



DARWEN EAST DEVELOPMENT CORRIDOR (DEDC) – MARCH 2017 UPDATE

51 responses were received from residents responding to the consultation exercise held on the 22nd and 23rd November 2016 at Darwen Academy and the Craven Heifer public house. Over 160 people attended in person over the course of the two nights to speak to representatives from the Council and Developers. This document provides a summary of comments made by the general public and how the Council intends to respond to them.

You said	Council's response
What is the main reason behind the scheme?	The scheme delivers a new link road on the eastern side of Darwen which will unlock land to enable the future development of new housing and improve access to local employment opportunities identified within the Council's adopted Local Plan. The scheme also provides a local traffic alternative for residents in South East Darwen to get to M65 Junctions 4 and 5.
Why has this site been identified for housing development?	The site has been long identified for development. It was a safeguarded site in the previous local plan and is identified as a housing land allocation in the Council's adopted (December 2015) Local Plan Part 2 within Policy 16/14. This can be accessed via the following weblink: http://www.blackburn.gov.uk/Pages/Local-Plan-Part-2-submission-documents.aspx All landowners have confirmed they are willing for the site to be brought forward for development.
What previous consultation has been undertaken with local people?	Residents were consulted extensively on the principle of the site being developed for housing throughout the preparation process of the Council's Local Plan. Feedback has been published and is available to view on the Council's website via http://www.blackburn.gov.uk/Pages/Local-Plan-Part-2-submission-documents.aspx
Is this a relief road for the benefits of Darwen residents, or is it to enable through traffic from Bolton to the M65?	The objectives of the new link road are to: <ul style="list-style-type: none"> - Provide new infrastructure to enable the development of a designated housing site between Marsh House Lane and Ivinson Road - To improve the local highway network and improve access to and from the eastern side of Darwen - To increase travel options between south east Darwen and the M65 Junctions 4 and 5 - To reduce congestion across Darwen whilst helping to bring forward sustainable growth in the Town - To improve junctions and structures on the DEDC corridor between the A666 / Watery Lane / Grimshaw Street and Ivinson Road / Moor Lane at Chapels
Not enough information re: proposals at road junctions and anticipated increased traffic.	Following the consultation exercise the Council has developed further designs for adjacent junctions to improve conditions for highways users. As part of the project the Council is planning to improve the following junctions and highways: <p>A666 / Watery Lane: improved junction layout, right turn pocket and lining, minor parking restrictions</p>

	<p>A666 / Grimshaw Street: improved junction layout, right turn pocket and lining, minor parking restrictions</p> <p>Grimshaw Street Bridge: structure to be upgraded and strengthened</p> <p>Watery Lane Bridge: options being considered to improve road safety and sightlines</p> <p>Sough Road / Grimshaw Street / Pole lane: compact roundabout</p> <p>Priory Drive / Pole Lane: mini roundabout</p> <p>Priory Drive / Marsh House Lane: mini roundabout</p> <p>Iverson Road / Oak Grove / Holden Fold: improved junction layouts, sightlines and kerbing, lining and re-prioritisation</p> <p>Moor Lane / Chapels / Goose House Lane: junction relining</p> <p>Residents will get the opportunity to see further information on the designs at the planning application stage of the project and through future newsletters.</p>
Not enough detail on the new road link.	<p>The design of the new road between Marsh House Lane and Iverson Road will include:</p> <ul style="list-style-type: none"> - A single carriageway 30 mph residential road with footways and cycling facilities - Raised junction tables to keep speeds down - A design for direct access to houses and driveways from the new road - Landscaping and trees (to mitigate trees lost at Marsh House Lane / Priory Drive) - Existing rights of way accommodated within the scheme
We would like to know the plan for the bottom of Iverson Road and what impact it will have on Moor Lane.	<p>The Council has gone out to consultation at a very early stage to give residents the ability to feed their ideas into the proposals before options are designed up in detail.</p> <p>The existing junction at Chapels / Moor Lane / Knowle Lane will be re-lined and priorities for traffic reviewed. It is not anticipated that private property acquisition in this location will be required to deliver the Darwen East Development Corridor.</p>
Initial plans do not seem to consider extra traffic issues.	<p>The principle of development in Darwen and the associated impact on local highways have been assessed during the preparation of the Local Plan. The Local Plan does set out the policy requirements and key considerations for all development on the site (new road link and housing) to safeguard residents' amenity and to manage any potential impact. Further Transport Assessments will be carried out at the planning stages for both the link road and any future developments. The Council is committed to improving the wider road network as part of this project and will actively negotiate developer contributions as an integral part of the planning application stage to support the delivery of new infrastructure.</p>
If we are in such great need of housing why were houses not being built in the centre close to local shops and transport?	<p>A key priority for the Council is to widen the choice of housing within the Borough, in particular the delivery of larger family homes. The East Darwen site offers the opportunity to deliver this wider housing offer on a viable site.</p> <p>As part of the new road link's design, footpaths are being planned to closely link the western edge of the site with existing developments i.e. Two Gates and Ellison Fold Terrace. Similarly, efforts will be made to ensure footpaths are retained, to ensure easy access between any future development and social / health / cultural / retail and public transport facilities,</p>

	given that they are under a kilometre away.
Concerns over public money being used to provide a road for a private housing developer. How is the scheme going to be funded?	The Council has secured £2.5m of Local Growth Fund 2 funding from the Lancashire Enterprise Partnership to deliver the infrastructure between April 2017 and March 2019. The Council is providing funding further funding through the Local Transport Plan to deliver associated junction improvements. Developer contributions via Section 106 and Section 278 agreements will be sought (some already agreed) to fund part of the associated junction improvements highlighted within the consultation.
Will the new link road be used by heavy vehicles to avoid Darwen Town Centre?	The Council has limited the scope of improvements at the A666 / Watery Lane and Grimshaw Street junctions to not promote the new link road as a route for Heavy Goods Vehicles. The new link road will be a residential road and the Council is considering whether weight limits (via Traffic Regulation Orders) are appropriate.
Will drainage be improved – fields are already waterlogged?	The new link road alignment is being designed to deal with surface run off sustainably. Any future housing developments will require a Site Specific Flood Risk Assessment to be completed and submitted at the Planning Application stage.
Concerns over existing traffic and speeds, particularly on Marsh House Lane and Pole Lane	Traffic calming and junction improvement measures are designed to slow traffic down on these roads. By introducing mini-roundabouts priorities are changed, and traffic will not have automatic right of way. Noise cancelling rumble strips are also being investigated as part of the detailed design process.
Existing parking on Ivinson Road / Oak Grove very difficult to travel along	Discussions will take place with Together Housing about the provision of additional off-road parking for existing residents of Ivinson Road. Similarly the amount of parking on Oak Grove will be reviewed to accommodate traffic flows and local parking requirements.
Local facilities i.e. GPs / Primary Schools being stretched with more development	The Council will work with the Blackburn with Darwen Clinical Commissioning Group to identify any increased requirements which are needed for future local health services. In terms of schools, consideration has been made in relation to new developments. The Council recognises the need to increase capacity and will seek developer contributions at the appropriate point.
Concerns over the destruction of open space, existing ecology and the environment.	The Council has Local Plan policies in place in relation to the retention of open space within any development and the protection and enhancement of established green infrastructure. As part of the Planning process the Council will ensure that this policy is followed. Appropriate Ecology Reports will also be produced as part of the Planning process which will identify any required mitigation measures.
What are the next steps?	A full planning application for the new road link is programmed to be submitted in May 2017, with a determination anticipated in August 2017. Autumn 2017 will see the start of construction works.
Will you be keeping residents informed on next steps and how will you do this?	The Council will ensure that residents are kept informed at every stage of development and will prepare a newsletter which will be published at key stages as the project is delivered. Information can currently be found on the Council's website at http://www.blackburn.gov.uk/Pages/Darwen-East-Development-Corridor.aspx