

Mr G Johnston  
Blackpool Council  
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Date 1 April 2016  
Our ref 04051/68/NT/NMa/11083786v2  
Your ref 15/0420

Dear Mr Johnston,

**Blackpool: Planning Application submitted by Rowland Homes Ltd and NS&I at Department for National Savings & Investments Site, Mythop Road, Blackpool FY3 9YP (Ref: 15/0420)**

We write further to our previous comments in respect of the above application which we understand is progressing to Planning Committee on 5<sup>th</sup> April 2016. We note that the Committee Report acknowledges the concerns of my client Bourne Leisure and addresses a number of the issues that we previously raised. Having had a chance to review the Committee Report we still have concerns regarding the following issues and we would be grateful if these issues are brought to the attention of Members.

Our overriding concern relates to the limited consideration that is being made to securing the use of this site for further employment generating uses. This site is of course one which is designated for employment use.

Bourne Leisure considers that a mixed use site comprising an extension to the caravan park and employment uses would be much more appropriate from a policy position than the current proposals. A caravan park, whilst a designated leisure use generates capital investment, jobs and increased trade in the local community. This use would be complimentary to wider employment uses on the site.

Bourne Leisure Ltd has been keen to purchase the site and has had discussions with Blackpool Council Chief Executive and Assistant Chief Executives for Built Environment and Regeneration, Tourism and Culture in respect of the site. Bourne Leisure Ltd is a committed and well respected employer in the area and is always looking to improve the tourism offer to visitors to the area.

Bourne Leisure Ltd is clearly a key employment generator and a major contributor to the local economy through both direct employment provision and indirect employment provision through its use of local services and suppliers. As a result, it is clear that there are non-residential uses for



the site which would retain and enhance the site as a significant employment generator, meeting the aspiration of policy DE1 of the Local Plan. We are concerned that this potential is not being explored further particularly as this approach would be compliant with existing local policy and would not rely on inappropriate residential development having to be brought forward.

Notwithstanding the above comments, if Members and officers consider the application should be approved, we have concerns over some of the specific elements of the development which we consider need to be addressed through the introduction of planning conditions. In particular, we would require confirmation of the following points:

- 1 A condition imposed to ensure the future B1 commercial units are sited no closer to the Marton Mere Holiday Park than those shown on the current plans.
- 2 A condition ensuring that the proposed commercial units fall within Use Class B1 only.
- 3 A detailed noise assessment and Visual Impact Assessment to be carried out at Reserved Matters stage specifically addressing the impact of the commercial units on the Marton Mere Holiday Park.
- 4 A detailed landscaping strategy to be prepared specifically addressing treatment of site boundaries.

We acknowledge the requirement for the provision of a legal agreement to ensure that the planning permission delivers both the housing and employment elements. We would urge Members to be completely satisfied that this will ensure the commercial use of the site will be brought forward in a timely and deliverable manner and will not be replaced in due course by further residential development.

If you wish to discuss any aspect of this letter further please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in blue ink that reads 'Nick Thompson'.

**Nicholas Thompson**  
Senior Director, Head of Major Projects and Design

cc - I. Pennell (Bourne Leisure Ltd)