



Anne-Marie Parkinson  
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11<sup>th</sup> December 2018

Dear Anne-Marie,

**Growth Deal 3: North Blackburn – Wainhomes (North Blackburn Development Site)**

I am writing to clarify the Council's position from a planning perspective in relation to the development of a key strategic housing development site to the North of the Borough. The Wainhomes (North Blackburn Development Site) application was recommended to be approved by the Planning & Highways Committee at their meeting on the 16<sup>th</sup> November 2017, subject to the applicants entering into a Section 106 Agreement to covenant off-site financial contributions. The Section 106 Agreement was completed and signed on the 8<sup>th</sup> May 2018, allowing the formal decision notice to be released.

The Wainhomes site is designated as "Site 16/2 – North Blackburn Development Site, Blackburn" for Strategic Housing within the Blackburn with Darwen Local Plan 2 which was adopted by the Council in December 2015. It contributes significantly to the Council's housing requirement as set out in the Core Strategy (adopted January 2011) document over the plan period 2011-2026, for 9,365 net additional dwellings. The site, within the Core Strategy, is designated as a broad location for concentration of new housing development as follows "Attractive urban areas suitable for high quality / executive housing".

However, development has not been forthcoming on the site until recently, with planning applications only being received in May 2017. Demand within the local housing market has combined with significantly greater certainty surrounding infrastructure provision, crystallised by the Northern Powerhouse Growth Deal 3 funding agreements to LEPs publicised in January 2017.

For Wainhomes, the strategic significance of the Growth Deal 3 Pennine Gateways project cannot be underestimated. Significantly improved linkages between residential developments with employment destinations and public transport hubs are critical to the marketability of the sites enabling the early and full roll-out of the housing

development.

It can therefore be concluded that the site and the total accompanying 272 new homes are dependent on the Growth Deal 3 North Blackburn scheme being approved by the LEP.

I trust this information is of assistance to you.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Gavin Prescott', enclosed within a thin black rectangular border.

Gavin Prescott,  
Planning Manager (Development Management)