Cass associates

Land at Holden Fold, Darwen

Masterplan

February 2021

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01 Introduction

This document presents a masterplan for the major housing allocation at Holden Fold (Figure 1) and shows how new homes and the associated infrastructure specific to this site should be designed and delivered.

The land to the north of Holden Fold is one of five major housing allocations in Darwen which, collectively, are expected to deliver more than 1000 new homes in the period of the current development plan (2011-2026).

This new housing is one significant part of an agenda which aims to accelerate growth in Blackburn with Darwen. In order to support growth in Darwen in particular there is parallel investment in new roads infrastructure.

The package of infrastructure improvements is in the form of the Darwen East Development Corridor initiative. This is designed to mitigate the impacts of traffic on the highway network associated with the delivery of new housing and to bring about greater connectivity between neighbourhoods.

Photograph 1 - Holden Fold looking north

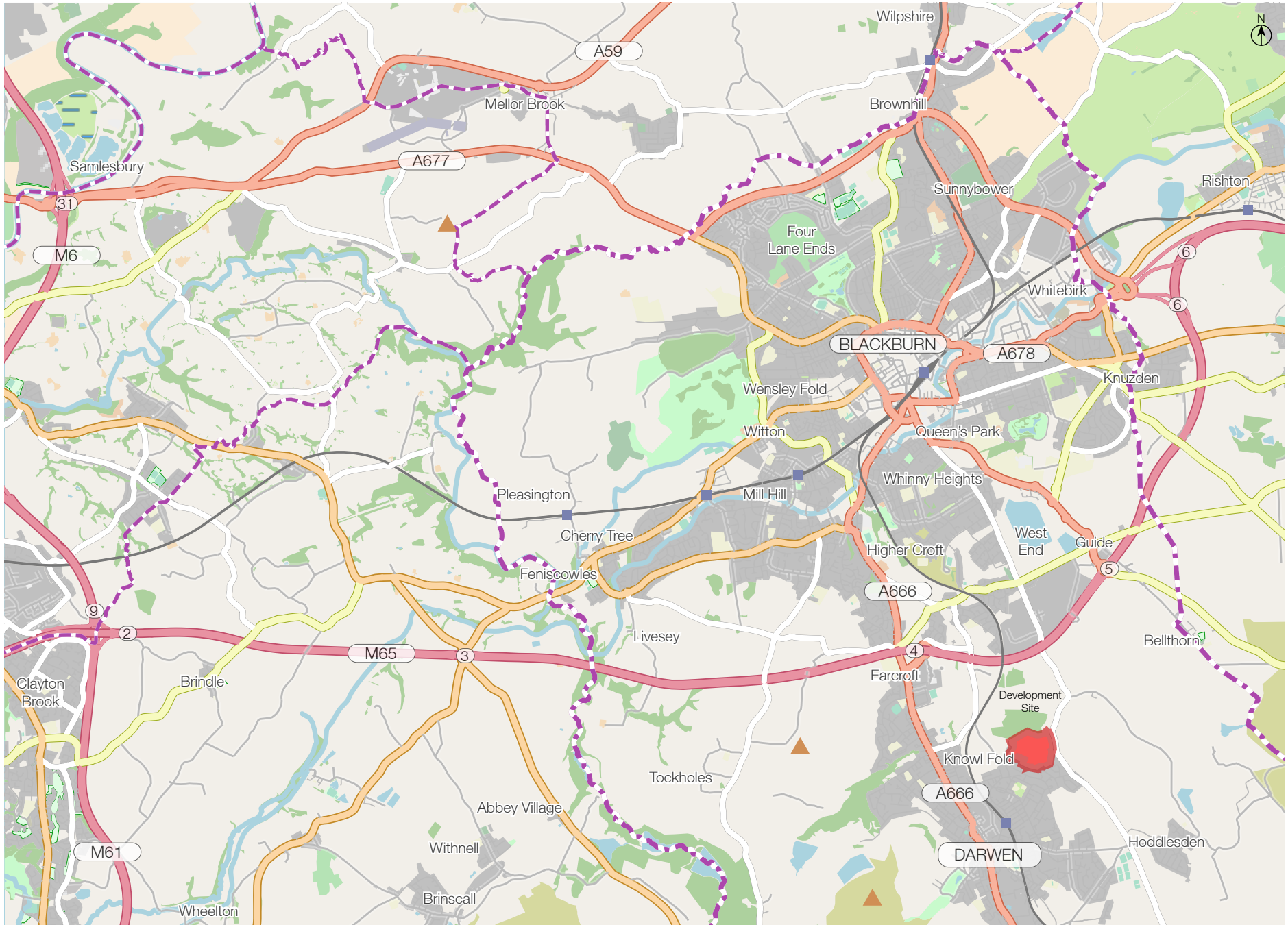

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Figure 1 - Location Plan

01 Introduction

1.1 Purpose of the Masterplan

The preparation of a masterplan is essential for ensuring that development on the site is brought forward in a comprehensive manner. It will guide new development so that it is successfully integrated with the existing urban area, is delivered in a cohesive manner and it creates a distinctive new neighbourhood consistent with the Pennine countryside.

The masterplan provides spatial principles for land use, transport, design and green infrastructure. Fundamentally, it gives a structure to the development of the whole site and ensures that it is not developed in a piecemeal manner.

Another important role of the document is to co-ordinate the provision of critical infrastructure which is necessary for achieving the vision for Holden Fold and the delivery of a successful place.

The masterplan will shape development on the site to achieve high quality design, to retain important features and assets and to be sensitive to its location. It also provides more detailed guidance on the anticipated built form in individual character areas and provides a clear brief in terms of the quality of the development.

The masterplan bridges the gap between the strategic policy aspirations set out in the Local Plan for Blackburn with Darwen and the detailed development proposals that will be the subject of specific planning applications. It is a guide for the preparation of development proposals and a framework against which planning applications for the site will be assessed. It will be an important material consideration in the determination of planning applications.

Photograph 2 - Entrance to former secondary school

Photograph 3 - Looking east along Holden Fold

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Figure 2 - The Site and its Context

Photograph 4 - Former school site after demolition

Photograph 5 - View north to Polyphemus Woods

Photograph 6 - View west looking towards Darwen Tower

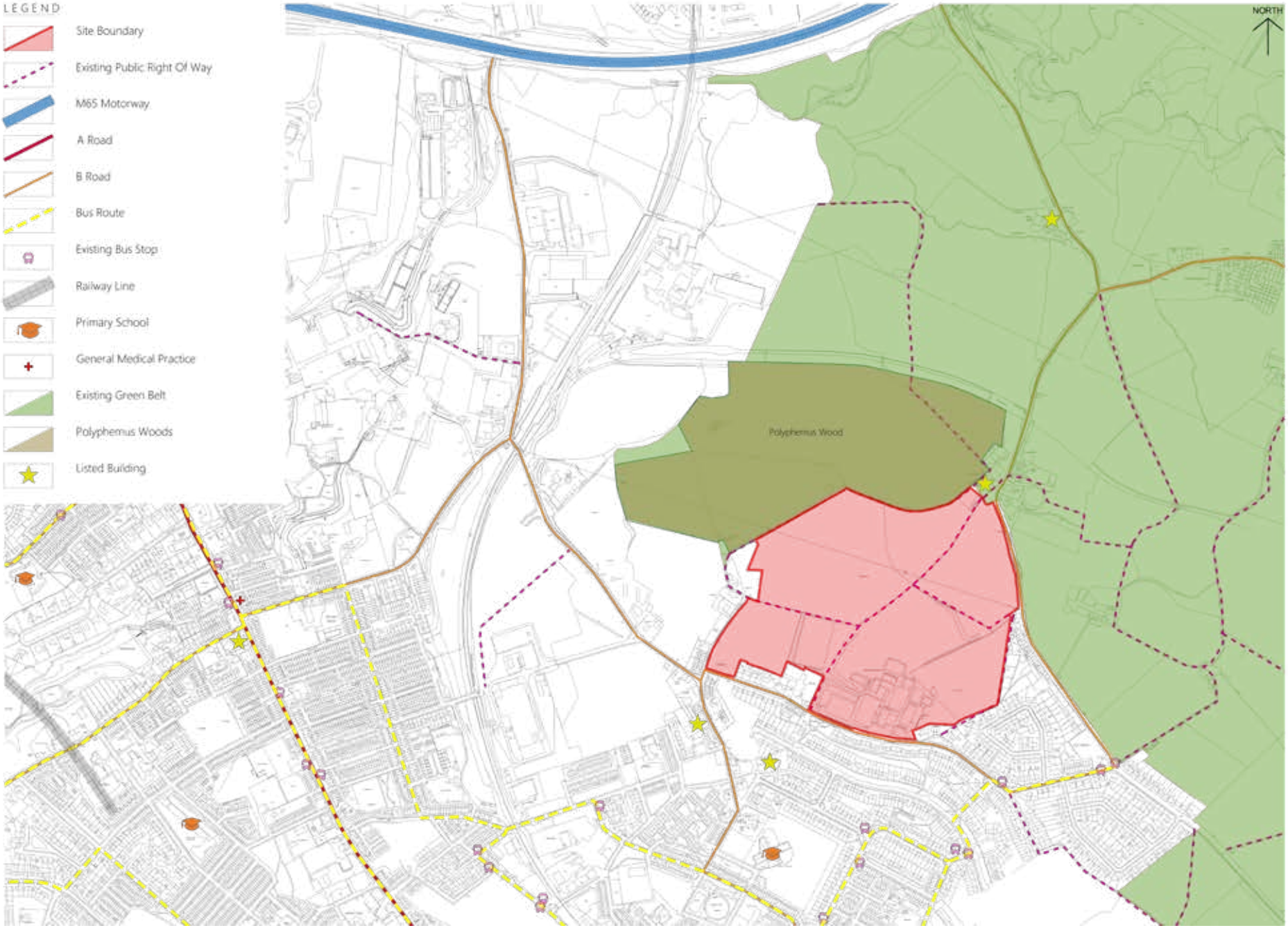

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Figure 3 - Site Context Plan

01 Introduction

1.2 The Site and Its Context

The site at Holden Fold is located at the northern edge of Darwen. It is made up of pastoral agricultural fields and the site of the former Darwen Moorland High School (Figure 2). The school closed in 2008 and the buildings were demolished in 2016. There has been earthworks across that part of the site used for the school to create level areas for use as playing fields. Elsewhere reasonably small grazing paddocks are subdivided by hedgerows, walls and fencing.

The site is accessible (Figure 3) through a network of public rights of way which run across it and around its periphery. These form pedestrian links between Holden Fold and open land and between Holden Fold and Roman Road along the eastern boundary (Figure 3).

At the southern boundary is the urban edge of Darwen. There is semi-detached housing along the south side of Holden Fold, opposite the principal entrance to the former school. The route to the west of Holden Fold becomes Moor Lane where housing appears on both sides of the road together with a small industrial unit.

The western boundary of the site is formed by Knowle Lane, a narrow access route which serves a group of residential properties. For most of its length it is an unadopted road. A public footpath runs through the collection of houses leading to Polyphemus Woods which is at the northern boundary of the Holden Fold site. This is a recently planted and diverse area of broadleaved woodland which is managed by the Woodland Trust. It covers an area of around 16 hectares and forms part of a visually prominent green wedge between Darwen and Blackburn. There is public access to the woodland from Knowle Lane and Roman Road and a network of permissive paths. A public right of way lies at the interface of the housing site and Polyphemus Woods.

The eastern boundary is adjacent to Roman Road. The housing land falls towards the hamlet of Eccleshill Fold at the north eastern corner. At this point Manor House Farm Cottage is an immediate neighbour. This is a designated heritage asset (listed Grade II). At the south eastern corner is Square Meadow playing fields - a community based sports facility which includes a changing pavilion.

There is a range of landowners at the Holden Fold site. The landowners are working together to ensure that housing is delivered in a comprehensive and co-ordinated way.

The land ownership interests are shown in Figure 4

Photograph 7 - Public footpaths around the perimeter of the site

Photograph 8 - Existing sports pitches on Square Meadow

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Figure 4 - Land Ownership Plan

01 Introduction

1.3 Opportunities and Key Constraints

This is a significant opportunity to create a new residential neighbourhood on the northern margin of Darwen. This neighbourhood will represent a point of transition from the established built up area to countryside around the town, including Polyphemus Woods. There is a particular imperative to demonstrate that the outer edge of new development is handled in an appropriate and sensitive way. The outer edge of the new housing neighbourhood is the interface with open land along its northern and eastern boundary and the interface with existing housing along the southern and western boundary. (Figure 5).

There are opportunities to gain an expansive aspect from new housing at the northern and eastern margins and to tie the new housing into the existing townscape along the southern and western edge.

There is also an exciting opportunity to form greenspace corridors through new development with recreational footpaths which will link the new neighbourhood and the surrounding communities to the network of paths into the countryside, including the permissive paths which run through Polyphemus Woods.

The Square Meadow sports complex should be considered alongside new housing development. There is a distinct opportunity to improve this facility by including a car park at the point where the new housing and the sports field meet. There is a parallel opportunity to lever investment, through the medium of new housing, into upgrading the sports field.

One of the key constraints is the variable and occasionally steep topography of the site (Figure 4). There is a general fall across the site towards the northern and western boundaries (with a range from 210m OAD to 187m OAD). Bulk earthworks will be needed to create suitable platforms for new development.

There is a small cluster of trees towards the southern (Holden Fold) edge of the site (Figure 5). Every effort should be made to retain the limited tree cover that exists. This constraint to new housing is small in scale and range.

There are dry stone walls which are a distinct feature of the local landscape. Where possible dry stone walls should be repaired and extended in length to assist in providing a structured framework for new development.

The land at present is a mix of semi-improved grassland, ruderal vegetation and scrub. These habitats will be impacted by the new housing development. There will be a need to incorporate habitat mitigation measures to maintain the ecological value that the site provides.

The site has some significance in the context of The Lancashire Ecological Network (Wildlife Trust for Manchester, Lancashire and North Merseyside and LEARN, 2015). This focuses broadly on landscape integrity (i.e. areas that have lower levels of human modification and are in relatively natural condition). It is an approach which identifies ecological connections between areas that contain natural or semi natural habitats and have been identified as ecologically significant (i.e. as ‘wildlife sites’). Across the site there are grassland networks identified which provide potential connections or corridors for wildlife. The northern part of the site is also a “stepping stone habitat” which also suggests a functional ecological connectivity role.

The site is at low risk of flooding. The nearest watercourse is located 500 metres to the north of the site. The soils are of low permeability and as such infiltration of surface water will be limited. In these circumstances it is anticipated that surface water from the site will discharge at a controlled rate into the adopted drainage network. The need to attenuate surface water flows from the developed site is likely to require the incorporation of detention ponds. These need to be an integral part of the greenspace network across the site.

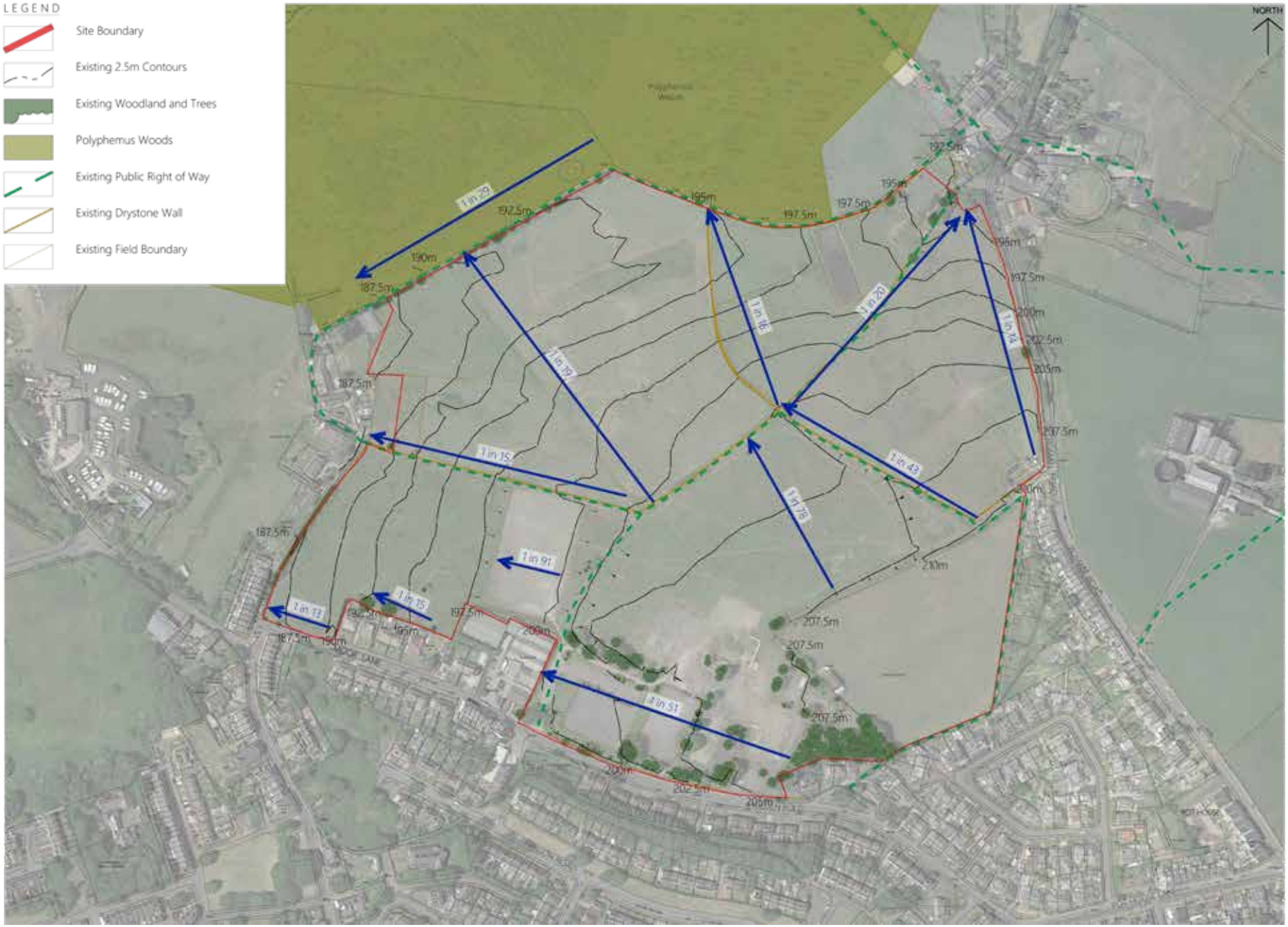

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Figure 5 - Features and Constraints

02 Planning Policy Context

2.1 National Planning Policy Context

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied.

A core principle of the NPPF is to proactively drive and support sustainable economic development to deliver the homes, infrastructure and thriving local places that the country needs. It seeks to boost significantly the supply of housing and widen the choice of high quality homes and requires local planning authorities to identify key sites which are critical for meeting the objectively assessed needs for market and affordable housing in their area.

The NPPF also emphasises the importance of securing high quality design and recognises that good design is a key aspect of sustainable development and is indivisible from good planning. The Framework highlights the importance of planning positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes. It recommends that local character should be respected and reinforced to reflect local distinctiveness whilst not preventing or discouraging innovative development which raises the standard of design within an area.

The National Planning Practice Guidance provides further advice on securing high standards of design in new development. It emphasises the importance of successfully integrating new development with its surrounding context and encourages new development to be distinctive. It needs to respond to natural features and locally distinctive patterns of development, incorporate attractive and well-connected permeable street networks and integrate a system of easily accessible open and green spaces.

The Planning Practice Guidance also recognises that masterplans can be important tools for achieving good design. It notes that masterplans can set out a strategy for a new development including its general layout and scale and can be used to set the most important parameters for an area such as the mix of uses, requirements for open space or transport infrastructure, the amount and scale of buildings and the quality of buildings.

Photograph 9 - Junction of Moor Lane and Knowle Lane

Photograph 10 - Existing drystone field boundaries

02 Planning Policy Context

2.2 The Core Strategy

The Core Strategy was adopted in 2011 and provides an overarching planning document for Blackburn with Darwen. It sets priorities for the future development of the Borough for a 15 to 20 year period, including how much and what types of development there should be, where it should be focused, when it is likely to take place, and how it will be delivered.

The Core Strategy seeks to provide for the development of approximately 9,000 new houses between 2011 and 2026 and contains a Targeted Growth Strategy (Policy CS1) which seeks to direct the majority of new development in the Borough to the urban areas of Blackburn and Darwen.

The strategy does, however, recognise that there is a finite supply of land for development in the urban area and that the continued concentration of development in this area is unlikely to be sustainable. It also acknowledges there may be insufficient development sites in the urban area that are capable of supporting the Council's aspirations for delivering more high quality housing of a type which may require the use of land in attractive settings.

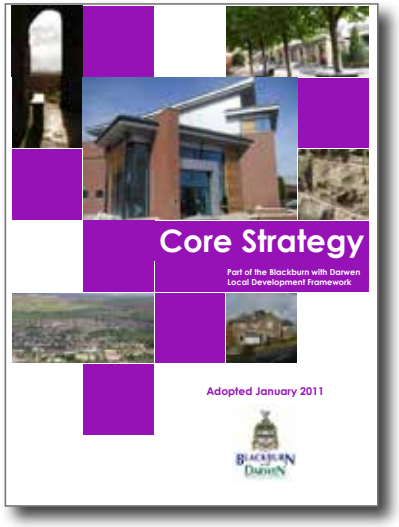
The Core Strategy therefore identifies a potential need for some growth in the urban area during the Plan period and, if necessary, a limited number of small scale urban extensions. The Core Strategy states that any changes to the urban boundary will be determined through a Site Allocations and Development Management Policies Plan.

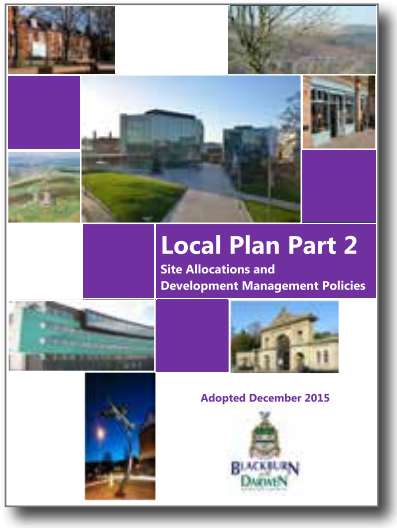
2.3 Local Plan Part 2 : Site Allocations and Development Management Policies

The Local Plan Part 2 was adopted in December 2015. It is based on the development strategy contained in the Core Strategy and seeks to support its implementation by identifying strategic land allocations that are essential for delivering Blackburn with Darwen Council's objectives.

The Part 2 Plan identifies a series of sites which are considered to be central to the delivery of the Council's overall strategy for new housing, including key sites in urban regeneration areas, major urban sites and a number of urban extensions.

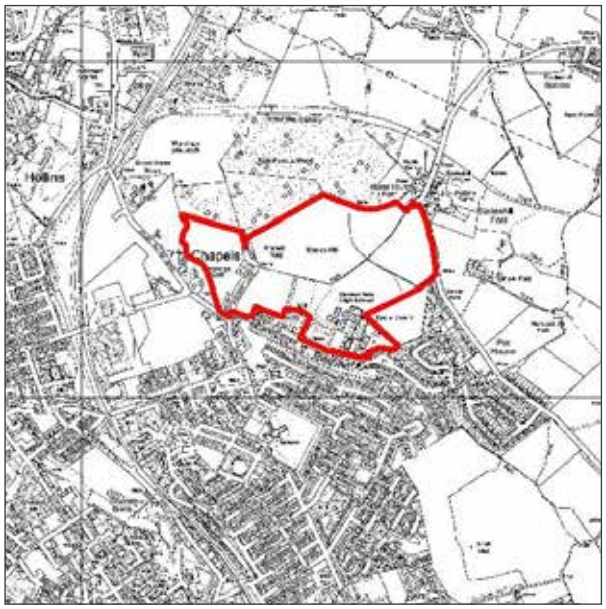
The land at Holden Fold is an urban extension site that has been identified in the Local Plan Part 2 as a housing allocation. It estimates that 315 houses could be built on the site by 2026 but acknowledges that housing development is expected to continue beyond 2026. A number of key development considerations are identified for the site, including the need for development to minimise impacts on the countryside, to protect important landscape features and to control surface water run-off.





02 Planning Policy Context

Site 16/12 - Holden Fold Development Site, Darwen



Key Development Considerations:

1. A coherent design covering the whole site is required which identifies unifying characteristics and considers components including transport and site access, green infrastructure, landscape character and visual impact, drainage and ground conditions.

2. The allocation and subsequent development of the site will establish an amended urban boundary with the Green Belt. The proposed green infrastructure framework for the site should incorporate the creation of a robust Green Belt boundary that will be enduring beyond the plan period, be readily recognisable and create linkages throughout the site to enable beneficial use of the countryside/Green Belt.

3. The site is located within the West Pennine Moors. Development proposals will be required to be designed so as to minimise the potential impacts of development on the landscape character, ecological and recreational value of the West Pennine Moors.

4. Potential impacts of development on landscape character of surrounding countryside including protection of important landscape features such as areas of adjacent woodland.

5. The southern section of the site is within a designated Critical Drainage Area. Consider surface water management and the potential requirement to provide SuDs for on-site attenuation.

6. A network of public rights of way cross the site and run along the northern boundary. The development layout and scheme detailing should provide good connectivity to this established network including mitigation of any adverse impacts.

7. This is a key housing allocation on the edge of the urban area. The development should take full advantage of its potential to expand the housing offer in Darwen and the borough as a whole.

8. An area of green infrastructure/protected open space known locally as Square Meadow is located on the eastern boundary of the site. This area is used as a community sports pitch. The development should explore the opportunities to extend/enhance this use and create linkages with the on-site and surrounding network of open spaces.

9. Protection of adjacent designated heritage assets and their setting including Manor House Farm Cottage and church buildings at Lower Chapel and Church of St James'.

10. A contribution is required towards the provision of additional primary school capacity in Darwen.

11. Provide a contribution towards the Darwen Eastern Distributor Corridor.

02 Planning Policy Context

2.4 Supplementary Planning Documents

A number of Supplementary Planning Documents (SPDs) have been prepared to provide additional detail to policies set out in the Local Plan. These give more detailed planning guidance on specific issues. Those of relevance to the land at Holden Fold include:

Residential Design Guide Supplementary Planning Document (September 2012)

The SPD provides targeted advice to enhance the quality of new homes and residential places across the Borough. It seeks to ensure that new development reflects the area's special character and promotes the highest standards in design. The SPD also aims to ensure that the new homes and residential places in the borough are on a par with, or even exceed, the most attractive and popular historic residential areas in Blackburn, Darwen and the outlying villages.

Green Infrastructure and Ecological Networks Supplementary Planning Document (December 2015)

This relates to the protection, improvement and creation of green infrastructure and ecological networks. It aims to make the most of opportunities to enhance the natural environment.

The SPD identifies the neighbouring Polyphemus Woods as Stepping Stones. These are areas of local ecological importance and areas of priority habitat. The masterplan will need to recognise this ecological role and maintain natural corridors which link the site to the woodland. Unbroken corridors of natural habitat which is suitably managed will go some way to an overall net biodiversity gain at the site.

Planning for Health Supplementary Planning Document (April 2016)

This examines how decisions made on the environment can impact on the health of the local population. It recognises that well – designed developments can support strong and vibrant communities. The living environment should engender healthier lifestyles. This is particularly pertinent to the new neighbourhood to be created at Holden Fold where there are opportunities to integrate new homes with diverse and fully accessible open spaces, Key consideration 1 of the SPD deals with community development and health and must guide the development of this site. Key consideration 2 relates to Health Impact Assessments. These could be required at later stages in the planning process. Key consideration 7 requires allotments and community growing spaces to be considered as part of large scale housing developments.

Other Guidance

1. Borough Design Guide (March 2006)

Although this is no longer a formally adopted SPD as it hangs off former Local Plan policies, the information in it remains useful guidance which should inform planning policy. The guide outlines a series of principles for securing high quality urban design and provides general guidance to promote better design on individual sites/developments. The guidance is not intended to provide design solutions for every eventuality. Instead it seeks to raise awareness of good design and encourages an innovative design-led approach to development.

2. Nationally Applied Guidance

Reference should also be made to design guidance that is applicable across the United Kingdom as a whole. Particular examples are Building for Life 12 and the National Design Guide which aim to secure new housing that is attractive, functional and sustainable. Also important is Secured By Design which aims to minimise the risk of crime through well-conceived developments.

03 Evidence Base

Technical studies have been commissioned to provide baseline information to inform the preparation of the masterplan. These studies explore many of the underlying characteristics of the site and highlight a number of physical and environmental constraints which will influence how new development is brought forward.

The evidence base has helped to shape the masterplan. A summary of the key findings and the implications these have for the masterplan are now considered under the following headings :

- Topography
- Ground Conditions
- Flood Risk and Drainage
- Ecology and Biodiversity
- Traffic and Transportation
- Green Spaces
- Services and Utilities
- Heritage Assets

3.1 Topography

There is a general fall across the site from the southern boundary towards the north-west and the north-east. The lowest points on the site are along the western margin (Figure 6).

There are reasonably level plateaux to the north of the land once occupied by the school buildings. These were created through localised bulk earthworks and they were used as school playing fields. Beyond the plateaux the fall of the land is more pronounced.

There will be a need for a cut and fill exercise to create platforms suitable for new housing development but this should be designed with a view to minimising the degree of impact on landscape character.

Photograph 11 - View east showing undulating landform

Photograph 12 - View west towards Darwen Tower

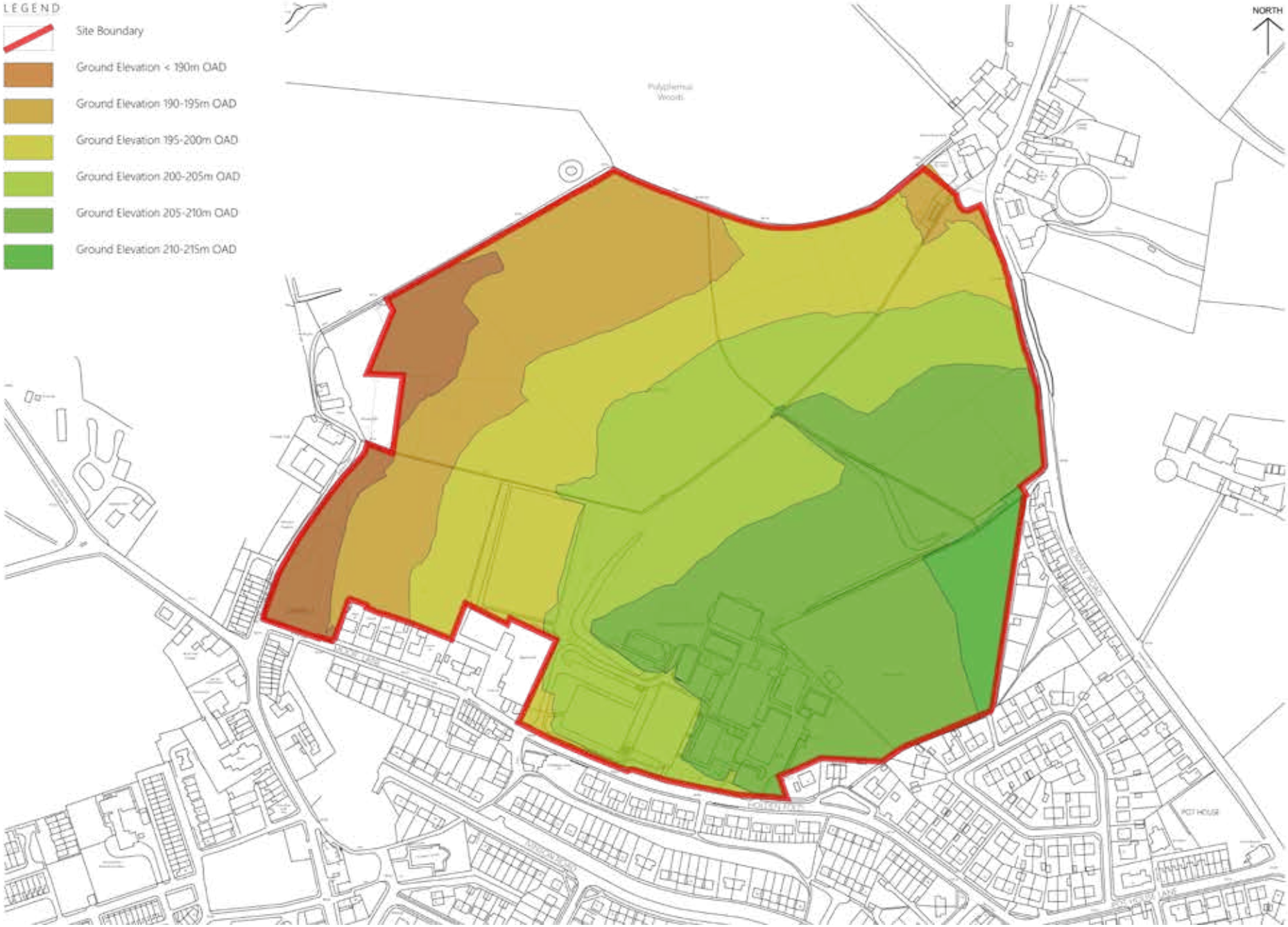


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Figure 6 - Site Topography

03 Evidence Base

3.2 Ground Conditions

Capita has issued a Phase 1 Geo-Environmental Desk Study (July 2017).

This shows that :

- Low level contamination could be present in Made Ground. There is also a potential for contamination hotspots. Intrusive ground investigation is recommended to inform a detailed strategy to address any contamination or ground gas issues.
- Soil and ground water testing is needed to assess any potential impacts on Controlled Water receptors.
- A Mining Report provided by The Coal Authority indicates deep mining in the area in the past. Associated ground movement should have ceased by now. There are coal mine entries on the site but no record of how these have been treated. A desk based Coal Mining Risk Assessment is recommended to expand on the preliminary appraisal.
- Further investigation into potential risks from past coal mining activity needs to be carried out as part of the preparation of planning applications.
- Development will need to be carried out in association with government guidance on building on or within the influencing distance of mine entries.

3.3 Flood Risk and Drainage

A Flood Risk Assessment Report (February 2020) by Westlakes Engineering identifies the following key matters :

- The site is located in Environment Agency Flood Zone 1. There is a low overall risk of flooding (Figure 7)
- There is not known to be a risk of flooding from sewers.
- The underlying geological strata indicates that there will be low permeability. Use of soakaways may not be feasible. Surface water attenuation should be provided through a combination of sustainable drainage systems (SUDS) features and more traditional storage methods.
- The new site drainage system should be designed with capacity to prevent flooding during a 1 in 30 year storm event and to contain water generated from a 1 in 100 year plus climate change storm event.
- Foul water flows are proposed to be taken to the public network managed by United Utilities.

Photograph 13 - Existing ornamental trees on Holden Fold frontage

Photograph 14 - View south along Knowle Lane

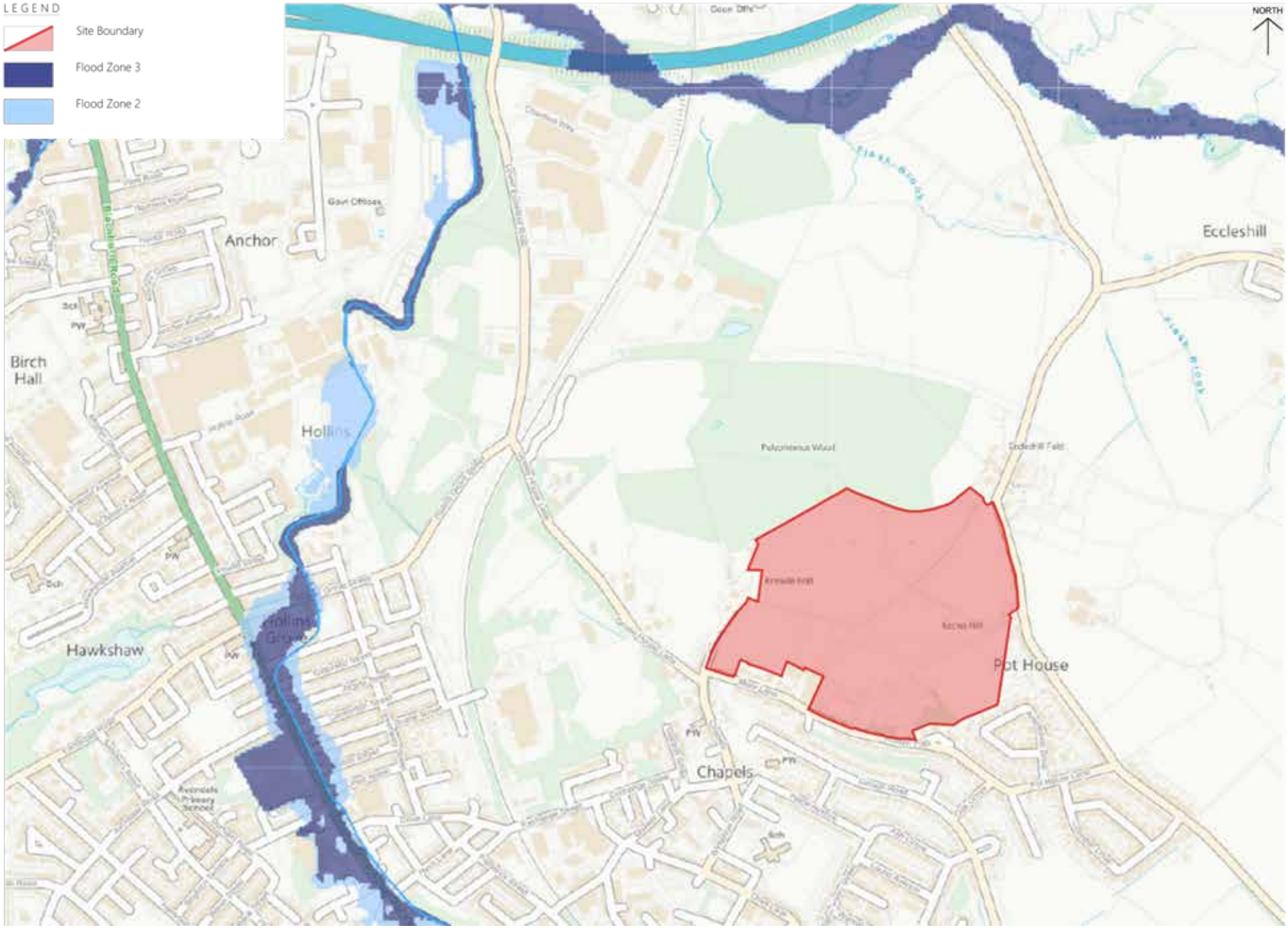

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Figure 7 - Environment Agency Flood Risk Map

03 Evidence Base

3.4 Ecology and Biodiversity

Pennine Ecological has carried out a Preliminary Ecological Appraisal (September 2019). The outcome is shown on Figure 8.

- There are no statutory wildlife sites within one kilometre of Holden Fold.
- The woodland on the site is a poor example of its type.
- Hedgerows are species poor and are of low value.
- Plant species that are present are common and of value only to the site itself.
- Notwithstanding their low value, new development should seek to incorporate existing trees and hedgerows and augment them where possible.
- The sub-station (retained when the school buildings were demolished) should be further investigated to determine if bats are using the building (bat activity survey).
- The pond at the north western edge of the site and a pond 110 metres to the west (beyond the site boundary) have the potential to support Great Crested Newt : A 'Presence and Absence Survey' is recommended to determine if there is a population of newts and to inform any mitigation strategy, if needed.

Photograph 15 - Rank semi improved grassland in south west corner of the site

Photograph 16 - Improved grassland in the northern part of the site with damp poor semi improved depression

Photograph 17 - Horse grazed improved grassland in the north east section of the site

Photograph 18 - Rank semi improved grassland

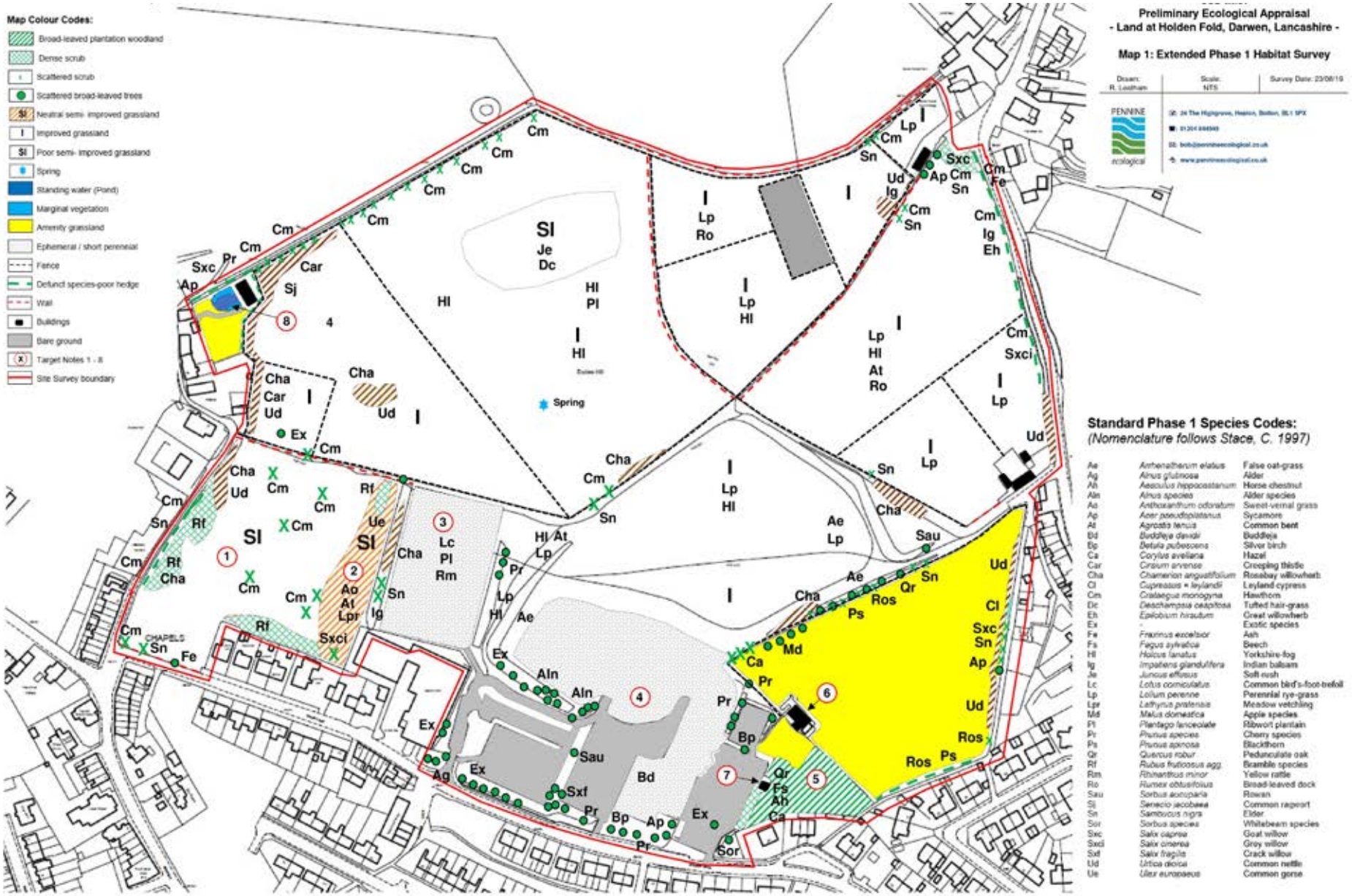

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Figure 8 - Preliminary Ecological Appraisal

03 Evidence Base

3.5 Traffic and Transportation Analysis

A Transport Assessment by SK Transport Planning (February 2020) shows that:

- Vehicular access to the site can be gained from Holden Fold, Moor Lane and Roman Road (Figure 9).
- There will be a need for localised improvements along Holden Fold and Moor Lane to accommodate the points of vehicle access. This will include the removal of the layby at Holden Fold.
- The access onto Roman Road has been considered as a priority junction and a mini-roundabout junction. For safety reasons the mini roundabout is the preferred option
- There is a chance to improve footpath connections at the western end of Moor Lane and to the south of the site along Roman Road.
- There is potential for multi-model trips : Darwen rail station is a five minute journey by cycle or 15 minutes on foot. There is also the potential to route buses through the site to provide a link to Darwen rail station.
- A robust assessment of traffic impacts shows that the development will not result in a severe impact on highway operation or an unacceptable effect on road safety. Notwithstanding this, a Framework Travel Plan and other measures should be introduced to reduce reliance on the private car.

Photograph 19 - Holden Fold looking east

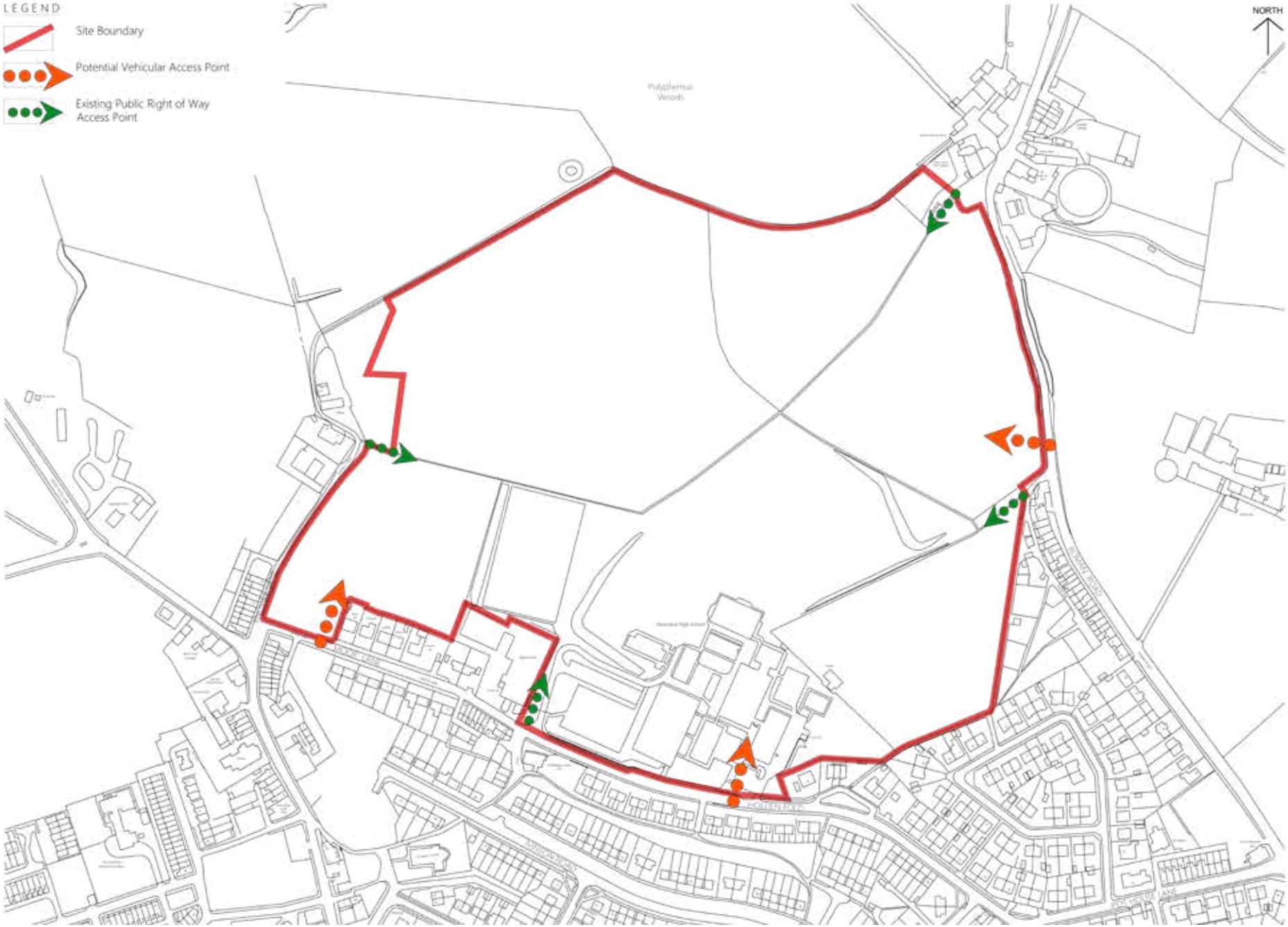

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Figure 9 - Points of Access

03 Evidence Base

3.6 Green Space

The principal accessible green space is at Polyphemus Woods to the immediate north of the site. This has value as a recreational and visual resource but it is also of ecological benefit. The latter is recognised through its Stepping Stones designation and the way it functions as part of a network of ecological corridors (Figure 10).

The Lancashire Grassland Ecological Network crosses the site. Green space corridors incorporated into the housing neighbourhood will have an important role in connecting habitats as well as providing an amenity for the local community. These corridors will, in part, link new development to the neighbouring woodland and will build on existing pedestrian routes.

The community playing fields at Square Meadow are an important asset. The housing development should be integrated with the playing fields, making provision for better access to include a new zone of car parking near to the changing pavilion.

The public rights of way running through and around the site are also of community value. Any new development should embrace these routes as positive components of the landscape rather than impediments.

Photograph 20 - Square Meadow playing fields

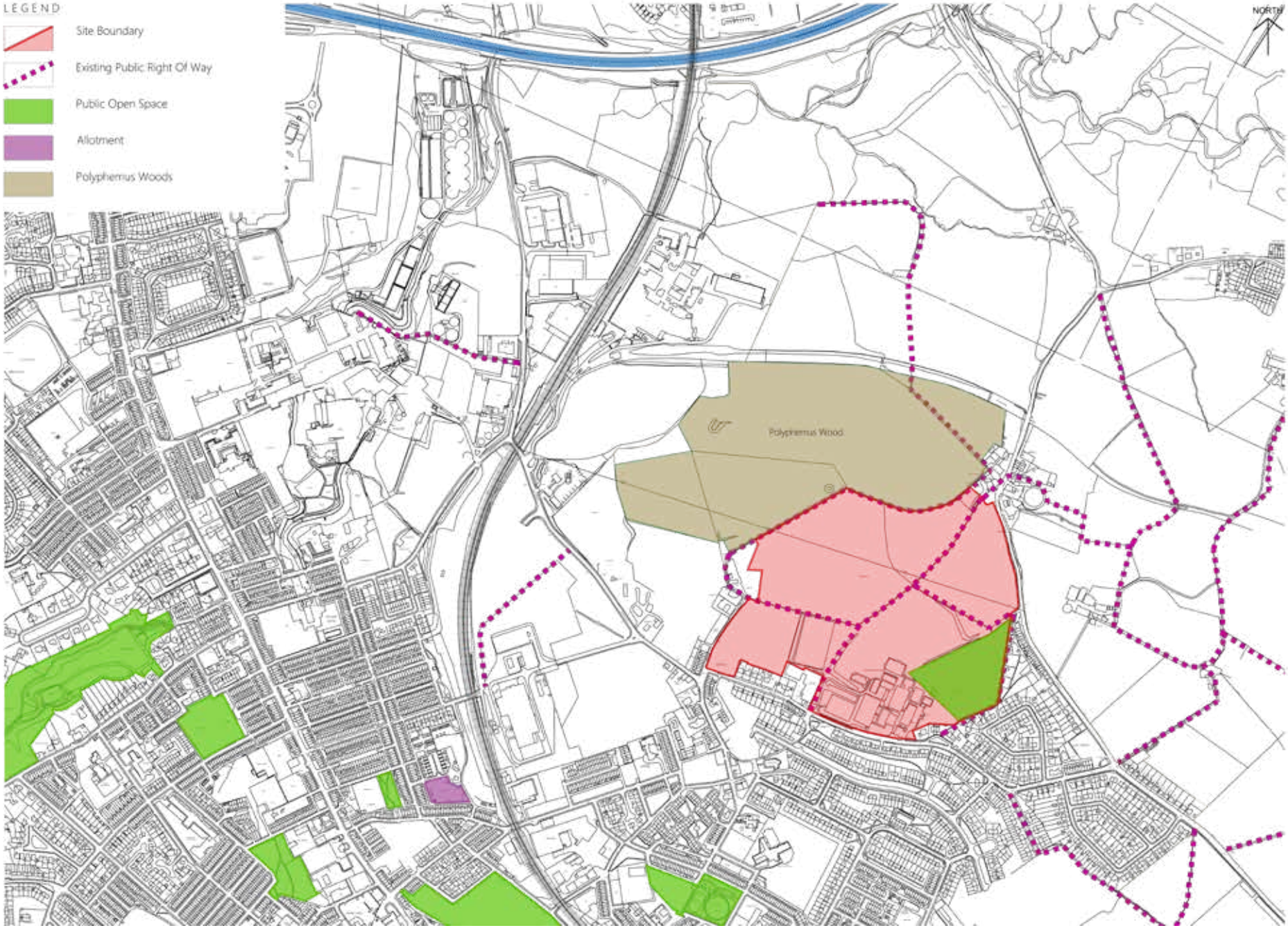

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Figure 10 - Existing Public Open Space

03 Evidence Base

3.7 Services and Utilities

A Level 2 Utility Study has been prepared by UCML. It provides a desk based overview of the electricity, gas, clean water and telecommunications statutory infrastructure in the vicinity of Holden Fold. The existing utility infrastructure networks are shown in diagrammatic form at Figure 11.

Electricity

In order to accommodate the full development of the Holden Fold site reinforcement works are not currently advised by the Distribution Network Operator (Electricity North West). The operator has suggested two Points of Connection. The first Point of Connection will be at a suitable position from a cable routed in the footpath at Holden Fold. The second Point of Connection will be taken from the Exchange Street Primary substation to the south west of the site. The new infrastructure will broadly include approximately 900 meters of offsite high voltage mains, provision of four substations within the site and low voltage mains and services to supply the new dwellings.

There is an existing substation near to the Holden Fold edge of the site. This served the former school. From this substation live high voltage and low voltage cables are routed southwards towards Holden Fold to provide services to the wider area. This could be accommodated in any new development or relocated.

Gas

The gas network in the immediate vicinity of the site comprises of gas mains and apparatus operating at medium pressure and low pressure. There is likely to be a need for the disconnection of gas pipes that supplied the former school buildings.

Water

The clean water network in the immediate vicinity of the site comprises distribution water mains and associated apparatus. United Utilities has advised the south western part of the site can take a connection from Moor Lane and that the remainder can take a connection from the water main in Roman Road. Interlinking pipes between Roman Road and Holden Fold through the new development will eliminate any need for booster sets to supply properties above a 207 metres Ordnance Datum (OAD).

There is a cast iron distribution main which crosses the site between Knowle Fold and Roman Road. This is likely to be diverted as part of any new development and accommodated in either open space or the new road network.

(There is also a sewer in the south eastern quadrant of the site. This appears to have served the former school. If it can serve a useful purpose then detailed design of the drainage infrastructure could examine the option of incorporating this into the development.)

Telecommunications

The Openreach network in the immediate vicinity of the site comprises underground cables, overhead lines and associated apparatus. The development can receive Fibre To The Premises (FTTP) connections. These will provide ultrafast broadband speeds to each dwelling and deliver a level of future proofing for broadband as the demand for speed increases.
Virgin Media has also confirmed that they own and operate telecommunications apparatus in the vicinity. New connections to the existing network in Holden Fold are likely to be feasible.

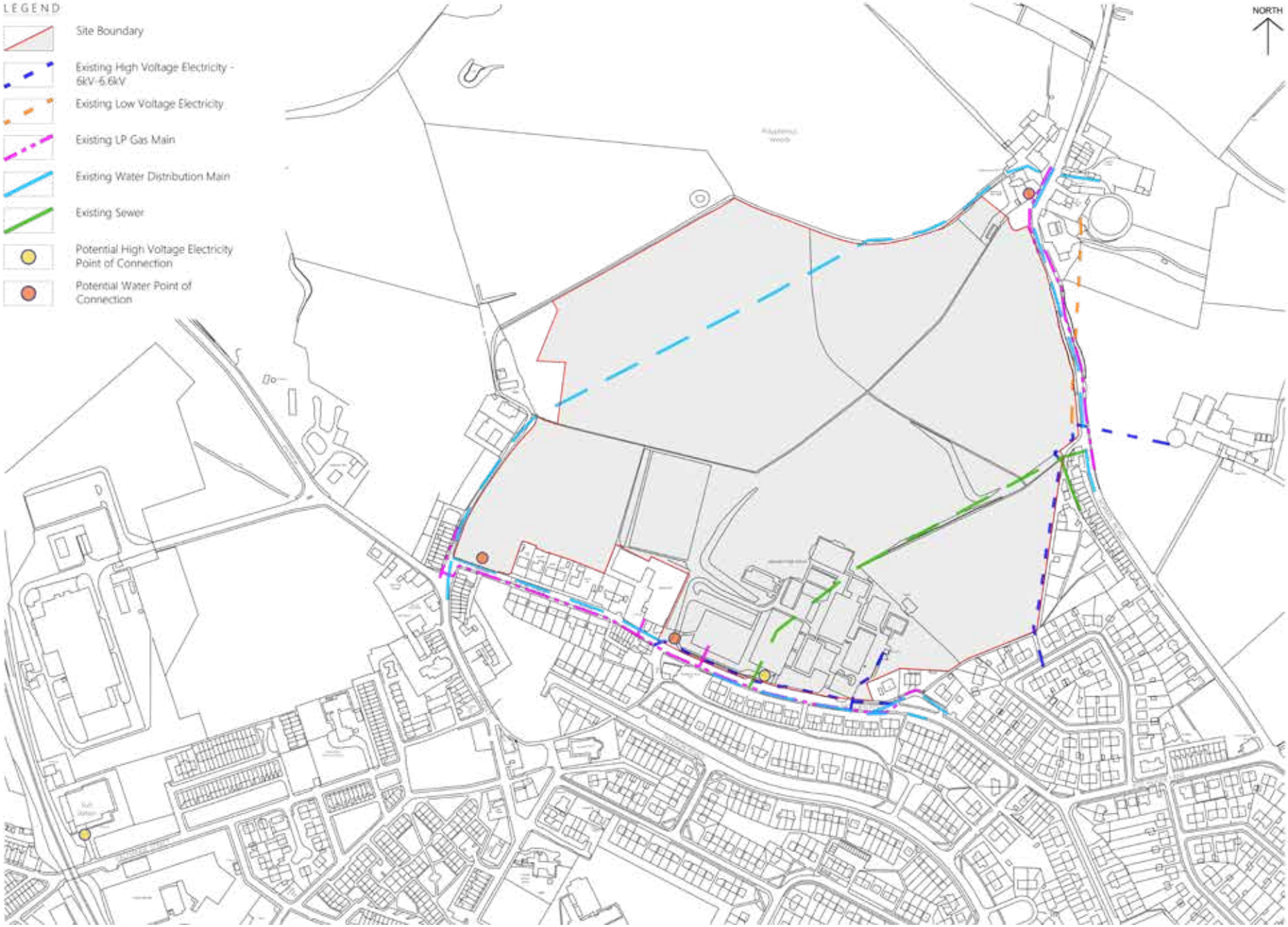

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Figure 11 - Existing Utilities Plan

03 Evidence Base

3.8 Heritage Assets

A Manor House Farm Cottage (Eccleshill Fold)

This is an immediate neighbour at the north-eastern corner of the site. It is a designated heritage asset (Grade II listed building). The list description details a seventeenth century farmhouse with later additions. Externally, it is of rendered and painted stone and has a slate roof. New development at the site will need to account for any potential to impact on the significance of the farmhouse or the significance of its setting.

B Church of St James

The church falls to the south of the site at Chapels. It is listed (Grade II) and dates from 1722. There is urban housing between this heritage asset and the site. The potential for impact on its significance from new development is likely to be low.

C Lower Chapel

This is a congregational chapel also at Chapels. It is Grade II listed and was first built in 1719 but it has subsequently been rebuilt and enlarged. Similar to the Church of St James, there is urban housing between this heritage asset and the site which reduces any potential for new housing development to impact on its significance.

The location of these three designated heritage assets is shown in Figure 12. This also shows the relationship between each heritage asset and the development site at Holden Fold

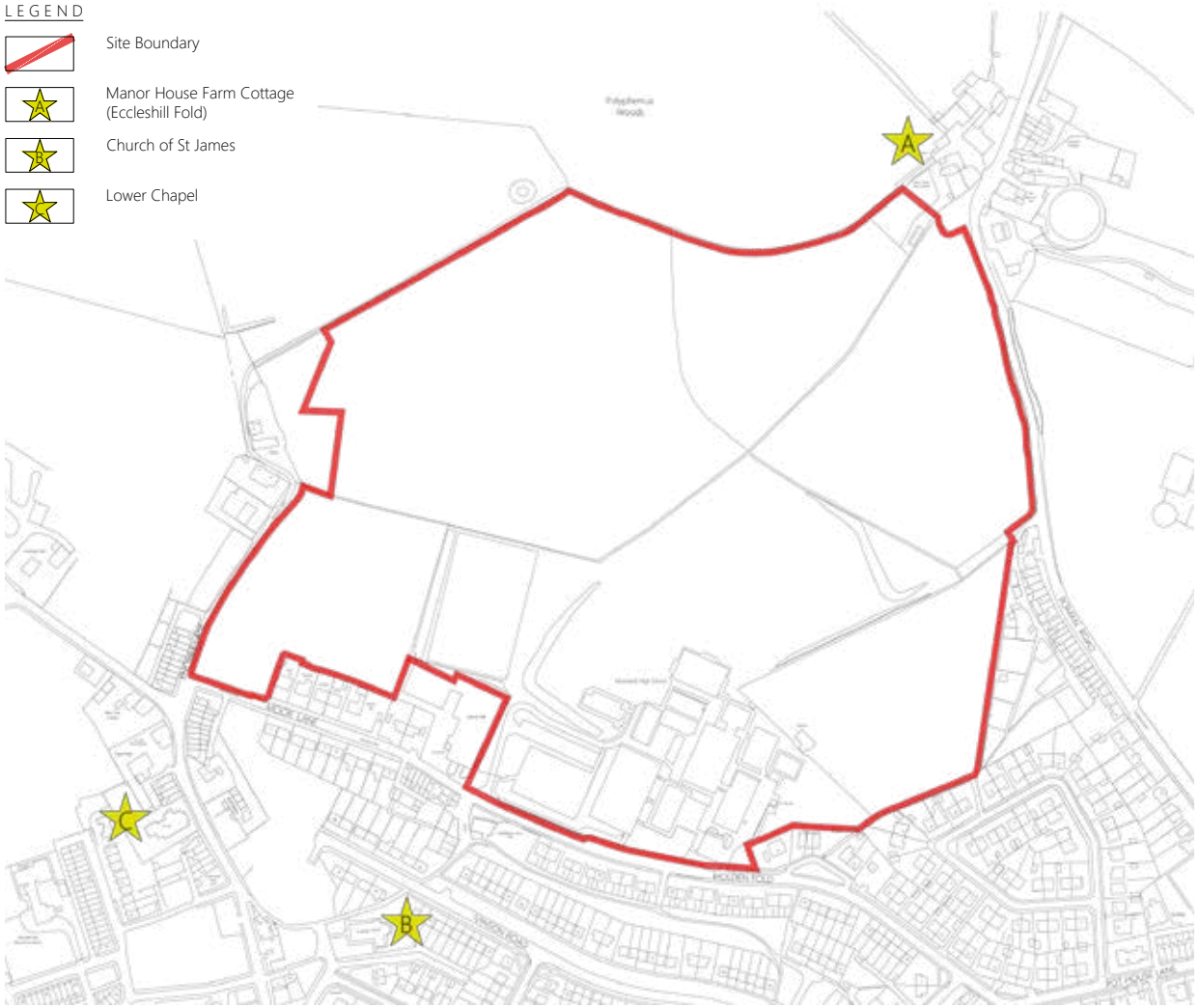

Figure 12 - Heritage Assets

04 Vision and Objectives

4.1 Vision

The Land at Holden Fold will be developed to provide a mix of house types and tenures. The houses will be set in a framework of landscape corridors which will run between distinct housing parcels.

These corridors will contain pedestrian links between Holden Fold and Roman Road as well as routes to the wider countryside. The corridors will also have an ecological role, providing linked habitats through the site and on to the neighbouring woodland and open land.

There will be common themes and details which are consistent across each housing parcel in order to provide visual cohesion and a degree of unity for the development as a whole. This could include external facing materials of buildings, the creation of strong boundaries or the treatment of the landscape.

There needs to be a positive relationship between new development and surrounding countryside or existing buildings and roads. This means that new houses will face outwards at the margins of the site. New housing should also front on to the landscape corridors.

4.2 Objectives

In order to achieve this vision, the masterplan has been based on the following objectives:

- The creation of development which is both fully integrated with its surroundings and which is comprehensive in its scope.
- The inclusion of a linked network of greenspace corridors which contain paths for pedestrians allowing safe movement around and through the development
- A particular focus on the outer edges of the northern and eastern boundaries where there needs to be a transition from new development to the countryside.
- The design of greenspace corridors to enhance biodiversity value and provide enduring ecological links through the development.
- To provide a mix of housing in terms of the character and size of homes.
- To ensure that the layout of new housing responds to the distinct topography of the site in a creative way.
- To ensure that the community playing fields at Square Meadow and new housing are considered together and that provision is made for parking adjacent to the changing pavilion.
- Where possible, to incorporate existing site features of particular value into the housing layout. This includes dry stone walls, hedges and trees.
- To manage surface water run-off through a co-ordinated network of sustainable drainage interventions. Where attenuation ponds are included these should be positive components of the network of greenspaces.
- To create a high quality setting for Manor House Farm Cottage at the north-eastern edge of the new development.
- To ensure that appropriate infrastructure is provided either by way of direct construction at the site or through contributions to the Darwen East Distributor Development Corridor.
- To meet the requirements of Policy CS 13 of the Local Plan Core Strategy particularly with reference to meeting energy requirements from renewable sources, design innovation to resist the effects of climate change and the creation / enhancements of habitats.
- To investigate the potential for a small community hub which could incorprate a local shop (subject to the requirements of Policy 32 of the Local Plan). If it is viable then a local shop could represent a positive addition to the development.
- The principles of Active Design (Sport England) should be applied across the neighbourhood. This includes the creation of a walkable community with well connected walking and cycle routes and easy access to open space.

05 Masterplan Framework

5.1 Introduction to Masterplan Framework

The masterplan provides an effective framework within which environmental, community and sustainability matters have been incorporated.

It has taken the evidence base information set out in Chapter 03 as a starting point. It then accounts for community and planning objectives as summarised in relevant planning policy.

The outcome is a vision for the delivery of new housing which is comprehensive and geared towards creating a new place based on good quality design and sustainability principles (Figure 13). If it is viable then within the residential areas and at an accessible location a community hub could be incorporated possibly including a local shop (subject to the requirements of Policy 32 of the Local Plan).

The physical aspects of the masterplan are underpinned by a balanced programme of earthworks with the aim of creating platforms for housing with a cross gradient of 1:20. Greenspace corridors between the development parcels will facilitate the cut and fill approach to bulk earthworks.

In turn, the greenspace corridors running through the site will provide a structure and setting for new housing as well as harbouring pedestrian routes and drainage ponds and providing the opportunity to introduce continuous swathes of new habitats. If Square Meadow playing fields and its car park are excluded then the masterplan shows that the greenspace occupies around 23% of the total masterplan area.

In broad terms the masterplan framework leads to the following mix of land uses:

Land Use	Approximate Area (ha)
Residential	13.75
Greenspace (including water bodies)	4.58
Square Meadow (including car park)	1.64
Total	**19.97**

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Figure 13 - Masterplan Framework

Figure 14 - Green Space Network

05 Masterplan Framework

5.2 General Design Requirements

There are some key design principles that will shape the approach to development within the housing parcels. These principles are set out below. Further detailed guidance is then provided for character areas in a later section of this masterplan document.

Design Layout

- It is anticipated that housing layout will be based on an interconnected network of urban or perimeter blocks linked by a network of streets.
- The block layout should ensure that buildings are orientated to face the streets and to front onto areas of open space within the site and at the outer margins of the site.
- The clear distinction between public and private spaces is important, particularly along streets where good quality boundary walls and hedges should be used to define the extent of private curtilage areas.
- A high quality edge to the development is vital particularly along the Holden Fold / Moor Lane corridor, the Roman Road corridor and at the interface with Polyphemus Wood.
- Particular attention should be given to the transition from the new development to the surrounding countryside. The character,orientation and detailing of the housing at the point of transition needs to be carefully conceived.
- The layout and the overall approach to design will need to echo the best aspects of the character of the local area and with this in mind there will need to be full consideration given to the requirements of Policy CS16 of the Local Plan Core Strategy and the provisions of Policy 11 of the Part 2 Local Plan

Density

- It is expected that the density of housing development will vary across the site as a whole.
- Higher density development should be concentrated on the plots towards the southern edge of the site next to the existing urban housing (up to 40 dwellings per hectare (dph) across the net developable area).
- There is an opportunity for a lower density of development where housing is next to the open countryside to provide an appropriate transition from urban to rural. The density is likely to reduce to nearer 25dph. Elsewhere a density of around 30dph is appropriate (of net developable area).

Mix

- Policy CS7 of the Core Strategy looks to broaden the choice of housing and to meet the need in particular for high quality family housing.
- It is expected that the majority of the new housing will be family housing in character and scale but there are opportunities to meet the needs of other households.
- There is an affordable housing requirement of 20% (Policy CS8 of the Core Strategy). The level of affordable housing will be subject to an appraisal of viability. If it is viable to contribute to meeting affordable housing needs then this will be in the form of either affordable rent homes or shared ownership homes integrated with market housing on the site.

05 Masterplan Framework

5.3 Character Areas

Two primary character areas are proposed. These take account of the way in which new housing will relate either to the existing urban area or to the surrounding Pennine countryside. The two character areas are shown on Figure 15.

The southern character area has a direct relationship with the urban edge built development along Holden Fold and Moor Lane. The majority of this urban neighbourhood is twentieth century housing in the form of inter and immediate post-war homes, but there are pockets of older stone terraced housing nearer the intersection of Moor Lane and Knowle Lane. There is evidence of post industrial use, notably the employment units along the southern boundary of the masterplan area.

The northern character area has an association with the open land at the margins of the site. Most of this character area is currently in pastoral agricultural use. It is subdivided in part by stone walls which are often in a poor state of repair. There is a long frontage along the northern boundary to Polyphemus Woods whilst the eastern boundary has a direct frontage onto Roman Road at the point where it leaves the urban area of Darwen and becomes more rural in character on its approach to Eccleshill Fold.

There is some flexibility when it comes to Plot B which is shown as falling in the northern character area. This land does not have the same associations with the margins of the site and so could be considered for housing which in form and density is more closely aligned with the southern character area,

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Figure 15 - Character Areas

06 Transport Framework

6.1 Points of Access

There is the potential to form points of access to new housing onto:

- Holden Fold
- Moor Lane
- Roman Road

In order to engender connectivity it is envisaged that there will be a road which links Holden Fold to Roman Road although this is to be principally for the benefit of those living on the site or visiting rather than a new component of the more strategic highway network. The indicative road network is shown on Figure 17. The engineering design of the three points of access is shown at Figure 16.

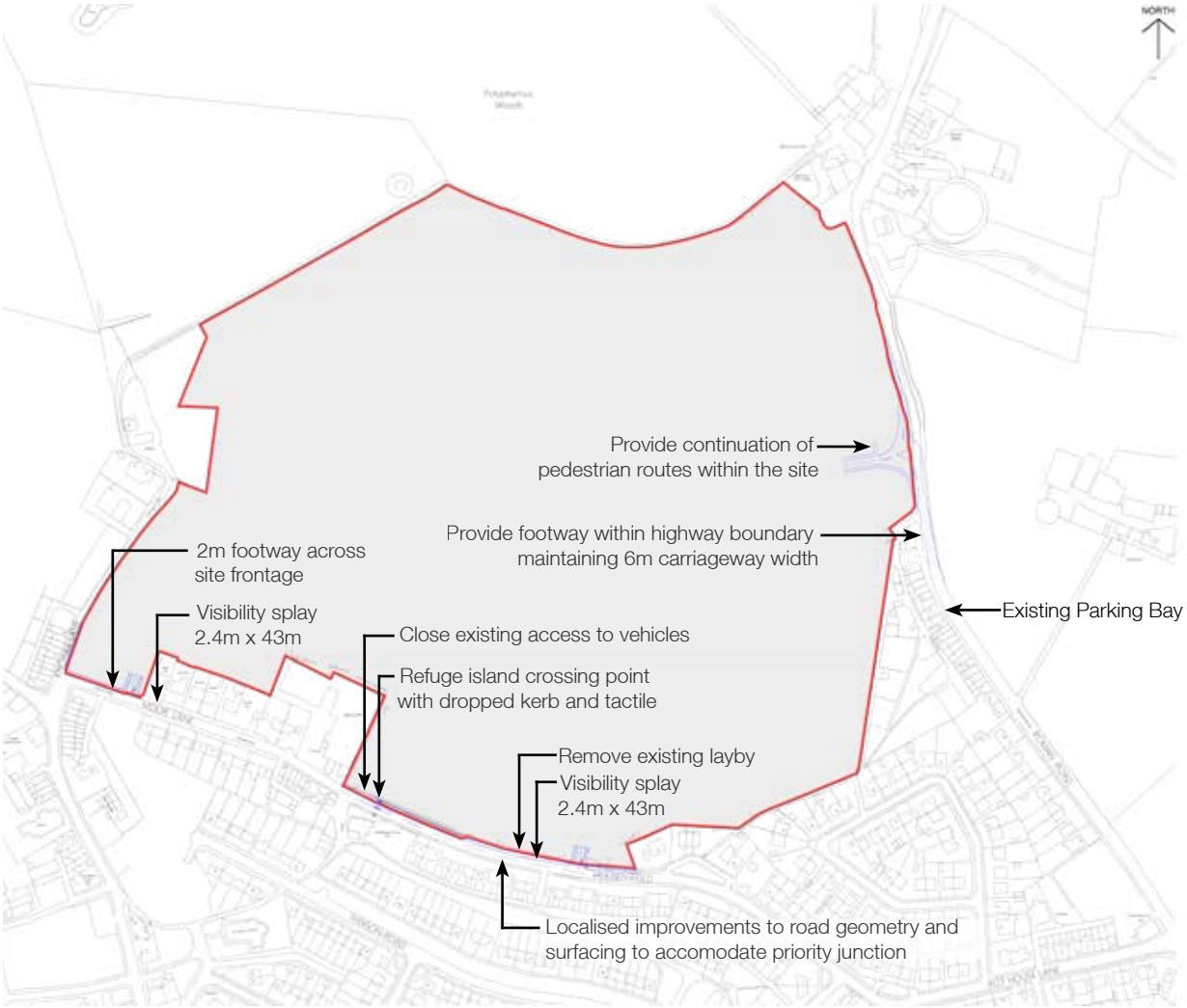

Figure 16 - Points of Access

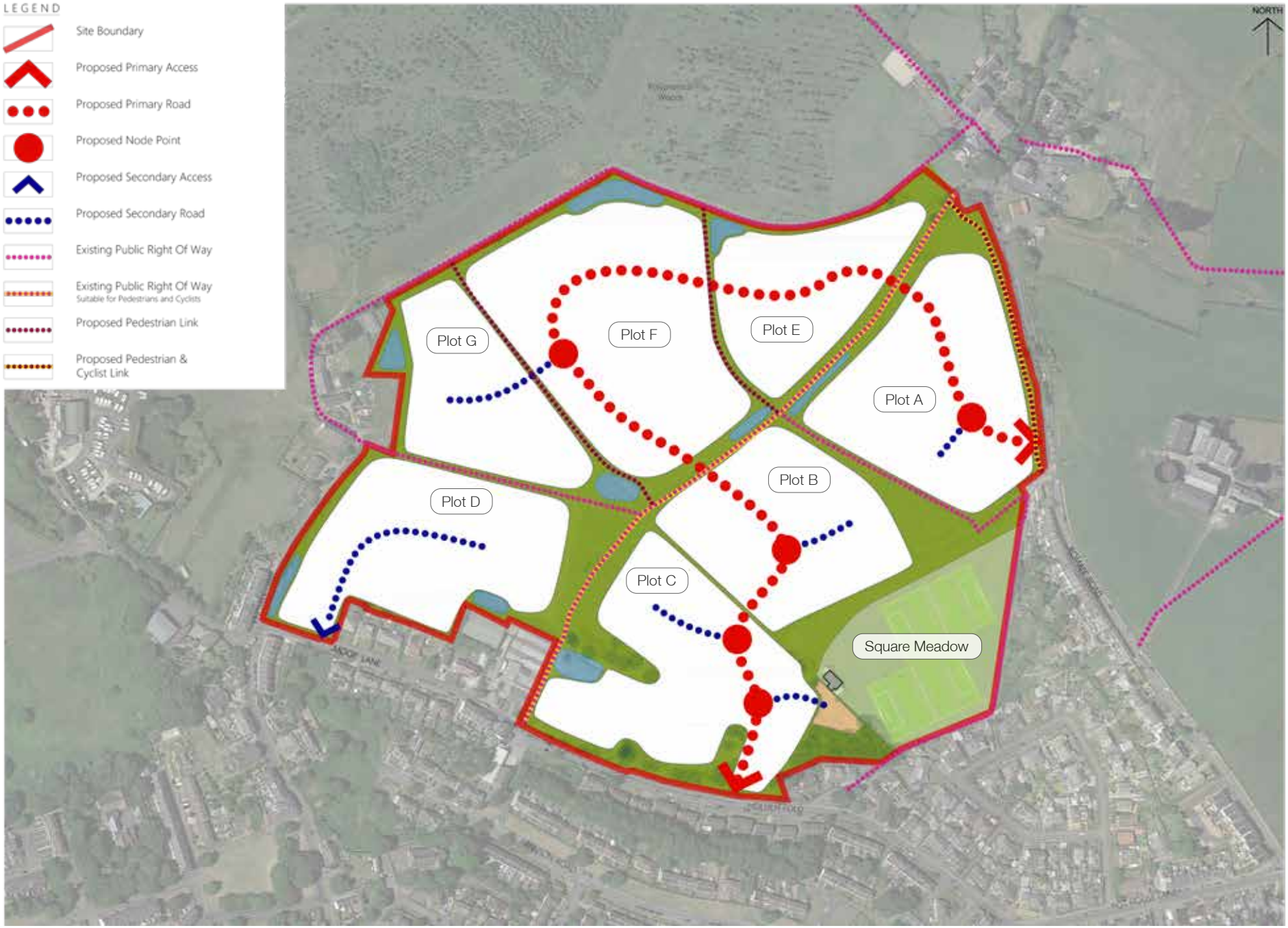

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Figure 17 - Movement Framework

06 Transport Framework

6.2 Road Design Principles

The roads running through the development are one part of the movement route network. There are also footpaths which run through greenspace. New roads and footpaths should be considered together to provide a legible choice of routes throughout the site.

A spine road will serve as a link between Holden Fold and Roman Road, giving vehicular access to the majority of plots. This should be regarded as the primary street with a distinct character. It should be designed to act as a bus route and, as such, should not generally be less than 6.0 metres wide. The bus route and bus stops will form key elements of a walkable neighbourhood.

To provide a distinct character there is an opportunity to include a verge adjacent to the carriageway which contains street trees. The verge will not always be continuous as it is anticipated that individual houses will gain access from the spine road. To minimise the visual impact of this it is recommended that house access drives are grouped together. Figure 18 illustrates this arrangement in plan form. Figure 19 is an illustrative perspective image of the spine road and Figure 20 is an illustrative section.

The road verge will be maintained by a management company which will be set up to maintain all areas of greenspace outside of individual house plots.

Where long stretches of the spine road occur traffic calming measures should be introduced including changes to surface materials and the incorporation of stone setts.

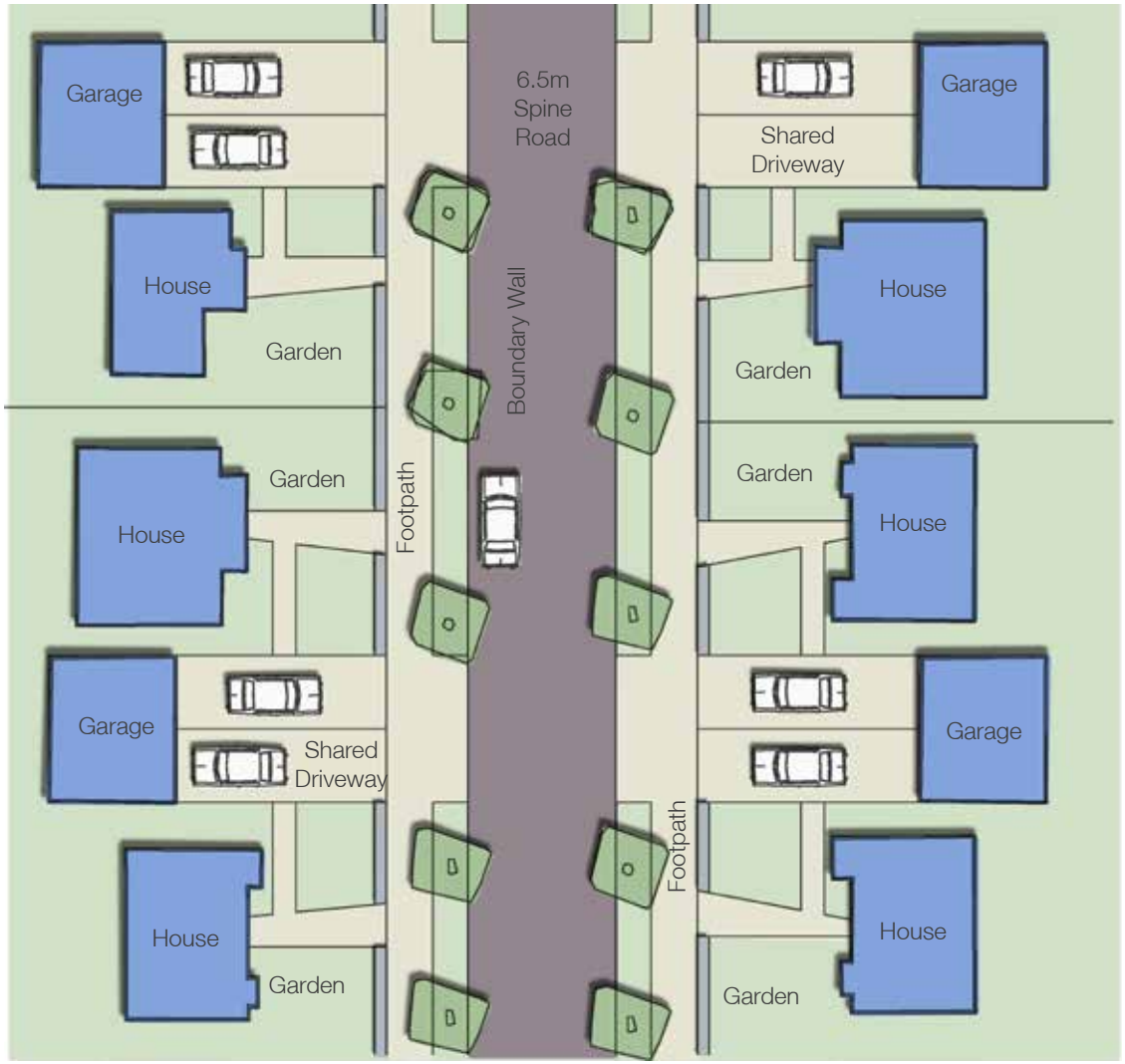


Figure 18 - Spine Road General Arrangement

Figure 19 - Spine Road Illustrative Perspective

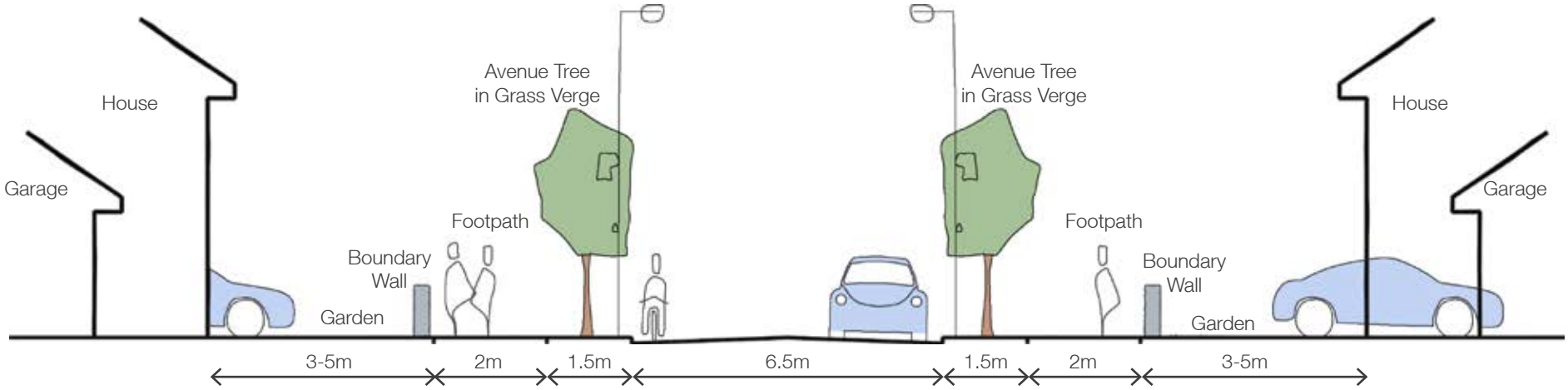
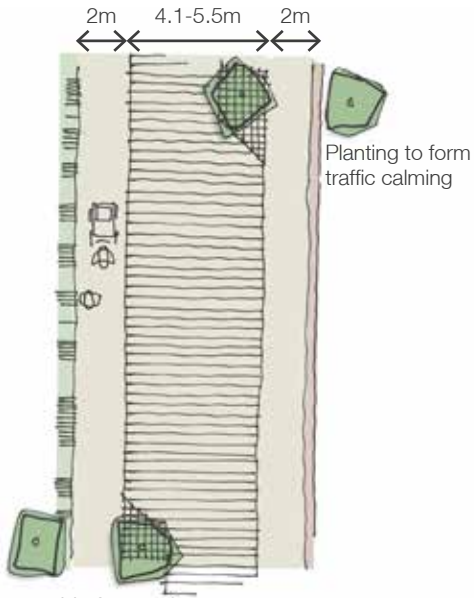
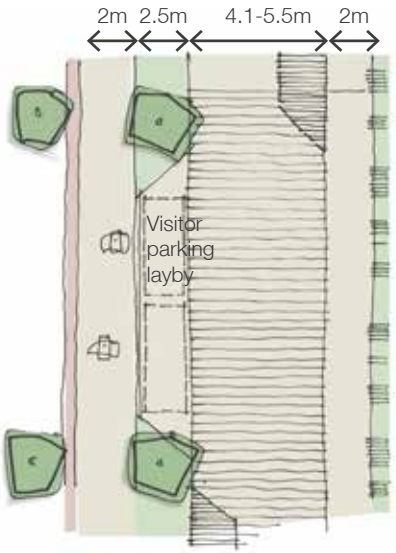


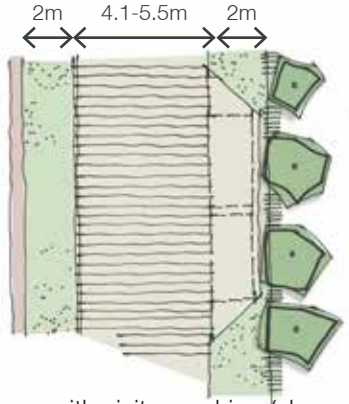
Figure 20 - Spine Road Illustrative Section



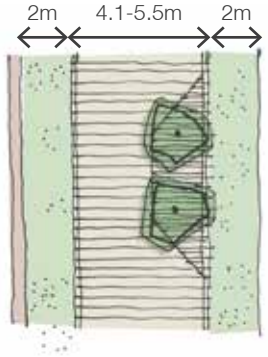
Street with footways



Street with visitor parking



Urban lane with visitor parking (shared surface)



Urban lane with verge edge (shared surface)

Beyond the spine road the road geometry will change to become more informal to reflect the function and status of the route. Examples of this are shown on Figure 21.

Where housing is orientated to face the outer margins of the site or green spaces and green corridors urban lanes and shared surface streets should be used, reducing as far as possible the visual impact.
In this respect:

- Areas of roads and footpaths should reflect Manual for Streets standards with varying surface finishes and textures to delineate pedestrian and car parking areas.
- Carriageways widths should range from 4.1 metres for local urban lane links to 5.5 metres for local streets dependent on location and function.

Figure 21 - Intermediate and Local Roads

06 Transport Framework

6.3 Walking and Cycling

Footpaths passing through greenspace or included as part of the street corridors will provide essential, convenient and site links between individual housing parcels and between the housing neighbourhood and surrounding countryside.

The all-weather, hard surfaced routes for pedestrians, with appropriate lighting, will be along the streets running through the development. The pedestrian routes passing through greenspace corridors will be less formal with a bound gravel surface (or similar) and will not be lit.

The diagonal route across the site which will link Holden Fold to Eccleshill Fold will be a three metre wide combined footpath and cycleway. It will provide a convenient and safe link for cyclists from the urban area of Darwen to the open countryside.

6.4 Travel Plans

Each parcel of new housing should be supported by a Travel Plan which sets out the measures to be employed to encourage the use of sustainable modes of transport, particularly walking and cycling. There is an overarching Travel Plan for the site which should act as a point of reference.

The site could to be developed in stages and by a number of developers. As such, a mechanism will need to be put in place to ensure that individual Travel Plans are integrated. There could be a need, for instance, for a single Travel Plan Co-ordinator who will take on the role of promoting and facilitating sustainable transport across the site as a whole.

6.5 Parking

It is imperative that car parking is considered as an integral part of the design process. It needs to be carefully conceived so that it does not dominate the visual impression of any street. The parking needs of residents will be accommodated either within the curtilage of houses or in small, well integrated and overlooked parking courts.

The level of car parking should comply with the Council's adopted standards and should be provided through a well-considered combination of on plot, off plot and on street solutions.

07 Green Infrastructure

7.1 Green Infrastructure Overview

The network of greenspaces across the site are an important component of the masterplan. They have multiple functions:

- They provide attractive corridors for pedestrian routes.
- They provide separation between housing parcels, sometimes accommodating the changes in level across the site.
- They provide a setting for new housing.
- They are corridors for the movement of wildlife and where habitats of value can be established.
- They harbour the surface water detention ponds which are an integral part of the sustainable approach to drainage.
- They incorporate trees and woodland, particularly areas to the southern boundary (the Holden Fold corridor).
- They assist in appropriate transition from this new urban neighbourhood to open countryside.
- At the south-eastern corner of the site playing fields are included along with a greenspace buffer to the neighbouring housing.
- At the north-eastern corner greenspace is used to provide an open setting to the listed Manor House Farm Cottage in Eccleshill Fold.

7.2 Informal Green Space and Recreation

The greenspace network will provide opportunities for formal and informal recreation. The formal recreation will be in the form of a centralised, high quality children's play area. This will be in the form of a NEAP (Neighbourhood Equipped Area for Play) positioned where it is accessible to new residents but also where there is a degree of natural surveillance from nearby houses. This could be within the greenspace corridors or next to or part of Square Meadow.

Informal recreation is to be encouraged through the inclusion of footpaths, surfaced in a suitable, durable material such as bound gravel. These footpaths will provide attractive links through the site into the surrounding countryside including the permissive routes through Polyphemus Woods.

The general arrangement of the recreational role of green infrastructure is shown on Figure 22.

As a consequence of the earthworks to accommodate the change in level across the site and in order to incorporate a clear and safe spine for pedestrians and cyclists a significant zone of greenspace is included between Plots C and D. At this point there is an opportunity to create a focal point for the new neighbourhood as a whole. This space can have a number of functions and should be designed accordingly – as a meeting or gathering place, as a place where there are facilities for play and as a place where surface water attenuation features can be incorporated. Subject to viability, the focal point or hub could be strengthened by incorporating a local shop into the nearby residential areas (subject to Policy 32 of the Local Plan).

It is anticipated that the green infrastructure will be maintained in perpetuity by a management company which will be funded through a service charge on individual houses.

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Figure 22 - Green Infrastructure

07 Green Infrastructure

7.3 Square Meadow Sports Facility

The Square Meadow Sports Facility is a community based amenity available to all age groups. It is used for a range of team sports including football, hockey, rounders and archery. The sports fields are supported by a changing pavilion.

New housing development on the adjacent land presents an opportunity to lever some investment into Square Meadow, to rationalise its boundary and to provide a new car park next to the changing pavilion.

The contribution towards improving the facility will be secured through a planning obligation attached to planning permission for new housing on the site. The general arrangement of Square Meadow with car parking and a rationalised boundary is shown in Figure 23.

The approach to Square Meadow could be influenced by the ongoing work by Blackburn with Darwen Borough Council surrounding the update of the Playing Pitch Strategy (PPS) and Built Sports Facilities Strategy (BSFS). These strategies will need to be taken into account in any future planning applications. This could result in changes to the anticipated planning obligation details set out in Appendix A.

The area of woodland next to the playing pitches will be considered as part of the detailed design of the car park. There is also the possibility of transferring the woodland to existing private garden tenants.

Figure 23 : Square Meadow Sports Facility

07 Green Infrastructure

7.4 Biodiversity

The Habitats of Principal Importance on the site are :

- Pond (north-west corner).
- Broad-leaved woodland.
- Hedgerows.

The development of the site presents an opportunity to improve and expand these types of habitat. The masterplan includes a sustainable approach to surface water drainage in the form of a series of linked detention ponds. These, over time, will support native aquatic vegetation and amphibian species.

The existing broad leaved woodland is of relatively poor quality. Through positive management the quality and value of this woodland can be enhanced. Furthermore, the network of greenspace corridors provide locations for new broadleaved trees. The hedgerows are species poor and only intermittent. They can be improved through management and enhanced through new lengths of hedgerow planting. The greenspace corridors can also take on an important role in providing continuity of grassland habitat and, as such, they will support the objectives of the Lancashire Grassland Ecological Network.

These key interventions - an increased number of water bodies, improved woodland and a greater number of trees and enhanced hedgerows and grassland - have the significant potential to improve the biodiversity value of the site. In addition, wildlife will benefit from other planting along the greenspace corridors and through a co-ordinated approach to the long-term management of all open land across the site.

Throughout all stages of development attention should be given to maintaining the integrity of the greenspace corridors. In this regard the Building with Nature standards are a useful point of reference.

Overall, it is important that the advice on biodiversity in the NPPF is used to inform design decisions. Opportunities to incorporate biodiversity improvements will be encouraged, especially where this can secure measurable net gains for biodiversity.

07 Green Infrastructure

7.5 Sustainable Drainage

New development and the associated increase in impermeable areas will increase the rate of surface water runoff. For the previously used parts of the site a brownfield runoff rate could be used. Surveying and modelling should be undertaken to confirm how the site currently drains. For example, if the brownfield site is currently drained by a 225mm pipe the brownfield runoff rates should take account of the limits this poses. Elsewhere the greenfield runoff rate should be used.

It is unlikely that infiltration of surface water will be effective and the nearest water course is some distance from the site. As a consequence, it is proposed that surface water is held on the site in a series of linked detention ponds and then discharged at a controlled rate to a dedicated surface water system (using existing chambers on the site if these are found to be suitable). This system will connect to the adopted sewers in Holden Fold.

The distribution of detention ponds is aligned with a phased approach to the delivery of development. It is possible to construct the surface water drainage network in stages with provisions made to ensure that the rate of discharge to the adopted drainage network is controlled at all times. An indicative surface water drainage system is shown in Figure 24.

Figure 24- Indicative Surface Water Drainage System

08 Residential Character Areas

It has been suggested that there are two primary residential character areas : a Northern Zone and a Southern Zone.

8.1 Northern Zone

This embraces development Plots A,B,E, F and G. With the exception of Plot B (former school playing fields) the land in this Zone has not been previously developed.

The majority of this Zone is poor quality pasture. Dry stone walls, albeit in poor condition define the northern perimeter of this Zone (at the interface with Polyphemus Woods) and between Plots E and F, Plots E and A, Plots A and B and Plots F and B. At the eastern edge is a frontage to Roman Road where there is a marked difference in level between the site and the carriageway.

New housing will have to be carefully laid out to give an active frontage to the perimeter of this Zone and to the greenspace corridors. Unrelieved lengths of fences next to open areas should be avoided.

By way of illustration the indicative plan that follows shows how housing could be arranged where it falls at the perimeter of the site, next to Polyphemus Woods (Figure 25).

At Figure 26 is an illustrative section which shows the relationship between new housing and Roman Road.

Figure 25 - Indicative Plan: Housing and Polyphemus Woods

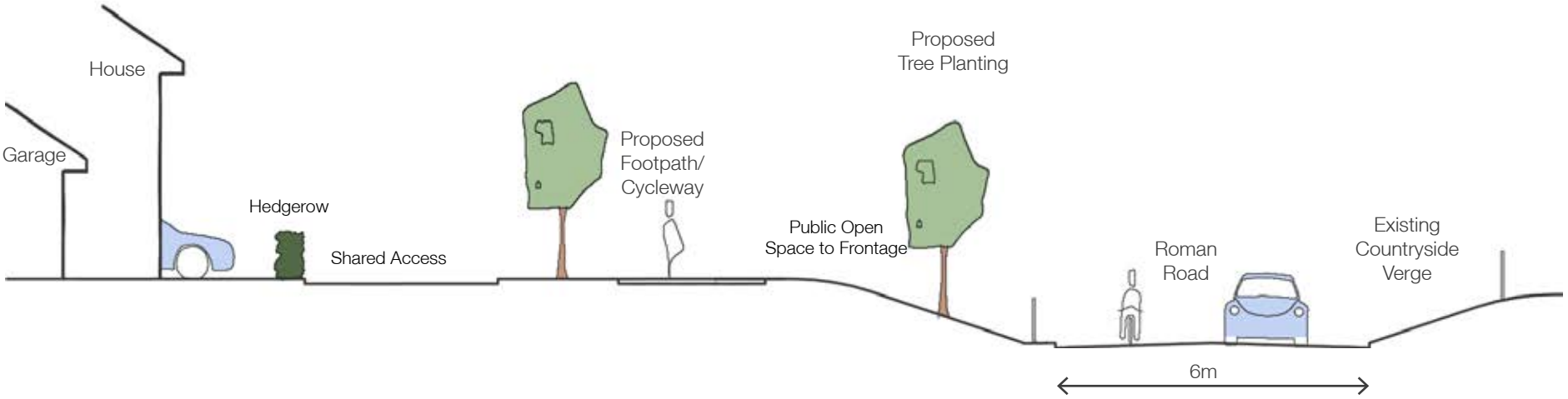

Figure 26 - Illustrative section of interface with Roman Road

08 Residential Character Areas

8.1 Northern Zone

The key characteristics of the housing at the Zone will be:

Layout and Density

- A reasonably low density of 20-30 dwellings per hectare (dph).
- An informal arrangement or grain of houses at the periphery of the Zone with houses served from urban lanes or shared surface routes and orientated towards the surrounding countryside.
- Houses orientated to face the greenspace corridors.
- Where possible existing dry stone walls should be incorporated to provide a point of reference to the historic use of the land.
- Footpath links from the housing parcels to the network of greenspace corridors and the open countryside.
- The primary access from Roman Road should be treated as a high quality threshold to the Zone with buildings and landscape used in combination to create a distinct gateway. A footpath connection within the site will give a strong pedestrian and cycle link from this primary access to Eccleshill Fold.
- Detention ponds and swales (where appropriate) integrated into the greenspace.

Scale and Form

- The majority of houses will be two storey but there is an opportunity for higher buildings at focal points or on corners in order to give variety and interest.
- A mix of detached and semi-detachedd houses.

Streets, Spaces and Landscape

- Create streets of character which are distinctive places in their own right. This can be achieved with a combination of boundary walls, landscape treatment of the street corridor and variety in the road and footpath surfacing.
- On plot parking arranged so that cars do not dominate the street scene.
- The primary open space is in the form of a greenspace corridor which runs diagonally across the site from Holden Fold to Eccleshill Fold. For a significant length this corridor is contained on one side by a dry stone wall. This should be repaired to add character to the greenspace and should be used to separate the public open space from the housing. Dry stone walls should be included on both sides of this primary open space (existing and new) Figure 27 shows this arrangement.
- At both ends of this greenspace corridor threshold features should be designed and built to permit pedestrian and cycle use only.
- Landscape treatment, particularly at the edge of the development plots, should form an integral element of the layout and design of the development. It will assist in the transition from the new urban neighbourhood to the countryside at the outer periphery of this Zone. The edge of the development is the point where the designated Green Belt starts. The edge treatment should provide an enduring and long term boundary for the Green Belt.

Boundary Treatments and Enclosure

- To form attractive and enduring urban streets there is a need for boundaries to the front curtilage of all houses which distinguish public from private spaces.
- Dry stone walls, either existing or new, will be a defining characteristic especially at the outer edge of the plots.

Detail of Built Form

- Where buildings front onto open spaces, irregular plot widths should be considered with subtle setbacks in order to provide variety and interest (Figure 28).
- Building designs to have a considered balance of solid to void with a vertical rhythm of window openings. Larger glazed features can be used to exploit views, provide interest and maximise solar gain.
- Facing materials are to be predominately red brick with accents of stone and render.

Figure 27 - Illustration of Primary Open Space Corridor

Figure 28 - Illustrative plan of Interface with Green Corridor

08 Residential Character Areas

8.2 Southern Zone

This Zone comprises plots C and D. These plots have a direct relationship with the established urban edge of Darwen - either the inter-war or immediate post war public housing along Holden Fold or the mix of post war development and older terraced housing at Moor Lane and Knowle Fold. Plot C is the location of the former secondary school. The only extant building is a sub-station but there are extensive areas of hardstanding. One part of plot D has been regraded and was once used as school playing fields.

The secondary school was orientated towards Holden Fold and along this frontage a stone retaining wall, retained trees and a bus lay-by are legacies of former development.

The stone retaining walls have value and should be retained. The stone retaining wall marks the point where there is a difference in level between the site and the road corridor. The trees appear at the higher site level. New housing on plot C will face towards Holden Fold but at a higher elevation than existing houses (Figure 30).

Plot D is reasonably discrete. It is bounded by development on Moor Lane and along Knowle Fold. There is a slight difference in level between Moor Lane and plot D where the two interface.

At Holden Fold one of the points of access to the former school is to be adapted to provide the starting point of the spine road running through the site to Roman Road. A spur from the spine road will give access to a car park next to the pavilion at Square Meadow. The car park should be viewed as an integral part of the new housing development.

Plot D can be accessed from a new junction onto Moor Lane. Within the site the change in levels prevents a practical road link between the two plots in the Southern Zone but there will be inter-connecting footpath routes (Figure 29).

Figure 29 - Illustrative Sections: Interface with Green Corridor

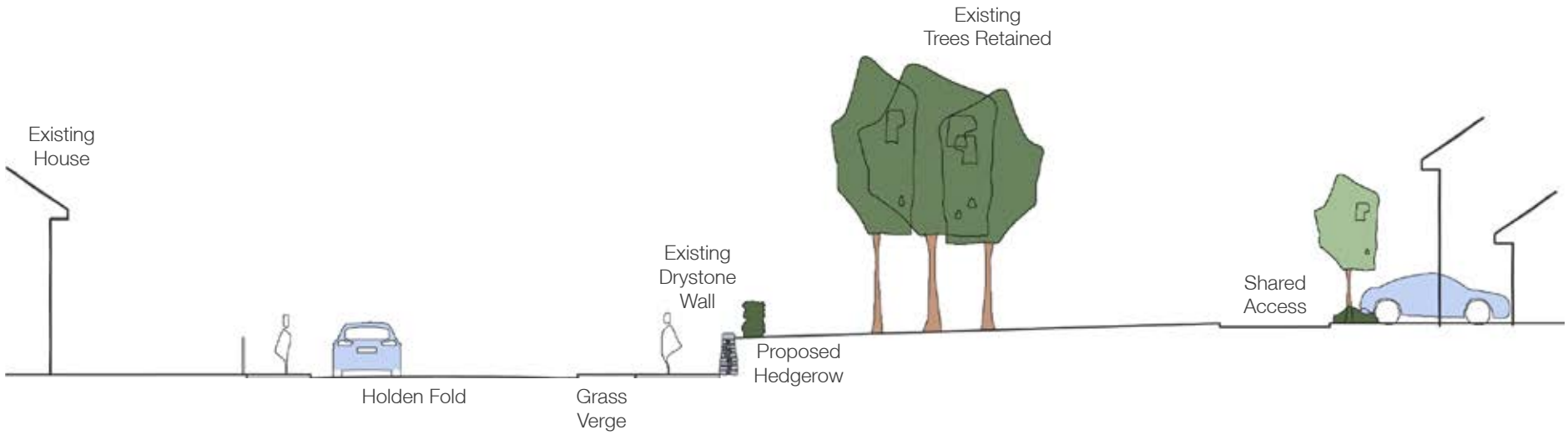

Figure 30- Illustrative Sections: Interface with Holden Fold

08 Residential Character Areas

8.2 Southern Zone

There are considerations which are similar to those outlined for the Northern Zone such as the relationship between new housing and greenspace and the treatment and orientation of houses at the outer edge. However it is anticipated that the grain of the housing will be tighter, a reflection of the neighbourhood to the south.

Key characteristics are:

Layout and Density

- A medium density of housing is anticipated (30-40dph) with a greater use of terraced housing.
- Direct frontage to the primary greenspace which divides Plots C and D with pedestrian routes threaded through this greenspace (Figure 29).
- Greenspace at the edge of this Zone will harbour the detention ponds which form part of the side-wide, sustainable system of managing surface water runoff.
- Orientation of new houses is important with direct frontage onto Holden Fold, Knowle Fold and Moor Lane as well as active frontage to greenspace corridors.

Land Use

- Residential and a new car park to meet the needs of Square Meadow.
- Areas of greenspace separating Plots C and D and accommodating sustainable drainage swales and detention ponds.

Scale and Form

- Two storey houses are likely to dominate but there are opportunities for higher buildings at corners to mark a particular location in the development.
- Housing mix of clusters of terraced housing, semi-detached and detached housing.

Street, Public Open Space and Landscape

- As described already, the spine road originating at Holden Fold will have a distinct character formed by verges, avenue trees and high quality boundaries. At the threshold onto Holden Fold existing trees, new landscape and buildings should be used in combination to create a high quality entrance.
- Elsewhere along more informal streets there remains a need for strong boundaries to distinguish public and private spaces.
- Views across the greenspace should be celebrated. Rear fences between house plots and greenspace should be avoided
- Existing trees, wherever possible, should form the starting point of a rich landscape framework for the new housing.

Boundary Treatments and Enclosure

- There are occasional lengths of dry stone walls which should be repaired and extended to give character to the greenspace corridors
- Housing along streets should include front boundary walls to enclose private spaces.
- At the outer edge of this Zone along Holden Fold and Knowle Fold native hedgerows should be used as a boundary enclosure.

Detail of Built Form

- There is the option to group clusters of terraced houses to provide a character of development which is an modern interpretation of traditional housing in Darwen.
- There needs to be a considered balance of solid to void on the principal elevations of the houses with a dominant vertical rhythm of windows openings.
- Facing materials should be predominantly red brick but with accents of stone and render.

09 Delivery Strategy

9.1 Phasing of Development, Infrastructure Delivery and Developer Contributions

The masterplan provides for the delivery of new housing in phases. The phases are aligned with land ownership interests.

If a local shop is a viable addition then it could be included in later phases of the development.

A clear understanding of the infrastructure requirements and bulk earthworks for each phase is important and it will need to be demonstrated that activities and interventions at any one plot will not prejudice the delivery of houses on any other plot.

The spine road is one key component of the site infrastructure. The first phase of development will be served by the initial stages of the spine road constructed with new junctions onto the adopted Holden Fold and Roman Road. This arrangement releases land in the Northern Zone and land in the Southern Zone in parallel and is likely to lead to a diverse range of house types and house sizes from the outset. The spine road will be completed as phases two and three are brought forward.

A similar principle applies to the drainage network and the greenspace network. They need to be conceived and designed across the whole site but they should also be capable of being delivered in stages as the associated housing is built out.

With this in mind the phasing plan (Figure 27) shows the broad extent of the strategic greenspace and the network of pedestrian routes associated with each phase.

Development, new on-site infrastructure and contributions to off-site infrastructure will be provided progressively over time. This is summarised in the schedule at Appendix A. In brief this shows:

1. In phases 1 and 2 there will be contributions (i) towards the extension of a single form entry primary school in East Darwen.
2. In phases 2,3 and 4 contributions (i) will be made towards the development of the East Darwen Development Corridor and sustainable transport initiatives.
3. New points of access onto Holden Fold, Roman Road and Moor Lane will be secured through S278 of the Highways Act 1990.
4. In all phases the starting point is the inclusion of 20% of all housing to be affordable. This is subject to viability and, potentially, a higher ratio of affordable housing in the Southern Zone than the Northern Zone.
5. Contributions (i) are to be made towards upgrading the Square Meadow Sports Facility in each phase of the development.
6. Green infrastructure (and the surface water drainage network) is to be delivered as an integral part of each phase and managed in perpetuity in accordance with a landscape management plan (and through the creation of a dedicated Management Company). The management arrangements for all green infrastructure will be overarching and will apply equally to all phases. The dedicated Management Company will ensure that all green infrastructure is maintained at all times to a consistently high standard.

(i) **Note** Contributions and affordable housing will be secured through agreements under S106 of the Town and Country Planning Act 1990.

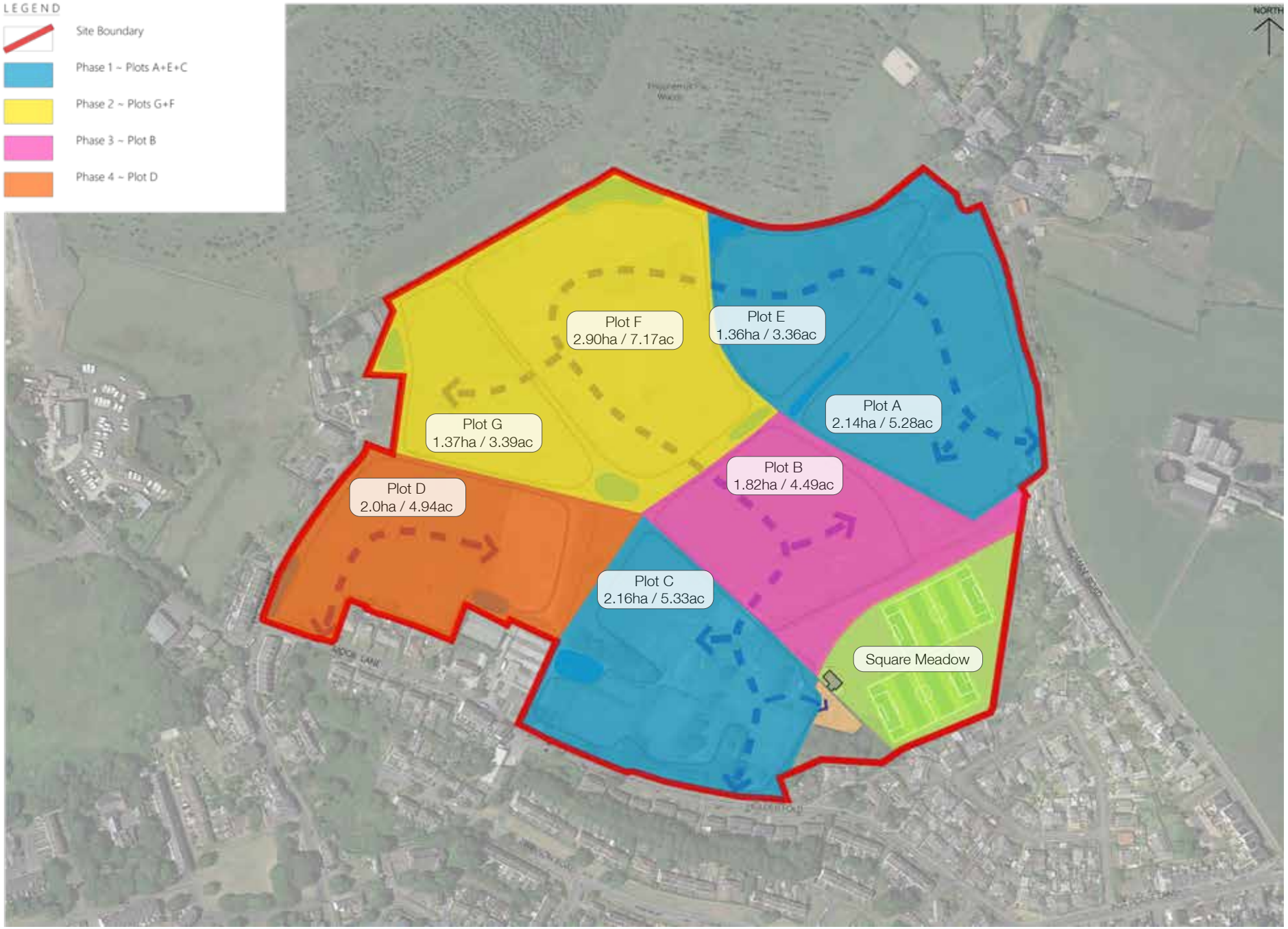

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Figure 31 - Proposed Phasing

09 Delivery Strategy

9.2 Housing Trajectory

The rate of delivery of housing will be subject to a wide range of factors and so, at this stage, the housing trajectory for the site can only be seen as indicative.

Plot	Land Area (acre)	Land Areas (ha)	Units	2021	2022	2023	2024	2025	2026	2027	2028	2029
PHASE ONE	13.99	5.66	184	30	60	60	34					
PHASE TWO	10.56	4.27	114			30	30	30	24			
PHASE THREE	4.50	1.82	55						30	25		
PHASE FOUR	4.94	2.00	80							30	30	20
Total	**33.99**	**13.75**	**433**									
Estimate of units sold per year				**30**	**60**	**90**	**64**	**30**	**54**	**55**	**30**	**20**

09 Delivery Strategy

9.3 Planning Application Requirements

The development will be brought forward in phases over a time-frame which could extend over nine years. As a consequence, it is vital that the masterplan exerts a strong influence over the approach to design in individual character areas and on the delivery of infrastructure to support developments.

It is anticipated that separate planning applications for individual phases or character areas will be submitted although there is the option of a two stage approach to planning with an outline planning permission to provide an overarching statutory approval for new development followed by a series of reserved matters applications. If an outline planning application is submitted then there will be an intermediate stage which requires the submission and approval of a Design Code. This will be secured by planning condition. Whichever planning route is adopted, Blackburn with Darwen Council would encourage pre-application discussion with interested parties.

All planning applications will need to be supported by essential information. In this respect the Council's validation checklist should be consulted. The Design and Access Statement will assume a particularly important role. It should explain the rationale for all design decisions and demonstrate how the proposed development aligns with all aspects of the masterplan. Other key documents will include a Flood Risk Assessment and Drainage Strategy, a Transportation Assessment, a Land Quality and Remediation Statement, Ecological Surveys, and a Landscape Strategy.

If planning applications are brought forward for individual plots or phases then they will need to be accompanied by a context plan and statement to explain how the development proposed relates to the other parts of the site and the contributions the development will make to infrastructure.

Under the provisions of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011, the development could require Environmental Impact Assessment (EIA) and an Environmental Statement. It is recommended that a Screening Opinion is submitted to the Council in advance of submitting planning applications to establish if EIA is required or not.

Blackburn with Darwen Council is preparing a new local plan. Depending on the timing of a planning application, additional policy requirements might arise through that process. Planning decisions will be made based on the adopted development plan and emerging policy in accordance with the weight that can be attributed to them. One example is the updated Playing Pitch Strategy and the Built Sports Facilities Strategy (both are currently being reviewed). These could influence the way in which planning applications are prepared and presented. They could also prompt a review of the planning obligations relating to Square Meadow as set out in Appendix A.

APPENDIX A - Infrastructure and Delivery Plan

INFRASTRUCTURE DELIVERY PHASING PLAN

(Covering work under S278 of the Highways Act 1980 and contributions under S106 of the Town and Country Planning Act 1990)

	Notes	Phase	1	2	3	4	Totals
	Note 1	Indicative housing number	188	118	55	82	443
Education Provision **1**. S106 Contributions to single form entry primary school extension in East Darwen	Note 2 Note 4		£820,000	£180,000	£0	£0	£1,000,000
Key Highway Improvement Works **2**. S106 contributions to Darwen East Development Corridor and sustainable transport initiatives	Note 2 Note 4		£0	£346,500	£242,500	£361,000	£950,000
3. 278 highway improvement/junction works where boundary of the site adjoins the public highway			Two new junctions (Holden Fold and Roman Road)			One new junction (Moor Lane)	
Affordable Housing **4.** Inclusion of affordable housing by phase	Note 3		20%	20%	20%	20%	
Green Infrastructure **5.** S106 contributions towards upgrading Square Meadows Sports Facility	Note 2 Note 4		£21,000	£13,500	£6,000	£9,500	£50,000
6. Green Infrastructure provided on site within each phase and managed in perpetuity in accordance with a landscape management plan	Note 5		On site/within phase	On site/within phase	On site/within phase	On site/within phase	

Notes

Note 1 Infrastructure delivery plan is based in assumed housing yield from each phase. Any proposed changes will require proportionate changes in funding profiles

Note 2 Payment schedule for all S106 contributions to be agreed for each phase and to be considered at the planning application stage

Note 3 Affordable housing is subject to viability assessment at each phase of the development when planning applications are submitted.
The mix of affordable housing types and tenures is also to be determined on a phase by phase basis when planning applications are submitted

Note 4 The costs in this schedule have been provided by Blackburn with Darwen Council

Note 5 All green infrastructure will be maintained by a single Management Company which will have an overarching role across all phases of the neighbourhood.
It is anticipated that a single NEAP will serve the neighbourhood and that the cost of this will be apportioned to each phase.
The NEAP will be maintained by the Management Company as an integral part of the green infrastructure.

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