

Input	Forecast Year	Description of Model Central Assumption (Core Scenario)	Uncertainty Assumption (Alternative Scenario Options)	Comments
Local Uncertainty : Factors affecting underlying demand				
Sigma 110 (Fmr Accrol family owned)	2019	Delivery stage finished	As Central Assumptions/ Core Scenario	Complete Medium grade commercial units. Commercial Floor Area 10,400m ² Growth Theme - Employment Found in SE Blackburn growth programme.
	2021	Delivery stage finished	As Central Assumptions/ Core Scenario	
	2036	Delivery stage finished	As Central Assumptions/ Core Scenario	
Beechwood Garden Centre, Roman Road	2019	N/A	N/A	More than likely Site too small to be modelled explicitly Housing. Found in SE Blackburn growth programme. Outline planning application granted 2017. Full planning applied for June 2019
	2021	14 houses completion scheduled 2021/2022 (considered within NTEM growth)	As Central Assumptions/ Core Scenario	
	2036	As Above	As Central Assumptions/ Core Scenario	
16/8 - Blackamoor Road Development Site (Employment)	2019	N/A	N/A	Reasonably Foreseeable High grade commercial units. Commercial Floor Area. 37,600m ² - Employment. In Local Plan Part 2 pg 56 - listed as residential site.
	2021	Any development considered within background NTEM growth	Any development considered within background NTEM growth	
	2036	Any development considered within background NTEM growth	Estimated 5000m ² in 2022/23, another 5000m ² in 2023/24, 6000m ² in 2024/25 and 6700m ² added 2025/26.	
16/8 -Blackamoor Road Development Site (Housing)	2019	N/A	N/A	Reasonably Foreseeable Growth Theme - Housing Site Area - 2.17 Ha (estimated 70 dwellings). In ocal Plan Part 2 pg 56.
	2021	Any development considered within background NTEM growth	Any development considered within background NTEM growth	
	2036	Any development considered within background NTEM growth	70 houses completion scheduled to start 2022 and be completed by 2025	
TIBS / Fmr Blakewater College (Employment)	2019	N/A	N/A	Hypothetical 4.0 Ha Site Medium grade commercial units. Commercial Floor Area 19500m ² Growth Theme - Employment. Found in SE Blackburn growth programme. Not identified as site allocation in Local Plan Part 2
	2021	Any development considered within background NTEM growth	Any development considered within background NTEM growth	
	2036	Any development considered within background NTEM growth	Any development considered within background NTEM growth	
Chubb Systems, Shadsworth Industrial Estate	2019	Delivery stage finished	As Central Assumptions/ Core Scenario	Complete High grade commercial units. Commercial Floor Area 4335m ² Growth Theme - Employment Found in SE Blackburn growth programme.
	2021	Delivery stage finished	As Central Assumptions/ Core Scenario	
	2036	Delivery stage finished	As Central Assumptions/ Core Scenario	
Fishmoor Drive (Parcel 1) - Fmr THL Land	2019	N/A	N/A	Reasonably Foreseeable Growth Theme - Housing Site Area - 4.8 Ha. In LPP 2 pg 93.
	2021	Any development considered within background NTEM growth	205 houses completion scheduled to started by 2021	
	2036	Any development considered within background NTEM growth	Any development considered within background NTEM growth	
Fishmoor Drive (Parcel 2) - Fmr T2000	2019	N/A	N/A	Reasonably Foreseeable Growth Theme - Housing Site Area - 1.10 Ha In LPP 2 pg 93.
	2021	Any development considered within background NTEM growth	65 houses completion scheduled to started by 2021	
	2036	Any development considered within background NTEM growth	Any development considered within background NTEM growth	
	2019	N/A	N/A	Reasonably Foreseeable

Source
SE Blackburn growth programme provided by BwDBC.
SE Blackburn growth programme provided by BwDBC. Planning Application: 10/19/0549
SE Blackburn growth programme provided by BwDBC. BwD Local Plan Part 2
SE Blackburn growth programme provided by BwDBC. BwD Local Plan Part 2
SE Blackburn growth programme provided by BwDBC. https://www.blackburn.gov.uk/sites/default/files/media/pdfs/GDTI-SE%20Blackburn%20Growth%20Zone%20Information.pdf
SE Blackburn growth programme provided by BwDBC. https://www.lancashiretelegraph.co.uk/news/14519038.this-is-an-exciting-day-150-jobs-coming-to-blackburn-as-work-starts-on-new-55000-sq-ft-office-complex/
SE Blackburn growth programme provided by BwDBC. https://www.blackburn.gov.uk/sites/default/files/media/pdfs/GDTI-SE%20Blackburn%20Growth%20Zone%20Information.pdf
SE Blackburn growth programme provided by BwDBC. https://www.blackburn.gov.uk/sites/default/files/media/pdfs/GDTI-SE%20Blackburn%20Growth%20Zone%20Information.pdf
SE Blackburn growth programme provided by BwDBC.

South East Blackburn Growth Zone

Fishmoor Drive (Parcel 3) - Roman Road/Newfield School	2021	Any development considered within background NTEM growth	130 houses completion scheduled to started by 2022	Growth Theme - Housing Site Area - 3.15Ha. In LPP 2 pg 56.	https://www.blackburn.gov.uk/sites/default/files/media/pdfs/GDTI-SE%20Blackburn%20Growth%20Zone%20Information.pdf
	2036	Any development considered within background NTEM growth	Any development considered within background NTEM growth		
Fishmoor Drive (Parcel 4) - South Site	2019	N/A	N/A	Hypothetical No build out rates provided, considered less feasible than approx 200 houses listed in growth programme Growth Theme - Housing Site Area - 8.70Ha. In LPP 2 pg 93.	https://www.blackburn.gov.uk/sites/default/files/media/pdfs/GDTI-SE%20Blackburn%20Growth%20Zone%20Information.pdf
	2021	Any development considered within background NTEM growth	Any development considered within background NTEM growth		
	2036	Any development considered within background NTEM growth	Any development considered within background NTEM growth		
Fishmoor Drive (Parcel 5) - Longshaw HOP	2019	N/A	N/A	Hypothetical Site too small to be modelled explicitly. Located well away from current study area. All 30 houses to be completed by 2025/26. All 30 are listed as affordable. Growth Theme - Housing Site Area - 0.50Ha. Found in SE Blackburn growth programme.	https://www.blackburn.gov.uk/sites/default/files/media/pdfs/GDTI-SE%20Blackburn%20Growth%20Zone%20Information.pdf
	2021	Any development considered within background NTEM growth	Any development considered within background NTEM growth		
	2036	Any development considered within background NTEM growth	Any development considered within background NTEM growth		
Haslingden Road (Brandy House) Site	2019	Assumed 0 dwellings occupied in Baseline	As Central Assumptions/ Core Scenario	Near Certain Site Under Construction - Planning App: 10/09/0414 Site Area - 3.45Ha. Found in SE Blackburn growth programme.	SE Blackburn growth programme provided by BwDBC. BwD Local Plan Part 2 Planning App: 10/09/0414
	2021	Construction of 103 dwellings complete by 2021	As Central Assumptions/ Core Scenario		
	2036	As above	As Central Assumptions/ Core Scenario		
Haslingden Road (Fishmoor Reservoir) Site	2019	Any development considered within background NTEM growth	Any development considered within background NTEM growth	Reasonably Foreseeable Still at feasibility Stage Site Area - 6.90Ha. In LPP 2 pg 54.	SE Blackburn growth programme provided by BwDBC. BwD Local Plan Part 2
	2021	Any development considered within background NTEM growth	Any development considered within background NTEM growth		
	2036	Any development considered within background NTEM growth	upto 140 units stated in local plan 15 in 2022/23 - 30 in 2023/24 - 30 in 2024/25 - 30 in 2025/26		
Hotel adjacent to The Willows, Haslingden Road	2019	Delivery stage finished	As Central Assumptions/ Core Scenario	Complete Low-grade commercial units. Commercial Floor Area 1258m² Found in SE Blackburn growth programme.	SE Blackburn growth programme provided by BwDBC.
	2021	Delivery stage finished	As Central Assumptions/ Core Scenario		
	2036	Delivery stage finished	As Central Assumptions/ Core Scenario		
Manxman Road, Highercroft	2019	Any development considered within background NTEM growth	Any development considered within background NTEM growth	Hypothetical Not in local plan Site Area - 4.62Ha Found in SE Blackburn growth programme. (45 houses to be developed, 20 in 2021/22 and 25 in 2022/23.) No other info available	SE Blackburn growth programme provided by BwDBC.
	2021	Any development considered within background NTEM growth	Any development considered within background NTEM growth		
	2036	Any development considered within background NTEM growth	Any development considered within background NTEM growth		
Medipark Site	2019	Any development considered within background NTEM growth	Any development considered within background NTEM growth	Reasonably Foreseeable High grade commercial units. Commercial Floor Area 18500m². In LPP 2 pg 30.	SE Blackburn growth programme provided by BwDBC. BwD Local Plan Part 2
	2021	Any development considered within background NTEM growth	Any development considered within background NTEM growth		
	2036	Any development considered within background NTEM growth	Estimated 1500m² in 2023/24, 1500m² in 2024/25 and 1500m² added 2025/26.		
Newfield Drive Development Site	2019	Delivery stage finished	As Central Assumptions/ Core Scenario	Complete Growth Theme - Housing Site Area - 1.15Ha Found in SE Blackburn growth programme.	SE Blackburn growth programme provided by BwDBC.
	2021	Delivery stage finished	As Central Assumptions/ Core Scenario		
	2036	Delivery stage finished	As Central Assumptions/ Core Scenario		
Old Bank Lane Car Park	2019	Construction Complete - site not yet fully utilised	As Central Assumptions/ Core Scenario	Complete Planning App: 10/17/1083	SE Blackburn growth programme provided by BwDBC. Planning App: 10/17/1083
	2021	Complete - Full Site Utilisation as defined in TA	As Central Assumptions/ Core Scenario		

	2036	As Above	As Central Assumptions/ Core Scenario	Found in SE Blackburn growth programme.	
Premier Way (Walker) Business Park	2019	N/A	As Central Assumptions/ Core Scenario	More than likely	SE Blackburn growth programme provided by BwDBC. BwD Local Plan Part 2 Planning App: 10/19/0555
	2021	Approx 5500m2 GFA industrial units, as defined in TA	As Central Assumptions/ Core Scenario	Planning App: 10/19/0555, assumed complete and fully utilised as defined in TA by 2021	
	2036	As Above	As Central Assumptions/ Core Scenario	Growth Theme - High grade commercial units. Commercial Floor Area - 10739Ha In LPP 2 pg 33.	
Roman Road (Nr Davyfield Site)	2019	N/A	As Central Assumptions/ Core Scenario	More than likely	SE Blackburn growth programme provided by BwDBC. BwD Local Plan Part 2 Planning App: 10/18/0800
	2021	Approx 0.25 Ha site to be completed and fully utilised, as defined in TA	As Central Assumptions/ Core Scenario	Planning App: 10/18/0800, assumed complete and fully utilised as defined in TA by 2021	
	2036	As Above	As Central Assumptions/ Core Scenario	Growth Theme - Low grade commercial units. Commercial Floor Area 2400m ² Found in SE Blackburn growth programme.	
School Lane, Guide	2019	N/A	As Central Assumptions/ Core Scenario	More than likely	SE Blackburn growth programme provided by BwDBC. Planning App: 10/18/0075
	2021	45 houses assumed complete by 2021	As Central Assumptions/ Core Scenario	Planning App: 10/18/0075	
	2036	As Above	As Central Assumptions/ Core Scenario	Growth Theme - Housing Site Area - 1.60Ha. Found in SE Blackburn growth programme.	
Shadsworth Plot C	2019	N/A	As Central Assumptions/ Core Scenario	More than likely	SE Blackburn growth programme provided by BwDBC. BwD Local Plan Part 2 Planning App: 10/15/1542 + 10/16/1303
	2021	Assumed complete by 2021	As Central Assumptions/ Core Scenario	Planning App: 10/15/1542 + 10/16/1303	
	2036	As Above	As Central Assumptions/ Core Scenario	Growth Theme - Medium grade commercial units. Commercial Floor Area 9267m ² In LPP 2 pg 31.	
Waterside Employment Site (Parcel A)	2019	N/A	As Central Assumptions/ Core Scenario	More Than Likely	SE Blackburn growth programme provided by BwDBC. BwD Local Plan Part 2
	2021	Assumed complete by 2021	As Central Assumptions/ Core Scenario	Planning App: 10/17/0708, under construction, mixed offices/ retail space as defined in TA	
	2036	As Above	As Central Assumptions/ Core Scenario	Growth Theme - Offices Site Area - 6.65Ha In LPP 2 pg 32.	
Waterside Employment Site (Parcel B)	2019	Any development considered within background NTEM growth	Any development considered within background NTEM growth	More than likely	SE Blackburn growth programme provided by BwDBC. BwD Local Plan Part 2
	2021	Any development considered within background NTEM growth	Any development considered within background NTEM growth	EG HQ site - Under Construction	
	2036	Any development considered within background NTEM growth	Approx 1.6Ha site of employment use identified in Local plan assumed developed by 2036	Growth Theme - Medium grade commercial units. Commercial Floor Area 4500m ² In LPP 2 pg 32.	
Johnstone Road	2019	Any development considered within background NTEM growth	Any development considered within background NTEM growth	Reasonably Foreseeable	BwD Local Plan Part 2
	2021	Any development considered within background NTEM growth	Any development considered within background NTEM growth	Located away from highway network	
	2036	Any development considered within background NTEM growth	Assumed 70 Houses complete by 2036, as detailed in local plan	70 homes as defined in local plan	
	2019	Any development considered within background NTEM growth	As Central Assumptions/ Core Scenario	More than likely	SE Blackburn growth programme provided by BwDBC.

Crossfield St Former Bakery Site	2021	Any development considered within background NTEM growth	As Central Assumptions/ Core Scenario	Relatively small development of 27 dwellings. Located too far away from study area to have impact Growth Theme - Housing Site Area - 0.36Ha Found in SE Blackburn growth programme.
	2036	Any development considered within background NTEM growth	As Central Assumptions/ Core Scenario	

<http://planning.blackburn.gov.uk/Northgate/PlanningExplorer/Generic/StdDetails.aspx?PT=Planning%20Applications%20Online&TYPE=PL/PlanningPK.xml&PARAM0=39038&XSLT=/Northgate/PlanningExplorer/SiteFiles/Skins/Blackburn/xslt/PL/PLDetails.xslt&FT=Planning%20Application%20Details&PUBLIC=Y&XMLSIDE=/Northgate/PlanningExplorer/SiteFiles/Skins/Blackburn/Menu/PL.xml&DAURI=PLANNING>

Local Uncertainty : Factors affecting supply for transport

Victoria Street / Northgate Link transport project	2019	No change from existing network	As Central Assumptions/ Core Scenario	Reasonably Foreseeable
	2021	No change from existing network	As Central Assumptions/ Core Scenario	
	2036	No change from existing network	The project aims to open up Northgate to through traffic at Sudell Cross to improve access to King George's Hall and the new Reel Cinema development, as well as give direct access from Barbara Castle Way onto Tontine Street (one way direction changed) to provide easier access to local businesses and King Georges Hall.	
Furthergate and Burnley Road Link Road	2019	The scheme delivers the long-awaited Furthergate and Burnley Road Link Road which will unlock land to enable the future development of new employment opportunities identified within the Council's adopted Local Plan and to improve access to and from the area, and from the M65 Junction 6.	As Central Assumptions/ Core Scenario	Near Certain
	2021	As Above	As Central Assumptions/ Core Scenario	
	2036	As Above	As Central Assumptions/ Core Scenario	
Junction 5 M65	2019	Works finished on significant signal, lighting and signage improvements to the existing junction.	As Central Assumptions/ Core Scenario	Completed
	2021	As Above	As Central Assumptions/ Core Scenario	
	2036	As Above	As Central Assumptions/ Core Scenario	
Highway asset management in Blackburn with Darwen	2019	No change from existing network	No change from existing network	Continuous
	2021	No change from existing network	No change from existing network	
	2036	No change from existing network	No change from existing network	

<https://www.blackburn.gov.uk/Pages/Transport-streets-policy-strategy.aspx>

<http://www.blackburn.gov.uk/Growth%20Deal%20Transport%20Infrastructure/Furthergate%20Burnley%20Road%20Link%20Road%20public%20consultation%20summary.pdf>

<https://theshuttle.org.uk/work-junction-5-improvements-begins/>

<http://www.blackburn.gov.uk/Pages/Highway-asset-management.aspx?CurrentTermId=0dfb5444-a3fc-4257-bc7a-b525f6f2dd5b>