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ELLISON FOLD WAY - PHASE I RESIDENTIAL DEVELOPMENT OPPORTUNITY

ON COUNCIL AND PRIVATELY
OWNED LAND AT ELLISON FOLD WAY,
OFF MARSH HOUSE LANE,
DARWEN, LANCASHIRE

DECEMBER 2019



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Ellison Fold Way - Phase I, Darwen, Lancashire **Residential Development Opportunity**

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GROSS SITE DEVELOPMENT
AREA COVERS AN AREA
MEASURING CIRCA 7.9 ACRES
(3.2 HECTARES)

¹The Opportunity

A significant development opportunity - circa 75 new homes - is being promoted under a joint marketing initiative with Blackburn with Darwen Borough Council and Landeer Investments who are the private landowners.

The site (see Figure 01) is presented to the market as a development opportunity for high quality family housing, seeking to enhance the local area.

The development opportunity comprises of two parcels of land positioned either side of the newly constructed Ellison Fold Way. The total site area measures 3.2ha / 7.9 acres;

- Parcel 1 measures 0.84ha / 2.1 acres (Council land)
- Parcel 2 measures 2.36ha / 5.8 acres (Council and Landeer Investments land)

The site will be sold in its entirety to a single developer.

Interested parties are encouraged to make a bid through this informal tender process for the freehold sale of the site.

A copy of the Conditions of Sale can be found at Appendix C which relates to the entire site.



Figure 1: Ellison Fold Way Residential Opportunity

The aerial photo above shows the entire site and the individual land ownerships. Parcels 1, 2a and 2c are Council owned, and Parcel 2b is owned by Landeer Investments.

2 Location & Access

The site is in a desirable location with great transport links to all of the key local facilities and schools in the area.

Darwen:

Darwen town centre is located in close proximity from the site. The town of Darwen has benefitted from significant investments in recent years including a new Leisure Centre located 1km from the site and excellent nearby schools.

Green Spaces:

The West Pennine Moors are accessible within a 5 minute walk from the site, offering a place of immense beauty and scenery. Blacksnap recreational area and open spaces are also close by.

Highways and site Access:

Significant highways improvements (under the Darwen East Development Corridor programme) have been implemented to improve access to the rural fringe areas of Darwen.

A newly constructed highway, known as Ellison Fold Way was opened in March 2019. The road has been constructed to encourage the development of this site, as detailed within these marketing particulars, and also the wider site as detailed within Local Plan 2015 Policy 16/14 Housing Land Allocations.

Access:

Access to the site will be obtained directly from Ellison Fold Way, which is now an adopted highway.



Figure 02: Site location plan showing local amenities

3 Site Context

Nearby schools, close to the site include:

- Sudell Primary – circa 0.2 miles from the site.
- Darwen St James Primary School - circa 0.6 miles from the site
- Turncroft Nursery School - circa 0.4 miles
- St Peters C of E Primary School - circa 0.3 miles from the site.

Planning Context:

The land identified for disposal in this marketing document forms one part of a larger site, allocated for residential development, which is identified in the Council's Adopted Local Plan (December 2015).

The extent of the allocation is shown in figure 03 below (see Local Plan /Site Ref:16/14 East Darwen Development Corridor for further information)

The remainder of the allocated land falls outside of this development opportunity. It is anticipated that this will be presented to the market at a future date and requires separate access arrangements at other locations along Ellison Fold Way.



Figure 03: Land allocated for residential development in the Adopted Local Plan (Ref:16/14 East Darwen Development Corridor)

Key:

- Development Site
- Darwen Town Centre

- Inner Urban Area- Policy 2
- Urban Boundary- Policy 1
- Green Infrastructure- Policy 38

- Green Belt- Policy 3
- Housing Land Allocation- Policy 16
- Major Road Schemes- Policy 45

- West Pennine Moors- Policy 34
- Land for development beyond the plan period- Policy 4

4 Site Description

An overview description of the site is provided below:

- Marsh House Lane lies to the south, connecting the site to the town centre of Darwen which lies below the site and to the west;
- The rural fringes and open countryside areas of Darwen are located off Roman Road and Blacksnape Road (lying to the east and accessed via Marsh House Lane);
- A former parcel of land (at Tower View) has been disposed for housing with planning consent. This is located to the south east corner of Parcel 2a beyond a cluster of existing homes. The site was sold on 27th March 2019 and Hearle Homes has now started works on site.

Parcel 1:

- The newly constructed Ellison Fold Way, which runs from Marsh House Lane to Ellison Fold Terrace defines the eastern boundary of Parcel 1.
- The western boundary adjoins Cambridge st. Terrace

Parcel 2a:

- Parcel 2a provides the access point for the Parcel 2b from the northern boundary.
- Undeveloped grassland / farmland lies to the north and east with low density residential to the south and west.

Parcel 2b:

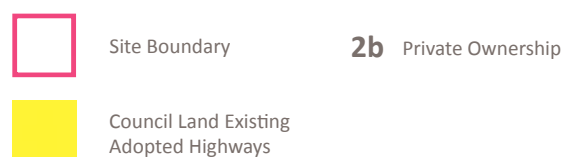
- A strip of undeveloped grassland lies to the north east.
- The western boundary adjoins Lisbon Drive to the south of the parcel.

Parcel 2c:

- The western boundary is the newly constructed Ellison Fold Way.
- Undeveloped grassland / farmland lies to the north, east and south.



Figure 04: Council Land Ownership Arrangement



5 Indicative Proposals & Key Aspirations

The Council's key aspirations, are as follows:

- To create an attractive place to live, with;
- a strong local identity;
- attractive, well-designed homes & streets and
- open spaces with integrated and sustainable drainage in the form of SUDS. attenuation basins etc.

Homes on site will be built to a high quality, adopting the principles of the BWDBC standards, with the site

suitable for 3 and 4 bed detached and semi detached family dwellings.

Indicative Proposals:

A recent feasibility study identifies the site could potentially support a mixed tenure development of circa 75 homes.

The surveys, prepared by the land owners to inform the feasibility study, will be made available to bidders. This allows bidders to conduct their own investigations, determine the site's potential and value. (Section 7 provides further details of the surveys available, which have been prepared).

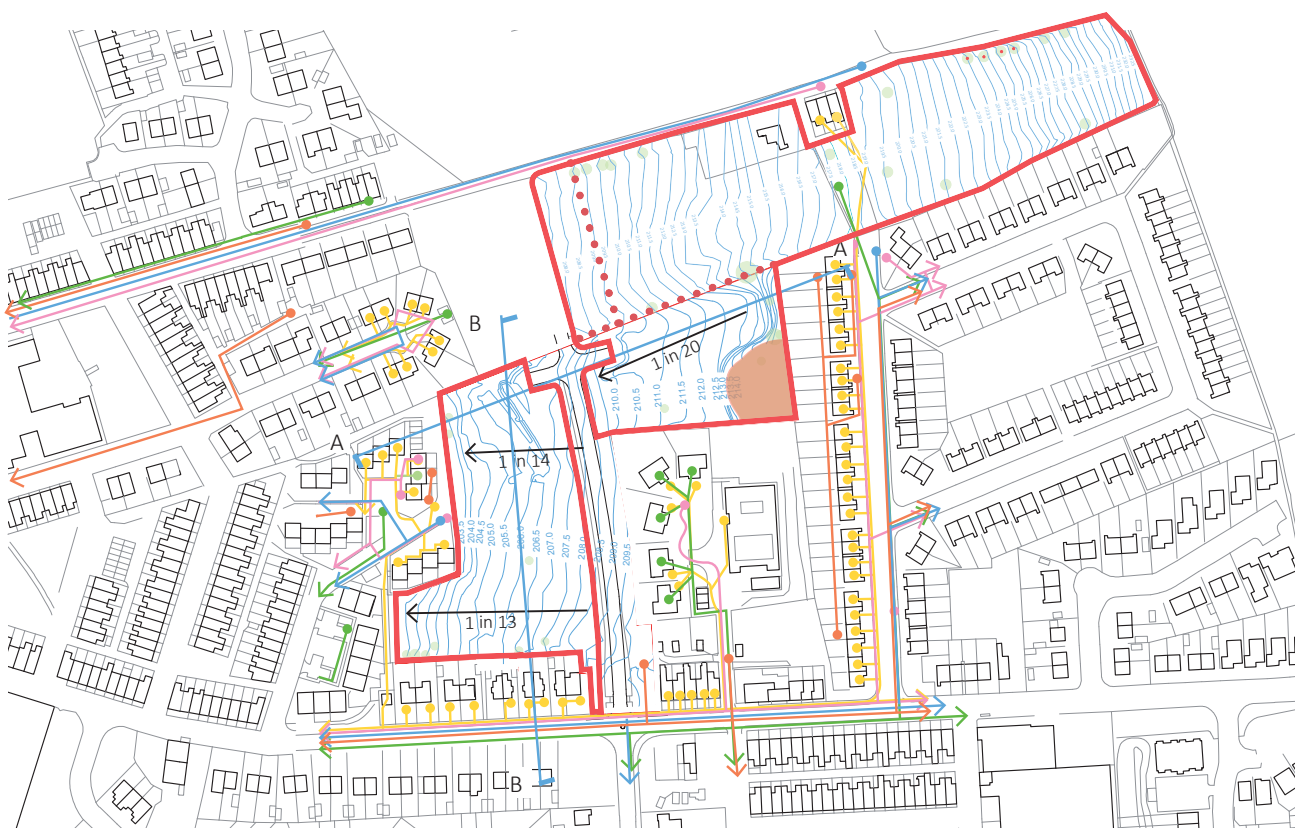


Figure 05: Site Constraints
Key:

- | | | |
|----------|------------------------------|---|
| Electric | Water | Low bat roost potential |
| BT | Sewers | No topographical survey available due to dense vegetation |
| Gas | Extent of Trees & Vegetation | |

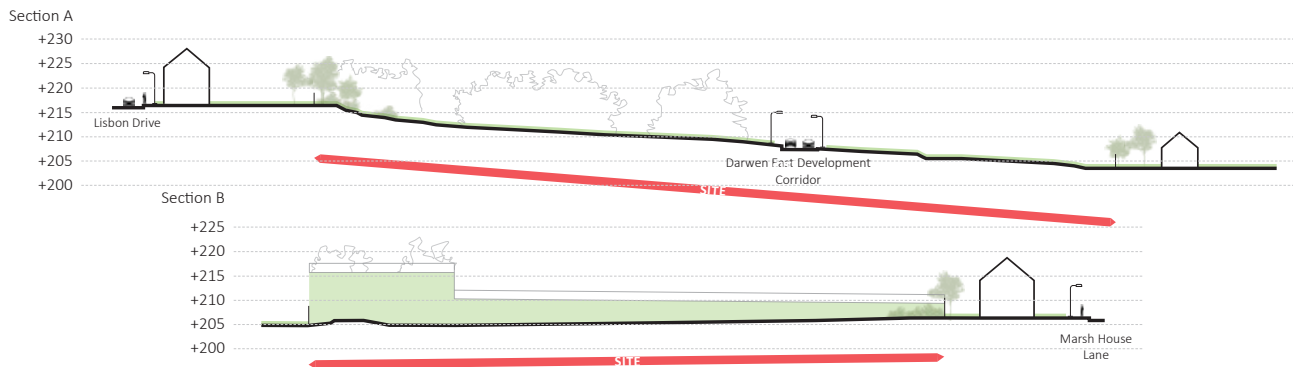


Figure 06: Site Sections

General Principles for development

- To promote a holistic and sustainable redevelopment of the land parcels identified.
- To develop a comprehensive, high quality residential development, which is distinctive and respectful of the local character; and makes a positive contribution to the wider locality and setting the standard for further residential development across the site.
- Proposed site layouts will be developed with placemaking as a key concept.
- Consideration to be given to colour, texture, plot widths, and depths as well as roof pitches, types and orientation to develop a variety of house type design to create a unique development and to avoid monotonous street scenes.
- To positively contribute to meeting local housing demand and needs, with the right range of products and house types to suit market conditions.
- The proposed development will be designed to accommodate an appropriate mix of house types generally comprising of 2 storeys. 3 storey dwelling may also be considered providing they can be sensitively accommodated within the existing built context.
- Proposed layouts will respect separation distances and the need for privacy and establish a positive relationship to the existing / adjoining properties.
- Site layouts are to take into account views of any proposed development from afar, views from key junctions and site approaches as well as views out from individual houses.
- Proposed site layouts to take advantage of topography to capture distant views.
- Corner plots to be designed to create visual markers along the street scene, addressing multiple viewpoints and facilitate with creating a sense of orientation.
- Plots to be designed to ensure no rear gardens face on to Ellison Fold Way.
- The proposed site layouts will incorporate a network of pedestrian and cycle routes, connecting the proposed development to Ellison Fold Way and the adjoining neighbourhood and key facilities.
- Proposed house types to be arranged to maximise plot values.
- Proposed site layouts to be developed to take into account known site constraints.
- Green infrastructure to be accommodated within the proposed site layouts as amenity space and as a means of enhancing local biodiversity.
- Proposed site layouts will incorporate a hierarchy of streetscapes each with distinct character zones.
- Highway gradients should be set out in accordance with Manual For Streets/ Department of Transport DMRB/DB32 guidelines. The gradient of the non-priority road at the junction should not exceed 5% when rising towards the road or 4% when falling towards the priority road – for a distance of at least twice the kerb radius. Whenever possible the gradient of internal roads should not exceed 7%. On sites where there are challenging gradients, it would also be necessary to consider the levels of drives/garages against the road levels, to ensure ease of access for pedestrians/vehicles from their properties to the highway.

6 Design Approach

The design approach envisages approximately 75 new homes following the design rationale provided below:

- Parcel 1 circa 15 dwellings
- Parcel 2 circa 60 dwellings

The design must accommodate a suitable mix and range of residential house types designed to complement the local rural edge context, creating a positive addition to the local neighbourhood.

Further guidance

Use & Volume:

The primary objective is to offer additional high-quality homes within the localised area to meet with the identified local housing needs and demands.

Access:

Access to the site is obtained from the recently constructed Ellison Fold Way. Vehicular access points have been designed to serve parcels 1 and 2.

Quality & Place:

The new development can be designed to make a positive contribution to local green infrastructure through:

- Creation of hedgehog refuges and highways;
- decrease impacts to bats by retaining or replacing lost habitat in new landscaping areas and to implement sensitive lighting schemes;
- retention of existing trees and scrubs where recommended; and
- where tree retention is not possible, new trees will be planted in allocated areas to add green scenery to the development.

Drainage:

Flood risk assessment provides details for foul and surface water drainage connections.

Highways:

Ellison Fold Way is now an adopted highway. The highway adoption boundary is identified on the drawings attached to this tender. In addition highway construction drawings are provided for information.

7 Surveys, Studies and Drawings

Bidders should note:

A coordinated site constraints plan has been prepared summarising the results of the desktop study and site investigations undertaken by the Council (see figure 05). The surveys listed below can be obtained by contacting the Growth Team.

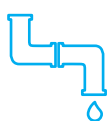
Document Title	Author	Dated
FRA & Drainage Management Strategy	Betts Hydro	17/06/19
Ecology Appraisal	Bowland Ecology	16/05/19
Phase 1 – Detailed Desk Based study	Envirotec Site Services Ltd	08/05/19
Utility Search	Premier Energy	23/05/19
Topographical Survey – PDF & Autocad	Survey Operations	19/05/19
EFW- Phase 1, Darwen Site Feasibility Report	Capita	12/06/19

Drawing Title	Author	DRG No.
1A Marsh House to Ellison Fold – Link Road Drainage	Capita	CS090114-CAP-HDG-1A-DR-C-001
1B Ellison Fold to Invinson Road Link Road Sheet 1 of 2 Drainage	Capita	CS090114-CAP-HDG-1B-DR-C-0001
1B Ellison Fold to Invinson Road Link Road Sheet 2 of 2 Drainage	Capita	CS090114-CAP-HDG-1B-DR-C-002

8 Other Information

All mains services are believed to be available to this site, however, all prospective purchasers should satisfy themselves as to the exact position of services and any requirements in connection therewith.

Key Contact Points



MAIN DRAINAGE

WastewaterDeveloperServices@uuplc.co.uk



SITE VIEWING

The site can be viewed without the need to contact the Council



ELECTRICITY

ElectricityNorthWestcallum.wall@enwl.co.uk



WATER

United Utilities
Local Development Framework Assessor
david.sherratt@uuplc.co.uk



PLANNING ADVICE

Blackburn with Darwen Council
Helen.holland@blackburn.gov.uk



HIGHWAYS

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FLOOD RISK MANAGEMENT

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For further information on this tender or access to the unique web link for surveys, please use the contact below:

Growth Team

pmogrowth@blackburn.gov.uk

01254 585962

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