

From: [REDACTED]
To: [Sub22 Consultation](#)
Cc: [Programme Officer](#)
Subject: HED DPD Submission Stage - Representation by Blackburn with Darwen Borough Council
Date: 08 September 2017 11:57:36
Importance: High

Dear Colin,

Thank you for contacting Blackburn With Darwen Borough Council (BwD) regarding the submission version of your proposed Housing & Economic Development DPD.

In line with previous representations, BwD have comments to make on **Policy HAL2: Land at Wilpshire**.

As previously noted, there are strategic issues affecting BwD which will need to be addressed in relation to site HAL2. Please refer to our previous comments for full details.

In summary, the impact of the potential housing development on the highway network and educational facilities within BwD will need to be assessed through the Development Management process, and suitably mitigated. Major housing developments in North Blackburn close to the Ribble Valley borough boundary are progressing - Parsonage Road, North Blackburn (Rugby Club site, Ramsgreave Drive), and Roe Lee. Presently, the Parsonage Road site is under construction, planning applications are under assessment for a further 300 dwellings, and two masterplans have been adopted (North Blackburn and Roe Lee) which will progress around 250 further dwellings.

As a result, the developments have been or are required to contribute towards mitigating the impact on infrastructure in terms of highways and educational facilities in the local area. It is considered that the proposed allocation of land at Wilpshire will have a similar impact on the highway network, notably the Parsonage Road / A666 signalised junction, the Brownhill Drive / A666 signalised junction and surrounding network.

The reason for our comment at this stage is because BwD strongly suggest that the above impact on infrastructure is a key development consideration which should be identified within the HED DPD as a potential constraint. It should be described in the supporting text to allocation Policy HAL2 to ensure that potential developers are aware of the issue at an early stage.

I trust the above comments are of assistance to you, and please notify BwD of future consultation stages as the Plan progresses.

Best regards,

[REDACTED]
Planning Strategy Manager
Growth Team

Department for Growth and Development
[Blackburn with Darwen Borough Council](#)
First Floor | One Cathedral Square | Blackburn | Lancashire | BB1 1FB

Tel : [REDACTED]

Mobile: [REDACTED]

Team assist: [REDACTED]

Email: [REDACTED]

This email and any attachments are intended solely for the addressee may contain sensitive data and/or confidential or legally privileged information. If you are not the intended recipient, any reading/dissemination/copying or any other use or reliance is prohibited. If you have received this email in error notify the sender immediately and permanently delete the email. The Council reserves copyright of this email and any it attachments it has created.

All emails to or from the Council may be monitored in accordance with relevant legislation.

The integrity of email transmission cannot be guaranteed. Although the Council has checked this email for viruses you should complete your own virus scan before opening any attachments. Contact the Council to confirm the content of this email if you are concerned it may not be genuine.

Blackburn with Darwen Borough Council cannot accept any liability for any loss or damage arising or resulting from the receipt, use or transmission of this email