

COMMITTEE DATE: [16/10/2018](#)

Application Reference: **18/0410**

WARD: Stanley
DATE REGISTERED: 07/06/18
LOCAL PLAN ALLOCATION: Countryside Area

APPLICATION TYPE: Outline Planning Permission
APPLICANT: Mr J Kenyon

PROPOSAL: Outline application for the erection of 14 detached dwelling houses with access from Moss House Road

LOCATION: LAND ADJACENT TO 71 MOSS HOUSE ROAD, BLACKPOOL, FY4 5JF

Summary of Recommendation: Grant Permission

CASE OFFICER

Miss. S. Parker

BLACKPOOL COUNCIL PLAN 2015 -2020

This application accords with **Priority one of the Plan** - The economy: Maximising growth and opportunity across Blackpool and **Priority two of the Plan** - Communities: Creating stronger communities and increasing resilience.

SUMMARY OF RECOMMENDATION

The application proposes a reduction in housing numbers from that approved under the wider Kensington Development Ltd. scheme. However, the lack of planning policy specifying a required density limits the weight that can be attached to this consideration. In all other respects the proposal is judged to represent sustainable development and no other material planning considerations have been identified that would outweigh this assessment. On this basis, planning permission should be granted.

INTRODUCTION

The application is before the Committee because it is of general public interest.

SITE DESCRIPTION

The application relates to a 0.75ha site on the northern side of Moss House Road. The land is roughly rectangular in shape and sits between Nos. 65 and 71, both of which are in the

applicant's ownership. The site is otherwise bound by countryside to the north, east and west and by Moss House Road to the south.

The front part of the site is managed amenity grassland with the land to the rear unmanaged scrub land. There is a building and an associated service yard in the south-western corner of the site behind No. 65.

The site falls within flood zone 1 and an ordinary watercourse runs along the southern boundary. There is also an established hedgerow along this boundary. Mature trees and hedgerows are evident along the boundaries of the rear part of the site.

DETAILS OF PROPOSAL

The application seeks outline planning permission for the erection fourteen houses. The matters of access, layout and scale have been applied for. The properties would be accessed from Moss House Road. All would be detached. Twelve four-bed houses are proposed along with two three-bed houses. Seven of the houses would have detached double garages and the remainder would have adjoining or integral garages. The site would be arranged along a single spine road into the site. Four house types are illustrated with maximum ridge and eaves heights of 8.4m and 5.2m respectively.

The application is accompanied by a Design and Access Statement, an Ecological Appraisal and a Tree Survey.

MAIN PLANNING ISSUES

The main planning issues are considered to be:

- the principle of residential development on this site
- amenity impact
- visual impact
- the acceptability of the access and parking arrangements and the impact on highway safety
- site drainage
- ecological and arboricultural impact
- sustainability and planning balance appraisal

These issues will be discussed in the assessment section of this report.

CONSULTATIONS

Head of Highways and Traffic Management: the proposal does not conflict significantly with the masterplan developed for the wider Kensington site but it is different. The proposal would deliver 14 units rather than the 35 approved under the Kensington scheme in roughly the same area. It would be necessary to widen Moss House Road around the site access to around 6m plus footpath. This may be complicated by the limitations of the visibility splay to the west and the presence of the watercourse along the site frontage. The bell-mouth

would need to be set-back slightly into the site by around 2m. This should not impact unduly on the proposed layout. The access should follow the 'Access Way' design set out in the LCC Residential Road Design Guide. Such junctions have been used elsewhere in the area. The scale and general layout of the proposal is acceptable. Assuming that Moss House Road is widened and an acceptable access is proposed, no objections are raised. Appropriate conditions and a Highways Act agreement would be required.

United Utilities: foul and surface water must be drained separately. A surface water drainage strategy according with the national technical standards and based on sustainable principles should be agreed and implemented. A management and maintenance plan for the agreed drainage system must be agreed. The developer should consult with United Utilities at the earliest opportunity regarding water supply. All pipework must comply with current standards. The level of cover to United Utilities assets must not be compromised. A Building Control body should be consulted if a sewer is discovered during construction. Any wastewater assets proposed for United Utilities adoption should be approved by United Utilities prior to commencement and be to their standards.

Head of Coastal and Environmental Partnership Investment: no comments have been received at the time of preparing this report. Any comments that are received before the Committee meeting will be reported in the Update Note.

Marton Moss Neighbourhood Forum: no comments have been received at the time of preparing this report. Any comments that are received before the Committee meeting will be reported in the Update Note.

PUBLICITY AND REPRESENTATIONS

Press notice published: 9th July 2018

Site notice displayed: 20th June 2018

Neighbours notified: 8th June 2018

Two representations have been received from 3 Florence Street and 77 Moss House Road raising the following issues:

- Moss House Road unsuitable for additional traffic
- Lack of continuous pavement and existence of 'blind spots'
- Increase in traffic
- Impact on highway safety
- Nearby junction on Midgeland Road is unsafe and hazardous to negotiate

NATIONAL PLANNING POLICY FRAMEWORK

The revised National Planning Policy Framework (NPPF) retains the key objective of achieving sustainable development and hence there is a presumption that planning applications proposing sustainable development will be approved. It provides advice on a range of topics and is a material planning consideration in the determination of planning applications.

The parts most relevant to this application are -

- 5 - Delivering a sufficient supply of homes
- 8 - Promoting healthy and safe communities
- 9 - Promoting sustainable transport
- 11 – Making effective use of land
- 12 - Achieving well-designed places
- 14 - Meeting the challenge of climate change, flooding and coastal change
- 15 - Conserving and enhancing the natural environment

NATIONAL PLANNING PRACTICE GUIDANCE

The National Planning Practice Guidance (NPPG) expands upon and offers clarity on the points of policy set out in the NPPF. For the purpose of this application the sections on design, flood risk and coastal change, light pollution, natural environment and open space are most relevant.

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
- CS2 Housing Provision
- CS7 Quality of Design
- CS11 Planning Obligations
- CS12 Sustainable Neighbourhoods
- CS13 Housing Mix, Density and Standards
- CS14 Affordable Housing
- CS25 South Blackpool Housing Growth

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 are produced.

The following policies are most relevant to this application:

- LQ1 Quality of Design
- LQ2 Site Context
- LQ3 Layout of Streets and Spaces
- HN4 Windfall Sites
- BH3 Residential and Visitor Amenity
- BH10 Open Space in New Housing Developments

- NE6 Protected Species
- AS1 Access and Parking

ASSESSMENT

Principle

Residential development has already been approved on the site as part of the wider Moss House Road housing scheme (planning applications 09/0740, 13/0378 and 17/0095 refer). As such, residential development is acceptable in principle.

Some 34 dwellings were approved on the application site as part of planning permission ref. 17/0095. The current proposal for 14 would therefore result in a loss of 20 committed new homes. This would have a notable quantitative impact on the Council's housing land supply. The NPPF was revised in July of this year. The updated document continues to place heavy, if not increased, emphasis on the need for Local Authorities to ensure at least a five-year housing land supply to support the Government's objective to significantly boost the supply of homes. The revised NPPF also includes a new section that seeks to ensure effective use of land. In particular, paragraph 123 states that where there is an anticipated shortage of land to meet identified housing needs, planning decisions should avoid homes being built at low densities and should instead ensure that schemes make optimal use of the potential of a site.

The wider Moss House Road housing scheme was significantly revised in 2017 and these revisions took out an area of the site and reduced the number of dwellings proposed from 579 as approved under ref. 13/0378 to 422, a loss of 157. To date, construction has concentrated on those areas of the site where the larger house types were approved. The application site is at the eastern end of the northern section of the scheme. The properties approved in this area are noticeably smaller and more densely arranged than those on the remainder of the site. There is some uncertainty as to the viability of these units in this location and the likelihood of them being coming forward. It is noted that the applicant has completed Ownership Certificate A on the application form. This indicates that Kensington Development Ltd has no formal, legal interest in the land. Thus, whilst the units are committed in terms of the Council's five-year housing land supply, there is some question over their deliverability.

In order to ensure the efficient use of land where there may be a shortage of land to meet identified needs, the revised NPPF recommends that Council's adopt policies to optimise the use of land and minimum density standards. In these circumstances Local Planning Authorities should refuse applications that fail to make efficient use of land. At present, Blackpool Council has no adopted planning policies that stipulate minimum housing densities. On this basis, and given the uncertainty over the deliverability of the relevant section of the Kensington scheme, it is not considered that the Council could reasonably resist the proposal solely on the reduction in unit numbers. Nevertheless, this loss does weigh against the application.

The application proposes a mix of four house types of various sizes. The scheme would deliver two 5-bed houses, eight 4-bed houses and four 3-bed houses. Given the size of the site and the nature of housing provision in the area, this degree of housing mix is considered to be acceptable and consistent with Policy CS13.

Amenity Impact

The Council's established standards for new housing developments stipulate minimum separation distances for two-storey properties of 21m front/rear-to-front/rear, 13m front/rear-to-side and 2m side-to-side. Rear gardens should be at least 10.5m in length. These standards are generally met across the site. The only shortfalls are between plots 5/12 and 6/11 and these are no more than 1.2m and are between the front elevations where expectations of privacy are typically lower. Although this shortfall is not ideal, the layout is nevertheless considered to be acceptable. The site is rectangular in shape with the houses arranged along either side of the central estate road. There is therefore no opportunity to significantly increase the separation distances without reducing the sizes of the dwellings. On balance, it is considered that the layout proposed would offer an acceptable level of residential amenity for future residents and that it would be preferable to retain space within the properties.

The site is surrounded by open land to the east, north-east and north. Existing properties fronting Moss House Road bound the site on either side and these are both in the applicant's ownership. Suitable separation distances would be maintained between these properties and those proposed with no unacceptable impact on amenity.

As stated, the application site forms part of the wider Kensington Developments Ltd site and the layout of this larger scheme takes no account of the current site boundary. As such, the western boundary would slice through one of the approved properties of the Kensington scheme and would cut through the rear garden of another. It is highly likely that, should planning permission be granted and this site developed independently, Kensington Developments would seek to reconfigure their proposals on the other side of the boundary. However, it must be acknowledged that one of the Kensington properties could be built without amendment. This house would sit very close to the boundary and the Council's minimum acceptable separation distance would not be met. Given the shape and proposed layout of the application site, it would not be feasible to rearrange the fenestration to avoid over-looking without compromising levels of privacy within the estate. However, the property approved on the Kensington's site would be set at an angle to those proposed and the direct view from any rear windows would likely look over the garden and detached garage to this property rather than to the house itself. On this basis, and given the likelihood of the Kensington scheme being reconfigured in the event that the application site comes forward separately, it is not considered pragmatic for planning permission to be resisted on this basis.

Each property would benefit from private outdoor amenity space sufficient in size for the enjoyment of residents, the storage of refuse bins and cycles, and the drying of clothes.

A condition would be attached to any permission granted to require the agreement of the internal layouts of the house types proposed. Based on the property footprints and scales proposed it is accepted that internal layouts offering a good standard of residential amenity to future occupants could be achieved.

In light of the above and on balance, no unacceptable amenity impacts are anticipated.

Visual Impact

The application seeks to agree the matter of scale only with the detailed matters of appearance and landscaping reserved for later consideration. The submitted streetscene drawings show the provision of two-storey properties with eaves heights of around 5.1m and ridge heights of around 8.4m. These heights are typical for modern properties and so the proposed scale would be comparable with existing properties in the immediate vicinity. It is therefore considered to be acceptable.

Whilst the details of design would be agreed at reserved matters stage, the streetscene drawing suggests that a traditional approach would be taken. Projecting sections topped with gable features would be used to break up the massing of the properties and provide visual interest. This would be welcomed. The materials to be used on the properties would also be agreed at reserved matters stage and materials to reflect those evident in the surrounding area could be secured at that time. Landscaping details are also reserved for later consideration but the site layout plan shows that opportunities for soft landscaping would be provided to the front of each property. This would help to soften the appearance of the streetscene and assimilate the development into the wider urban-fringe setting.

In light of the above, no unacceptable visual impacts are expected.

Access, Parking and Highway Safety

Under the approved Kensington Developments scheme only six properties would have vehicular access onto Moss House Road. The currently proposal would see fourteen properties sharing a single access point from Moss House Road. The Head of Highways and Traffic Management has raised no objection against the scheme but has stipulated that Moss House Road would have to be widened to around 6m around the entrance to the site and that the access would need to be set further into the site in order to achieve the necessary visibility splays. These works are indicated on the submitted plan and a condition can be attached to any permission granted to require the agreement and provision of a detailed access scheme.

No unacceptable impacts on the function and capacity of the surrounding highway network are anticipated and, subject to the provision of an agreed access point, no unacceptable impacts on highway safety are anticipated.

Each three-bed property would have two off-street parking spaces, the four-bed properties would each have four spaces, and the five-bed properties would have six off-street parking spaces each. This is considered acceptable in relation to the Council's published standards

and given the location, accessibility and nature of the area. The rear gardens to the properties would be large enough to accommodate the storage of cycles if desired.

In light of the above, no unacceptable access, highway safety or parking issues are identified.

Site Drainage

Queries have been raised by a local residents regarding drainage. Foul drainage connection is a matter for resolution by the relevant statutory undertaker. The site falls within flood zone 1 and so, given the site area, there is no requirement for a site-specific flood risk assessment. There is also no requirement for the applicant to demonstrate compliance with the sequential or exceptions tests. It is recommended that conditions be attached to any permission granted to require foul and surface water to be drained separately, require agreement of a surface-water drainage strategy, and require agreement of a management plan for the approved drainage scheme.

There is a watercourse across the front of the site and the proposed site access would require a culvert and Land Drainage Consent. Ordinarily these are not granted for works that would unduly compromise natural flows but in this case planning permission has already been granted for development across the frontage of this site, include vehicle accesses over the watercourse. On this basis, it is not considered that the scheme could reasonably be resisted on the basis of impact on the watercourse. Water quality would be safeguarded through the design and implementation of a site drainage strategy and a Construction Management Plan.

Ecological and Arboricultural Impact

There are no mature trees and sections of hedgerow around the site. However, it is recognised that planning permission has been granted for residential development on the site and that this would require the removal of these features. As such, subject to a condition preventing vegetation clearance during the main bird nesting season, and subject to conditions requiring the agreement of a tree survey, tree protection plan and landscaping plan, no unacceptable arboricultural or ecological impacts are anticipated. A scheme for ecological enhancement could also be secured by condition.

Planning Obligations

Policy CS14 of the Core Strategy requires the provision of affordable housing in new residential developments. Depending upon the scale of development, this must either take the form of on-site provision or a commuted sum financial contribution towards off-site provision. However section 2b of the policy states that, for developments of between 3 and 14 units, the financial contribution requirement for affordable housing will be set out in an SPD. At present there is no affordable housing Supplementary Planning Document (SPD) in place to set out the contributions required. As such and notwithstanding the accepted evidence base to the Core Strategy, the Council lacks the published justification to request a

financial contribution at the present time. On this basis, no affordable housing contribution is to be sought in respect of this proposal.

Policy BH10 of the Local Plan requires all new housing developments of three or more units to either include on-site public open space provision or make a contribution towards off-site provision or improvement. SPG Note 11 sets out the requirements for public open space contributions based on bedroom numbers. No public open space provision is proposed on site. The scheme proposes ten 4/5-bed houses at £1,376 apiece and four 3-bed houses at £1,032 each. As such a total contribution of £16,856 is required and this would be secured through condition.

Paragraphs 17 and 72 of the NPPF expect Local Authorities to ensure that adequate education infrastructure is in place to meet local needs. It is understood that there is existing capacity in the local area to accommodate any additional demand for child places generated by this scheme. As such there is no requirement for any contribution towards local education provision.

Other Issues

Given the scale of development, no unacceptable impacts on air quality are anticipated. As the site is previously developed and as there will have been commercial and agricultural uses in the area, a condition should be attached to any permission granted to require the agreement of a scheme of site investigation and any remediation measures found to be necessary.

Sustainability and Planning Balance Appraisal

Sustainability comprises economic, environmental and social components.

Economically the site is not safeguarded for employment use and the loss of the land from agricultural use for residential development has already been approved. Any new residents would help to support local shops and services. Some employment could be generated during the construction phase. As such the proposal is considered to be economically sustainable.

Environmentally, no unacceptable impacts on biodiversity, trees, drainage, air, land or water quality. A high-quality design solution could be secured at reserved matters stage. Given the location, residents may be more dependent upon private car-use, but the site nevertheless benefits from reasonable accessibility. As such, the scheme would be environmentally sustainable.

Socially the scheme would not have any unacceptable amenity impacts. Although it would result in a loss of housing numbers over those committed, it would nevertheless deliver some housing and make a contribution towards the Borough's housing requirements. No unacceptable issues relating to flood risk or highway safety are anticipated. As such, the proposal is considered to be socially sustainable.

In terms of planning balance, although the loss in housing numbers relative to the existing commitment counts against the proposal, the lack of planning policy requiring a specific density on the site limits the weight that can be attached to this. The scheme would otherwise constitute sustainable development and so, on this basis, the proposal is considered to be acceptable.

CONCLUSION

As set out above, the scheme is judged to represent sustainable development and no other material planning considerations have been identified that would outweigh this assessment. On this basis, planning permission should be granted.

LEGAL AGREEMENT AND/OR DEVELOPER FINANCIAL CONTRIBUTION

The applicant would be required to enter into a S278 agreement under the Highways Act in order for the necessary highway improvement works to be secured and delivered.

FINANCIAL BENEFITS

The Council would benefit financially from the development through the receipt of Council Tax payments. However, this consideration has no weight in the planning balance and does not influence the recommendation to Members. It should be noted that the development proposed would result in a lesser number of houses on the land than that approved through applications ref. 09/0740, 13/0378 and 17/0095 for the wider Kensington Development Ltd. scheme. Thus whilst this application considered in isolation would deliver a Council Tax gain, cumulatively it would equate to a reduction in income. Again this has no weight in the planning balance and does not influence the recommendation to Members.

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) 18/410 which can be accessed via the link below:
<http://idoxpa.blackpool.gov.uk/online-applications/search.doaction=weeklyList>

Recommended Decision: Grant Permission

Conditions and Reasons

1.
 - i. Approval of the following details (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority:
 - Appearance
 - Landscaping
 - ii. Applications for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission and the development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason i and ii: This is an outline planning permission and these conditions are required to be imposed pursuant to Section 92 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:

Proposed site plan ref. 173-02 Rev A
Proposed streetscene drawing ref. 173-03 Rev A

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

3. The development authorised by this permission shall not begin until the Local Planning Authority has approved a scheme to secure the provision of or improvements to off-site open space together with a mechanism for delivery, in accordance with Policy BH10 of the Blackpool Local Plan 2011-2016 and Supplementary Planning Guidance Note 11 "Open Space Provision for New Residential Development"(SPG11).

Reason: To ensure sufficient provision of or to provide sufficient improvements to open space to serve the dwellings in accordance with Policy BH10 of the Blackpool Local Plan 2011-2016 and Supplementary Planning Guidance Note 11 "Open Space Provision for New Residential Development"(SPG11).

NOTE – The development is of a scale to warrant a contribution of £16,856 towards the provision of or improvement to off-site open space and management of the open space provision, in accordance with Policy BH10 of the Blackpool Local Plan 2001-2016 and SPG 11. The Applicant(s) should contact the Council to arrange payment of the contribution.

4. Prior to or concurrent with the submission of a reserved matters application, details of the internal layouts of the properties hereby approved shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: Although this application seeks to agree the matter of layout, these details have not been submitted as part of this application. These details are required in order to ensure that the properties proposed offer an acceptable standard of residential amenity for future occupants in accordance with the provisions of Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and saved Policies LQ1 and BH3 of the Blackpool Local Plan 2001-2016.

5. No development shall be commenced until a detailed scheme of highway works has been submitted to and agreed in writing by the Local Planning Authority. For the purpose of this condition, this scheme of highway works shall include the following:
 - provision of a site access including adequate visibility splay
 - widening of Moss House Road
 - provision of public footpath across the frontage of the site to join into those existing
 - provision or relocation of streetlighting columns
 - provision of any necessary highway marking
 - full details of the sub-surface construction and surfacing of the access and internal estate road (including demonstration that the road structure and surface would be adequate to support the loading of a refuse wagon or fire appliance).

Reason: In the interests of highway safety in accordance with Policy AS1 of the Blackpool Local Plan 2001-2016.

6. (a) No works shall commence on site until the site access agreed pursuant to Condition 5 attached to this permission has been provided up to base course level in full accordance with the agreed details;
- (b) No construction works on the houses or garages hereby approved shall commence until the internal estate road agreed pursuant to Condition 5 attached to this permission has been provided up to base course level in full accordance with the agreed details;
- (c) No property hereby approved shall be occupied until the access and estate road agreed pursuant to Condition 5 attached to this permission has been finished in full and in full accordance with the agreed details.

Reason: In the interests of the amenities of residents and in order to ensure that safe and satisfactory access exists to the properties during the lifetime of the development in accordance with the provisions of Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies BH3 and AS1 of the Blackpool Local Plan 2001-2016.

7. No property hereby approved shall be occupied until a plan for the lifetime management and maintenance of the estate road has been submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter be operated in accordance with this agreed plan at all times when any of the properties hereby approved are occupied. For the purpose of this condition, as the estate road is not to be adopted by the Council as Local Highway Authority, it is recommended that a designated management company be established.

Reason: In the interests of the amenities of residents and in order to ensure that safe and satisfactory access exists to the properties during the lifetime of the development in accordance with the provisions of Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies BH3 and AS1 of the Blackpool Local Plan 2001-2016.

8. No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. 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
- measures to avoid contamination of any ground or surface water bodies
- measures to encourage appropriate 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.

9. 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.

10. (a) 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.
- (b) 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. No surface water shall discharge to the public sewer system either directly or indirectly. For the purpose of this condition the drainage scheme shall include the following:
- (i) Details of flood levels in AOD;
 - (ii) Site investigation and test results to confirm infiltrations rates;
 - (iii) A demonstration that the surface water run-off would not exceed the existing greenfield rate including provision of temporary storage facilities and methods to delay and control discharge rates as required;
 - (iv) Measures to safeguard water quality;
 - (v) Flood water exceedance routes, both on and off site;
 - (vi) A demonstration that allowance has been made for climate change.
- (c) The scheme shall be implemented in full and in full accordance with the approved details before any part of the properties hereby approved are first occupied.

Reason: To promote sustainable development, secure proper drainage of surface water and to manage the risk of flooding and pollution in accordance with the provisions of the NPPF and NPPG and Policy CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

11. 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:
- a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
 - b. 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 manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development in accordance with Policy CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

12. (a) Prior to the commencement of development, a desk top study into the potential for land contamination on the site shall be submitted to and agreed in writing by the Local Planning Authority.

(b) In the event that potential for land contamination is identified through the desktop study required pursuant to section (a) of this condition, a scheme of site investigation shall be submitted to and agreed in writing by the Local Planning Authority, this agreed scheme shall be carried out in full accordance with the approved details, and a report of the findings shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of any development on site.

(c) In the event that remediation works are identified as being necessary through site investigation report required pursuant to section (b) of this condition, a scheme of remediation shall be submitted to and agreed in writing by the Local Planning Authority, this agreed scheme shall be carried out in full accordance with the approved details, and a validation report verifying the remediation shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of any development on site.

Reason: In order to safeguard future occupants of the site from potential land contamination in accordance with the provisions of paragraph 178 of the NPPF and Policy BH4 of the Blackpool Local Plan 2001-2016.

13. No trees shall be felled or vegetation cleared during the main bird nesting season (March to July inclusive) unless the absence of nesting birds has first been established by a suitably qualified and experienced ecologist and agreed in writing by the Local Planning Authority.

Reason: In the interests of safeguarding biodiversity in accordance with the provisions of paragraphs 17 and 118 of the NPPF and Policy CS6 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

14. Prior to or concurrent with the submission of a reserved matters application the following shall be submitted to and agreed in writing by the Local Planning Authority;

(a) a tree protection plan showing those trees and hedgerows to be retained on site and measures to protect those trees and hedgerows during site preparation

and construction;

(b) a scheme of ecological enhancement to include:

(i) provision of bat and bird boxes;

(ii) provision for small mammal movement across the site;

(iii) a landscaping scheme to include the retention of existing vegetation where possible and bolstering of trees and hedgerows with native species.

Reason: Although landscaping is reserved as a matter for later consideration, the impact of the proposal on biodiversity must be considered at this stage. The measures required above are necessary in order to safeguard and enhance biodiversity on the site in accordance with the provisions of paragraph 170 of the NPPF and saved Policies NE6 and NE7 of the Blackpool Local Plan 2001-2016.

15. (a) No unit hereby approved shall be occupied until a scheme for the provision of street lighting has been submitted to and agreed in writing by the Local Planning Authority. This scheme shall include:

- the positions of the lighting columns
- details of the appearance of the lighting columns including width and height
- technical specification of the lamp/light source
- lux plan to show areas of light spill from each column to demonstrate degree of light coverage across the site

(b) No unit hereby approved shall be occupied until the scheme agreed pursuant to part (a) of this condition has been implemented in full and in full accordance with the agreed details. This agreed scheme shall thereafter be retained and maintained as such.

Reason: In the interests of the appearance of the site, highway safety and the safety and security of residents in accordance with the provisions of the NPPF, Policy CS7 of the Core Strategy 2012-2027, and Policies LQ1, BH3 and AS1 of the Local Plan 2001-2016.

16. Notwithstanding the definition of development set out in the Town and Country Planning Act (1990) as amended and/or the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order):

- no enlargement of the houses hereby permitted shall be carried out without the prior written approval of the Local Planning Authority;
- the garages hereby approved shall be available for use for the storage of private cars ancillary to the main occupation of the house to which they relate at all times.

Reason: To safeguard the living conditions of the occupants of nearby residential properties and to ensure that adequate parking provision exists to meet the needs of residents in the interests of highway safety and public amenity, in accordance

with saved Policies BH3 and AS1 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order) no change of use from Use Class C3 (the subject of this permission) to Use Class C4 shall take place without the written approval of the Local Planning Authority.

Reason: To safeguard the living conditions of the occupants of nearby residential premises and to prevent the further establishment of Houses in Multiple Occupation which would further increase the stock of poor quality accommodation in the town and further undermine the aim of creating balanced and healthy communities, in accordance with Policies BH3 and HN5 of the Blackpool Local Plan 2001-2016 and Policies CS7, CS12 and CS13 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

18. The housing mix to be provided on site shall be as specified on proposed site plan ref. 173-02 Rev A unless otherwise first submitted to and agreed in writing by the Local Planning Authority either prior to or concurrent with the submission of a reserved matters application for the scheme hereby approved.

Reason: In order to ensure that an appropriate mix of house sizes is provided on site to meet the identified housing requirements of the area in accordance with the provisions of Policy CS13 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.