

COMMITTEE DATE: [26/09/2017](#)

Application Reference: **17/0060**

WARD: Anchorsholme
DATE REGISTERED: 02/02/17
LOCAL PLAN ALLOCATION: Protection of Public Open Space
Other site of nature conservation value
Coast and foreshore

APPLICATION TYPE: Full Planning Permission
APPLICANT: United Utilities Water PLC

PROPOSAL: Re-development of Anchorsholme Park to include new pumping station and associated buildings, storage tank control building, six vent stacks, erection of cafe and bowling club/ maintenance building, re-contouring and landscaping of Park, new amphitheatre feature, new footpaths, provision of MUGA (multi-use games area), trim trail, and children's playground, new access from Princes Way, new walls and fencing. (Re-submission of 15/0820).

LOCATION: ANCHORSHOLME PARK , ANCHORSHOLME LANE WEST, FY5 1ND

Summary of Recommendation: Grant Permission

CASE OFFICER

Mr M Shaw

BLACKPOOL COUNCIL PLAN 2015 -2020

This application accords with **Priority two of the Plan** - Communities: Creating stronger communities and increasing resilience.

SUMMARY OF RECOMMENDATION

The application is a revision of the previously approved scheme reference: 15/0820 and has generated significant local concern regarding the proposed changes and suggested additional impact including the water pumps now being proposed partially above ground rather being positioned totally underground.

However, the proposal, as amended, is recommended for approval. The proposal will store water from the combined surface and foul water drainage system at times of heavy rainfall beneath the Park, water that would otherwise be pumped into the Irish Sea adversely affecting bathing water quality and the cleanliness of the beaches. Following the completion

of the subject works the Park will be re-developed into a much improved public open space. The new Park will also have direct and level access onto the new Promenade.

INTRODUCTION

Members will recall that this application was deferred at the Planning Committee meeting on 11 April 2017 due to concerns expressed at the meeting including the lack of some of the boundary treatment and landscaping details, the extent of the changes from the previously approved scheme, potential noise issues and lighting and CCTV provision. The application was subsequently deferred from the 30 August 2017 meeting due to a number of residents not being notified of the meeting.

The application involves revisions to planning permission 15/0820. As part of this work the existing 1.5km outfall pipe is being replaced with a new 3.7km outfall pipe projecting out into the Irish Sea. This matter has been the subject of a separate application to the Marine Management Organisation. At present a 1.5km outfall pipe is licensed to pump water into the Irish Sea up to three times a season and thus these discharges affect the quality of the bathing water and the local beaches. It is expected that the new storage tank will reduce the amount water discharging into the sea and water that has to be pumped out to sea will in future be further out to sea reducing the possibility of it being washed back in with the tide. Following the completion of these works a new Anchorsholme Park will be provided.

SITE DESCRIPTION

Anchorsholme Park provides approximately 10 hectares of public open space and is protected under Policy BH5 of the Local Plan. The Park is adjacent to Cleveleys and next to Princes Way and the Promenade. The adjacent Promenade has now been renewed upgrading the sea defences forming a continuation of the recent sea defence and Promenade works in Cleveleys. The land level of the Park was previously 2 metres higher than Princes Way with a stone retaining wall forming the boundary between the two and thus preventing direct access between the two. The recently re-opened Princes Way has however now been built up to be level with the Park so that the new Park will open out onto the Promenade. A strip of land at the southern end of the Park adjacent to Princes Way is designated as a Biological Heritage Site being the remnants of a former sand dune system.

DETAILS OF PROPOSAL

The revised proposal involves the erection of a new pumping station building and screening facility, and six sculptured vent stacks at the northern end of the Park close to Anchorsholme Lane West to replace the existing pumping station located on the headland. The works will be accompanied by associated hardsurfacing, landscaping and boundary treatment. A new pedestrian and maintenance vehicular access would be provided from Princes Way into the Park which will be re-profiled and a number of new features and facilities. One of the two existing bowling greens will be replaced by a bowling clubhouse/maintenance building and landscaping. Within the centre of the Park, a cafe and water tank control building and new children's playground will be provided, at the southern end of the Park a Multi- Use Games Area will be constructed. One of the aims of the scheme is to

provide three hubs spread across the Park rather than all the facilities concentrated close to Anchorsholme Lane West.

The application is accompanied by an Environment Statement including a section on noise, a Flood Risk Assessment, a Statement of Community Involvement, a Planning Statement, a Ground Investigation Report, a Land Quality Risk Assessment and a Groundwater report.

The main revisions to the scheme previously approved by Planning Committee on 5 April 2016 under ref: 15/0820 are summarised as follows:

- a) Pumping equipment to now be positioned partially i.e. 2 metres above ground level and housed within a larger building but within a smaller compound area
- b) Café building has more simplified design
- c) 1.5 metre high timber boundary fencing to pumping station to be replaced with 1.5 metre steel railings
- d) Gabion wall boundary features replaced
- e) Overall height of the Park raised by 500mm
- f) Specialist road and path finishes removed and replaced with finish to match the new Promenade
- g) a footpath link across the Biological Heritage Site onto Princes Way.

The main revisions to the scheme deferred by Planning Committee on 11 April 2017 are summarised as follows:

- a) additional hardsurfaced areas to match the new Promenade which will include path areas and a large area adjacent the pump station compound
- b) the retaining walls adjacent to the pump station will be patterned to match the Promenade and enclosed with 1.8m high fencing (see Police comments)
- c) additional landscaping to the Anchorsholme Lane West boundary to screen the pump station
- d) further boundary treatment and hardsurfacing details provided including rubble effect boundary wall to Anchorsholme Lane West and use of Promenade topping and rubble effect wall on the Amphitheatre seating
- e) clarification on the layout of the MUGA

United Utilities has provided the following comments in response to a number of the objections raised:

Need for Alterations to Pumping Station

The change in size and shape of the pumping station building from that originally approved is due to the change in pump design from the original canister style pump to an alternative which requires the motors to be located at ground level, within an extended building but with the majority of the pump itself remaining below ground.

A review of recent experiences with canister pumps across the industry identified that in situations where they are used infrequently, there have been problems with pump bearings seizing, leading to water ingress into the below ground motor, and thus not starting. Any

such failure would lead to flooding of properties which is clearly unacceptable. In order to provide a resilient solution that protects people and businesses from stormwater flooding, we require the most reliable and robust pumps available.

As a result we have been able to reduce the size of our operational compound by over 2000 sq metres returning more of the Park back to open space and to public use.

Noise

The pumping station is expected to run approximately 12 times a year and only in periods of extremely heavy rainfall. The level of potential noise from the development has been assessed in accordance with the methodology in the relevant British Standard and the results are no different to those from the previously approved scheme. Blackpool's Service Manager for Public Protection has reviewed the proposals and raises no concerns.

Odour

It is recognised that the existing station is a source of odour, its arrangements which have been modified many times since 1930 allow the build-up of odorous materials, which can cause the ventilated air to smell. It does not have any odour control equipment. The new station will have odour control equipment through which all the expelled air will pass. This is unchanged from the previously approved scheme.

MAIN PLANNING ISSUES

The main planning issues are considered to be:

- Need for the Proposed Development
- Differences of the Amended Proposal from the Approved Scheme and Deferred Scheme
- Design of Buildings
- Impact on Residential and Visual Amenity
- Improvements to Anchorsholme Park
- Other Matters

CONSULTATIONS

Environment Agency: Land Quality- agree with the following statement from the submitted Environmental Statement (ES):

For Water Quality, and Hydrology the significance of the environmental effects remains consistent with the ES from November 2015. The updated Land Quality assessment identified impacts to human health during construction and operation of the scheme resulting from the presence of isolated areas of made ground on site. In addition, the potential for deterioration of soil quality could occur during the construction. The overall residual significance of these remains as 'slight' and 'neutral or slight' as originally assessed in the November 2015 ES. Overall, no change would occur to landscape effects, as the alterations to the design are in keeping with the original design and the change in effect is not considered significant.

We have no further comment other than to refer the developer to the CL:AIRE Definition of Waste Code of Practice for the re-use of materials on site, and to refer to our previous comments in respect of the infill materials to the original chamber. The latter comments were made as part of our service to United Utilities and are reproduced below:

The chemical assessment of the materials within the shaft previously constructed on the site shows that there has been decomposition of materials resulting in the generation of Methane and Carbon Dioxide within the shaft. The construction of the shaft has isolated materials from within so that the water quality has not impacted outside of the shaft, in the Blown Sand near surface aquifer, although the report suggests that the compromise of the base of this shaft may have generated a poor hydraulic connectivity between the two. The development of the site suggests that the shaft will be accessed to connect to the main Fylde Coast Tunnel from the discharge pipes of the works to be developed on site. As such if the materials within the shaft are to be reused on the site we would ask that a more detailed chemical analysis of these soils is undertaken to ensure that they appropriately risk assessed for their final end use.

Head of Highways and Traffic Management: Some points below which may require discussion.

1. The footpath within the Park which leads to the southern edge of the site (towards Bispham Tram Loop) to tie-in with the existing path. This is required to maintain pedestrian connectivity to Princess Way/Parade/Beach.
2. The scope of works for the vehicle access point onto Princes Way to be discussed and agreed with Traffic and Highways.
3. The footpath into the Park from Anchorsholme Lane West is shown to be wider than existing. The existing vehicle crossing must be modified to take this change into account.
4. The vehicle access into the main facility building is remaining in-situ. Currently visibility is good and this should remain as existing.
5. A Construction Management Plan was conditioned as part of planning permission reference 15/0280. This condition has been discharged and the work is being managed effectively. Any change or variation during construction to how the work is being delivered (which may affect the operation of the highway network) to be discussed and agreed with Traffic and Highways.

Service Manager Public Protection: No comments or objections regarding the initial consultation. Further comments have been provided following concerns expressed regarding the pumps now being proposed partially above ground level.

United Utilities submitted a further noise assessment once they knew the exact noise levels of equipment to be installed. Environmental acousticians measured the existing average background noise levels at the site during the day and at night. They then compared this against expected noise from the pumps. They have used the correct methodology (BS4142) and results have indicated the site will have low impact in terms of noise. I therefore am satisfied that things have been done properly, regardless of where the pumps are positioned. There are also enforcement powers in the unlikely event of a miscalculation.

Further comments- I would re-iterate however that United Utilities has engaged a firm of Acoustic Consultants to carry out noise monitoring and assessment in accordance with correct standard (British Standard 4142). It did an assessment in 2015 and has done a further assessment now they have the full specification of the machinery being used. The report concludes that noise will be within the recommended limits. Any changes to the design /placement of the pumps has been accounted for in the calculations and noise limits set. The results in the newer assessment still show noise will be of no or low impact. It has done everything it is supposed to do. Plus there is the fact that these machines are only expected to operate occasionally.

Same for odour – the report says significant improvements from what is existing.

Head of Parks and Greens: With regard to this planning application we have no objections and fully support the proposals.

Contaminated Land Officer: No comments

Sustainability Manager: I think the access from the road would be better a little further north closer to the centre of the roadside car parking area and the facilities in the Park itself. The rough tarmac path currently existing and to be upgraded should be removed at the red lines and left to revegetate naturally. If any spoil is needed to cover it and bring up levels then this could be had from any material from the replacement path. Would it be possible for United Utilities to mark the perimeter of the Biological Heritage Site (BHS) with boundary posts – it does not need fencing – and provide some interpretive signs explaining that it is a BHS, what BHS's are, and what the species are that are present on this one?

County Archaeology: The Environmental Statement that accompanies this application outlines changes that: "It is considered that the proposed revisions to the scheme will not result in any additional impacts to Cultural Heritage assets and therefore is not likely to result in any changes to impact significance in relation to Cultural Heritage. As such, the assessment remains valid". On the basis that the mitigation proposed in the November 2015 Environmental Statement remains valid, Lancashire Archaeological Advisory Service (LAAS) would suggest that the recommendations are implemented. This accords with National Planning Policy Framework paragraph 141: "Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible".

Sport England: The Government, within their Planning Practice Guidance (Open Space, Sports and Recreation Facilities Section) advises local planning authorities to consult Sport England on a wide range of applications. This application falls within the scope of the above guidance as it relates to development which creates opportunities for sport.

Sport England assesses this type of application in line with its planning objectives and with the National Planning Policy Framework (NPPF). Sport England's planning objectives are to protect existing facilities, enhance the quality, accessibility and management of existing facilities, and to provide new facilities to meet demand. The proposal includes the provision

of a Multi-Use Games Area, trim trail and pavilion for the bowling club. Each of these facilities will help increase physical activity in the area by providing well located and accessible facilities. This being the case, Sport England offers its support for this application, as it is considered to meet Sport England's policy objectives to enhance and provide sports facilities.

Lancashire Wildlife Trust: Notes that the documents submitted express the view that the proposed revisions will not impact on the ecological findings for the original application. I am advised that the Extended Phase 1 Habitat Survey Report from that original application includes recommendations aimed at protecting extant biodiversity; but that there is no apparent mention of enhancement of biodiversity recommended in the National Planning Policy Framework (paragraph 117).

That said, there is a commitment in the current application to create habitat adjacent to the adjoining Local Wildlife Site ('Lancashire Biological Heritage Site') 34SW01: Queen's Promenade Coastal Grassland - Blackpool North Shore Boating Pool to Little Bispham. However, I cannot locate any detail on that proposal beyond the following statement. "An area of wildflower planting is proposed to the north of the Park, adjacent parallel to Princes Way. By putting the wildflower planting in this location it is intended to create a relationship with the adjacent Biological Heritage Site that will enhance biodiversity interest, whilst at the same time leaving the large majority of the restored Park as amenity grassland for recreational use"

It would be essential that the composition and provenance of any introduced flora as propagules or whole plants would complement and not compete with the native coastal grassland vegetation community for which the Local Wildlife Site has been identified, and that subsequent management would be effective, and monitored to assess it for that effectiveness.

The Local Wildlife Site description states that: 'The relict dune habitat to the north of the site is one of only three known localities in the county for sea bindweed, a species included under the category of 'Endangered' in the Provisional Lancashire Red Data List of Vascular Plants. The striped snail *Ceriuella virgata*, a species of restricted distribution in the county, occurs on the site.' Delivery of any effective proposal to expand and sustain the expansion of the local populations of one or both of these species would be welcome.

The documents mention the need for a management plan to prevent harm during construction and, in the Extended Phase 1 Habitat Survey Report, there are several references to 'Precautionary Methods of Working' being required to protect specific species and habitats. You should consult with your ecological adviser as to whether those are adequate. The assessment of impacts on Natura 2000 sites appears adequate however, you should also consult Natural England as the Government's statutory adviser on such international designations. We also recommend that, before further work takes place, any planning permission should require that full details of how biodiversity and local ecological networks will be enhanced by the proposed development be submitted to and approved by the local planning authority.

Natural England: Natural England has previously commented on this proposal. The advice provided in our previous response applies equally to this resubmission although we made no objection to the original proposal. The proposed amendments to the original application are unlikely to have significantly different impacts on the natural environment than the original proposal.

Lancashire Constabulary: The Crime Impact Statement is formed based on local crime figures and trends, incidents reported and community knowledge gathered from local policing teams. It is with this policing knowledge that recommendations are made which are site specific, appropriate and realistic to the potential threat posed from crime and anti-social behaviour in the immediate area of the development.

Crime Risks In the last 12 month period there have been very few incidents/crimes reported in the Park. It is clear from the design and layout that the reduction of crime and disorder risks has been considered and implemented. In order to keep the crime figures low and avoid costly repairs after the redevelopment, I ask that the following advice is considered within the design:

Natural surveillance is considered within the landscaping plan to ensure that no areas are concealed from view as planting gets established, to deter crime and anti-social behaviour. Rainwater pipes should be flush to the wall so that they cannot be used to aid climbing onto the roof of the buildings. The glazing in the sunpipes located on the roof of the café must be toughened or laminated to reduce the risk of damage.

The proposed 1.5m high railings and gates securing the access to the main building are an insufficient height to keep intruders out, this includes youths looking for somewhere to hang out even if there is no criminal intent - if the purpose of the railings is to deter intruders then it should be a sufficient height to do this effectively otherwise it is not adequate or cost effective. A minimum height of 1.8m is advised. Where the railings are located on top of the existing wall, the railings should sit on the outer edge of the wall to reduce the foothold provided by the wall. If the main building houses valuable/desirable equipment I would advise that this building has a remotely monitored intruder alarm linked to an alarm receiving centre in order to ensure a police deployment on a confirmed activation.

Blackpool Local Plan Part 1: Core Strategy (2012-2027) Policy CS7: Quality of Design New development in Blackpool is required to be:

- a. well designed, and enhance the character and appearance of the local area and should:
- b. Ensure that amenities of nearby residents and potential occupiers are not adversely affected
- c. Provide public and private spaces that are well-designed, safe, attractive, and complement the built form
- e. Maximise natural surveillance and active frontages, minimising opportunities for anti-social and criminal behaviour.

It is important that new development is well designed in order to prevent crime and

antisocial behaviour. The Council will therefore promote 'Secured by Design' principles in new developments in order to create safer and secure environments. National Planning Policy Framework, Paragraph 58 "Create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.

Section 17 Crime and Disorder Act 1998- Without prejudice to any other obligation imposed on it, it shall be the duty of each authority to which this section applies to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area.

Wyre Borough Council: No comments received

PUBLICITY AND REPRESENTATIONS

Press notice published: 16 February 2017

Five site notices displayed: 16 February 2017

Neighbours notified: 3 February 2017 and 20 July 2017

38 letters of objection in total have been received to the initial submission and the amended details.

Where reference is made after the address to two letters, residents have objected to both the initial and revised submission. One objection is anonymous and raises concerns of noise, smells and the pumps being above ground.

9 College Avenue- a lack of CCTV around the amphitheatre will result in anti-social behaviour. The pumps are not completely underground as originally intended which will create noise and if there are more vents there be more obnoxious smells. During stage one the noise was horrendous which was to an extent unavoidable and vibrations affected their property. Dust means it is difficult to keep windows clean.

Any approval should be accompanied by conditions relating to adequate lighting, CCTV, pumps being underground, the original number of vent stacks, re-instatement of the drainage swales. Insufficient drainage may result in flooding. The cafe will not be used much unless there is an attraction such as crazy golf.

4 Huntingdon Road- their property is over 120 metres from the site and we have suffered over two years of disruption, noise, vibration and property damage. The main objection relates to the pumps being above ground which will cause massive problems of landscape blight, excessive noise and smell. The original approval involved an underground pumping station.

19 Cherrywood Avenue- concerned about noise and smells. The pumps were supposed to be underground and it is an eyesore to the area.

2 Gresham Road- I should like to raise an objection and receive your comments in relation to the following.

Chapter 13 of the Environmental Statement "air quality and odour" states that the existing louvred pumping station building is to be "decommissioned" and that the two existing vent stacks on the promenade will be "disused." However, I can find no undertaking to remove these structures and I believe that a planning condition should be imposed to ensure their removal. Without such a condition, the "industrial" views from Anchorsholme Lane West will comprise eight vent stacks, the large "main facility" building, compound and the redundant louvred building.

Moreover, submitted plans show the site of the decommissioned louvred building and surrounding concrete apron to be held by United Utilities. If this building is to be decommissioned this site should be landscaped (following demolition) and transferred to the Council as "exchange land" , thereby mitigating the loss of public open space (following the significant loss of existing open space through United Utilities enclosing its "main facility" building and service areas). The Council should be resisting the loss of public open space where possible and this would be one way of achieving it. Funds could also be provided by United Utilities to bring the unkempt and disused area of land to the south and west of the tram turning circle into managed, formally designated public open space. I understand that land to the north is to be given over to car parking and this could clearly not form "exchange land" for the Park.

Frankly, the less "private" land held by United Utilities in Anchorsholme Park the better. I perceive United Utilities to be unsatisfactory estate managers. Correspondence demonstrates that it took over a year to achieve the removal and the clean-up of an eyesore at the existing pumping station building, namely rusting sheet metal, other rubbish and graffiti. Unbelievably, this was only achieved after the intervention by the Consumer Council for Water. I cannot help but see history repeating itself given the number of structures, enclosures, fences, walls and vent stacks proposed by United Utilities. I realise that the scheme needs to be accommodated but I would ask that any loss of open space be resisted where possible and real measures taken to reduce the risk of part of the Park simply becoming an operational eyesore.

In summary, I am objecting to this application on the grounds of the loss of public open space (in the absence of exchange land) and the failure of United Utilities to give undertakings as regards the removal of decommissioned building.

11 Blandford Avenue (two letters) - Cost should not be the reason for the change. We have put up with the disruption for months and we deserve the best.

I wish to make representations against United Utilities proposals for aspects of the work currently being carried out in Anchorsholme Park.

1 The proposal that the pump is to be housed partly above ground is unacceptable. The size of the housing, pipeline etc. dictate that this will be a very large pump used to pump vast amounts of liquid some considerable distance. I am astonished that United Utilities should even contemplate housing such a pump partly above ground. I believe there would be

discernible noise and vibration and have no confidence in United Utilities to soundproof it. If the pump cannot be housed in the current proposed location I suggest they dig another hole! Whatever their difficulties they were foreseeable. Residents in this area have shown remarkable forbearance over a long period of time, with more to come, and I, and many others in the area, have no stomach for a proposal that will adversely impact our lives on a permanent basis.

From a personal perspective I suffer from tinnitus and noise and vibration can be very distressing for me.

2 United Utilities promised to make the Park a better place but it is now proposing to leave us with an eyesore. Unacceptable. It should honour their earlier commitments which after all are a drop in the ocean (no pun intended) when looked at against their overall budget.

11 College Avenue As a resident I am unhappy with the plans! I do not think the plans have been thought about it's just the cheapest and easiest option!

4 Melton Place (two letters) - I am concerned that the re-landscaping of the Park is an excuse to raise the level of the current Park blocking the beautiful views of the sea and the Lake District residents overlooking the Park have enjoyed for decades. I consider it is a cheap way not to remove the spoil they have created. In my own case I am concerned about the height of the proposed amphitheatre blocking the views which I have enjoyed for over 30 years.

I also consider that the amphitheatre will be a focus for anti-social behaviour similar to what occurred at the old 'blue shelter' now demolished. This led to one local resident who tried to intervene being beaten up. I have raised these concerns with United Utilities at every public meeting possible but I do not consider I have been taken seriously.

305 Fleetwood Road - Re contouring is an excuse for not removing subsoil to cut costs. This was not in original plans. It will facilitate anti-social behaviour by reducing visibility from surrounding roads etc. Original plans stated pumps were to be underground (as they are now and have been for 30+ years). Plan to have them above ground is again a cost-cutting exercise and should be rejected - the reason stated is negated by the fact that they have not suffered from flooding in the past.

Most of what United Utilities have proposed latterly is contrary to the originally agreed plans and I suspect was always their true intention. The Park has been out of action for years and will be for some time yet. We want it to be a Park again, not a spoil heap topped with grass. You prosecute fly-tippers, do not allow unauthorised tipping of waste subsoil just because it is a big company.

25 College Avenue (two letters) Though I understand that United Utilities has to carry out the work improving their systems I consider that the following proposed changes to existing approved plans will be detrimental to the appearance of the Park.

A. Fencing and Walls previously approved-Bespoke 1.5m timber fencing and decorative

gabion walls - with materials chosen to soften the transition between hard and soft landscaping and to allow views into the area to reduce the likelihood of anti - social behaviour and to create attractive route to centre of the Park. The design character of decorative gabions would be implemented across the Park for continuity. The new application will replace Bespoke Timber Fencing replaced with Steel railings and handrails - detrimental to the appearance of the Park.

I also note the Police Comments "The proposed 1.5m high railings and gates securing the access to the main building are an insufficient height to keep intruders out. A minimum height of 1.8m is advised. Will United Utilities be submitting a further application to raise the height of the steel fencing? 1.8m steel fencing will not be an attractive feature. This is meant to be a Park to attract locals and tourists - this change from bespoke timber to steel will have a negative impact on the physical environment of the Park. This contrasts to the claim in the approved proposal that "master planning and redevelopment of the Park would lead to a positive impact".

Decorative Gabion walls replaced with crib walls - gravity retaining walls, constructed from interlocking, precast, concrete components. The reason given for this change is "in recognition of the potential for gabion walls to be vandalised resulting in increased maintenance requirements" - but surely if this was a problem it would be known before the submission of the original plans. Crib walls appear more prone to vandalism as they will provide footholds for climbing. I also note with interest that crib walls are advertised as low cost retaining walls - Is this the underlying reason for the change?

B. Footpaths and Standing area previously approved exposed aggregate concrete and decorative exposed aggregate concrete to be replaced with all in tarmac finished to identified widths. Again the approved footpaths and standing areas were an attractive feature - tarmac is not

In respect of the above two objections Local Plan Policy LQ1 states the quality of design in the built environment requires that "All new developments will be expected to be of a high standard of design and to make a positive contribution to the quality of its surrounding environment" I hope that the Planning Committee takes note of this Policy as the proposed changes to the plans will result in a lower standard of design than the plans originally approved. United Utilities has made many statements about improving the appearance of the Park, producing a Landscape Masterplan with the original features included. Their original planning application gave sound reasons for these features. They should not now be given planning approval to substitute these with alternatives of an inferior design and quality.

Further objections:

C. Landscaping in new application. Overall height raised by up to 500mm - This will leave the Park less secure for the landscaping will create too many places for youths to gather unobserved, leading to the possibility of vandalism and anti-social behaviour. Also the landscaping could lead to future problems in maintaining the appearance of the Park.

D. Park maintenance and bowling buildings. I am disappointed that with the reduction in the size of the United Utilities compound there has been no consideration given to moving the above buildings further away from Parkland Close thus resulting in less disturbance and loss of privacy for residents. Thus I object to the proposals for the above reasons.

The Park is a leisure amenity to be enjoyed by both residents and holiday makers. I hope that when United Utilities has finished they leave a Park fit for purpose. However I continue to have the following concerns:

Smell from ventilation stacks. United Utilities years to control the smell from the Manchester Square Pumping station - why should we now believe that the proposed ventilation system will work.

Landscaping and Anti-social behaviour. The proposed increase in the height of the landscaping will create hidden areas for people to gather unobserved, leading to the possibility of vandalism and anti-social behaviour. Activities cannot be monitored, or reported as residents will not be able to see what is going on. Raising the height of the landscaping is an excuse for not removing subsoil to cut costs.

The United Utilities Building. We will be left with an unsightly industrial building on the sea front unless care is taken over the finish: for example the south elevation will consist of a huge roller shutter door.

Decommissioning of Existing Buildings. A planning condition should be imposed to ensure their 'speedy' removal. Without such a condition, the "industrial" view from Anchorsholme Lane West will comprise six vent stacks, the large "main facility" building, the compound and the redundant louvred building.

Blackpool Council Core Strategy. I hope the finished Park fulfils the criteria you have set in your core strategy: Core Strategy (2012-2027) Policy CS7: Quality of Design New development in Blackpool is required to be well designed, and enhance the character and appearance of the local area and should ensure that amenities of nearby residents and potential occupiers are not adversely affected; provide public and private spaces that are well-designed, safe, attractive, and complement the built form and maximise natural surveillance and active frontages, minimising opportunities for anti-social and criminal behaviour. It is important that new development is well designed in order to prevent crime and anti-social behaviour.

1 Parkland Close (three letters) we all know these works need to be done for good reason, my objections are the aftermath when completed, could be so much improved, and not carried out at minimum costs. The Park maintenance building and bowling club building should be reconstructed on existing footprints, the initial approved application showed the land was needed for the development, this is no longer the case. The siting of these buildings will increase nuisance and disturbance to local residents. The new compound is to be permanently closed, for anti-vandalism reasons, fully understandable unfortunately United Utilities have reduced the compound, and feel it could be further reduced, leaving as

much open Park space as possible. Also noted enclosed for potential vandalism and misbehaviour, what protection is there for the rest of the Park?

Pumps above ground- reasons given risk of flooding. The existing have been underground since 1930. This is another cost cutting exercise that will increase noise levels.

Mounding and build up of ground level- suggested reduction in traffic with the removal of earth from site, reducing disturbance to residents. Not the case this reduces costs, creates hidden areas to the Park, where anti-social behaviour cannot be monitored, or reported as residents will not be able to see what is going on. There will be no protection to the Café or Park area due to earth build up.

Pathways- reduction of pattern pathways for tarmac. Cost cutting, reducing the attraction of the Park

Walling to Anchorsholme Lane West and proposed Works enclosure. Pre cast pattern concrete, cheap alternative to gabion walling, unsightly and not in keeping with surrounding walling area. such walling is available, at greater cost!

New raised path levels, are not disabled or elderly friendly, and questions part M of the building regulations leaving the Council possibly liable, if anyone should fall.

Pumps above ground level, will create more noise and nuisance, along with increased building size. This is cost cutting. Pumps should be kept below ground, reducing the size of the unsightly building. The building should be put back on original footprint, not closer to residential properties, causing nuisance and raised noise levels.

Raised ground levels, creating amphitheatre area, will attract unsocial behaviour. Again United Utilities are cost cutting by not having to remove the excavated earth.

Swale drainage (dykes) to various areas will flood. These areas need piped drainage to remove surface water, again cost cutting. Suggested CCTV and lighting to pathways needs to include play areas, as these areas will be unseen from residents, and be subject to anti-social behaviour and vandalism

12 Cherrywood Avenue (two letters) -At no time did United Utilities indicate the facility would be anything other than underground. If this proposal is approved the residents will be faced with an ugly industrial building on the Promenade that can only be described as a sewage works. Do they have the legal right to confiscate this area of parkland without compensation and to erect a building of this size and nature? If it cannot be rejected at least it should be an iconic structure to enhance its prime location on the sea front. The negative impact on nearby residents must be considered. United Utilities should produce a building which is acceptable to the residents whatever the cost. I note that work is progressing without approval.

The development can be compared in size and style to the nearby Lidl supermarket. The Lidl supermarket is 13250 sq feet and the pumping station is 10,480 sq feet and 1 metre higher and is designed as a cheap industrial building on the sea front.

Flat 1, 13 Anchorsholme Lane West (on behalf of Flats 1, 3, 4, 5, 6) (two letters) -strongly object to this scheme. These plans bear little or no resemblance to the original plans. Pumps above ground, no bespoke timber fencing, mounds of earth blocking the view and encouraging anti-social behaviour. These are merely a few of the modifications. After years of discomfort and lack of leisure facilities we deserve a first class Park not a cheap scaled down version.

Disappointed United Utilities has gone back on its word regarding the pumps, surely there will be noise and smells. The amphitheatre and bowling club seem excessively large blocking out sunlight and sea views and will be a magnet for anti-social behaviour. CCTV is a must. The Park must remain a leisure facility not an industrial site.

7 Cherrywood Avenue (two letters) - local residents have had to endure months of noise disruption and loss of amenities. It is disturbing to find that United Utilities has submitted plans that show little regard for the residents they promised to engage with. Originally the pumping system was to be sited underground having minimal visual impact and also allowing the Park to revert to full public use. The proposal involves a large potentially unsightly industrial building surrounding by industrial fencing.

We assume the raising of the land levels is due to the amount of soil so far dumped around the Park as a result of excavations. There also appears to be no provision for lighting or CCTV. This is likely to attract vandalism and anti-social behaviour. What is the purpose of the amphitheatre? If it is for concerts have the noise impacts been considered? There are numerous other reasons why these plans should be rejected and the whole matter re-visited by the Council. Trust in United Utilities fulfilling their obligations have been severely diminished as cost cutting seems far more important than delivering the wider community.

2 Parkland Close (two letters) -once again a change of plans. I honestly believe United Utilities has made false promises and misled residents and have hoodwinked the Council.

There are two main objections:-

- 1) The siting of the bowling club. Last year I objected to the siting of the clubhouse positioned directly in front of our house and that other alternative sites were not available as land was needed for new pipes. This is now not the case so the clubhouse can be put on its original footprint.
- 2) It is stated that the new pump building needs to be above ground to avoid flooding. But surely a more suitable solution can be found than a huge 35 metre long x
- 3) 7 metre high construction which is not in keeping with the Park. The builders of the original pump had the vision, willpower and social conscience to construct a structure which is more pleasing on the eye. Do not let profit come before people. Jubilee Park Gardens was once a vibrant, family orientated Park full of facilities. Now after United Utilities involvement it is a drab, soulless wasteland.

1 Chatteris Close- My concerns regarding the re-development of Anchorsholme Park are in relation to the amended plans and design of the pumping station which shows the pumps to be above ground and will likely emit noise and air pollution. This is of real concern due to

the close proximity to my house on Chatteris Place, my house being closest property to the building. I have already endured serious disruption to my standard of living due to noise and 8 feet high fencing directly in front of my property and months of pile driving which has shaken the foundations over this period of time. I now am informed that where there was not going to be any building above ground that there will be a significant structure which not only emits noise and air pollution but will also block my views of both the Park and the sea. This not only impacts on my standard of living but will most definitely affect the future value of my property.

574 Queens Promenade - each and every concern raised has its own merits and should be addressed. Agree CCTV should be a priority given the expenditure.

3 Cherrywood Avenue - with the exception of the pumping station, vent stacks and associated buildings no issues but who will pay the bill for maintenance? As this is the Council tax payer then ease of maintenance should be a priority so why include an amphitheatre? This could also encourage vandalism and require costly CCTV. Princes Way and the Promenade will be spoilt with the highly visible sewage facility.

4 Elvaston Road, Poulton le Fylde - The plans differ too greatly from those originally submitted.

21 Anchorsholme Lane West

- 1) Walling to Anchorsholme Lane West and proposed works enclosure. Pre cast pattern concrete, cheap alternative to gabion walling, unsightly and not in keeping with surrounding walling area. Such walling is available, at greater cost!
- 2) New raised path levels, are not disabled or elderly friendly, and questions part M of the building regulations leaving the Council possibly liable, if anyone should fall.
- 3) Pumps above ground level, will create more noise and nuisance, along with increased building size. This is cost cutting and pumps should be kept below ground reducing the size of the unsightly building.
- 4) The approved plan 15/0820 showed the ground the park maintenance building and bowling club was sited on, was needed, this new plan shows the ground they were on is no longer required. The building should be put back on original footprint, not closer to residential properties, causing nuisance and raised noise levels
- 5) Raised ground levels, creating amphitheatre area, will attract unsocial behaviour. Again United Utilities are cost cutting by not having to remove the excavated earth.
- 6) Swale drainage (dykes) to various areas will flood. These areas need piped drainage to remove surface water.
- 7) Suggested CCTV and lighting to pathways, needs to include play areas, as these areas will be unseen from residents, and be subject to anti-social behaviour and vandalism. United Utilities, to date has conned both the Council and residents, they are cutting costs where ever possible, and certainly not providing what was promised, at all the meeting prior, to the start of works.

22 Brookdale Avenue –

- 1) Walling to Anchorsholme Lane West and proposed Works enclosure. Pre cast pattern concrete, cheap alternative to gabion walling, unsightly and not in keeping with surrounding walling area. such walling is available, at greater cost!
- 2) New raised path levels, are not disabled or elderly friendly, and questions part M of the building regulations leaving the Council possibly liable, if anyone should fall.
- 3) Pumps above ground level, will create more noise and nuisance, along with increased building size. This is cost cutting. Pumps should be kept below ground reducing the size of the unsightly building.
- 4) The approved plan 15/0820 showed the ground the park maintenance building and bowling club was sited on, was needed, this new plan shows the ground they were on is no longer required. The building should be put back on original footprint, not closer to residential properties, causing nuisance and raised noise levels.
- 5) Raised ground levels, creating amphitheatre area, will attract unsocial behaviour. Again United Utilities is cost cutting by not having to remove the excavated earth.
- 6) Swale drainage (dykes) to various areas will flood. These areas need piped drainage to remove surface water. Again cost cutting.
- 7) Suggested CCTV and lighting to pathways, needs to include play areas, as these areas will be unseen from residents, and be subject to anti-social behaviour and vandalism. United Utilities are cutting costs where ever possible, and certainly not providing what was promised, at all the meeting prior, to the start of works.

4 Buckden Close - object strongly to the pumps being partly above ground and not underground as originally promised. We want the Park as documented and promised in United Utilities' first application. After all the years of disruption - traffic wise, noise, earth tremors - the residents deserve the original promises made by United Utilities.

19 College Avenue- Pumps above ground level will create more noise and nuisance, along with increased building size. The pumps should be kept below ground, reducing the noise and the size of the unsightly building. Why have United Utilities continued their development putting in infrastructure to house these pump units above ground when they do not have planning permission to do so? They have shown a total disregard to the Planning Committee by already committing to this as yet unapproved revised plan.

Smell already bad from existing pumping station is bad enough, more vents, more smells!

Raised ground levels, creating amphitheatre area, will attract unsocial behaviour. Who is going to police this area in the evening and night time?

Swale drainage (dykes) to various areas will flood, these areas need to have piped drainage to remove surface water.

11 Chatteris Place - I have strong concerns regarding the re development of Anchorsholme Park in relation to the amended plans and design of the pumping station which shows the pumps to be above ground and will likely emit noise and air pollution. This is of real concern due to the close proximity to my house on Chatteris Place, which is very close to the building in question. I have already endured serious disruption to my standard of living due to daily

noise, and months of pile driving which has shaken the foundations of my home over a period of time.

Previous plans showed there was not going to be any building above ground. The new plans now show that there will be a part of the structure above ground level, this will I am sure will cause considerable constant noise. I feel that United Utilities should be made to abide by their original plans put forward for the pumping station. This not only impacts on my standard of living but will most definitely affect the future value of my property.

7 Blandford Avenue-

1. The proposal that the pump is to be housed partly above ground is unacceptable. The size of the housing, pipeline etc. dictate that this will be a very large pump used to pump vast amounts of liquid some considerable distance. I am astonished that United Utilities should even contemplate housing such a pump partly above ground. I believe there would be discernible noise and vibration and have no confidence in United Utilities' to soundproof it. If the pump cannot be housed in the current proposed location I suggest they dig another hole! Whatever their difficulties they were foreseeable. Residents in this area have shown remarkable forbearance over a long period of time, with more to come, and I, and many others in the area, have no stomach for a proposal that will adversely impact our lives on a permanent basis. From a personal perspective I suffer from tinnitus and noise and vibration can be very distressing for me.
2. United Utilities promised to make the Park a better place but they are now proposing to leave us with an eyesore. Unacceptable. They should honour their earlier commitments which after all are a drop in the ocean (no pun intended) when looked at against their overall budget.

Cllr Tony Williams (two letters)- As one of the Ward Councillors for Anchorsholme I respectfully submit a list of concerns and objections to the amended scheme in Anchorsholme Park proposed by United Utilities:

- 1) The United Utilities Pumping Station area should have the same specialist coloured topping area as the road feeding it that runs from the Promenade to the Park, black tarmac will make this area look very industrial and not fitting for a park setting.
- 2) The crib walls which have replaced the gabion fencing in the first application must be an eco-crib wall to include some greenery otherwise it will look too concrete in appearance and again look too industrial.
- 3) The steel railings and handrails including in this application instead of the proposed timber boundary must be of an ornate nature and colour otherwise it will look again too industrial and not in keeping with a park.
- 4) With the pump motors being relocated from the deep basement location to above ground level, we have major concerns about noise pollution from the pumps with residents living so close to the pumps.

- 5) With both of the clusters of three vent stacks to be operational emission points, what mitigation is in place to reduce odours from these increased numbers of stacks?
- 6) The cafe and MUGA areas should include CCTV, it is noted by United Utilities' own report on gabion fencing that they are at risk of vandalism. CCTV has been installed in the neighbouring Eastpines Park and has greatly reduced anti-social behaviour in the area.
- 7) I ask the Planning Committee to seek assurance that the new slopes in the Park will drain properly and if so how will this assurance be guaranteed.
- 8) I ask the Planning Committee to confirm the MUGA area proposed contains four actual MUGAs to include spaces for tennis, football, basketball / netball etc.
- 9) I ask the Planning Committee to confirm the Trim Trail area contains the Zip Wire that Ward Councillor and Forum money paid for.
- 10) I ask the Planning Committee to seek qualification on what the sandstone coloured corner areas will look like, will they contain noticeboards etc.
- 11) The amphitheatre area should have electricity points for performer's sound equipment.
- 12) The existing noticeboard that was paid for by Councillor Ward budget at Anchorsholme Lane West entrance which contains a map of Anchorsholme Park should be updated to include a new map of the Park.
- 13) The short access road from the Promenade to the cafe should contain lighting, so that the cafe can be used at night by the Scouts and Guides, without lighting it will undermine a key social role for the cafe and the Park.
- 14) I ask the Planning Committee to seek assurance as to make sure what is promised is delivered and what guarantees are in place to make sure that is what happens as we have already seen a number of changes to the scheme?

Whilst United Utilities will no doubt protest at the addition of costs to pay for the installation of CCTV in the Park and lighting on the road leading to the cafe, the costs saved by not removing the soil from the Park and increasing the slopes by 500 mm will pay for the cost and ensure the Park is not only safe but guaranteed to be used all year round.

As one of the Ward Councillors I submit a list of concerns and objections to the amended scheme in Anchorsholme Park as proposed by United Utilities.

- 1) It is noted that there are no plans to include any drainage in the area south of the MUGA, as it is anticipated by United Utilities that water in this area will drain naturally. The area of the Park has always suffered with flooding and original plans had a swale in this area. There was even a bridge in the original scheme and no reason has been given as to why the swale in this section including the bridge has been removed. This is a flood risk area and water does not drain naturally.
- 2) Concerning the United Utilities' control building and the pumps, we are told the pumps will operate 12 times a year, that is once a month, the likelihood is the times of operation will be in the middle of the night. However there is no guarantee that these times and frequency will not be exceeded.

The BS 4142: 2014 methodology that has been used to determine that the noise levels from the pumps indicates a Low Impact”, as part of this assessment the methodology requires the distance be measured from the source of the noise to the nearest property, what distance was used in the tests used by United Utilities and were strong south westerly winds taken into account as the methodology requires that all tests are representative? What was the decibel level produced during the BS 4142 audit of these proposed pumps?

We have no information on what sound resisting measures will be used on the control building, until that information exists and has been examined by all interested parties, no planning permission should be granted on this proposed building for there is no guarantee it will ensure there is zero impact on residents and not the disputed “low impact.” If there was no noise risk or possibility of disruption to residents then why did United Utilities plan to have these pumps underground in the first place? Their own consultation document approves having them underground.

- 4) Why has United Utilities continued their development putting in infrastructure to house these pump units above ground when they do not have planning permission to do so. They have shown a total disregard to the town’s planners and the Planning Committee by already committing to this as yet unapproved revised plan.
- 5) On more than one occasion United Utilities has informed the residents that the pumps would be underground. This fact was confirmed by United Utilities spokesperson Mr. Steve Wong. Yet in a recent feature in The Blackpool Gazette Mr. Wong stated *“But the pumping station was always going to be above ground to make sure it is more accessible for maintenance. All we have done is change it to an L-shaped building and there will be more green areas for the Park”* This is not what he said in previous meetings or what United Utilities told residents

Cllr Paul Galley (two letters) - As one of the Ward Councillors for Anchorsholme I respectfully submit a list of concerns and objections to the amended scheme in Anchorsholme Park proposed by United Utilities:

- 1) The United Utilities Pumping Station area should have the same specialist coloured topping area as the road feeding it that runs from the Promenade to the Park, black tarmac will make this area look very industrial and not fitting for a Park setting.
- 2) The crib walls which have replaced the gabion fencing in the first application must be an eco-crib wall to include some greenery otherwise it will look too concrete in appearance and again look too industrial.
- 3) The steel railings and handrails including in this application instead of the proposed timber boundary must be of an ornate nature and colour otherwise it will look again too industrial and not in keeping with a park.
- 4) With the pump motors being relocated from the deep basement location to above ground level, we have major concerns about noise pollution from the pumps with residents living so close to the pumps.
- 5) With both of the clusters of three vent stacks to be operational emission points, what mitigation is in place to reduce odours from these increased numbers of stacks?

- 6) The cafe and MUGA areas should include CCTV, it is noted by United Utilities' own report on gabion fencing that they are at risk of vandalism. CCTV has been installed in the neighbouring Eastpines Park and has greatly reduced anti-social behaviour in the area.
- 7) I ask the Planning Committee to seek assurance that the new slopes in the Park will drain properly and if so how will this assurance be guaranteed.
- 8) I ask the Planning Committee to confirm the MUGA area proposed contains four actual MUGA's to include spaces for tennis, football, basketball / netball etc.
- 9) I ask the Planning Committee to confirm the Trim Trail area contains the Zip Wire that Ward Councillor and Forum money paid for.
- 10) I ask the Planning Committee to seek qualification on what the sandstone coloured corner areas will look like, will they contain noticeboards etc.
- 11) The amphitheatre area should have electricity points for performer's sound equipment.
- 12) The existing noticeboard that was paid for by Councillor Ward budget at Anchorsholme Lane West entrance which contains a map of Anchorsholme Park should be updated to include a new map of the Park.
- 13) The short access road from the Promenade to the cafe should contain lighting, so that the cafe can be used at night by the Scouts and Guides, without lighting it will undermine a key social role for the cafe and the Park.
- 14) I ask the Planning Committee to seek assurance as to make sure what is promised is delivered and what guarantees are in place to make sure that is what happens as we have already seen a number of changes to the scheme?

Whilst United Utilities will no doubt protest at the addition of costs to pay for the installation of CCTV in the Park and lighting on the road leading to the cafe, the costs saved by not removing the soil from the Park and increasing the slopes by 500 mm will pay for the cost and ensure the Park is not only safe but guaranteed to be used all year round.

As one of the Ward Councillors I submit a list of concerns and objections to the amended scheme in Anchorsholme Park as proposed by United Utilities.

- 1) It is noted that there are no plans to include any drainage in the area south of the MUGA, as it is anticipated that water in this area will drain naturally. The area of the Park has always suffered with flooding and original plans had a swale in this area. There was even a bridge in the original planning application, no reason has ever been stated as to why the swale in this section including the bridge has been removed and we are not convinced that the water will "drain naturally" as it has done previously rather it pooled badly in this area and that was when it was a flat area with no hills.
- 2) Who will maintain the swale and how will it be maintained, if they are not maintained they will not work?
- 3) Concerning the United Utilities control building and the pumps, we are told the pumps will operate 12 times a year, that's once a month, the likelihood is the times of operation will be in the middle of the night and will disturb local residents who live right next to the building and beyond. The BS 4142: 2014 methodology that has been used to determine that the noise levels from the pumps indicates a "Low

Impact", as part of this assessment the methodology requires the distance be measured from the source of the noise to the nearest property, what distance was used in the tests used by United Utilities and were strong south westerly winds taken into account as the methodology requires that all tests are representative? What was the decibel level produced during the tests undertaken during the BS 4142 audit of these proposed pumps? No information currently exists on what sound resisting measures will be used on the control building, until that information exists and has been examined by all interested parties, no planning permission should be granted on this proposed building for there is no guarantee it will ensure there is zero impact on residents and not the disputed "low impact" assured by United Utilities.

- 4) In our previous objection, we asked what mitigation is in place to reduce odours by the number of increased number of stacks, this question has not been answered.
- 5) Whilst it is noted that CCTV and lighting ducting is now included in the plan, we urge the Planning Committee to ensure through planning condition that CCTV and lighting are actually installed on the path linking the promenade to the cafe, without the CCTV the Park with all the new hills and slopes will not be a safe place in the evenings and without the lighting it will undermine a key social role for the cafe as no group would be able to safely reach the cafe facility as it will be too dark and the cafe would only ever be used during day light hours with no evening use.

NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework (NPPF) states that the purpose of the planning system is to contribute towards sustainable development. There are three strands to sustainable development namely economic, social and environmental, which are mutually dependent. Proposed development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise.

Paragraph 6 of the NPPF confirms that the purpose of the planning system is to contribute to the achievement of sustainable development, which involves seeking positive improvements in the quality of the built, natural and historic environment. Amongst other things, this includes replacing poor design with better design.

Paragraph 14 makes clear that at the heart of the NPPF there is a presumption in favour of sustainable development, which is the 'golden thread' running through both plan-making and decision-taking. This means:

- (i) local planning authorities (LPAs) should positively seek opportunities to meet the development needs of their area;
- (ii) Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change;
- (iii) approving development proposals that accord with the development plan without delay; and
- (iv) where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

Paragraph 17 of the NPPF sets out 12 core planning principles, stating that amongst other things planning should:

- proactively drive and support sustainable economic development to deliver the infrastructure and thriving local places that the country needs;
- always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- promoting healthy communities;
- encourage the effective use of land by reusing land that has been previously developed;
- meeting the challenge of climate change, flooding and coastal change.

The NPPF also aims to ensure that development seeks to achieve good design (paragraph 60). Decisions should address the connections between people and places and the integration into the natural and built environment. Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.

Local planning authorities should adopt proactive strategies to mitigate and adapt to climate change taking full account of flood risk, coastal change and water supply and demand considerations. With regard to the environmental strand, pursuing sustainable development involves seeking positive improvements in the quality of the natural environment. Paragraph 61 states that planning decisions should address the integration of new development into the natural environment; paragraph 109 requires the planning system to contribute to and enhance the natural environment by minimising impacts on biodiversity and providing net gains in biodiversity; and encourages opportunities to incorporate biodiversity in and around developments.

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 -

CS1- Strategic Location of Development
CS5- Connectivity
CS6- Green Infrastructure
CS7- Quality of Design
CS9- Water Management
CS10- Sustainable Design and Low Carbon and Renewable Energy
CS12- Sustainable Neighbourhoods
CS15 - Health Facilities & School Places

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.

BH3- Residential and Visitor Amenity
BH4- Public Health and Safety
BH5- Protection of Public Open Space
BH21- Protection of Community Facilities
LQ1- Lifting the Quality of Design
LQ2- Site Context
LQ3- Layout of Streets and Spaces
LQ4- Building Design
LQ5- Public Realm Design
LQ6- Landscape Design and Biodiversity
NE5- Other Sites of Nature Conservation Value
NE9- The Coast and Foreshore
RR12- Other Promenade Areas
AS1- General Development Requirements

ASSESSMENT

Need for the proposed development - In 2015 new water bathing quality standards were introduced and under these new higher standard seven out of eight of the Fylde Coast bathing waters and beaches are classified as 'poor'. Consequently, the existing pumping station and outfall pipe is not considered fit for purpose to meet current standards and is in need of replacement. The lack of water storage facilities to accommodate storm water peaks is also an issue meaning that more polluted water is being pumped into the Irish Sea than is allowed under the new standards.

The position of the new pumping station and associated maintenance buildings within the Park are largely fixed due to their connection to the new outfall pipe which is currently being laid. Therefore, the need for the development previously approved under application reference 15/0820 in April 2016 is still accepted as this work is essential and has a much wider benefit in reducing flood risk and providing cleaner sea water and beaches as a result of fewer and smaller discharges of the combined surface and foul water into the Irish Sea when the combined drainage system becomes overloaded. What is in question are some of the details included within this revised application including the partial location of the water pumps above ground instead of underground, any consequent noise issues, proposed changes to some of the details of the scheme approved under 15/0820 including boundary treatment, surfacing materials and the further raising of land levels. This project is one of a number of on-going schemes on the Fylde Coast in order to address the issue of the required higher water bathing quality standards.

Differences of the Amended Proposal from the Approved Scheme and Deferred Scheme- whilst the previously approved scheme also raised a number of concerns and representations, this current revised proposal has been the subject of numerous objections from local residents and the two Ward Councillors. Concerns have been raised that these revisions are simply a cost saving exercise that reduces some of the quality of the existing

approval and will as a result unacceptably increase the visual and residential amenity impact on local residents and within the wider area. The main change to the previously approved scheme is the larger pump station building which is now 950 sqm and includes a small portion of the pumps within the building (2m of a total height of 14m) above ground level. By way of comparison the previously approved pump station building was 806 sqm. This increased size of the building is compensated with a smaller hardstanding area around the pump station building, 5235 sqm as opposed to 7390 sqm, which allows more of the Park to be retained. A number of the other differences relate to design and appearance of buildings, landscaping, the swales (natural drainage feature), boundary treatments, retaining walls and surfacing materials.

It was considered that the deferred scheme lacked some of the necessary detail, which in order to prevent a delay to the application, was to be dealt with by conditions. Some of the details also reduced some of the previously approved quality of planning permission 15/0820. Negotiations and discussions have been on-going with the applicants, Parks colleagues and the two Ward Councillors regarding further revisions and providing further details which are set out in the **Details of Proposal Section** above and include introducing the surfacing material on the Promenade into the Park and reducing the amount of tarmac. The retaining walls and the amphitheatre will also include the patterned concrete used on the new Promenade. Additional landscaping will also be included to screen the pump station from Anchorsholme Lane West and the height of the fencing around the pump station compound has been increased to 1.8m as requested by the Police. The amended and additional details are considered to be of the quality expected and warranted for the new Park and in a number of respects e.g. less hardsurfacing, is an improvement on planning permission reference 15/0820.

Design of Buildings- the main building within the Park is the pumping station and the proposal seeks approval for the installation of the replacement pump partially above ground rather than underground. This proposed building is now 'L' shaped measuring a maximum of 36.5 metres x 35 metres and a height of 7.3 metres to the ridge height of the roof. The previously approved pumping station building measured a maximum of 41.8 metres x 21 metres with a similar height. Whilst the pump station building is larger (see above figures) it will sit on a significantly smaller area of hardsurfacing. The applicants have confirmed that previously approved slate type facing materials will still be used in construction giving the pump station, cafe and maintenance building a quality, distinctive, contemporary and uniform appearance which is considered acceptable in design terms.

Impact on Residential and Visual Amenity- a number and variety of amenity issues have been raised by local residents and local Councillors. With regards to noise, the proposal has been examined and re-examined by Public Protection colleagues and there are not expected to be any noise issues arising from the pump station even with a small section of the pumps now 2m above ground level. The pump station will only operate when the combined 2m diameter sewage pipe taking water up to Treatment Works in Fleetwood and the new large water storage tank are full and water needs pumping out to sea to prevent flooding. At present the pump operates around 12 times a year so its use is fairly infrequent and this is the expected future useage level. Odours arising from the ventilation of the development should not exceed existing levels given that the proposal merely replaces an existing

pumping station and the ventilation is required for safety reasons. A Construction Management Plan has been previously approved and it is expected that the existing working arrangements will be continued.

Visual amenity issues have largely been dealt with earlier in this report however the improvements now included are of good quality and will integrate the new Park well into the Promenade. The raising of the level of the Park by 500mm is not considered significant given the distances to nearby houses and the size of the Park. The revised proposal will provide additional screening of the pump station compound providing a greener, less harsh appearance when viewed from Anchorsholme Lane West.

Improvements to Anchorsholme Park - the new Park will include new indoor and outdoor facilities and will have an open aspect onto the Promenade and beach making it unique on the Fylde Coast. All new facilities are purpose built and include a multi sport MUGA, trim trail, much up-graded formal children's play area adjacent the cafe, an amphitheatre with opportunities for outside performance, a bowling green and associated social/ park maintenance building, improved access points, a wildflower area and improvements to landscaping and boundary treatment which will make the new Park a valuable and considerable facility for the local area and for the town as a whole. It is hoped and expected that the new Park will be better used and the layout makes much better use of the space available.

Other Issues- The Police has expressed satisfaction with the submitted scheme and the height of the fencing has been adjusted to meet the Police comments.

In terms of ecological matter, the comments made by the relevant consultees are noted and the Park Service Manager has confirmed they are content with the submitted details.

United Utilities has also offered to pay for some explanatory signs relating to the Biological Heritage Site. In terms of the impact on the adjacent Biological Heritage Site there are not thought to be any additional impacts and the previously approved scheme was considered satisfactory in this respect.

Archaeology- County Archaeology has confirmed they are satisfied with the submitted details. The proposal includes a swale albeit smaller than shown under 15/0820. The swale will act as a natural drainage feature so that surface water drains away naturally rather than adding to pressure on the combined drainage system with an occasional pond forming at the north end of the Park close to the Fleetwood Road entrance. The applicants have agreed to lay ducting which could be used at some future date to provide lighting and CCTV to the paths and area around the cafe should they be required, although it is understood that lighting and CCTV are not a feature of Blackpool's parks.

CONCLUSION

As well as delivering a new Park the proposal will improve water bathing quality and the cleanliness of the beaches as a result of less foul and surface water being discharged into the Irish Sea as water will be stored and only discharged into the sea as a last resort. As

amended the proposal is considered acceptable and constitutes sustainable development which is in accordance with relevant local and national planning policies. The amended proposal is also considered to be an improvement on the approved scheme granted under planning permission 15/0820 in that it reduces the land take in the Park.

LEGAL AGREEMENT AND/OR DEVELOPER FINANCIAL CONTRIBUTION

None

FINANCIAL BENEFITS

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) 15/0820 and 17/0060 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 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 stamped as received by the Council on 30/01/2017

Drawings numbered:-

- B2707017/01/000/004 Proposed Site Plan
- B2707017/01/000/005 Proposed Site Elevations
- B2707017/01/100/001 Proposed Main Facility Building – Floor Layout
- B2707017/01/100/002 Proposed Main Facility Building – East and West Elevations
- B2707017/01/100/003 Proposed Main Facility Building – North and South Elevations
- B2707017/01/100/004 Proposed Main Facility Building – Sections
- B2707017/01/100/005 Proposed Main Facility Building – Roof Plan
- B2707017/01/200/001 Proposed Bowling Club and BBC Maintenance Building – Floor Layout
- B2707017/01/200/002 Proposed Bowling Club and BBC Maintenance Building – North and South Elevations
- B2707017/01/200/003 Proposed Bowling Club and BBC Maintenance Building – East and West Elevations
- B2707017/01/200/004 Proposed Bowling Club and BBC Maintenance Building Sections
- B2707017/01/200/005 Proposed Bowling Club and BBC Maintenance Building Roof Plan
- B2707017/01/300/001 Proposed Café – Floor Layout
- B2707017/01/300/002 Proposed Café – North and South Elevations
- B2707017/01/300/003 Proposed Café – West and East Elevations
- B2707017/01/300/004 Proposed Café – Sections
- B2707017/01/300/005 Proposed Café – Roof Plan
- B2707017/01/400/001 Proposed Storage Tank Control Building – Floor Layout
- B2707017/01/400/002 Proposed Storage Tank Control Building – East and South Elevations
- B2707017/01/400/003 Proposed Storage Tank Control Building – West and North Elevations
- B2707017/01/400/004 Proposed Storage Tank Control Building – Sections
- B2707017/01/400/005 Proposed Storage Tank Control Building – Roof Plan
- M315/80040279/00/96/9408 Rev. F Landscape Masterplan Proposals
- M315/80040279/00/96/9414 Rev. D Landscape Masterplan Proposals – Sections (Page 1 of 2)
- M315/80040279/00/96/9415 Rev. D Landscape Masterplan Proposals – Sections (Page 2 of 2)

Reason: For the avoidance of doubt and so the Local Planning Authority can be

satisfied as to the details of the permission.

2. A Construction Management Plan shall be submitted to the Local Planning Authority within one month of the date of this approval. The Construction Management Plan shall include and specify the provision to be made for the following:
 - dust mitigation measures during the construction period
 - control of noise emanating from the site during the construction period
 - hours and days of construction work for the development
 - contractors' compounds and other storage arrangements
 - provision for all site operatives, visitors and construction loading, off-loading, parking and turning within the site during the construction period
 - arrangements during the construction period to minimise the deposit of mud and other similar debris on the adjacent highways
 - the routing of construction traffic.

The construction of the development shall then proceed in accordance with the approved Construction Management Plan.

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 CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

3. a) Notwithstanding the submitted plans full details of both hard and soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority within one month of the date of this approval. These details shall include any proposed changes to existing ground levels, means of enclosure and boundary treatment, areas of soft landscaping, hard surfaced areas and materials, planting plans specifications and schedules (including plant size, species and number/ densities), existing landscaping to be retained, and shall show how account has been taken of any underground services.

b) The landscaping works 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.)

c) Any trees or shrubs planted in accordance with this condition which are removed, uprooted, destroyed, die, or become severely damaged or seriously diseased within 5 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

Not applicable