

COMMITTEE DATE: [01/10/2019](#)

Application Reference: 19/0278

WARD: Greenlands

DATE REGISTERED: 23/04/19

APPLICATION TYPE: Full Planning Permission

APPLICANT: Blackpool Council

PROPOSAL: Use of land as extension to existing cemetery.

LOCATION: CARLETON CEMETERY AND CREMATORIUM, STOCKS ROAD, BLACKPOOL,
FY6 7QS

Summary of Recommendation: Grant Permission

CASE OFFICER

Miss. S. Parker

BLACKPOOL COUNCIL PLAN 2015 -2020

The Council Plan sets out two priorities. The scheme is considered to accord with Priority Two, which relates to Communities: Creating stronger communities and increasing resilience, as it would increase cemetery provision within Blackpool to meet an identified future local need.

SUMMARY OF RECOMMENDATION

The application seeks permission to extend the Carleton Cemetery site to the south on land that is currently used for open grazing. This extension to the existing cemetery is considered necessary to meet future needs. In terms of planning balance, the contribution the scheme would make towards meeting future needs for cemetery facilities in the borough weighs heavily in favour of the proposal. No issues have been identified that would weigh significantly against the scheme. On this basis the proposal is judged to represent sustainable development and Members are respectfully recommended to grant planning permission subject to the conditions listed at the end of this report.

INTRODUCTION

This application is before Members because it is a Council scheme of wide public interest.

SITE DESCRIPTION

The application relates to 3.1ha of land immediately to the south/south-west of the existing cemetery. The land is currently open and used for some grazing. A small area on the western boundary of the site falls within flood zone 3. The site falls within the Carleton Cemetery Pond Cluster which is a Biological Heritage Site. There are two ponds just outside of the site on the northern and western boundaries and a pond within the site. There are additional ponds outside of the site to the north-east and south. Mature hedgerows follow the southern and western boundaries. The northern boundary runs alongside a pond and the existing cemetery. The site boundary to the east bisects the existing field and ditch and does not follow any discernible physical feature. The site falls within Green Belt. The information submitted with the application states that the site is grade 3 agricultural land.

DETAILS OF PROPOSAL

The application seeks planning permission for the extension of the existing cemetery. The scheme would include the provision of pathways around the burial areas and 10 parking spaces. The southern, western and north-eastern areas of the site are proposed to be used for cremated remains. A 10m landscaped buffer would be provided around the pond within the site with buffers separating the ponds to the north and west from the nearest pathways. Two drainage basins are proposed along the northern boundary. New hedgerows would be planted along the southern and eastern boundaries and new trees would be planted throughout the site.

The application has been supported by:

- Planning statement
- Heritage statement
- Archaeological Record
- Design and access statement
- Landscape and Visual Impact Assessment
- Landscape Management Plan
- Ecological Appraisal
- Flood Risk Assessment
- Environment Agency Audit

RELEVANT PLANNING HISTORY

19/0239 – planning permission granted for the erection of a floral- tribute shelter and the provision of 20 no. additional car parking spaces within the existing main body of the cemetery site.

MAIN PLANNING ISSUES

The main planning issues are considered to be:

- The principle of the development in the Green Belt
- The impact on residential amenity
- Visual and heritage impact
- Ecological impact
- Drainage and flood risk
- Impact on environmental quality

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

CONSULTATIONS

Environment Agency (initial response): in the absence of an acceptable flood risk assessment (FRA) an objection is raised. The site falls partly within flood zone 3 and so the application should be accompanied by an appropriate FRA. The FRA submitted does not comply with the relevant guidance in the Planning Practice Guidance. The FRA assumes that fluvial flooding would be contained within the 30m no-burial buffer zone along the watercourse but it does not define the extent of flooding for a 1:100year event in relation to the proposal. Detention basins are proposed to attenuate surface water. One is shown in flood zone 3 but this is inappropriate as it may already be full when storage is required. No attenuation ponds should be proposed within flood zone 3 or within 8m of the bank of Bispham Dyke. The FRA should be revised to address the above and to demonstrate that the development would be safe for its lifetime, including an allowance for climate change, without increasing flood risk elsewhere. If possible, flood risk should be reduced. There should be no ground raising within the fluvial floodplain. The FRA fails to identify Bispham Dyke which is a main river. The applicant should demonstrate the relationship between the development and this main river and an 8m easement should be allowed with no planting and no structures to be erected without a permit. No attenuation ponds should fall within 8m of the Dyke. A Flood Risk Activity Permit would be required for excavations within 16m of the main river. The development should accord with the sequential test. An Environmental Permit may be required.

Environment Agency (final response): the revised plans and Flood Risk Assessment (FRA) have been considered and the Environment Agency concerns previously raised have been satisfactorily addressed. The development would be safe without exacerbating flood risk elsewhere and so the previous objection is withdrawn. The development must proceed in strict accordance with the revised information. Any changes would require a revised FRA. The applicant must be aware of the flood risk and be satisfied that it would not adversely affect their proposals. With regard to groundwater, the submitted audit report is accepted and no concerns are raised subject to the development complying with the submitted plans and information. The site is adjacent to Bispham Dyke which is a main river. An Environmental Permit may be required and the developer should contact the Environment Agency to establish this at the earliest opportunity. The grant of planning permission does not

necessarily mean that an environmental permit will be granted. An Environment Agency access strip of 8m to the main river should be maintained.

Greater Manchester Ecology Unit (GMEU) (initial response): an ecological appraisal has been submitted that identifies the site as falling within a Biological Heritage Site. As the proposals have the potential to affect great crested newt habitat, further survey work is required. As great crested newts are statutorily protected, this work must be carried out prior to determination. If newts are found then a licence would be required to carry out the work and the tree statutory tests would have to be met. The additional survey work should be carried out by a licensed ecologist at an appropriate time of year. If newts are found, appropriate mitigation would be required to safeguard their conservation status at the site.

Greater Manchester Ecology Unit (GMEU) (final response): the submitted newt surveys found 15 ponds to be negative for newt DNA with results for only one pond being inconclusive. As this pond is just under 250m from the site, and as precautionary measures are proposed, even if newts were present the risk to them would be low. Overall the scheme would not result in the loss of a pond and would provide measures to enhance pond and grassland habitats. As such the scheme would not have a negative impact on biodiversity. The development should be carried out in accordance with the submitted Ecological Appraisal, the Landscape Management and Maintenance Plan and the proposed Planting Plan. A Construction Environmental Management Plan should be secured through condition. Appropriate wording is provided.

LCC Archaeology Service: the Heritage Statement notes the presence of ridge and furrow associated gullies representing former field boundaries. Fossilised agricultural earthworks indicate that these likely originated in the medieval period and there is a strong possibility that the land has been in agricultural use since the late medieval period. Such features are not rare but are sufficiently scarce to be of local significance. The site also contains part of the historic boundary between Great Carleton and Little Carleton dating to the late 12th Century. However, as the boundary is marked by an active drain that has been repeatedly cleared and scoured, it is unlikely to contain archaeological evidence. The headland running along the southern side may however retain evidence of earlier land uses. Prehistoric activity is recorded in the wider area and so the site may have been used in earlier periods. In light of the above, a programme of archaeological investigation should be undertaken and an appropriate methodology is specified. Any discoveries arising from this initial investigation should then be subject to further investigation to be agreed. An appropriately worded condition is recommended.

Blackpool Civic Trust: the application is supported.

Head of Highways and Traffic Management: no objection raised but a detailed Construction Management Plan would be required.

Lead Local Flood Authority: no objection raised. This proposal can be supported now from a drainage perspective subject to the imposition of conditions to address the Environment Agency concerns.

Built Heritage Manager: the submitted Heritage Statement and Historic Environment Record make it clear that the area has a long history of agriculture with associated archaeological evidence. There have been spot finds dating back to the Bronze Age. As such, a scheme of archaeological recording should be undertaken if planning permission is granted, and a watching brief should be arranged to record and investigate any dateable material or artefacts discovered during the works.

Head of Parks and Greens: the proposals are supported. The Landscape Management and Maintenance Plan is very comprehensive and the proposals for planting and subsequent management are endorsed.

REPRESENTATIONS

Press notice published: 4 July 2019

Site notice displayed: 15 May 2019

Neighbours notified: 29 April 2019

No representations received in time for inclusion in this report. Any comments that are received in advance of the Committee meeting will be reported through the Update Note.

NATIONAL PLANNING POLICY FRAMEWORK

The revised National Planning Policy Framework (NPPF) was adopted in February 2019 and retains the key objective of achieving sustainable development. 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:

- Section 8 - Promoting healthy and safe communities
- Section 11 – Making effective use of land
- Section 12 – Achieving well-designed places
- Section 13 – Protecting Green Belt land
- Section 14 – Meeting the challenge of climate change, flooding and coastal change
- Section 15 – Conserving and enhancing the natural environment
- Section 16 – Conserving and enhancing the historic 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 following sections are most relevant:

- Conserving and enhancing the historic environment
- Design
- Flood Risk and Coastal Change
- Health and Well-Being

- Natural Environment

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:

- CS5 Connectivity
- CS6 Green Infrastructure
- CS7 Quality of Design
- CS8 Heritage
- CS9 Water Management

SAVED POLICIES: BLACKPOOL LOCAL PLAN 2001-2016

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

The following policies are most relevant to this application:

- LQ1 Lifting the Quality of Design
- LQ6 Landscape Design and Biodiversity
- BH3 Residential and Visitor Amenity
- NE1 Development within Green Belt
- NE5 Other sites of Nature Conservation Value
- NE6 Protected Species
- NE7 Sites and Features of Landscape, Nature Conservation and Environmental Value
- AS1 General Development Requirements (Access and Transport)

BLACKPOOL LOCAL PLAN PART 2: PROPOSED SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES

The Blackpool Local Plan Part 2 has been subject to an informal consultation exercise and will be subject to formal consultation later this year. At this point in time limited weight can be attached to the proposed policies. Nevertheless, the following draft policies in Part 2 are most relevant to this application:

- DM20 Landscaping
- DM21 Public Health and Safety
- DM29 Archaeology
- DM33 Biodiversity
- DM39 Transport Requirements for New Development

ASSESSMENT

Principle

Carleton Cemetery is the only burial ground in the borough that is available for new burials. At the current rate of interment, there is only two years of capacity available at Carleton. There is therefore a pressing need for new provision.

Policy CS6 of the Core Strategy relates to Green Infrastructure including Green Belt. It is clear that national policy will be applied to Green Belt areas within the borough in order to protect their openness and character. Section 13 of the National Planning Policy Framework (NPPF) relates specifically to the protection of Green Belt land. It explains that Green Belt serves to restrict urban sprawl; prevent the merger of settlements; safeguard the countryside; preserve the setting of historic towns; and promote urban regeneration. The essential characteristics of Green Belts are stated to be their openness and permanence.

The application proposes the extension of the existing cemetery. This would include the provision of footpaths, carriageways and parking, and the erection of headstones and associated street-furniture. None of these features, either in isolation or cumulatively, would compromise the general openness of the Green Belt. The NPPF at paragraph 145 is supportive of appropriate development within the Green Belt and lists facilities for cemeteries and burial grounds as suitable, as long as they preserve openness and the function of the Green Belt. On this basis, no unacceptable harm to the Green Belt is identified.

The application site will fall within Agricultural Classification Grade 3 which is good to moderate quality but not the best or most versatile which would fall within grades 1 and 2. Paragraph 170 of the NPPF requires planning decisions to take account of the wider benefits of the best and most versatile agricultural land. As the application relates to only 3.1ha of grade 3 land which is used for rough grazing rather than pastoral or arable farming, the loss of agricultural land as proposed is considered to be acceptable.

As a small part of the site to the west falls within flood zone 3, the proposal must pass the sequential test. No sequential appraisal has been submitted, but this is nevertheless considered to be the most appropriate site for the development proposed. Blackpool is a very densely developed urban area with relatively little open space of the size required. The majority of undeveloped, Council-owned land that is available in the borough is safeguarded as public open space or for recreation. The extension proposed would be able to make use of the existing chapel, reception, café and parking facilities whereas a new burial ground would require new provision. Furthermore, the area falling within flood zone 3 would not be hard-surfaced or used for burials, but would instead be landscaped to provide a buffer to the pond to the west. On this basis, the proposal is considered to satisfy the sequential test. As there is a clear public need for the increased provision, and as development would be restricted to the area of the site outside the flood zone, the exceptions test is also considered to be passed.

Amenity

There are residential properties fronting Meadow Crescent to the east, and properties fronting Coriander Close to the north-west, but these are at some distance. There would be no structures on site that could have an impact through over-looking or over-shadowing. The operation of the extension would not have an undue impact through noise or activity. Any disturbance during construction could be limited through a Construction Management Plan. As such, no unacceptable amenity impacts are anticipated.

Visual and Heritage Impact

As no buildings are proposed on site, and as substantial landscaped buffers are proposed along the northern, western and southern boundaries, the proposal would have a limited visual impact. The materials to be used in the carriageways, footpaths and parking bays could be agreed through condition, as could the planting specifications for the landscaped areas. The provision of any street furniture such as benches, bins, bollards and lighting columns could equally be agreed through condition. As such, no unacceptable visual impacts are expected.

The chapel within the existing cemetery ground is Locally Listed, however, as the burial ground provides the current setting for this asset, the extension proposed would not detract from its character, appearance or heritage value. There is some potential for historic artefacts to be buried on the site. As such, any permission granted should be subject to a condition requiring agreement and implementation of a full scheme of archaeological surveying and recording. Subject to this condition, no unacceptable heritage impacts are anticipated.

Highways

The proposal has been considered by the Council's Head of Highways and Transportation and no objection has been raised. The extension would not be expected to have an undue impact on highway function or safety.

As part of permission reference 19/0239, twenty additional car parking spaces have been approved within the existing cemetery site. A further ten car parking spaces are proposed as part of this application. The Council does not have any published standards that relate specifically to parking provision for cemetery and crematorium uses. However, the current scheme has been designed and proposed by Council officers who are familiar with the operation and needs of the site. Whilst it is appreciated that some funerals can generate particularly heavy demand for car parking, the existing provision is sufficient to support general operation. On this basis, the creation of ten spaces to serve the proposed extension is considered to be proportionate and acceptable.

Drainage and flood risk

The application has been considered by the Environment Agency. Subject to adherence to the submitted Flood Risk Assessment, no undue flood risk is anticipated and the development

should not exacerbate flood risk off site. The proposal has been considered by the Council in its capacity as Lead Local Flood Authority and, subject to the imposition of the conditions listed at the end of this report, no drainage concerns are raised.

Biodiversity and Landscaping

The application has been considered by Greater Manchester Ecology Unit and by the Head of Parks and Green Environment. Subject to the development proceeding in accordance with an agreed Construction Environmental Management Plan and with the submitted Ecological Appraisal, Landscape Management Plan and Planting Plan, the proposal should not have an unacceptable impact upon biodiversity. The proposals include ecological enhancements as required by the NPPF. The proposed landscaping and planting plans are considered to be acceptable and should help to enhance habitat benefits on the site as well as provide appropriate screening and an attractive setting for the extension. The scheme would not result in the loss of established trees or important hedgerows. As such, no issues relating to biodiversity or landscaping are anticipated.

Environmental Quality

The Environment Agency has not raised any concerns relating to water quality and United Utilities has not commented on the application. The site does not fall within a Source Protection Zone for drinking water. The potential for land contamination arising from the use has also been considered by the Environment Agency. As long as the proposal is developed in accordance with the submitted flood risk assessment, the audit prepared by Cemetery Development Services, and an agreed Construction Management Plan, contamination of surface or sub-surface water bodies and land in the vicinity should be avoided and environmental quality safeguarded.

The scheme would not affect air quality or be at undue risk from such.

Sustainability Appraisal

Sustainability comprises economic, environmental and social components.

Economically, the loss of the site as agricultural land is considered to be acceptable and the use proposed would have a very limited economic impact.

Environmentally, no unacceptable visual impacts or impacts on environmental quality are anticipated. Biodiversity and landscaping would be appropriately safeguarded and enhanced. No drainage concerns have been raised. The character and function of the Green Belt would be adequately protected.

Socially, the scheme would meet an identified and reasonably immediate need for more burial ground space within the borough and this weighs heavily in favour of the scheme. No unacceptable impacts on amenity or on the heritage value of the locally listed chapel would result. The archaeological potential of the site could be suitably safeguarded through

condition. The site would not be at undue risk from flooding and would not exacerbate flood risk elsewhere. No impacts on highway capacity or safety are anticipated.

CONCLUSION

In terms of planning balance, the contribution the scheme would make towards meeting future needs for cemetery facilities in the borough weighs heavily in favour of the proposal. No issues have been identified that would weigh significantly against the scheme. On this basis the proposal is judged to represent sustainable development and Members are respectfully recommended to grant planning permission subject to the conditions listed below.

LEGAL AGREEMENT AND/OR DEVELOPER FINANCIAL CONTRIBUTION

None required.

FINANCIAL BENEFITS

The scheme would not deliver any financial benefits but, in any event, this has not been taken into account as part of the consideration of the planning balance and merits of the scheme.

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) 19/0278 which can be accessed via this link:

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

Recommended Decision: Grant Permission

Conditions and Reasons

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

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

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

Site layout plan ref. CDS_PBL_CAR_03 Rev 03
Burial layout plan ref. CDS_PBL_CAR_06 Rev 01
Drainage details drawing ref. CDS_PBL_CAR_15 Rev 00
Drainage plan ref. CDS_PBL_CAR_05 Rev 03
Annotated planting plan ref. CDS_PBL_CAR_10 Rev 02
Planting plan ref. CDS_PBL_CAR_20 Rev 00

The development shall thereafter be retained and maintained in accordance with these approved details.

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

3. Prior to the laying down of any final surface treatments, details of those surface treatments shall be submitted to and agreed in writing by the Local Planning Authority prior and the development shall thereafter proceed in full accordance with those agreed details.

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

4. Details of any street furniture to be provided on the site shall first be submitted to and agreed in writing by the Local Planning Authority prior to installation and the development shall thereafter proceed in full accordance with those agreed benefits. For the purpose of this condition, street furniture is taken to include but not be limited to benches, bins, signage and life-saving equipment.

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

5. Prior to the installation of any external lighting, details of that lighting shall be submitted to and agreed in writing by the Local Planning Authority and the development shall thereafter proceed in full accordance with these approved details. For the purpose of this condition, the details of the lighting shall include the position and appearance of the lighting columns and lamps and details of the lux level, angle and spill of any lighting.

Reason: In the interests of the appearance of the site and locality and to prevent any detrimental impact on biodiversity arising from light-spill in accordance with the provisions of paragraph 170 of the NPPF, Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy LQ1 of the Blackpool Local Plan 2001-2016.

6. a) The landscaping of the site shall accord in full with the Landscape Management and Maintenance Plan and the Planting Schedule recorded as received by the Local Planning Authority on 25 Apr 2019 and the Proposed Planting Plan reference CDS_BPL_CAR_10 Rev 02.

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.

7. The development hereby approved shall proceed in full accordance with the recommendations set out in the Preliminary Ecological Appraisal Report prepared by Milner Ecology and referenced ME/18/515.00 and the Great Crested Newt eDNA Analysis prepared by Syntegra Consulting and referenced 18-5039.

Reason: In order to appropriately safeguard biodiversity in accordance with the provisions of paragraph 170 of the NPPF and Policy LQ6 of the Blackpool Local Plan 2001-2016.

8. Prior to the commencement of development, the following shall be submitted to and agreed in writing by the Local Planning Authority and the development shall thereafter proceed in full accordance with the approved details:
- a tree survey identifying the trees and hedgerows to be retained
 - a tree protection plan to set out how the trees and hedgerows to be retained would be protected during construction

Reason: In order to safeguard trees and hedgerows on the site in the interests of biodiversity and the appearance and character of the area in accordance with the provisions of paragraph 170 of the NPPF, Policy CS6 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027, and Policies LQ1, LQ6 and NE7 of the Blackpool Local Plan 2001-2016.

9. No development shall take place (including demolition, ground works and vegetation clearance) until a construction environmental management plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include the following.
- Risk assessment of potentially damaging construction activities.
 - Identification of "biodiversity protection zones".
 - Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
 - The location and timing of sensitive works to avoid harm to biodiversity features.
 - The times during construction when specialist ecologists need to be present on site to oversee works.
 - Responsible persons and lines of communication.
 - The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
 - Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of safeguarding environmental and ecological quality in accordance with the provisions of paragraph 170 of the NPPF and Policy LQ6 of the Blackpool Local Plan 2001-2016.

10. 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
- 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.

11. No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work. The programme of field investigation should include:

- i) A record of the visible traces of ridge and furrow and former field boundaries, using a combination of field survey and plotting of aerial photographs, to record the location, direction and scale of earthworks;
- ii) A strip map and record exercise of any intervention which affects the gully (no 9) and the headland (no 18 in field survey);
- iii) A strip map and record exercise of any groundworks which disturb the ridge and furrow.

This should be followed by such subsequent work as required to investigate and record any remains encountered. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site.

Note: This work should be carried out by an appropriately qualified and experienced professional archaeological contractor to the standards and guidance set out by the Chartered Institute for Archaeologists (www.archaeologists.net).

12. The development hereby approved shall proceed in full accordance with the report and recommendations set out in the Flood Risk Assessment and SUDS Design prepared by Cemetery Development Services (CDS) in July 2019 and the email dated 13 August 2019 from the Technical Director of CDS.

Reason: In order to ensure that the development would not be at undue flood risk and would not exacerbate flood risk off site in accordance with the provisions of section 14 of the NPPF and Policy CS9 of the Local Plan Part 1: Core Strategy 2012-2027.

13. The development hereby approved shall proceed in full accordance with the report and recommendations set out in the "Report to Blackpool Borough Council on the suitability of a site as an extension to Carleton Cemetery as part of an Environment Agency T2 Audit" prepared by Cemetery Development Services (CDS) in August 2016, including the following provisions:

- the scheme shall adhere to the zoning shown on the layout plan
- the normal double grave depth shall be 1.8m below ground level

Reason: In order to safeguard water quality in accordance with the provisions of paragraph 170 of the NPPF and Policy CS9 of the Local Plan Part 1: Core Strategy 2012-2027.

14. Notwithstanding the information submitted, a continuous 8m wide buffer shall be retained and maintained at all times in an unobstructed manner alongside Bispham Dyke which is designated as a Main River. This buffer shall be kept free of cremated or interred remains and of memorialisation at all times.

Reason: The Environment Agency has permissive powers for access to the Main River at all times and this may necessitate the use of plant, vehicles and equipment that could have a detrimental impact upon the land within 8m of the Main River.

Advice Notes to Developer

1. Bispham Dyke which runs adjacent to the application site is designated as a Main River.

A permit would be required from the Environment Agency for any activities which take place within 8m of a Main River (16m if tidal). The grant of planning permission in no way indicates that a permit will be granted and the applicant is advised to contact the Environment Agency to discuss the need for any permit at the earliest opportunity.