

COMMITTEE DATE: [04/07/2017](#)

Application Reference: 16/0490

WARD: Marton

DATE REGISTERED: 16/08/16

LOCAL PLAN ALLOCATION: Open land meeting community and recreational needs
Other site of nature conservation value

APPLICATION TYPE: Full Planning Permission

APPLICANT: Bourne Leisure Ltd

PROPOSAL: Creation of 31 additional static caravan pitches with associated works including access roads and parking areas, landscaping and footpath improvement.

LOCATION: MARTON MERE HOLIDAY VILLAGE, MYTHOP ROAD, BLACKPOOL, FY4 4EA

Summary of Recommendation: Grant Permission

CASE OFFICER

Mr Gary Johnston

BLACKPOOL COUNCIL PLAN 2015 -2020

This application accords with **Priority one of the Plan** - The economy: Maximising growth and opportunity across Blackpool.

SUMMARY OF RECOMMENDATION

The proposal would involve the loss of approximately 25% of an area of open land identified as meeting community needs. This loss would be offset by enhancements to the remaining open land, by additional planting to improve biodiversity, by the retention of a 100 metres swathe of open land linking to Marton Mere and beyond and by the preservation of the pedestrian routes from Kipling Drive and Cornwall Place to Marton Mere. It is not considered that there would be adverse highway or drainage issues with the proposal and whilst the proposal would bring caravans closer to some residential properties, it is not felt the residents of these properties would be significantly adversely affected because of the levels difference, orientation of the caravans and planting. In this case the economic and social benefits of the proposal together with the mitigating environmental benefits mean that on balance approval is recommended.

INTRODUCTION

This application was originally submitted in 2016 and involved the proposed siting of 55 static caravans to the west and north of the existing Marton Mere Holiday Village. The three areas immediately to the south of Marton Mere (and north of the Holiday Village) generated a substantial level of objection from local residents, visitors to the Mere and from consultees. As a result of the objections, the application was amended and the areas adjacent the Mere were removed from the proposal and the number of proposed static caravans has been reduced from 55 to 31. In addition the applicants held a consultation event to coincide with the submission of the amended plans. The event was held on 11 March 2017 and invitations were sent to 124 residents. A total of 23 residents attended the event and there was a mixed response to the changes to the proposals although there was recognition that the applicants had responded to concerns about the original proposals and it is clear that residents appreciated the ability to view and comment on the proposals.

SITE DESCRIPTION

This application relates to part of an irregular shaped area of open land immediately to the west of the Marton Mere Holiday Village. The land is designated as open land meeting community and recreational needs in the Blackpool Local Plan 2001-2016 (Policy BH8). The land is primarily used as a means of access to the footpaths around Marton Mere and those around Herons Reach Golf Course beyond the Mere. There are informal routes across the land from Kipling Drive to the south and Cornwall Place/Cambourne Court to the west. The land is unmanaged grassland with lines of trees and larger groups of trees along the western boundary of the site where it abuts Cambourne Court, Swift Close and Rosefinch Way and by the Holiday Village. To the south of the land is housing fronting Kipling Drive, the Amber Court and Bluebell Court Homes and Kipling Court, two storey apartment blocks set around areas of communal car parking.

DETAILS OF PROPOSAL

This application involves approximately one quarter of the land identified in the Local Plan and it relates to land immediately to the west of the existing Holiday Village. The application site would abut the boundary with Kipling Court but would not extend as far westwards as Amber Court/Bluebell Court and there would be a 30 metres gap to the semi-detached houses to the south on Kipling Court. It is proposed to extend one of the service roads within the Holiday Village to create three small service roads to serve 31 static caravans, 6 with a dedicated parking space and 25 with small communal parking areas (including 3 visitor car parking spaces) set within landscaped grounds and incorporating an upgraded footpath link from Kipling Drive to the Mere, additional planting to the boundary with Kipling Court and an upgrading of the footpath link from Cornwall Place/Cambourne Court. Surface water would be attenuated to allow for gradual dispersion.

MAIN PLANNING ISSUES

The main planning issues are considered to be:

- Principle of the development
- Impact on biodiversity
- Design of the development
- Impact on residential amenity
- Impact on highway safety
- Parking and Servicing Arrangements
- Drainage
- Other Issues

CONSULTATIONS

Head of Highways and Traffic - (comments on original application) I wish to object to this proposal on the basis that access for the existing and proposed use will continue to be from the main entrance, off Mythop Road. The junction of Mythop Road and site access is problematic to negotiate, in particular with egress. The creation of 55 additional static caravan pitches will generate extra vehicle trips to the site, compounding an existing problem with access. There are no proposals as part of this submission to improve the access and on this basis I am not prepared to support this proposal.

(Comments on reduced proposal) I have reviewed the latest plans, which now proposes 31 units, less compared to the previous submission. Vehicles trips to and from will be reduced as a result and on this basis I am happy to support the current proposal for 31 units. I would like to point out, access to and from the site from Mythop Road is not ideal and if a scheme is received in the future to further increase the number of total units, the Head of Highways and Traffic will be requesting an off-site highway scheme to address the issues currently at Mythop Road/Holiday Village entrance. Any scheme should tie-in with works proposed as part of the wider Whyndyke Development. There is a footpath which runs through the proposal site, this is not recorded on the Definitive Map, meaning the upkeep and maintenance of the path lies with the owner of the Holiday Village. Any changes to the line of the path, overall width, make-up and surface condition should be such that pedestrians are able to pass and re-pass with ease.

United Utilities Plc (Water) - United Utilities will have no objection to the proposed development provided that the following conditions are attached to any approval:

Foul Water

CONDITION: Foul and surface water shall be drained on separate systems.

REASON: To secure proper drainage and to manage the risk of flooding and pollution.

Surface Water

CONDITION : Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice

Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly. The development shall be completed in accordance with the approved details.

REASON: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of policies within the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG).

The applicant can discuss any of the above with Developer Engineer, Graham Perry, by email at wastewaterdeveloperservices@uuplc.co.uk.

In its response United Utilities set out justification for the pre-commencement condition.

Other comments –

Management and Maintenance of Sustainable Drainage Systems

Without effective management and maintenance, sustainable drainage systems can fail or become ineffective. As a provider of wastewater services, we believe we have a duty to advise the Local Planning Authority of this potential risk to ensure the longevity of the surface water drainage system and the service it provides to people. We also wish to minimise the risk of a sustainable drainage system having a detrimental impact on the public sewer network should the two systems interact. We therefore recommend the Local Planning Authority include a condition in their Decision Notice regarding a management and maintenance regime for any sustainable drainage system that is included as part of the proposed development.

SUGGESTED CONDITION: Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum: Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime. The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

REASON: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.

Water Comments

We can readily supply water for domestic purposes, but for larger quantities, for example commercial/industrial, we will need further information. The level of cover to the water mains and sewers must not be compromised either during or after construction. A separate metered supply to each unit will be required at the applicant's expense and all internal pipe work must comply with current water supply (water fittings) regulations 1999. Should this planning application be approved, the applicant should contact United Utilities on 03456 723 723 regarding connection to the water mains or public sewers.

General comments

It is the applicant's responsibility to demonstrate the exact relationship between any United Utilities' assets and the proposed development. United Utilities offers a fully supported mapping service and we recommend the applicant contact our Property Searches Team at Property.Searches@uuplc.co.uk to obtain maps of the site.

Due to the public sewer transfer, not all sewers are currently shown on the statutory sewer records. If a sewer is discovered during construction; please contact a Building Control Body to discuss the matter further.

Environment Agency - We have reviewed the Flood Risk Assessment (FRA) and we are now able to **withdraw our objection** subject to the inclusion of conditions which meet the following requirements:-

Flood Risk

A FRA has now been submitted as part of the above application in accordance with the NPPF.

We have reviewed the FRA (Reference: 954/32, dated September 2016) in relation to part b) of the Exception Test as set out in paragraph 102 of the NPPF, i.e. can the site be developed safely. It is for the local planning authority to determine whether or not the site satisfies the Sequential Test (paragraph 101 of the NPPF) and part a) of the Exception Test.

The static caravans will be used as non-permanent holiday accommodation. They are therefore classed as 'more vulnerable' development in Table 2: Flood Risk Vulnerability Classification (paragraph 66 of the Flood Risk and Coastal Change section) of the national PPG, and are appropriate in this location subject to a specific flood warning and evacuation plan.

We are satisfied that the proposed development would be safe and that it would not be at an unacceptable risk of flooding or exacerbate flood risk elsewhere, provided that any subsequent development proceeds in accordance with the recommendations of the FRA. The proposed development will only meet the requirements of NPPF if the following measure(s) as detailed in the FRA submitted with this application are implemented and secured by way of a planning condition on any planning permission.

CONDITION: The development hereby permitted shall be carried out in accordance with the approved FRA (Ref: 954/32, dated September 2016) and subject to the following requirements:

1. The caravan pitches approved by this permission shall not be used for permanent residential occupation.
2. All of the static caravans should stand clear of the ground with an elevated internal floor level which is approximately 700mm above existing and proposed ground level (as stated in Section 5.12).
3. The ground levels which exist in the area in point 2 (above) are not intended to be altered in any way (as stated in Section 5.10).

The mitigation measures detailed in the FRA shall be fully implemented prior to occupation or within any other period as may subsequently be agreed, in writing, by the local planning authority.

REASON: To ensure the occupants of the site are not at an unacceptable risk of flooding.

Advice to applicant

The applicant should be aware that as of 6 April 2016 the Flood Defence Consent regime has moved into the Environmental Permitting Regulations.

If you already have Flood Defence Consent please refer to the following page on the GOV.UK website: <https://www.gov.uk/guidance/changes-to-your-flood-defence-consent-after-6-april-2016>.

Marion Mere is designated "Main River" as Main Dyke (Skipool Creek) flows through it. Therefore the developer may need an Environmental Permit. The developer should check at <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> and contact Flood Risk Officer, Pippa Hodgkins, on 020 302 51397 to discuss our requirements if a permit or advice is required.

The Environment Agency has a right of entry to Marion Mere / Main Dyke (Skipool Creek) by virtue of Section 172 of the Water Resources Act 1991, and a right to carry out maintenance and improvement works by virtue of Section 165 of the same Act. It should be noted that the grant of planning approval does not guarantee that any necessary permissions or consents that are required under separate legislation will be forthcoming.

Contaminated Land

The application site is located on a historic landfill site known as Land beside Marion Mere, and in terms of controlled waters the site is adjacent to Marion Mere / Main Dyke (Skipool Creek) and is underlain by a Secondary B Aquifer.

An appropriate assessment of the potential impacts associated with the proposals has not been submitted. We therefore recommend that, as a minimum, an appropriate desk study assessment should be completed to determine the potential impact on controlled waters.

As such, we consider that planning permission could be granted to the proposed development as submitted if the following planning condition is included as set out below. Without this condition, the proposed development on this site poses an unacceptable risk to the environment.

CONDITION: No development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1. A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site.
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

REASON: To ensure the development does not pose a risk of pollution to controlled waters

The NPPF paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution. Government policy also states that planning policies and decisions should ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 121).

Natural England - Marton Mere Site of Special Scientific Interest -Based on the plans submitted, Natural England considers that the proposed development will not damage or destroy the interest features for which the site has been notified and has no objection.

Other advice -Further general advice on the consideration of protected species and other natural environment issues is provided in its standing advice.

RSPB - Marton Mere is a large natural reservoir located near to Blackpool and is designated as a Site of Special Scientific Interest (SSSI) a Local Nature Reserve (LNR), and a Biological Heritage Site (BHS). It supports various habitats such as open water, reed beds, grassland as well as pockets of woodland and scrub and is renowned as an outstanding bird sanctuary of international significance with functional linkage to the Ribble and Alt Estuaries Special Protection Area (SPA). Marton Mere is the host to many resident species as well as migratory birds all requiring a vast area over which to forage. As previously stated the rough grassland surrounding the mere is ideal for this purpose and any reduction would cause stresses on some already endangered species. This letter is to formally confirm the RSPB's position in relation to the proposed development.

The RSPB wishes to remove its objection (to the previous scheme) on the basis of the revised scheme as we believe that the application as outlined will not be significantly damaging to current or future ecological interests of the mere itself or to the grassland surrounding the mere and agree with the statement that 'at present the rough grassland and scrub to the southwest of the SSSI is of some value for a limited number of bird species, but with active management of the grassland, which will include rotational mowing, there is an opportunity to create hay meadows and to provide a mix of short and tall grassland during winter. In the short term this will benefit birds and invertebrates and in the long-term, will also enhance the botanical interest of the site and offset the initial loss of habitat'.

Fylde Borough Council -with reference to your letter 16 August 2016 with regard to the creation of 55 additional static caravan pitches with associated works at Marton Mere Holiday Village, Mythop Road, the Council has no specific observations to make on this application; no doubt you will determine the application in light of current national guidance and local plan policies.

Lancashire Wildlife Trust - Originally objected as they considered the application to be in conflict with paragraph 118 of the NPPF and Policy CS6 of the Blackpool Local Plan Part 1: Core Strategy principally because of the impact of the three areas of caravans adjacent to Marton Mere.

Police Architectural Liaison Officer - no comments received.

Head of Housing and Environmental Protection Service - no comments received.

Contaminated Land Officer - no comments received.

WASTE - Commercial - no comments received.

PUBLICITY AND REPRESENTATIONS

Press notice published: 25 August 2016

Site notice displayed: 18 August 2016

Neighbours notified: 16 August 2016 and 21 April 2017

Objections to the original proposal were received from (reflective of the fact it would involve land adjacent to Marton Mere) -

55, 60, 62, 64 Rosefinch Way
18, 21, 22, 24, 32 Kipling Court
29, 56, 69, 71, 75, 79, 89, 91, 117 Kipling Drive
7 Crescent Road, Poulton
22 Northumberland Avenue, Cleveleys
181 St Walburgas Road
37 Rowsley Road, St Annes
3 Bassenthwaite
40 Ingleway
21 Links Gate, St Annes
3 Appleby Road
18 Holts Lane, Poulton
6 Meadowbank
31 Kendal Avenue
7 Cedar Avenue, Poulton
169 Reads Avenue
9 Mount Apartments, Abbots Walk, Fleetwood
36 Highfield Drive, Longridge
17 Cheltenham Crescent, Thornton
167 Hoyles Lane, Cottam, Preston
18 Staining Rise, Staining
8 Dunmail Avenue
111 Common Edge Road
17 Ledgard Avenue, Leigh
37 Cornwall Place
19 Camborne Court

The objections received centred on the following issues -

- impact on the nature reserve/ SSSI (Marton Mere)
- noise and disturbance from the additional caravans
- light pollution from the additional areas of caravans
- detrimental impact on pedestrian routes to and around the SSSI
- detrimental impact on wildlife
- loss of habitat
- impact on drainage and flooding
- loss of buffer zone between holiday village and the Mere
- conflict with Policies LQ1, LQ6 and NE4 (which relates to the SSSI) of the Blackpool Local Plan
- inadequate vehicular access and additional pressure on the junction of the site with Mythop Road (poor visibility)
- additional traffic and pollution

- potential increased risk of crime
- impact on property values (not a legitimate material planning consideration)

Objections to the revised proposal have been received from -

55,60,62 Rosefinch Way
 24 Kipling Court
 19, 69, 89 Kipling Drive

The objections received centred on the following issues -

- noise and disturbance from the additional caravans
- light pollution from the additional area of caravans
- detrimental impact on pedestrian routes to and around the SSSI
- detrimental impact on wildlife/wildlife corridors
- loss of habitat
- impact on drainage and flooding
- conflict with Policies LQ1, LQ6 and NE4 (which relates to the SSSI) of the Blackpool Local Plan
- inadequate vehicular access and additional pressure on the junction of the site with Mythop Road (poor visibility)
- additional traffic and pollution
- potential increased risk of crime
- concern about drainage, sewerage and landfill gas
- over supply of holiday accommodation
- impact of proposed landscaping
- impact on property values (not a legitimate material planning consideration)

NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework (NPPF) came into force in March 2012 and constitutes guidance for local planning authorities and decision-takers as a material consideration in determining applications.

The core planning principles in the NPPF include:

- proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs.
- take account of the different roles and character of different areas, promoting the vitality of our main urban areas.
- local authorities should encourage effective use of land by re-using land that has previously been developed provided that it is not of high environmental value.
- local authorities should conserve heritage assets in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of this and future generations.

Paragraphs 7, 8, 9, 14, 17, 56, 74, 93, 94, 99, 103, 109, 118, 123 and 141 are considered to be most relevant to this application.

BLACKPOOL LOCAL PLAN PART 1: CORE STRATEGY

The Blackpool Local Plan: Part 1 - Core Strategy was adopted by the Council in January 2016. The policies in the Core Strategy that are most relevant to this application are -

Policy CS6: Green Infrastructure
Policy CS7: Design
Policy CS9: Water Management
Policy CS21: Leisure and Business Tourism

SAVED POLICIES: BLACKPOOL LOCAL PLAN 2001-2016

The Blackpool Local Plan was adopted in June 2006. A number of policies in the Blackpool Local Plan (2006) have now been superseded by policies in the Core Strategy (these are listed in Appendix B of the Core Strategy). Other policies in the Blackpool Local Plan are saved until the Local Part 2: Site Allocations and Development Management Policies is produced.

The following policies are most relevant to this application:

Policy LQ1: Lifting the quality of design
Policy LQ6: Landscape design and biodiversity
Policy BH3: Residential and visitor amenity
Policy BH8: Open land meeting community and recreational needs
Policy NE6: Protected Species
Policy NE7: Sites and Features of Landscape, Nature Conservation and Environmental Value

ASSESSMENT

Principle of the development - the NPPF states that there are three strands to sustainable development - economic/social and environmental. In this case the economic benefits of the proposal are that it would add to the stock of accommodation at the Holiday Village and would help to support the facilities and jobs at the Holiday Village and potentially increase visitors to the attractions in the town and spend in the town. Whilst the focus in terms of holiday accommodation is to regenerate the resort core and town centre (Policy CS21) the Holiday Village supports a key aspect of the holiday market - static and touring caravans and it would be difficult to accommodate this aspect of the market in the town centre or resort core.

The Holiday Village occupies a pleasant semi-rural site enhanced by the frontage it has to Marton Mere but the site is constrained by the Marton Mere SSSI and a Biological Heritage Site to the north and east and by housing and the National Savings and Investments site to the south, the latter having been acquired by Rowland Homes for a mixed residential and business development (15/0420 refers). The only potential for expansion is therefore in a

westerly direction. In social terms, the proposal would increase the availability of this type of holiday accommodation. In environmental terms, there is the issue of loss of open land and the impact of the proposal on the amenities of local residents.

The application has been advertised as a departure as it is not identified as part of the Holiday Village on the proposals map to the 2006 Local Plan. Policy BH8 of the 2006 Local Plan identifies the application site as open land meeting community and recreational needs. The Policy seeks to retain this land for this purpose for the plan period 2001-2016 but it is recognised that the policy has been saved until Part 2 of the new Local Plan is produced. The policy seeks to prevent development of the land unless development only covers a small part of the land - in this case it would be about 25% of the overall land and the proposal enhances recreational/community use - in this case the proposal is to upgrade the informal paths across the land to enable them to be used year round (currently they are affected by the weather particularly during the winter months). In addition additional planting is proposed to supplement what exists on the land at the present time. Given the irregular shape of the land covered by Policy BH8, the proposal would leave a green swathe of land to the west of the proposed site and protect and upgrade the key pedestrian routes to the Mere from Kipling Drive and Cornwall Place.

Whilst it is acknowledged that the proposed development does not maintain the open character of all of the land identified on the proposals map, it is considered that the benefits in terms of the additional caravans, the footpath improvements, the additional planting and the retention of the green swathe of land to the west of the site (average width approximately 120 metres) outweigh this conflict and do not prejudice the overall aim of identifying the land for community use.

In a similar vein Policy CS6 seeks to retain 'green infrastructure' and only allow loss in exceptional circumstances. It also seeks to enhance areas of green infrastructure. In this case there is a partial loss of some of the designated land but in mitigation there is some enhancement through the upgrading of informal footpath routes to Marton Mere and additional planting coupled with the retention of a green swathe of land linking through to Marton Mere and beyond. Paragraph 74 of the NPPF also seeks to protect open space and playing fields. Whilst the proposal does not strictly accord with paragraph 74 the principles outlined above apply i.e. it is a partial loss of some of the designated land but in mitigation there is some enhancement through the upgrading of informal footpath routes to Marton Mere and additional planting coupled with the retention of a green swathe of land linking through to Marton Mere and beyond.

Given the circumstances of the case and the mitigation/enhancement proposed it is considered that the proposals are acceptable.

Impact on biodiversity - the application site is primarily grassland and the intention is to landscape the perimeter of the site and within the site with native species primarily and some ornamental species. Some of the planting will supplement and extend existing tree planting to enhance wildlife corridors. The net gain in planting will assist with biodiversity. It is therefore felt that the proposal would accord with Policy NE7.

Design of the development - the idea behind the scheme is to provide an informal layout to siting of the caravans and create a parkland setting surrounded by vegetation. This will help to screen the site from surrounding areas. In terms of paragraph 17 of the NPPF, Policy LQ1 and Policy CS7 it is considered that the proposal would not conflict with these policies. In terms of paragraph 17 of the NPPF, Policy LQ1 and Policy CS7 it is considered that the proposal would not conflict with these policies.

Impact on residential amenity - local residents express concerns about noise and disturbance from the existing Holiday Village. It is not considered that 31 caravans would materially affect this. It is acknowledged that the proposal would bring six of the caravans close to Kipling Court (some 15 metres separation) but the caravans would be at right angles to the properties in Kipling Court, they would be set lower than Kipling Court given the land levels and there would be planting in between to help soften the appearance. There would be a greater buffer of some 35 metres to the semi-detached houses fronting Kipling Drive and 30 metres to Amber Court. There would be approximately 100 metres to the nearest houses on the Mere Farm estate (Swift Close/Rosefinch Way) and these distances are considered acceptable. In terms of paragraph 17 of the NPPF, Policy BH3 and Policy CS7 it is considered that the proposal would not conflict with these policies.

Impact on highway safety - it is acknowledged that the site access and the junction with Mythop Road is not ideal. The access is shared with the National Savings and Investments site and vehicle trips to that site have been reduced and will be reduced further once the new access from Preston New Road is constructed. The Head of Highways and Traffic Management has no objection to the reduced number of caravans now being proposed being served by the site access. It is therefore felt that the proposal would accord with Policy AS1.

Parking and Servicing Arrangements - there would be a parking space for each caravan and three visitor car parking spaces. There would be turning heads at the end of the three spur roads to serve the caravans. This is considered acceptable.

Drainage - the site is not at risk of flooding although the area does hold water at times of heavy rainfall. Members will note that despite local residents' concerns about flooding, drainage and water supply the Environment Agency and United Utilities have not raised any objections in principle to the proposals subject to conditions being attached to any permission granted. It is therefore felt that the proposal would accord with Policy CS9.

Other Issues - concerns about lighting could be covered by a condition requiring the submission of a lighting scheme. Concerns about impact on the SSSI are lessened because the proposed site is further away from the SSSI than parts of the existing Holiday Village. It is therefore felt that there is no conflict with Policy NE4. Concerns about landfill gas migration and its impact on the site would be covered by the condition recommended by the Environment Agency. It is not felt that the proposed development would increase the risk of crime.

CONCLUSION

The proposal would involve the loss of approximately 25% of an area of open land identified as meeting community needs. This loss would be offset by enhancements to the remaining open land, by additional planting to improve biodiversity, by the retention of a 100 metre swathe of open land linking to Marton Mere and beyond and by the preservation of the pedestrian routes from Kipling Drive and Cornwall Place to Marton Mere. It is not considered that there would be adverse highway or drainage issues with the proposal and whilst the proposal would bring caravans closer to some residential properties it is not felt that the residents of these properties would be significantly adversely affected because of the levels difference, orientation of the caravans and planting. In this case the economic and social benefits of the proposal together with the mitigating environmental benefits mean that on balance approval is recommended.

LEGAL AGREEMENT AND/OR DEVELOPER FINANCIAL CONTRIBUTION

None.

HUMAN RIGHTS ACT

Under Article eight and Article one of the first protocol to the Convention on Human Rights, a person is entitled to the right to respect for private and family life, and the peaceful enjoyment of his/her property. However, these rights are qualified in that they must be set against the general interest and the protection of the rights and freedoms of others. It is not considered that the application raises any human rights issues.

CRIME AND DISORDER ACT 1998

The contents of this report have been considered in the context of the Council's general duty, in all its functions, to have regard to community safety issues as required by section 17 of the Crime and Disorder Act 1998.

BACKGROUND PAPERS

Planning Application File(s) 16/0490 which can be accessed via the link below:

<http://idoxpa.blackpool.gov.uk/online-applications/search.do?action=simple>

Recommended Decision: Grant Permission

Conditions and Reasons

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development shall be carried out, except where modified by the conditions attached to this permission, in accordance with the planning application received by the Local Planning Authority including the following plans:

Location Plan - 954/32/4 Rev B

Drawings numbered 954/32/1 Rev F, 954/32/1A Rev C, 954/32/2 Rev C, 954/32/2A Rev B, 1002 Rev C, SK02 Rev F, FP01 Rev B, SE01 Rev B

Reason: For the avoidance of doubt and so the Local Planning Authority can be satisfied as to the details of the permission.

3. Foul and surface water shall be drained on separate systems.

Reason: To secure proper drainage and to manage the risk of flooding and pollution in accordance with Policy CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

4. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly. The development shall be completed in accordance with the approved details.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of policies within the NPPF and NPPG and Policy CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

5. Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the Local Planning Authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum: arrangements for management and maintenance by the owners of the Holiday Village; and arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime. The development shall subsequently be completed, maintained and managed in accordance with the approved plan. Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development in accordance with Policy CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

6. The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment (FRA)(Ref: 954/32, dated September 2016) and subject to the following requirements:
 1. The caravan pitches approved by this permission shall not be used for permanent residential occupation.
 2. All of the static caravans should stand clear of the ground with an elevated internal floor level which is approximately 700mm above existing and proposed ground level (as stated in Section 5.12).
 3. The ground levels which exist in the area in point 2 (above) are not intended to be altered in any way (as stated in Section 5.10).

The mitigation measures detailed in the FRA shall be fully implemented prior to occupation or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To ensure the occupants of the site are not at an unacceptable risk of flooding in accordance with Policy CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

7. No development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:
 1. A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors

- potentially unacceptable risks arising from contamination at the site.
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 3. The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To ensure the development does not pose a risk of pollution to controlled waters in accordance with Policy CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy BH4 of the Blackpool Local Plan 2001-2016.

8. Prior to the commencement a lighting strategy for the proposed development shall be submitted to and approved in writing by the Local Planning Authority. The approved strategy shall then be implemented as part of the development and retained as such.

Reason; In the interests of the amenities of surrounding residents and to safeguard the character and appearance of the area in accordance with Policies LQ1 and BH3 of the Blackpool Local Plan 2001-2016 and Policy CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

9. Prior to the development hereby approved being first brought into use the car parking provision shown on the approved plans shall be provided and shall thereafter be retained.

Reason: In the interests of the appearance of the locality and highway safety, in accordance with Policies LQ1 and AS1 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

10. a) The landscaping works shown on the approved drawings shall be carried out in accordance with the approved details within the first planting season following completion of the development hereby approved or in accordance with a programme agreed in writing by the Local Planning Authority (whichever is sooner.)

b) Any trees or shrubs planted in accordance with this condition which are removed, uprooted, destroyed, die, or become severely damaged or seriously diseased within five years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted, unless the Local Planning Authority gives its written consent to any variation.

Reason. To ensure the site is satisfactorily landscaped in the interests of visual amenity and to ensure there are adequate areas of soft landscaping to act as a soakaway during times of heavy rainfall with regards to Policy LQ6 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

Advice Notes to Developer

1. Please note this approval relates specifically to the details indicated on the approved plans and documents, and to the requirement to satisfy all conditions of the approval. Any variation from this approval needs to be agreed in writing by the Local Planning Authority prior to works commencing and may require the submission of a revised application. Any works carried out without such written agreement or approval would render the development as unauthorised and liable to legal proceedings.