

Officer Report to Committee

Application ref: 21/0486
Ward: PARK
Application type: FULL

Location: SITE A: LAND AT JUNCTION OF CHEPSTOW PLACE AND GATESIDE DRIVE
SITE B: LAND OFF DINMORE AVENUE TO WEST OF THE GRANGE AND SOUTH OF BOUNDARY PRIMARY SCHOOL

Proposal: Site A: Erection of 53 two and three-storey dwellings with vehicular access from Chepstow Road and Gateside Drive, associated parking landscaping and public open space, and creation of school green for use by Boundary Primary School.

Site B: Erection of 78 dwellings to include two and three-storey dwellings, bungalows, a two-storey block of 12 flats and a three-storey block of 18 flats with access taken from Dinmore Avenue, with associated parking, landscaping and public open space including a children's play area, formation of a shared cycle and pedestrian link from Dinmore Avenue to Dingle Avenue, and reconfiguration of existing car park to The Grange.

Recommendation: Approve

Case officer: Susan Parker

Case officer contact: 01253 476228

1.0 BLACKPOOL COUNCIL PLAN 2019-2024

1.1 The Council Plan sets out two priorities. The first is 'the economy: maximising growth and opportunity across Blackpool', and the second is 'communities: creating stronger communities and increasing resilience.

1.2 This application would accord with the second priority by delivering quality housing to meet identified local needs, through the efficient use of land, and through the redevelopment and regeneration of vacant plots on a priority estate.

2.0 SUMMARY OF RECOMMENDATION

2.1 The scheme would make a substantial contribution towards meeting the borough's housing requirement and would provide much-needed affordable housing. The development would be well designed and landscaped and would provide a reasonable standard of residential amenity. No unacceptable impact on biodiversity, environmental quality, drainage or the highway network are anticipated. The proposal would result in the loss of some public open space and the loss of a school playing field. Neither is considered to weigh significantly against the application. Subject to the conditions listed at the end of this report, the proposal is considered to be acceptable.

3.0 INTRODUCTION

3.1 This application is before Members because it is a major-scale, Council-led scheme of general community interest.

4.0 SITE DESCRIPTION

4.1 The application relates to two distinct sites that are in close proximity to one another but are not physically or functionally linked. For ease the sites have been labelled as A and B.

4.2 Site A is a rectangular parcel of land 1.52ha in area. It sits to the south-east of the junction between Chepstow Road and Gateside Drive. Boundary Primary School lies to the east with a Grange Park Estate Office to the south. Existing housing surrounds the site to the south, west and north. At present the land is cleared, rough grassland with some small, scattered trees. This site includes a small area of designated and protected public open space. The Proposals Map to the Local Plan also shows a small local centre within the site but this was contained within a block that has now been demolished. The remainder of the site is not subject to any specific designation or allocation.

4.3 Site B is a roughly triangular plot of land 2.33ha in area. It sits to the south of Boundary Primary School and to the west of The Grange complex and car park. Existing housing abuts the site to the west with a large area of designated public open space to the south. The site itself is designated as protected playing fields and sports grounds. At present it is rough grassland that is cross-cut by pathways. There are trees along the south-western boundary.

4.4 Both sites fall within flood zone 1 and are at potential risk from landfill gas. No other specific constraints apply.

5.0 DETAILS OF PROPOSAL

5.1 The application seeks full planning permission for a 100% affordable residential development as follows:

Site A: Erection of 53 two and three-storey dwellings with vehicular access from Chepstow Road and Gateside Drive, associated parking landscaping and public open space, and creation of school green for use by Boundary Primary School.

Site B: Erection of 78 dwellings to include two and three-storey dwellings, bungalows, a two-storey block of 12 flats and a three-storey block of 18 flats with access taken from Dinmore Avenue, with associated parking, landscaping and public open space including a childrens play area, formation of a shared cycle and pedestrian link from Dinmore Avenue to Dingle Avenue, and reconfiguration of existing car park to The Grange.

5.2 The application has been supported by:

- Planning, Design and Access Statement
- Sustainability statement
- Transport Assessment
- Framework Travel Plan
- Geotechnical and ground investigation reports
- Drainage strategy and reports
- Flood risk assessment

- Preliminary ecological assessment
- Tree impact report
- Preliminary environmental assessment

6.0 RELEVANT PLANNING HISTORY

- 6.1 16/0383 – demolition of former Christ the King Church and associated hall, rex house and presbytery (site A) – prior approval not required.
- 6.2 17/0762 – demolition of block of shops and maisonettes (site A) – prior approval required and granted
- 6.3 13/0578 – demolition of the former Grange Park Primary School (site B) – prior approval not required.
- 6.4 02/0575 – erection of detached building to form City Learning Centre with associated access and parking – permission granted
- 6.5 01/0781 – erection of primary school (Boundary Primary School) on land to north of site B – permission granted

7.0 MAIN PLANNING ISSUES

- 7.1 The main planning issues are considered to be:

- The principle of residential development
- Loss of local centre
- Loss of public open space
- Loss of playing pitches
- Impact on amenity
- Visual impact
- Highway impact
- Drainage
- Environmental impact
- Sustainability balance

8.0 CONSULTATION RESPONSES

- 8.1 **Sport England:** the site forms part of a playing field but, as it has not been used for at least five years, Sport England is not a statutory consultee. Historic aerial images show that Site B has been marked out with a football pitch with playing field to the north. Notwithstanding the lack of use, Site B remains playing field. The PPS identifies it as lapsed. The views of the Football Foundation have been sought. The Council's Playing Pitch Strategy is agreed along with the proposed mitigation figure of £227,043.64. The Football Foundation should be consulted on this mitigation to ensure it meets local priorities. As this is supported by the Council's Playing Pitch Strategy and evidence base, it is acceptable to Sport England. Sport England must object to all proposals for loss of a playing pitch in the absence of formal mitigation being secured. However, subject to the completion of a S106 agreement or other mechanism to secure the agreed mitigation figure, Sport England would withdraw any objection to the loss of the playing pitch.

- 8.2 **Natural England:** a Habitat Regulations Assessment screening is required to provide proportionate assessment of recreational disturbance impacts on the coastal designated sites that would result from the development. The Local Planning Authority as 'competent authority' must determine likely significant effects. If the Local Planning Authority is satisfied that no likely significant effects would result then there is no further need to consult Natural England. Where the screening cannot rule out a likely significant effect, an appropriate assessment will be required. Natural England should be consulted again as a statutory consultee at that point. Natural England has not assessed potential impact on protected species and standing advice or your own ecological advice service should be consulted. Standing advice is also available on potential impact on ancient woodland. The Local Planning Authority must determine if the application is consistent with national and local policies on the natural environment. Specialist advice should be obtained.
- 8.3 **United Utilities:** foul and surface water should be drained separately and this should be conditioned. The submitted drainage proposals are acceptable and an appropriate condition is recommended. Wastewater assets proposed for United Utilities adoption must meet United Utilities standards and should be agreed prior to commencement. A condition requiring a strategy for drainage maintenance to be agreed is recommended. The mains water supply may need to be extended to serve the site and a developer contribution may be required. The applicant should contact United Utilities at the earliest opportunity to discuss this. All fittings must be to current standards. The applicant must comply with United Utilities standards relating to Works Adjacent to Pipelines. The applicant should ensure that landscaping proposals accord with this document and that root barriers are used. A number of sewers cross Site A. These cannot be built over or covered by private garden. Either a modification to the site layout or a diversion of the sewers at developer expense is required. Again early consultation to discuss sewer diversion is recommended.
- 8.4 **Lead Local Flood Authority:** the drainage proposals are acceptable and no further conditions are required beyond those requested by United Utilities.
- 8.5 **Blackpool, Wyre and Fylde NHS Clinical Commissioning Group:** the development proposed would be expected to generate a requirement for 333 patient places. This need in this location could only be accommodated through the reconfiguration of existing premises. A contribution of £41,718 towards the extension or reconfiguration of Grange Park Health Centre is therefore requested. Payment should be secured prior to commencement to ensure that provision is available to meet the needs as they develop.
- 8.6 **Local Education Authority:** the School Organisation Plan 2020-2028 forecasts a reduction in primary aged pupils but an increase in secondary aged pupils. A shortfall in secondary places is therefore predicted which could be further impacted by this development. As such a contribution of £631,418.17 is required based on the calculations of the Council's methodology and this should be secured through a S106 legal agreement.
- 8.7 **Local Highway Authority:** no objection.
- 8.7.1 It is accepted that there is a target number of dwellings which limits what can be achieved on site. The plans do not seem to reflect the parking listed in the design and access statement. It would be helpful to have information on current demand for parking for housing and sheltered accommodation. Where footways are truncated it is usual to have pedestrian dropped kerbs towards each end of the radius. This can be resolved at s38 stage but if this would require amendment to the drawings it would be useful for this to be done now. Carriageway and footway dimensions and radii should either be confirmed in writing or

on the drawings [these have since been confirmed; minimum adopted footway width 2m, minimum adopted road width 5m; minimum adopted road radii 6m].

- 8.7.2 Swept paths are provided for both sites in the Transport Assessment. It should be confirmed that these are based on the current vehicles used [this confirmation has now been received]. A plan is required showing what is proposed to be adopted highway, public open space, housing and private land. On Site B the proposed scooter store could be a nuisance for larger vehicles in that position. If it is for mobility scooters it should be closer to the entrance doors [amended plans have since been received to update this]. On Site B a Traffic Regulation Order would be required through condition to provide a waiting restriction at the pumping station. For the shared cycle/footway a condition would be required to agree width, markings and construction details plus detailed layout at either end.
- 8.8 **Environmental Protection (amenity):** the recommendations of the submitted noise survey are agreed.
- 8.9 **Environmental Protection (environmental quality):** No comment, the information submitted is acceptable.
- 8.10 **Parks and Greens:** in relation to trees and the planting scheme, the arboricultural impact assessment and preliminary ecological assessment provide the necessary information and have been used to highlight habitat loss and mitigations, and to inform the planting scheme.
- 8.11 **Greater Manchester Ecology Unit:** These comments relate to both sites within the red edge.
- 8.11.1 Reasonable effort has been used to survey the habitats on site and assess their suitability to support protected species. The surveys were conducted in January which is a suboptimal time but in this particular case does not invalidate the findings. A number of trees with bat roost potential were identified and a bat activity survey was undertaken to an acceptable standard. The surrounding habitats are of only local value to biodiversity. There is no risk to great crested newts arising from development on Site A but there is an amber risk at Site B. A nearby pond has good connectivity to this plot and the unmanaged grassland would be suitable for amphibians and newts. Reasonable Avoidance Measures are recommended.
- 8.11.2 There is no known reason to dispute the findings of the report and determination can be made without any further work in respect of biodiversity. A number of conditions should, however, be imposed on any permission granted. These would protect retained vegetation as per section 5.5 of the report; require an updated inspection and soft felling of trees as per sections 5.11 and 5.12; avoid clearance during bird nesting season; and require Reasonable Avoidance Measures to be taken in respect of amphibians on Site B. In terms of biodiversity enhancement, the curtilages of the properties should be made ecologically permeable with hedgehog gaps and the provision of bird and bat boxes and this should be secured through condition.
- 8.11.3 It is recommended that some amendments be made to the landscaping proposals to include locally native trees and shrubs. The specified replanting ratio of 2:1 is appropriate and the Council should ensure that it is achieved. A plan for the long-term management of the biodiversity-rich grassland should be secured through condition. There is Japanese knotweed on Site B and this must be dealt with prior to commencement. The advice at section 5.7 of the report is insufficient to control and eradicate this species and prevent its spread elsewhere. A Control and Eradication Method Statement should therefore be secured through a pre-commencement condition. The statement should include detailed

mapping, suitable signage, a treatment programme, biosecurity protocols and a monitoring and retreatment regime.

8.11.4 The site falls within the Natural England SSSI Impact Risk Zone for the Morecambe Bay and Duddon Estuary SPA/RAMSAR. The site falls within the Impact Risk Zone for recreational disturbance for the Cheshire to Lancashire Coastal SPAs/RAMSARs. Recreational impacts should be considered in Habitat Regulations Assessment screening. The Greater Manchester Ecology Unit (GMEU) are familiar with the qualifying species of the SPAs and use appropriate data sources to form opinions. In terms of Likely Significant Effects, these comments represent Greater Manchester Ecology Unit's Stage 1 Habitat Regulations Assessment Screening Opinion.

8.11.5 The proposal would not impact on any feature that could be considered part of the SPA or land that could be considered to be Functionally Linked Land. The site is within 2.5km of the coast, 10km from the Morecambe Bay SPA and 11km from the Ribble and Alt Estuary, both approximately a 20 minute drive. The proposal would increase residents in the region by approximately 0.2% which is relatively small. It is highly likely that this would not result in an increase in disturbance above the current situation. Some 25% of UK households own dogs but this is likely to be lower in the proposal given the number of flats. Dogs off leads are the biggest disturbance factor for waders followed by aerial disturbance. However, this factor can be considered nugatory and indistinguishable from background variation. Nevertheless, the Council should ensure that the proposal meet any public open space policies and consider if public awareness measures could be taken to educate residents in appropriate non-damaging behaviour to wildlife.

8.11.6 The Council as the competent authority can note that there is no need for further consideration under the Habitats Regulations as there would be no likely effect on nearby National Sites Network designated sites. There is no likely effect that is not nugatory and therefore any risk is hypothetical and/or indistinguishable from background. No further assessment under the Conservation of Habitats and Species Regulations is therefore required. The Council should record the conclusions of this Stage 1 Habitat Regulations Assessment and ensure that Natural England is aware of the decision made.

8.12 **Estates and Asset Management:** No comments have been received in time for inclusion in this report. If any comments are received in advance of the Committee meeting they will be reported through the update note.

8.13 **Residential Waste Management:** No comments have been received in time for inclusion in this report. If any comments are received in advance of the Committee meeting they will be reported through the update note.

9.0 **REPRESENTATIONS**

9.1 Press notice published: 18/06/21 and re-published (to notify of departure) 29/06/21

9.2 Site notice displayed: 11/06/21 and re-posted (to notify of departure) 08/07/21

9.3 Neighbours notified: 08/06/2021

9.4 No representations have been received in time for inclusion in this report. If any comments are received in advance of the Committee meeting they will be reported through the update note.

10.0 RELEVANT PLANNING POLICY

10.1 National Planning Policy Framework (NPPF)

10.1.1 The NPPF was adopted in February 2019. It sets out a presumption in favour of sustainable development. The following sections are most relevant to this application:

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

10.2 National Planning Practice Guidance (NPPG)

10.2.1 The National Planning Practice Guidance expands upon and offers clarity on the points of policy set out in the National Planning Policy Framework.

10.3 Blackpool Local Plan Part 1: Core Strategy 2012-2027

10.3.1 The Core Strategy was adopted in January 2016. The following policies are most relevant to this application:

- CS1 Strategic Location of Development
- CS2 Housing Provision
- CS5 Connectivity
- CS6 Green Infrastructure
- CS7 Quality of Design
- CS9 Water Management
- CS11 Planning Obligations
- CS12 Sustainable Neighbourhoods
- CS13 Housing Mix, Density and Standards
- CS14 Affordable Housing
- CS15 Health and Education

10.4 Blackpool Local Plan 2011-2016 (saved policies)

10.4.1 The Blackpool Local Plan was adopted in June 2006. A number of policies in the Local Plan have now been superseded by policies in the Core Strategy but others have been saved until the Local Plan Part 2: Site Allocations and Development Management Policies has been produced. The following saved policies are most relevant to this application:

- LQ1: Lifting the Quality of Design
- LQ2: Site Context
- LQ3: Layout of Streets and Spaces
- LQ4: Building Design
- LQ5: Public Realm Design
- LQ6: Landscape and Biodiversity
- HN4: Windfall Sites (for housing development)

- BH3: Residential Amenity
- BH5: Protection of Public Open Space
- BH7: Playing Fields and Sports Grounds
- BH10: Open Space in New Housing Developments
- BH14: Local Centres
- AS1: General Development Requirements (accessibility)

10.5 Blackpool Local Plan Part 2: Site Allocations and Development Management Policies (emerging policies)

10.5.1 The Blackpool Local Plan Part 2 has now been submitted for Examination in Public with the proceedings expected to be held later this year. At this point in time the weight to be attached to various policies is limited and depends upon the extent to which they are subject to objection. Nevertheless, the following draft policies in Part 2 are most relevant to this application:

- HSA1: Housing Site Allocations
- DM1: Design Requirements for New-Build Housing Developments
- DM3: Supported Accommodation and Housing for Older People
- DM14: District and Local Centres
- DM17: Design Principles
- DM18: High Speed Broadband for New Developments
- DM21: Landscaping
- DM25: Public Art
- DM31: Surface Water Management
- DM35: Biodiversity
- DM41: Transport Requirements for New Development

10.5.2 Both sites the subject of this allocation are proposed for allocation as housing sites within Local Plan Part 2.

10.6 Other Relevant Policy Guidance

10.6.1 Department for Communities and Local Government (DCLG) National Technical Housing Standards – this document was published in March 2015 and sets out the national minimum standards for new homes. This standard can only be applied where a Local Planning Authority has adopted a policy requiring compliance. A policy to require a degree of compliance is proposed in Local Plan Part 2 but has not yet been adopted. Nevertheless, these standards can be used as an indicator of the quality of accommodation.

10.6.2 Supplementary Planning Guidance Note 11 (SPG11) – this document sets out the public open space requirements in new housing development.

10.6.3 Blackpool Council declared a Climate Change Emergency in June 2019 and are committed to ensuring that approaches to planning decision are in line with a shift to zero carbon by 2030.

10.6.4 Blackpool Playing Pitch Strategy – this document was updated in 2021. The strategy aims to safeguard playing fields and increase their quantity and quality where deficiencies exist. The strategy is informed by the Open Space, Sport and Recreation Audit and Position Statement.

10.6.5 Blackpool Open Space Assessment – this document was produced in 2019 and is an

assessment of the quantity, accessibility, quality and value of open space across Blackpool.

10.6.6 National Model Design Code (July 2021) provides guidance to promote successful design and expands on the ten characteristics of good design set out in the National Design Guide.

10.6.7 National Design Guide (January 2021) recognises the importance of good design and identifies the ten characteristics that make up good design to achieve high-quality places and buildings. The guide articulates that a well-designed place is made up of its character, its contribution to a sense of community, and its ability to address the environmental issues affecting climate.

11.0 ASSESSMENT

11.1 Principle of Development - Site A

11.1.1 Somewhat over half of Site A is undesignated on the Proposals Map to the Blackpool Local Plan. This means that it is not safeguarded for any particular uses and there are therefore no planning policies that would preclude residential development in principle.

11.1.2 The south-eastern corner of Site A is designated as a local centre. However, this local centre was entirely contained within a mixed use block that was demolished in 2017. Since that time The Grange to the east has developed as a community hub of shops and services along with a community garden. This is proposed for designation in Local Plan Part 2 as a Local Centre and allotments/community garden. As such, the existing local centre designation on Site A no longer fulfils a retail or community function and the loss of this designation therefore does not weigh strongly against the application.

11.1.3 The south-western corner of Site A is designated as public open space. This area amounts to some 1,604sqm. A small amount of public open space, some 767sqm would be created as part of the development, but this would still leave a shortfall of 837sqm. This could be compensated for through the payment of a financial contribution towards the provision or improvement of off-site public open space. Nevertheless, the loss of on-site provision weighs against the proposal, particularly given the increased demand that would be generated by the scheme itself.

11.1.4 Site A is proposed for allocation as a housing site under emerging Part 2 of the Local Plan which has now been submitted for examination. To date, no objections have been received in relation to this intended allocation.

11.2 Principle of Development – Site B

11.2.1 Site B comprises 18,250sqm of safeguarded playing fields and sports grounds as designated on the Proposals Map to the Local Plan. Paragraph 97 of the National Planning Policy Framework, Policy CS6 of the Core Strategy, and Policy BH7 of the Local Plan are most relevant.

11.2.2 The National Planning Policy Framework makes it clear that sports pitches and playing fields should not be built on unless:

- (i) an assessment has been undertaken that clearly shows the provision to be surplus to requirements;
- (ii) the loss would be replaced by equivalent or better provision (in terms of both quantity and quality) in a suitable location; or

(iii) the development is for alternative sports and recreational provision, the benefits of which outweigh the loss.

11.2.3 Policy CS6 of the Core Strategy defers to the National Planning Policy Framework on this issue.

11.2.4 Policy BH7 of the Local Plan is an older policy that sets out a number of criteria that must be met in order for the loss of a playing field to be permissible. None of the listed criteria would be met by the scheme proposed. However, saved Policy BH7 is considered to be out of date as it does not align with the NPPF or the more recently adopted Core Strategy Policy CS6 and the NPPF. As such little weight can be attached to it and any conflict with it carries little weight in the planning balance.

11.2.5 Sport England has been consulted as a result of this designation and has liaised with the Football Foundation. Sport England will only support the loss of provision where one of five criteria are met. In summary these are:

- (i) there is an excess supply and the loss would not be of special significance
- (ii) the development is for ancillary facilities and the quantity or quality of sports provision would not be adversely affected
- (iii) the development would only affect land that cannot form a pitch or would not compromise use of a pitch
- (iv) the playing field to be lost would be appropriately replaced by new prior to that loss
- (v) the development would be for indoor facilities of sufficient benefit to justify the loss

11.2.6 In terms of the Sport England criteria, (ii), (iii) and (v) do not apply. Criterion (i) broadly parallels the first criterion of the National Planning Policy Framework, and criterion (iv) reflects the second criterion of the National Planning Policy Framework. To satisfy both Sport England and planning policy, therefore, the existing pitches must either be surplus to requirements or appropriately replaced elsewhere for their loss to be acceptable.

11.2.7 Before Boundary Primary School was constructed to the north of Site B, that land was used as a playing field. Sport England initially objected to the proposed loss of this field and so a senior-sized playing pitch of 90m x 45m for community use was proposed on Site B in mitigation and to enable the application for Boundary Primary School to be approved. However, this pitch was never constructed and Site B continued to accommodate the former Grange Park Primary School Buildings which were used by students Devonshire Primary School following extensive fire damage to that building. They were eventually demolished in 2013 and Site B has been open grassland outside of the Boundary Primary School boundary ever since.

11.2.8 The Council's Open Space Assessment was produced in 2019 and concludes that there is a slight surplus in open space provision within Blackpool. In respect of the application Site B the assessment notes that no formal playing pitches have been marked out on the area in the last 18 years and no current community sport activity or sport teams would be displaced by development. The 2021 Playing Pitch Strategy, which has been agreed by Sport England, identifies the site as a lapsed playing pitch meaning that it is not required to contribute towards meeting the boroughs needs for such provision.

11.2.9 Sport England and the Football Foundation have considered the proposal including the proposed payment of £227,043.64 towards provision off-site to provide mitigation for the loss here. Subject to this payment being formally secured, and with the expectation that the Football Foundation will be consulted on the provision of new facilities, no objections are

raised. As such, the loss of the existing playing pitch designation is not considered to weigh significantly against the application.

11.3 Principle of Development – General

11.3.1 The scheme would deliver 131 new dwellings. Policy CS2 of the Core Strategy identifies a requirement for 4,200 new dwellings over the plan period from 2012-2027. The site is identified as part of a wider housing allocation HSA1.5 in the emerging Blackpool Local Plan Part 2: Site Allocations and Development Management Policies. There were no objections to this site allocation in principle during the Regulation 19 consultation, and the Plan has now been submitted to the Secretary of State for Examination.

11.3.2 Where a Local Planning Authority cannot identify a five-year housing land supply, paragraph 11 of the National Planning Policy Framework makes it clear that planning permission for residential development should be granted unless the National Planning Policy Framework itself provides a clear reason for refusal, or unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits. This 'tilted' planning balance reflects the very great weight the government places on the delivery of new homes. This is further stressed under section 5 of National Planning Policy Framework which sets out the importance the Government places on significantly boosting the supply of homes, and the requirement for Local Planning Authorities are required to identify a five-year housing land supply.

11.3.3 As the emerging Plan has now been submitted for examination with no objections against the allocation of this site, and as the relevant emerging policy is judged to be consistent with the National Planning Policy Framework, it is considered that significant weight can be attached to the site allocation at the present time.

11.3.4 At present, the Council can identify a five-year supply of housing land. However, the proposed allocation of the application site for housing demonstrates that residential development of the land is considered necessary to enable the Council to identify its requisite five year housing land supply in the future. If this site does not come forward for housing, it is highly likely that alternative land will need to be identified or a tilted planning balance may be engaged. As such, and notwithstanding the Council's latest housing land position, the quantitative contribution this scheme would make towards meeting the borough's housing needs is considered to weigh strongly in favour of the proposal.

11.4 Planning Obligations

11.4.1 Policy CS14 of the Core Strategy requires proposals of this scale to provide affordable housing equivalent to 30% of the total development. In this case the scheme would provide 100% affordable housing provision and so would comply with this requirement. A condition would be attached to any permission granted to ensure affordability in perpetuity. Given the significant identified and unmet need for affordable housing provision in Blackpool, the fact that this scheme would provide 100% affordable accommodation weighs heavily in its favour.

11.4.2 Policy CS15 of the Core Strategy makes it clear that financial contributions will be sought towards local education and health care provision where this is required to meet the needs generated by the development. In this case the Local Education Authority has requested a total contribution of £631,418.17 towards local secondary school education provision at a site to be confirmed. The local NHS Clinical Commissioning Group has requested £41,718

towards the expansion of capacity at Grange Park Health Centre.

- 11.4.3 The proposal would result in a loss of existing public open space whilst also generating its own requirement for new public open space. At present there is some 1,604sqm on the site. This will be lost. The development as proposed would generate a requirement for 7,776sqm of public open space. In total 3,727sqm of public open space would be provided on-site. This does not include the area of land proposed for use by the school as this would not constitute public open space for general community use. This would equate to a shortfall of 5,653sqm.
- 11.4.4 To accord with Policy BH10 of the Local Plan, any shortfall in provision on-site would have to be compensated for by a financial contribution towards the provision or improvement of off-site public open space. POS is currently calculated at a rate of £14.33 per square metre. The loss of the existing 1,604sqm would equate to a financial contribution of £22,985. The shortfall generated by the development itself would equate to a contribution of £58,022. In total this would justify a payment of £81,007.49.
- 11.4.5 Whilst the loss of existing public open space, and the failure of the scheme to provide sufficient open space to meet its own needs, is unfortunate, both sites are within reasonable walking distance of both Gateside Park and Boundary Park. Investment in either of these existing areas would benefit both new and existing local residents. A financial contribution in lieu of on-site provision is therefore considered to be acceptable.
- 11.4.6 Ordinarily, financial contributions to meet planning obligations would be secured through a S106 legal agreement. In this case, however, the Council is both landowner and applicant, and there is no intention for the land to be transferred to a third party. As such there is no way that the necessary planning obligations could be secured through a land-sale agreement. It is not possible for the Council to enter into a legal agreement with itself as there would be no reasonable mechanism for enforcement available. It is therefore proposed that a Memorandum of Understanding be produced to agree the contributions to be paid and the timing of those payments. It should be noted that the planning department is required to monitor and report on all planning obligations secured and paid and so, in the fullness of time, the discharge of these obligations will be a matter of public record thereby ensuring that the process is suitably transparent. Although not a statutory consultee for the purpose of this application, the comments of Sport England are noted and that body has been consulted on this proposed approach. No comments are yet available for inclusion in this report but any response received will be reported through the update note.

11.5 Housing Mix

- 11.5.1 Policy CS13 expects all sites of more than 1ha to deliver a degree of housing mix. This requirement applies to both parts of this site. At least 20% of homes should offer two-bedrooms and 20% should be three-bedroom or more. No more than 10% should offer only one bedroom. The policy does not permit flat developments where this would exacerbate an existing over-concentration. Where flat developments are acceptable, at least 70% of units should be two-bedroom.
- 11.5.2 Site A would be an almost equal split between two-bed units and homes of three bedrooms or more. As such it would comply with the mix requirements of Policy CS13.
- 11.5.3 Site B would offer 36% two-bed units and 26% of units would have three bedrooms or more. However, one-bed flats would account for 38% of the housing stock of Site B. This in itself would conflict with Policy CS13.

- 11.5.4 Although the sites are discrete parcels of land, they are being brought forward as a joint project by the same developer. If the two areas are considered together, then the proportions of two-bed and larger properties continues to accord with the requirements of Policy CS13. The proportion of one-bed units, however, continues to surpass the allowance set out in policy, albeit now at a level of 23% of the total.
- 11.5.5 The submitted Planning, Design and Access Statement notes that many Grange Park residents have grown up in the area and wish to remain on the estate. The Council currently does not have sufficient fully accessible and adaptable sheltered housing and the proposed apartments would go some way towards addressing this deficit, both on Grange Park and within the wider stock. The provision of smaller units would also make existing, under-occupied homes available for new families. This would result in a far more efficient use of Council housing stock. The Head of Strategic Housing has been consulted on this application and has confirmed the need for the accommodation proposed, including the proportion of one-bed units. The scheme would include the provision of bungalows which would make a valuable contribution to the housing mix across the borough as a whole as there are currently very few true bungalows within the Council’s stock. Emerging planning policy also recognises a need for older person housing, and this is need is identified as being predominantly for single people with some couples. Larger units therefore cannot meet this particular sub-set out identified housing need. A small number of very large houses are also proposed to meet a limited but recognised need for such accommodation. As such, given the specific intended characteristics of the one-bedroom accommodation proposed, the housing mix of the scheme is considered to be acceptable in this circumstance.

11.6 Residential Amenity

- 11.6.1 At present the Council does not have any adopted floorspace standards for new-build accommodation. Emerging Policy DM1 would require 20% of all new-build dwellings to meet the national minimum standards but, as can be seen from the table below, all of the properties proposed would meet these national standards. As such the accommodation would provide a good standard of residential amenity to occupants and this weighs in favour of the scheme.

Table 1: Floorspace breakdown of proposed accommodation

House type	Format	Minimum requirements	Proposed floorspace
1	1 bed 2 person	Overall – 50sqm Bedroom – 11.5sqm	Overall – 53sqm Bedroom – 13.8sq m
2	2 bed 4 person	Overall – 79sq m Bedrooms – 11.5sqm	Overall – 81.8sqm Bedroom 1 – 14.6sqm Bedroom 2 – 13.3sqm
3	3 bed 5 person	Overall – 93sqm Double bedroom – 11.5sqm Single bedroom – 7.5sqm	Overall – 93.6sqm Bedroom 1 – 12.9sqm Bedroom 2 – 12.5sqm Bedroom 3 – 7.5sqm
4	4 bed 6 person	Overall – 106sqm Double bedroom – 11.5sqm Single bedroom – 7.5sqm	Overall – 108.9sqm Bedroom 1 – 8.0sqm Bedroom 2 – 13.0sqm Bedroom 3 – 8.5sqm Bedroom 4 – 14.4sqm
5	5 bed 7 person	Overall – 125sqm	Overall – 128.6sqm

		Double bedroom – 11.5sqm Single bedroom – 7.5sqm	Bedroom 1 – 7.5sqm Bedroom 2 – 8.7sqm Bedroom 3 – 13.4sqm Bedroom 4 – 12.0sqm Bedroom 5 – 13.5sqm
6	6 bed 8 person	Overall – 138sqm Double bedroom – 11.5sqm Single bedroom – 7.5sqm	Overall – 145.8sqm Bedroom 1 – 10.1sqm Bedroom 2 – 9sqm Bedroom 3 – 8sqm Bedroom 4 – 8sqm Bedroom 5 – 12.2sqm Bedroom 6 – 12.5sqm
7	2 bed 4 person (bungalow)	Overall – 70sqm Bedrooms – 11.5sqm	Overall – 79.5sqm Bedroom 1 – 12.8sqm Bedroom 2 – 15.4sqm
8	2 bed 4 person (bungalow)	Overall – 70sqm Bedrooms – 11.5sqm	Overall – 79.5sqm Bedroom 1 – 12.8sqm Bedroom 2 – 15.4sqm

- 11.6.2 In order to ensure adequate privacy is provided in residential developments and prevent unacceptable levels of over-shadowing, the Council expects the following separation distances to be achieved; front/rear-to-front/rear 21m, front/rear-to-side 13m, side-to-side 2m. Rear gardens should be 10.5m in length. Across the development these minimum separation distances are generally not met.
- 11.6.3 On Site A the properties facing onto the estate road would be separated by 20m and those facing onto Chepstow Road would be separated from those to the rear by 18.8m. Rear-to-side separations are around 12.7m except between plots 31 and 53 where it drops to 11.6m. It should be noted, however, that the side elevations involved do not include main windows to habitable rooms. The properties backing on to the proposed school green would have rear gardens of some 10m length.
- 11.6.4 On Site B the bungalows would face a row of houses at a distance of around 18.8m with a similar separation between the other rows of houses fronting an estate road. Rear-to-rear the separation between the rows would variously be 17m and 17.3m. The two- and three-storey flat blocks would sit at an oblique angle to one another at a distance of 17m at the closest point.
- 11.6.5 This shortfall against minimum standards is unfortunate in a new-build estate. However, it must be recognised that the two sites fall within the established urban area and are therefore constrained by existing boundaries. On Site A the provision of properties along the main road frontages links the development to the existing houses and provides a continuity of streetscene. Site B is irregularly shaped which places a constraint on layout. It is unlikely that reconfiguration to meet the minimum separation distances could be achieved without a significant reduction in unit numbers which would be undesirable given the important contribution this scheme would make towards delivering affordable housing in a priority area. The shortfalls themselves are relatively limited and separation distances of 17m are regularly seen within the existing urban fabric. On balance it is considered that the layout would achieve an acceptable standard of residential amenity for occupants.
- 11.6.6 Adequate separation distances would be achieved between the proposed housing and that

existing surrounding the site.

11.6.7 Given the character of the area, no undue impacts arising from noise, activity or disturbance would be anticipated. The school could be a source of noise to the nearest properties but the submitted noise assessment concludes that standard mitigation measures would provide sufficient protection. The proposed school green could be a source of noise for the properties that would adjoin it but this is true of any school site within a residential area. Provision of acoustic fencing along the boundary of this area would help to limit any disturbance and could be secured through condition, along with close-boarded fencing between properties and the school and the use of acoustic façade ventilation to allow ventilation whilst windows remain closed. This has been agreed by the Council's Environmental Protection team. A Construction Management Plan would be secured through condition to ensure that no unacceptable impacts arise during construction.

11.7 Design and Visual Impact

11.7.1 At present both sites are clear and so it is inevitable that the development proposed would have a significant visual impact. However, the wider setting is strongly residential in character and is typified by traditional two-storey housing along with school and community buildings. As such and subject to acceptable detailed design, it is not considered that the proposal would appear unduly out-of-keeping or have an unacceptable impact on the streetscene.

11.7.2 The layout of Site A would include rows of housing facing onto the existing roads. This would replicate the traditional residential frontages in the area and be consistent with local character. Areas of landscaping would be provided at the corners of the site fronting Chepstow Road and on either side of the estate road in from Gateside Drive. This would soften the appearance of the development, as would the provision of small front gardens between driveway parking. The frontages facing south and onto the central estate road would be very much dominated by car parking which is unfortunate. However, this would not be easily visible from the wider estate. The provision of more garden areas would require tandem driveway parking which would necessarily reduce unit numbers. On balance, therefore, the layout is considered to be acceptable in design terms.

11.7.3 The housing on Site B would sit behind The Grange and the existing car park and this would reduce visual impact on Dinmore Avenue. The greatest impact would be felt from the open space to the south. Whilst some tree and hedgerow removal is proposed to facilitate the scheme, sufficient tree cover would be retained to provide an adequate screen to the development. Landscaping would also be provided around the access to Site B and near to the proposed pedestrian/cycle pathway. The buildings themselves would be reasonably set-in from the site boundaries. As such the layout is again considered to be acceptable in design terms.

11.7.4 The properties themselves are relatively traditional in design with dual-pitched roofs and gable features. Recessed doorways have been proposed to create visual depth, and various brick finishes and detailing would be used to provide interest. A condition could also be imposed on any permission granted to require fenestration to be set at least a brick width behind the face in which it's set to again provide a degree of depth. The existing housing in the vicinity is fairly simplistic in design with no defining features for the new development to reference. The designs proposed would establish an identity across the street without appearing incongruous within the setting.

11.7.5 In light of the above the design of the scheme is considered to be acceptable.

11.8 Access, highway safety and Parking

11.8.1 The scheme and the information submitted has been considered by the Council's Head of Highways and Traffic Management Services. No concerns have been raised relating to traffic generation or the impact of the proposal on the capacity and function of the nearby or wider road network. Equally no concerns relating to highway safety have been identified. During the course of the application a number of queries were raised along with requests for clarifications and minor changes to the scheme. All of these matters have been satisfactorily resolved.

11.8.2 The scheme would include the reconfiguration of the car park serving The Grange. The number of spaces would be reduced slightly from 70 to 66. This is unfortunate but the site is reasonably accessible and is intended to serve the Grange Park estate meaning that many users are likely to walk to the site. On this basis the small loss of car parking is not considered to weigh materially against the proposal. The revised car parking layout would be efficient and the Head of Highways and Traffic Management has raised no concerns relating to the configuration or means of access.

11.8.3 In terms of car parking provision for the individual houses, the Council's adopted maximum standards require provision of one space for a one-bed unit, two spaces for two and three bed units, and three spaces for larger properties.

11.8.4 Across Site A, all but four of the fifty-three homes proposed would have the requisite number of off-street parking spaces. Those falling short would be four-bed homes that would only have two spaces apiece. On Site B, seven of the seventy-eight units would have one parking space less than would usually be required by the number of bedrooms. However, eight additional parking spaces would be provided across various locations around the site. These spaces could be used by visitors or by those properties lacking off-street provision.

11.8.5 The sites are reasonably accessible by public transport and would be in close proximity to a primary school, the Grange Park Health Centre and The Grange which offers a range of community facilities including a convenience shop and a pharmacy. A children's play area would be provided within Site B. A shared cycle/pedestrian path would be created between Sites A and B to further improve connectivity and access for all residents through this area of Grange Park to the existing facilities. All of the rear gardens would be large enough to accommodate the storage of cycles if designed by the homeowner. In addition, a Framework Travel Plan has been submitted as part of the application and compliance could be secured through condition. On this basis it is not considered that future occupants would be unduly dependent upon private car use. This limits the extent to which the shortfall in car parking weighs against the scheme and, on balance, parking provision is considered to be acceptable.

11.9 Drainage and flood risk

11.9.1 The application has been supported by a flood risk assessment and drainage strategy, and these have been considered by the statutory consultees. No objections have been raised. It is noted that water mains may need to be extended to serve the site and that United Utilities infrastructure could be affected by the proposed layout which could require diversion, but these are private matters for resolution between the applicant and United Utilities. The submitted drainage proposals are acceptable and compliance to them should be secured by condition. As such, subject to this and the Council's standard conditions requiring foul and

surface water to be drained separately and a drainage management plan to be agreed, no drainage or flood risk issues are identified.

11.10 Biodiversity

11.10.1 The existing sites are of limited ecological value. In order to safeguard protected species and biodiversity a number of conditions are recommended. These would protect trees to be retained on site, avoid vegetation during the bird nesting season and require development to proceed in accordance with the submitted ecological report. Appropriate biodiversity enhancement would also be secured through condition. In order to improve the ecological value of the landscaping proposals, a number of amendments have been requested and made to the scheme. Japanese knotweed is present on site, this is an invasive species and so an appropriate management regime would be secured through condition.

11.10.2 With regard to the potential wider impact of the development, it is recognised that the site falls within the Impact Risk Zone for the Morecambe Bay and Duddon Estuary SPA/RAMSAR, and within the Impact Risk Zone for recreational disturbance for the Cheshire to Lancashire Coastal SPAs/RAMSARs. The information submitted and the potential impact of the site has been considered on behalf of the Council by the Greater Manchester Ecology Unit who are suitably qualified and experienced in this area. The proposal would not impact directly on any part of the protected land or on any land that is functionally linked. The population increase in the area that could result would have a nugatory impact that would be indistinguishable from background variation. Nevertheless, as a Competent Authority the Council should seek to improve public awareness and so a condition is proposed to require information on appropriate non-damaging behaviour to wildlife to be provided to each new homeowner.

11.10.3 In light of the above, no further ecological work or information is considered necessary. The conclusions of the stage 1 Habitats Regulations Assessment prepared by the Greater Manchester Ecology Unit are accepted and adopted. This assessment concludes that recreational disturbance would not present a Likely Significant Effect on protected sites and their conservation values in this case.

11.11 Environmental Impact

11.11.1 The site is not near to any Air Quality Management Areas. Subject to the agreement of a Construction Management Plan, there is no reason to suppose that the scheme would have an unacceptable impact on air quality during either construction or operational phases.

11.11.2 Water quality could be adequately safeguarded during construction and operation of the site through adherence to the submitted drainage strategy, and agreement of a Drainage Management Plan and a Construction Management Plan.

11.11.3 The submitted geo-technical information has been considered by the Council's Environmental Protection team and no concerns are raised with regard to potential land contamination. No further work is considered necessary.

11.11.4 A range of sustainability measures are proposed to limit the environmental footprint of the scheme. These include use of renewable heating sources, more efficient heating mechanisms, measures to reduce water consumption and energy-efficient lighting options. It is also proposed that the successful building contractor will have to demonstrate a commitment to waste minimisation.

11.12 Other Issues

11.12.1 The application has 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 (as amended).

11.12.2 Under Article 8 and Article 1 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. This application does not raise any specific human rights issues.

11.13 Sustainability and planning balance appraisal

11.13.1 Sustainability comprises economic, environmental and social components.

11.13.2 Economically the scheme would have a relatively limited impact despite its scale although some employment would be created during construction and new residents would help to support local shops and services.

11.13.3 Environmentally, the design of the scheme is considered to be acceptable and appropriate landscaping is proposed. Subject to proposed mitigation, no undue impacts on biodiversity or environmental quality area anticipated. Drainage would be adequately managed and residents would not be unreasonably reliant upon private car use.

11.13.4 Socially the proposal would make a substantial contribution towards the borough's housing land supply and would provide much-needed affordable housing which weighs heavily in favour of the application. On balance the housing mix proposed is considered to be satisfactory. The scheme would offer a good standard of residential amenity and would not have any unacceptable impacts on existing resident amenity. No unacceptable impacts relating to flood risk or highway safety are identified. The loss of the existing playing field is not considered to weigh significantly against the application. The loss of public open space is unfortunate but could be mitigated against through a contribution in lieu. The necessary planning obligations could be secured through a S106 agreement to ensure that the scheme would not have an unacceptable impact upon existing community infrastructure.

12.0 FINANCIAL CONSIDERATIONS

12.1 The development would generate Council Tax income but this is not a material planning consideration and carries no weight in the planning balance.

13.0 CONCLUSION

13.1 In light of the above and in terms of planning balance, the development proposed is considered to constitute sustainable development in terms of the environmental and social components. No other material planning considerations have been identified that would outweigh this view.

14.0 RECOMMENDATION

- 14.1 Members are respectfully recommended to resolve to support the application and defer it to the Head of Development Management for grant of planning permission subject to the conditions listed below and the completion of a Memorandum of Understanding in relation to the necessary planning obligations.

15.0 CONDITIONS

- 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 and information:

Location plan ref. 10657 L01
Block plan ref. 10657 P01 Rev A
Proposed site layout plan (Site A) ref. 10657 P17
Proposed site layout plan (Site B) ref. 10657 P03 Rev A
Ownership plan (Site A) ref. 10657 P19
Ownership plan (Site B) ref. 10657 P20

Proposed site levels (Site A) ref. 10657 P09
Proposed site levels (Site B) ref. 10657 P10
Site sections drawing (Site A) ref. 10657 P011
Site sections drawing (Site B) ref. 10657 P12

Block Type 1 layout and elevation drawing ref. 10657 BT01
Block Type 2 layout and elevation drawing ref. 10657 BT02
Block Type 3 layout and elevation drawing ref. 10657 BT03
Block Type 4 layout and elevation drawing ref. 10657 BT04
Block Type 5 layout and elevation drawing ref. 10657 BT05
Block Type 7 elevation drawing ref. 10657 BT06
Block Type 7 layout drawing ref. 10657 BT07
Block Type 8 layout drawing ref. 10657 BHT09
Block Type 8 elevation drawing ref. 10657 BT10

House Type 1 layout and elevation drawing ref. 10657 DT01
House Type 2 layout and elevation drawing ref. 10657 DT02
House Type 3 layout and elevation drawing ref. 10657 DT03
House Type 4 layout and elevation drawing ref. 10657 DT04
House Type 5 layout and elevation drawing ref. 10657 DT05
House Type 6 layout and elevation drawing ref. 10657 DT06
House Type 7 layout and elevation drawing ref. 10657 DT07
House Type 8 layout and elevation drawing ref. 10657 DT08

Boundary treatments plan (Site A) ref. 10657 P04 Rev A
Boundary treatments plan (Site B) ref. 10657 P05 Rev A
Fencing drawing ref. 10657 P06 Rev A
Proposed hard landscaping plan (Site A) ref. 10657 P07
Proposed hard landscaping plan (Site B) ref. 10657 P08

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 any above ground construction on either site, the external materials to be used on the development hereby approved on that site 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.

Reason: In the interests of the appearance of the site and streetscene in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies LQ1 and LQ4 of the Blackpool Local Plan 2001-2016.

- 4 Prior to the layout down of any final surfacing on either site, the surfacing materials to be used on that site 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.

Reason: In the interests of the appearance of the site and streetscene in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies LQ1 and LQ4 of the Blackpool Local Plan 2001-2016.

- 5 The windows and doors hereby approved shall be recessed behind the front face of the elevation in which they are set by at least one brick width.

Reason: In order to secure appropriate visual articulation and interest in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies LQ1 and LQ14 of the Blackpool Local Plan 2001-2016.

- 6 The boundary treatments detailed on the following plans shall be provided in full and in full accordance with the approved details before the proposal hereby approved is first brought into use and shall thereafter be retained and maintained as such:
Boundary treatments plan (Site A) ref. 10657 P04
Boundary treatments plan (Site B) ref. 10657 P05
Fencing drawing ref. 10657 P06

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

- 7 The development shall be completed in full accordance with the recommendations of the Noise Assessment prepared by Hydrock dated 27 May 2021 and ref. 17786_HYD-XX-XX-RP-Y-002_Noise Assessment.

Reason: In order to safeguard the amenities of residents in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy BH3 of the Blackpool Local Plan 2001-2016.

- 8 Notwithstanding the information shown on the approved plans, prior to the first occupation of any of the properties adjoining the school green hereby approved;

(a) details of acoustic fencing to be provided around the school green shall be submitted to and agreed in writing by the Local Planning Authority and

(b) the acoustic fencing agreed pursuant to part (a) shall be provided in full and in full accordance with the approved details.

Reason: In order to safeguard the amenities of residents in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy BH3 of the Blackpool Local Plan 2001-2016.

- 9 (a) Prior to any property on Site A being first brought into use, the lighting shown on plan ref. 1076 63-001 Rev D2 shall be provided in full and in full accordance with the submitted details and shall thereafter be retained and maintained as such.
(b) Prior to any property on Site B being first brought into use, the lighting shown on plan ref. 1076 63-002 Rev D1 shall be provided in full and in full accordance with the submitted details and shall thereafter be retained and maintained as such.

Reason: In the interest of the appearance of the site and locality and to safeguard the amenities of residents in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies LQ1 and BH3 of the Blackpool Local Plan 2001-2016.

- 10 (a) in respect of the houses and bungalows, no bins or refuse shall be stored forward of the front elevation of the building other than on the day of presentation for collection; and
(b) in respect of the flats, prior to any flat being first occupied the refuse storage shown on plan ref. 10657 P16 shall be provided and shall thereafter be retained and maintained as such.

Reason: In the interest of the appearance of the site and locality and to safeguard the amenities of nearby residents in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies LQ1 and BH3 of the Blackpool Local Plan 2001-2016.

- 11 No development shall take place until a Demolition/Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Demolition/Construction Management Plan shall include and specify the provision to be made for the following:
- dust mitigation measures during the demolition/construction period
 - control of noise emanating from the site during the demolition/construction period
 - hours and days of demolition/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 demolition/construction period
 - arrangements during the demolition/construction period to minimise the deposit of mud and other similar debris on the adjacent highways

- measures to prevent contamination of surface and sub-surface water bodies during the demolition/construction period
- routing of construction traffic

The demolition/construction of the development shall then proceed in full accordance with the approved Demolition/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.

- 12 The development hereby approved shall proceed in full accordance with the recommendations of the Arboricultural Impact Assessment prepared by Bowland Tree Consultancy Ltd dated May 2021 and ref. BTC2133 and the Preliminary Ecological Appraisal prepared by Bowland Ecology dated May 2021 and referenced BOW17/1221 (sections 5.5, 5.11 and 5.12 of which specifically refer to trees).

Reason: To secure the protection, throughout the time that the development is being carried out, of trees and/or hedgerows growing within or adjacent to the site which are of amenity value to the area, in accordance with Policies CS6 and CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy LQ6 of the Blackpool Local Plan 2001-2016.

- 13 The development hereby approved shall proceed in full accordance with the recommendations set out in the Preliminary Ecological Appraisal prepared by Bowland Ecology dated May 2021 and referenced BOW17/1221, including the recommended Reasonable Avoidance Measures in respect of amphibians on Site B.

Reason: In order to safeguard and enhance biodiversity in accordance with Policy CS6 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy LQ6 of the Blackpool Local Plan 2001-2016.

- 14 No trees or hedgerows shall be felled or cleared during the main bird nesting season (March to September inclusive) unless written confirmation of the absence of nesting birds by a suitably qualified and experienced ecologist has been submitted to and agreed in writing by the Local Planning Authority.

Reason: In order to safeguard biodiversity in accordance with Policy CS6 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy LQ6 of the Blackpool Local Plan 2001-2016.

- 15 Prior to the commencement of any above ground construction, a scheme of ecological enhancement shall be submitted to and agreed in writing by the Local Planning Authority and the development shall thereafter proceed in full accordance with this approved scheme. For the purpose of this condition, the scheme of ecological enhancement shall include:

- Provision of bird and bat boxes
- Features to facilitate roaming of small mammals
- a plan for the long-term management of the approved biodiversity-rich grassland
- public awareness measures to be undertaken to educate residents in appropriate non-damaging behaviour to wildlife

Reason: In order to safeguard and enhance biodiversity in accordance with Policy CS6 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy LQ6 of the Blackpool Local Plan 2001-2016.

- 16 Prior to the commencement of development, a Control and Eradication Method Statement to deal with the presence of Japanese knotweed on site shall be submitted to and agreed in writing by the Local Planning Authority. This Statement should include detailed mapping, suitable signage, a treatment programme, biosecurity protocols and a monitoring and retreatment regime. The development shall then proceed in full accordance with this approved Statement.

Reason: In order to safeguard biodiversity in accordance with Policy CS6 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy LQ6 of the Blackpool Local Plan 2001-2016. This information is required prior to commencement to ensure that development on site does not facilitate the spread of this invasive species.

- 17 Prior to any property hereby approved being first occupied, the parking provision relating to that property shall be provided in full accordance with the approved details and shall thereafter be retained as such.

Reason: In order to ensure that adequate parking provision is available to meet the needs of the development in the interests of the appearance of the area and highway safety in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies LQ1 and AS1 of the Blackpool Local Plan 2001-2016.

- 18 Notwithstanding the information shown on the approved plans and prior to any of the houses on either site hereby approved being first occupied;

- (a) full technical details of the access into that site shall be submitted to and agreed in writing by the Local Planning Authority; and
- (b) this agreed access shall be provided in full and in full accordance with the approved details.

Reason: In order to ensure safe access to and egress from the sites is available in the interests of highway safety in accordance with the provisions of Policies CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies LQ1 and AS1 of the Blackpool Local Plan 2001-2016.

- 19 (a) Prior to the commencement of development, details of the shared pedestrian/cycle way to include with, markings, construction details and layout at either end shall be submitted to and agreed in writing by the Local Planning Authority.
(b) Prior to any of the properties hereby approved being first brought into use, the shared pedestrian/cycle way shown on the approved plans shall be provided in full and in full accordance with the details approved pursuant to part (a) of this condition and shall thereafter be retained and maintained as such.

Reason: In order to encourage travel to and from the site by sustainable transport modes in accordance with Policy AS1 of the Blackpool Local Plan 2001-2016. This scheme must be agreed prior to the commencement of works on site in order to ensure that appropriate access is available once the scheme is operational.

- 20 (a) Prior to the commencement of development on Site B, a scheme for the provision of a Traffic Regulation Order on Site B to provide a waiting restriction at the pumping station shall be submitted to and agreed in writing by the Local Planning Authority.
(b) No property on Site B shall be occupied until the Traffic Regulation Order referred to in part (a) of this condition has been provided in full and in full accordance with the approved details.

Reason: In the interests of highway safety in accordance with Policy AS1 of the Blackpool Local Plan 2001-2016. This scheme must be agreed prior to the commencement of works on site in order to ensure that appropriate access is available once the scheme is operational.

- 21 (a) Prior to the commencement of development a Management Plan for those areas of the site identified on the approved ownership plans to be managed and maintained by third parties shall be submitted to and agreed in writing by the Local Planning Authority. This plan shall:
- Identify the third parties responsible for management (e.g. Site Management Company)
 - Set out a regime/timetable for inspections and regular repair or maintenance works
 - Explain how issues can be reported, assessed and resolved
- (b) The Management Plan hereby approved shall be implemented in full at all times when any part of the area to which it relates is occupied or in use.

Reason: In the interests of the appearance of the site and in order to ensure that safe and convenient access is available to the development by a range of transport modes in accordance with the provisions of Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and saved Policies LQ1 and AS1 of the Blackpool Local Plan 2001-2016.

- 22 No flat hereby approved shall be occupied before the cycle/mobility scooter stores shown on the approved plans have been provided in full accordance with the approved details. These stores shall thereafter be retained and maintained as such.

Reason: In order to encourage travel to and from the site by a sustainable transport mode and in the interests of convenient accessibility in accordance with Policy AS1 of the Blackpool Local Plan 2001-2016.

- 23 (a) No part of the development hereby approved shall be occupied until a travel plan has been submitted to and agreed in writing by the Local Planning Authority.
The travel Plan shall include:
- appointment of a travel co-ordinator
 - proposals for surveying
 - production of travel audits
 - establishment of a working group
 - an action plan
 - timescales for implementation
 - targets for implementation
- (b) The development hereby approved shall then proceed and be operated in full accordance with the approved Travel Plan.

Reason: In order to encourage travel to and from the site by sustainable transport modes in accordance with Policy AS1 of the Blackpool Local Plan 2001-2016.

- 24 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.

- 25 Prior to the commencement of any above ground construction, the drainage scheme set out in the submitted DRAINAGE STRATEGY STATEMENTS for Sites A and B Dated 17 March 2021 which was prepared by HERMOLLE ASSOCIATES shall be provided in full and in full accordance with the submitted details.

For the avoidance of doubt and unless otherwise agreed in writing by the Local Planning Authority, surface water from Site A must drain at the restricted rate of 5 l/s into the existing 1050mm combined sewer on Fulwood Avenue and surface water from Site B must drain at the restricted rate of 5 l/s into the existing 375mm culverted watercourse running along the southern boundary of the site. No surface water from Site B will be permitted to drain directly or indirectly into the public sewer. The development shall be completed in accordance with the approved details.

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. This information must be agreed prior to the commencement of development in order to ensure appropriate drainage of the site as the development proceeds.

- 26 Prior to commencement 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) The arrangements for adoption by an appropriate public body or statutory undertaker, or management and maintenance by a Site Management Company;
- b) Evidence of arrangements to transfer responsibility to other parties in the event of the demise of any management company, for example by means of covenants;
- c) Arrangements concerning appropriate funding mechanisms for its on-going maintenance of all elements of the sustainable drainage system (including mechanical components) to include elements such as:
 - (i) on-going inspections relating to performance and asset condition assessments
 - (ii) operational costs for regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime;
- d) Means of access for maintenance and easements where applicable.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan. The developer shall provide to the Planning Authority, if requested, certification of the condition of the drainage system by a competent person.

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.

- 27 The development hereby approved shall not commence until a Statement of Affordability has been submitted to and approved in writing by the local planning authority. This Statement of Affordability shall:
- (i) confirm that 100% of the housing on site would meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework or any future guidance that replaces it;
 - (ii) detail type and tenure of the affordable housing provision to be made;
 - (iii) detail the arrangements for the transfer of the affordable housing to an affordable housing provider (if no RSL involved);
 - (iv) detail the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
 - (v) detail the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

Reason: To ensure the adequate provision and delivery of affordable housing in accordance with the provisions of Policy CS14 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027. This scheme must be agreed prior to the commencement of works on as it would fundamentally dictate the nature of development.

- 28 The accommodation shall be used for permanent residential occupation within Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended) only and for no other purpose.

Reason: In order to safeguard the living conditions of the occupants of nearby residential properties and the character of the area in accordance with Policies CS7, CS12 and CS23 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies BH3 of the Blackpool Local Plan 2001-2016.

- 29 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) no change of use from Use Class C3 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 CS7, CS12 and CS13 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies BH3 and HN5 of the Blackpool Local Plan 2001-2016.

- 30 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), no enlargement of the dwelling/s the subject of this permission shall be carried out without the written approval of the Local Planning Authority.

Reason: In order to safeguard the amenities of nearby residents in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy BH3 of the Blackpool Local Plan 2001-2016.

- 31 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) no hardstanding shall be installed within curtilage of the dwelling-house forward of the front elevation of the dwelling-house.

Reason: In order to maintain soft landscaping in the interests of the appearance of the site and streetscene and in the interests of sustainable surface-water drainage in accordance with the provisions of Policies CS7 and CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies LQ1 and LQ2 of the Blackpool Local Plan 2001-2016.