

Our ref: CP/9313
Date: 04th June 2019

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Dear Sirs,

RE: 19/0144 – LAND AT TROUTBECK CRESCENT, FY4 4SX

Thank you for providing details of an objection received in relation to application ref: 19/0144 and for providing us with the opportunity to respond on this matter. As such, I provide our response below and request that this is circulated to planning committee members for consideration.

I would note that this is the only public comment received for this application during the determination period.

The objection has been set out under a number of bullet-pointed titles and for ease of reference I will follow the same structure in response:

1. Loss of Green Infrastructure

Reference is made within the objection letter to the requirement for 'exceptional circumstances' to be provided in respect of the perceived loss of green infrastructure, in line with Core Policy CS6. In actuality, the policy states:

'The loss of green infrastructure will only be acceptable in exceptional circumstances where it is allowed for as part of an adopted Development Plan Document; or where, provision is made for appropriate compensatory measures, mitigation or replacement; or in line with national planning policy'.

As set out within the application's supporting documents and the Planning Officer's Committee Report, the scheme is considered to meet the requirements of Policy CS6 by way of providing 'appropriate compensatory measures, mitigation or replacement'. The development includes public open space which improves connectivity across the site and allows for informal recreation. It will be well drained, appropriately planted and adequately lit to provide a space which is usable and safe. It would also be maintained regularly by Blackpool Coastal Housing via a regime which they have specified.

Approval of this application is subject to a condition requiring a detailed landscape design which would incorporate mitigation and compensatory measures as recommended by the ecology surveys which have been undertaken in support of this application. The public open space proposed would be of an improved quality in comparison to the existing provision.

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The objection also makes reference to there being a lack of green areas in the south of Blackpool as identified in the Council's previous Green and Blue Infrastructure Strategy. The current data included within Blackpool's Open Space Assessment (Final Draft document December 2018), does not reflect this lack of supply. With regard to amenity greenspace, which is the type of open space found at the application site, there is existing provision within Blackpool of 0.22 per 1,000 population, whilst the proposed standard for Blackpool (there isn't one currently) is 0.2ha per 1,000, as such there is a slight surplus across the borough. The wards adjacent to Clifton; Hawes Side, Marton and Stanley have provisions of 0.2, 1.02 and 0.2 ha per 1,000 population respectively and as such, all have a sufficient supply of open space of this type.

It is intended for existing trees to be translocated within the development site to accommodate the built development proposed whilst maintaining an appropriate level of tree cover. Circa 140 no. existing trees on site have been identified as suitable by the arborist to be translocated within the application site and supplemented with additional native species. The exact details of the landscaping scheme would be required for approval by condition, should be application be approved. The adjacent area of open space, by Little Marton Windmill, is open and it is considered that a well-managed landscaped area of open space with appropriate planting within the application site will be more in keeping with this area than the existing.

2. Greenfield Development

The site is partly greenfield, not green belt as stated. The local and national planning policies and other material considerations pertaining to the development have been considered in the documents submitted to support this application. The development site is located within the existing urban area, on the edge of the residential estate of Mereside. It is the opinion of the applicant that the use and scale of development proposed is entirely appropriate to ensure a viable scheme within this location.

3. Over-development

The scheme is not considered overly dense. The development proposals have been designed to reflect the layout of Mereside by setting out the units in smaller clusters. Each property has generous private amenity space and flats are provided external terraces. The site's open aspect at the corner of Preston New Road and Clifton Road has been retained and alongside the area of public open space proposed, these design principles aid in breaking up the mass of development within the site.

Three-storey properties are proposed to add visual interest and are not considered inappropriate when considered against the scale of the existing flats and the location of the development, on a key gateway into the town. Their locations have also been chosen where considered appropriate due to changes in level from Preston New Road. Similarly, the materials shown are of high-quality with robust detailing, appropriate to a gateway scheme of this nature. The colours indicated on the submission drawings are indicative and materials are expected to be conditioned would be subject to approval by the LPA prior to the commencement of development.

4. Equality Act 2000

At the initial scoping stage of the project there was considerable thought put into the most appropriate housing mix, that would best meet the needs in Blackpool.

At the heart of the development has been the principle of providing an inclusive development. 11 no. accessible units are proposed which all meet the necessary building standards. These units will be suitable for a range of occupiers. The type and layout of accessible units proposed has been led by evidence of local need and demand as collated by the Council's own housing team and Blackpool Coastal Housing, who are responsible for letting social rented properties within the town. For clarity, the significant changes to the newly built properties at Layton, referred to by the objector, have not been necessary and have not occurred.

5. Drainage of Ground Water

A robust drainage scheme has been prepared as part of this submission, which currently includes an attenuation tank as part of the surface water drainage scheme. Contrary to the objector's comments, the tank would have no effect on the water table, the tank would be located below ground enabling the land above to continue to soak up water. Full details of the surface water drainage scheme are to be conditioned, should planning permission be granted and would be subject to detailed discussion with the relevant local authority officers and United Utilities.

It should also be noted that it is intended for existing trees to be translocated within the development site and approximately 140 no. existing trees have been identified as suitable for this by the arborist. Supplementary planting where necessary is also proposed, as such the wide spread loss of planting referred to within the objector's comments, would not occur.

6. Air Pollution and Traffic Noise

A Noise Report, prepared in support of this application, concluded that with the use of acoustic barriers and enhanced ventilation design to properties, noise levels would be acceptable across the development. The retention of a significant level of trees and the supplementary planting proposed would also support air quality and noise reduction.

7. Increase in Noise, Disturbance and Anti-Social Behaviour

Contrary to the objection letter received, the Committee Report does not acknowledge that there would be an increase in crime in the area due to the development. The Police Architectural Liaison Officer has provided a detailed consultation response containing a range of Secured by Design principles to aid in reducing the potential for crime. These recommendations will be considered at detailed design stage, should planning permission be granted.

Adjacent to no. 1-17 Troutbeck Crescent the existing street lighting will be retained. Personal security lighting is to be provided for individual properties but the levels of this would not impact neighbouring properties.

Bins would be located within the curtilage of properties so as not to create a cluttered streetscape. The carports would be secure and visually permeable to prevent loitering and anti-social behaviour. The materials for the gate will not be corrugated, subject to the scheme being approved details will be agreed and approved by the local authority prior to any works commencing.

8. Parking

The scheme provides only a slight reduction in parking provision against current standards (-7 no. spaces) which is considered acceptable due to the sustainability

of the location. The parking provision within the development is higher than that provided for the development at Layton which is referenced by the objector. There are limited restrictions for on-street parking in the local area that could be utilised by existing and proposed residents.

9. Loss of Light

There are 9 no. units associated with the block of housing directly opposite no. 1-17 Troutbeck Crescent. The layout of these units has been designed to provide the required separation distances between existing and proposed dwellings.

I would note that the photographs provided within the objection letter are misleading as they are of other housing developments within the town. As such, I would ask that the proposal for Troutbeck Crescent is assessed on its individual merits and in respect of the application documents and drawings submitted.

10. Loss of Amenity

The proposed open space represents a fundamental improvement in quality upon the existing and is appropriate to its urban location, providing both existing and proposed residents with recreational opportunities which would be useable all year round and well-maintained. Trees will be retained and mitigation provided in line with the ecologist's report to support wildlife.

11. Loss of Privacy

As per our comments under no. 9, the layout of the self-contained one bed roomed flats (no bedsits are proposed within the scheme) opposite no. 1-17 Troutbeck Crescent have been designed to provide the required separation distances between existing and proposed dwellings where habitable rooms are facing towards each other.

12. Lack of Safety

It is considered that there is an acceptable level of parking for the scheme as proposed. The proposals are subject to appropriate traffic calming by way of raised tables and careful use of hardstanding materials. Detailed highways design is subject to condition should the application be approved and would be discussed with the highways and traffic management team. Properties facing on to Clifton Road have front gardens and landscaping to the frontage of the property, providing a buffer between the front door and existing footpath and road.

It is concluded, that the application for residential development and associated landscaping, public realm and highways works at Troutbeck Crescent, is entirely appropriate and sustainable for the reasons set out within the application documentation.

Yours faithfully,



CLAIRE PARKER
For and on behalf of
CASSIDY + ASHTON
ARCHITECTS, BUILDING SURVEYORS AND PLANNING CONSULTANTS