing will exasperate this socially unacceptable situation

Has the council carried out due diligence in respect of road safety in this location and considered the impact on safety?

In respect of other issues and concerns – have the Council carried out due diligence and be able justify the following: -

- A. The Council have already given planning consent for three other nearby new housing developments, the current schools in the area do not have the capacity to accept additional children, if we consider the 55 proposed new houses on Old Blackburnians, this could result in anything up to 100 new children in the area requiring primary/secondary education – if we add on the possibility of the number of children that could be generated from the three other nearby new sites, the number of new properties in the area will exceed 300, this could generate anything up further 400 children. Has the council carried out due diligence on educational needs and social requirements?
- B. In the Lammack area there is already a lack of social facilities in the area for both children and adults, the loss of the football pitches on Old Blackburnians, is yet another loss, surely the Council must consider that Instead of more unnecessary housing, it would be socially more desirable/acceptable to consider that land is used for socially acceptable uses, such as a park, sport facilities and or playgrounds?
- C. We have lost more than an unacceptable level of green belt in the Lammack and nearby surround area for house building – Two sites on Whinney Lane that encompass green belt land adjoining Yew Tree Drive, one site next to the Knowles Arms (EGO Restaurant) Brownhill and one site on land adjoining Royal Oak Pleckgate Road. Do the Council feel that further loss of

Green belt land for housing is acceptable?

- D. Why do the Council consider that there is a need for so many additional houses in the Lammack and nearby surrounding locations?

I look forward to receiving confirmation that you have received this communication, along with your views and comments on the points raised

Obj – Mr A Sumner – 135 Lammack Road – Rec 12.07.19

Dear sir/madam

Re - your letter dated 27th June 2019 (copy enclosed) regarding planning application for new housing on The Old Blackburnians Memorial Ground off Lammack Rd, Blackburn.

Having discussed the above proposal with a number of residents it would appear that there are a some issues regarding the planned development mentioned in your letter.

The overall feelings of most residents is that there are no serious objections to this development, but there are very strong feelings regarding the safety aspect.

As it stands at present the residents of Lammack Rd. are plagued with drivers often travelling at speeds in excess of 50 miles/per hour in a 30 mile per hour zone.

As I am severely disabled myself and permanently in need of a wheel chair this makes crossing the road particularly hazardous for myself as you will appreciate.

What should also be considered is that whilst building is in progress heavy vehicles will be travelling on Lammack Rd. over this said period of time, and more importantly there is a primary school situated on this route not far from the proposed entrance to this new estate, which I think you will agree makes it even more critical that safety measures are put into place before development of this site commences.

The general opinion of most residents is that providing the Council is prepared to put into place on Lammack Rd. prior to building commencing a number of safety measures i.e speed cameras, speed bumps etc. then there should be no objections from the residents to this development going ahead as planned.

I look forward to your prompt reply.

Yours sincerely

Obj – Chris & Christine Fossard – 84 Lammack Road – Rec 16.07.19

Dear Sir,

Thank you for further information concerning the planning application for 55 dwellings at the Old Blackburnians Memorial Ground near Lammack Road. The application includes land adjacent to two sides of our property and we would like to make the following comments:

1. 55 3 and 4 bedroom dwellings will mean that there will be at least 55 and up to 100 or more vehicles requiring access to and from the new development.
2. Only one single carriageway running between the Methodist Church and the Hare and Hounds public is envisaged as access between the new dwellings and Lammack Road. The junction with Knighton Avenue and Whinney Lane is busy and likely become more so with other new developments in the area.
3. The loss of parking spaces due to the building of the access road will result in increased parking on Lammack Road making it more congested and dangerous.
4. This increased congestion will lead to more pollution at school times particularly. There is now clear and well-documented evidence that pollution causes irreparable damage to the health of those close to the traffic, especially children.
5. We are also concerned by the planned road's proximity to our garden which will produce both air and noise pollution.
6. We understood from the original application that there were to be a number of 'affordable houses'. Please could this matter be clarified as to how this affects the original outline planning application and how the developers intend to compensate for this. There is mention in the application but no details.
7. We are concerned by the loss of green areas in Lammack in view of climate change and would welcome your views as to how this could be mitigated.

Thank you for taking the time to read our comments regarding the planning application.

Yours faithfully,

Obj – Ian Robertson – 78 Lammack Road – Rec 17.07.19

I write with reference to the above application at the **Old Blackburnians Memorial Ground, Lammack Road, Blackburn BB1 8LA.**

I own the property adjoining this land, the Hare and Hounds pub, which forms part of the access to the proposed site and I am trying to be helpful. I have four points to raise and be answered:

- (1) On the plans there is no access shown to the car park of the Hare and Hounds. There has been access to the site for over 100 years. Miller Homes visited the pub late last year to confirm this and

reiterated it a couple of weeks ago but have not formally informed me. It is not shown on the plans and that is, at best, an innocent omission or a deliberate attempt to block off the pub. Therefore, the plans are not legal as they stand in my opinion.

(2) Has there been a traffic assessment on the impact of 55 houses (probably at least 100 extra cars) using a very limited junction. It just isn't suitable. Also, Lammack Road and Four Lane Ends do not have the capacity to take this on together with the impact from the development on Yew Tree Drive.

(3) There will be a 1 metre high wall delineating the pub and the access road so will that not have an adverse impact on sight lines and is there enough width for utility and emergency vehicular access?

(4) Parking in the area is horrendous and there are many documented problems. 12 car parking spaces have been provided next to a new sub station and can you confirm these are public spaces? All currently available parking (through the areas owned by the Old Blacks, Church and Hare and Hounds) are very busy every day and used by the schools. Is there now to be only 12 spaces for the public?

I look forward to your responses.

Obj – Mr Sufyaan Patel – 32 Willow Trees Drive – 18.07.19

I am writing to contest and express my discontent on Planning Application Reference 10/19/0617 for the proposed 55 dwellings at the Old Blackburn Memorial Ground, Lammack road playing fields.

There are numerous reasons why this planning appeal should be reconsidered and rejected. There are already considerable parking issues in and around Lammack road and the branching cul-de-sac streets of willow trees drive, Grasmere Avenue, Whinney Lane and Knighton Avenue.

There is considerable School traffic Congestion for 2-3 hours per day from Lammack school and any additional traffic from the proposed 55 dwellings and associated 55 plus cars would make this situation unbearable.

There are also reservations that the plans submitted comply with planning policies. New houses need to be approximately 21m away from the rear which the developer needs to comply with.

One must question the need for such a large 55 dwelling housing estate, or if at all when there are currently 3 large housing estates being built concurrently and now near ready within the Lammack area. There 3 large housing estates are at whinney Lane Hedgerows estate built by Wain Homes, second is Roe Lee gardens estate built by Miller Homes and thirdly on Ramsgreave drive estate being built by Persimmon homes. With the above in mind this area is being heavily populated area.

Please can you confirm receipt of this email? And I look forward to hearing from you soon.

Yours sincerely

Obj – David Clark – Pleckgate High School – Rec 18.07.19

I write in relation to the planning application near to Pleckgate High School at Old Blackburnians Memorial Ground, Lammack Road (10/17/1380).

As a school we are pleased that new houses will be built close to the school. However, we are concerned that with additional properties this will add additional users to the busy public footpath that runs through our school boundary from Lammack Road to Pleckgate Road.

We ask whether it is possible to re-route this current footpath so that it does not directly run through the school. This path is a considerable safeguarding issue for the school and we are concerned that with an increase in users this will become even more difficult to manage safely.

Please can you respond to me directly via my email address or by letter to the school as follows:

David Clark

School Business Manager

Pleckgate High School

Pleckgate Road

Blackburn

BB1 8QA

Regards,

Obj – Mr & Mrs S A Toase – Whinney Lane Resident – Rec 20.07.19

I am writing to object against the recent proposals of the 55 homes behind old blackburnians and the hare and hounds public house, the above two reference numbers are on the notifications poster.

I am appealing on the grounds of:

Lack of infrastructure to support more homes and traffic Increase in traffic in an already busy area
Lack of any action from council to improve current situation Increase in traffic around school Lack of
school places available Already two developments in close proximity not yet completed or sold.
Building on green field sites before brown field sites The amount of derelict land and property that
could be used instead.

Increased risk to residents, public and school with increase in traffic.

No plans to alleviate the traffic flow on Whinney lane and Lammack Road.

Destruction of wildlife habitats.

Increased risk of flooding to the beck and local properties.

Could you please acknowledge receipt of this email.

Regards

Obj – Mrs F Tomlinson – 30 Lammack Road – Rec 26.07.19

Good morning,

I wish to object to the planning permission for dwellings to be built behind Old Blackburnians. As I am sure you are aware there are already numerous homes being built at Whinney Lane and Ramsgreave.

How can the local community sustain this?

Not enough places at the 2 local schools already.

Build up of traffic is already at a dangerous level.

Not enough GP surgeries. I always struggle for appointments.

No local play area, corporation park is the nearest and not fit for purpose.

Unlikely the homes will be for 1st time buyers.

No parking for the tournaments around QEGs as it is.

Regards

Obj – Sylvia Ackers – 14 Petrel Close, Lammack – Rec 26.07.19

Dear Sirs,

I wish to voice my objections to the above proposed development.

The area has already lost valuable green spaces and for the number of houses proposed it will put added strain on an already oversubscribed infrastructure of schools & roads etc.

The council should be concentrating on undeveloped brown sites in the town centre not destroying green spaces that will never be recovered.

Regards.

Obj – Mr A Sumner – 135 Lammack Road – Rec 14.08.19

Dear sir

Re - my letter dated 3 / 7 / 19. (copy enclosed)

I have not received any reply to my previous letter regarding safety measures on Lammack Rd. Blackburn.

As you may or may not know since my last correspondence there have been a number of quite serious accidents at the junction of Lammack Rd. and Ramsgreave.

It does mention in one paragraph of your original letter to residents quote "due to high volumes of correspondence received we are unable to acknowledge any comments submitted " but I believe that you have only received a small number of replies regarding this matter, and I therefore believe that some sort of reply under the circumstances would not be too much to ask before I meet again with other residents in the area.

As I mentioned previously I am severely disabled and have had a number of problems in the past crossing Lammack Rd. due to speeding traffic so I think you will appreciate why this matter is of so much importance to me.

Could you please confirm that the safety measures on Lammack Rd. outlined in my original letter would be completed before work begins on the new site

I again look forward to your prompt reply.

Kind regards

2nd Obj – Mr A Sumner & Residents - Rec 23.08.19

Your Ref. No. 10 / 19 /0617

Date 20 / 08 / 19

Re-your last letter dated 15th Aug. 2019 (copy enclosed)

Rather than sending out a standard letter just to pasify the residents could you please for the last time tell me if the safety measures I have mentioned in my previous correspondences be put in place before the said development takes place on Lammack Rd. Blackburn.

As I have said in my past two letters , and other residents will confirm, these people don't just drive fast but drive like maniacs along this stretch of road.

Being severley disabled makes it very difficult for me to do as you ask and go on line or attend council meetings as suggested in your letters.

I would therefore again ask you to give me a simple answer to a simple question will the council be prepared to confirm that the safety measures previously asked for will be put in place in before work commences on Lammack Rd.

I assure you that I do have better things to do than sitting here writing letters, but I feel strongly that unless we receive a positive answer to this very serious question that you leave myself and the other residents with no other option than to write to the Telegraph explaining that Blackburn Council do not have any concerns or respect for the residents of Lammack Rd. many of whom may I point out have paid their council taxes for a great number of years, and it will be some time before the council receives any revenue from the proposed new site I

I look forward hopefully to a possitive reply.

Kind regards

BLACKBURN WITH SARNEN
Borough Council.

CLAIR BOOTH 22 Willow Trees Dr
Development Department Blackburn
29th August 2019 BB1 8LB

Dear Ms Booth,

Thank you for
giving the opportunity to
reply to your letter of
15th August 2019 Ref 10/19/0617

I feel the planning &
development of Old Blackburn
-ians Memorial Ground
presents a unique way
for Blackburn in
becoming a leader
in re-development.

May I suggest, it
has now become
widely accepted that
carbon increases must
be cut. One way is

is the planting of more
trees and may well
be legislated for in
the future. For the
benefit of all preservation
of the remaining established
trees. It would be a
first to consult the
Woodland Trust.

Finally, I would
like to add the
foresight of our forebears
in planning park-land
& housing at ROCHES
PARK 1923. Perhaps a
combination we could
learn from Mr. To-day

Thank you for reading
the content of my letter
it may go in some way
in what it the

Best for all the
Residents & Developer.
Please arrange for this
letter to be read out at the
meeting of the Planning Committee

Yours sincerely