



Anne-Marie Parkinson
Investment Programme Manager
Lancashire County Council
PO Box 78
County Hall
Preston PR1 8XJ

Date: 24th October 2019
Our Ref: G&D/P/GP/LGF/SEB
Your Ref:
Please ask for: Gavin Prescott
Direct Dial: (01254) 585694
Email: planning@blackburn.gov.uk

Dear Anne-Marie,

Local Growth Fund: Strategic Outline Business Case (SOBC) – South East Blackburn:

I am writing to clarify the Council's position from a planning perspective in relation to the development of key strategic housing and employment sites to the South East Blackburn Scheme.

Within South East Blackburn there are a number of strategic employment and housing sites allocated within the adopted Blackburn With Darwen Borough Local Plan Part 2 (LPP2) (December 2015), which are adjacent to or close to the identified highway improvements. In allocating the employment sites under Policy 13 and housing sites under Policy 16 of the said Plan, the local planning authority recognised the need for future investment in transport infrastructure to accommodate pressure from the new development, and to unlock areas for development to take place (explanation paragraph 8.2 associated with Policy 45 "Major Road Schemes" – LPP2). Policy 45 identifies Blackamoor Road as one of five major road schemes defined in the adopted LPP2. Furthermore, where future investment takes the form of new or improved road links, it was also recognised by virtue of Policy 45, that there is a need to ensure that new development does not affect the proposed route of the road.

The proposed scheme is aligned with new development plots identified (as shown on the Adopted Policies Map), and aims to unlock the economic potential of the sites and encourage the provision of new quality buildings and spaces. There are a number of sites adjacent to the new highway improvements that have been identified for development within the Council's Adopted Local Plan, these are:

Employment Sites:

- Site 13/6 Evolution Park, Shadsworth Road, Blackburn
- Site 13/7 Plot C, Shadsworth Business Park, Blackburn
- Site 13/8 Waterside Employment Site, Haslingden Road, Blackburn
- Site 13/9 Premier Way, Walker Park, Blackburn.

Housing Sites:

- Site 16/7 Haslingden Road Development Site (South East Blackburn)
- Site 16/8 Blackamoor Road Development Site (South East Blackburn)

Details on the Local Plan can be accessed via the following weblink:

<https://www.blackburn.gov.uk/planning/planningpolicies-strategies-and-guides/local-plan-part2>

In addition, to the allocated sites within South East Blackburn, which forms Phase 1 of Growth Deal 3, Phases 2 and 3 relate to the unallocated South East Blackburn Residential and Health Campus and associated additional highways infrastructure (see attached).

The strategic significance of the Local Growth Fund South East Blackburn Scheme cannot be underestimated as it was recognised by the local planning authority in allocating the identified sites for development, that future investment in infrastructure projects, such as the proposed scheme, would be required to ensure that there is no detrimental impact on the existing highway network. Without this investment, such as the proposed scheme, it is likely that development on the allocated and unallocated sites would not be supported by the local planning authority by virtue of the detrimental impact on the highway network.

It can therefore be concluded that the allocated employment and housing development sites within South East Blackburn, together with the unallocated South East Blackburn Residential and Health Campus are dependent on the Local Growth Fund South East Blackburn Scheme being approved by the LEP.

I trust this information is of assistance to you.

Yours sincerely,



Gavin Prescott
Planning Manager (Development Management)