

Officer Report to Committee

Application ref:	22/0859
Ward:	Bloomfield
Application type:	Full
Location:	Land to the north of Blackpool Football Club, between Seaside Way and Central Drive to the south of Rigby Road, Blackpool, FY1 5HZ
Proposal:	Provision of 1no. full size 11 a-side artificial grass pitch and 1no. 5 a-side artificial grass pitch with associated floodlighting, erection of a single storey changing pavilion and storage building, vehicular access off Seaside Way, parking, public realm, landscaping and associated works following demolition of an industrial building off Field Street.
Recommendation:	Approve
Recommendation Summary:	Committee is recommended to resolve to support the application and delegate authority to the Head of Development Management to issue the decision, once the negotiations with highways and United Utilities have been resolved and subject to the imposition of appropriate conditions.
Meeting date:	13/12/22
Reason for bringing to Committee:	Major regeneration scheme of general public interest
Case officer:	Clare Johnson
Case officer contact:	01253 476224

1.0 SITE DESCRIPTION

- 1.1 The application relates to approximately 2.3ha of land to the north of Blackpool Football Club ground which is primarily accessed off Seaside Way, with secondary access off Field Street to the south east. Part of the site is currently a car park associated with the Football Club and offices to the south and there is a detached industrial unit and storage yards in the east of the site. The north part of the site is vacant brown field land which is allocated for housing under the emerging Local Plan: Part 2 – Site Allocations and Development Management Policies document.
- 1.2 To the north of the site is the eastern leg of the Foxhall Village housing estate and the remainder of the housing allocation, to the east is a petrol station and a timber merchants and to the west is Seaside Way, public car parking and warehousing beyond.
- 1.3 The site falls within the defined Inner Area and the airport safeguarding zone. Other than the emerging housing allocation on the northern part of the site, no specific designations or constraints apply.

2.0 PROPOSAL

- 2.1 The application seeks full planning permission for the provision of an enclosed, full-size, 11-a-side artificial grass pitch and an enclosed, 5-a-side artificial grass pitch with associated floodlighting, erection of a single storey changing pavilion and storage building, altered vehicular access off Seaside Way, car parking, public realm, fencing, landscaping and associated works following demolition of an industrial building off Field Street.
- 2.2 The application has been supported by:
- Noise Impact Assessment
 - Planning Statement
 - Design and Access Statement
 - Bat Survey
 - Drainage Strategy
 - Transport Assessment

3.0 RELEVANT PLANNING HISTORY

- 3.1 90/1660 - Erection of all seater, multi-purpose sports stadium, hotel and retail development with vehicle parking and servicing facilities. Approved.
- 3.2 00/0100 - Detailed proposal for: erection of 16,000 (maximum capacity) all seater stadium with ancillary uses, to include health and fitness centre, offices, restaurants, hotel, conference facility, community use and sports related retail uses, with car parks and highway works. Outline proposal for: residential; hotel; nightclub; pub and restaurant; residential or commercial leisure development; car parks and highway works. Approved.
- 3.3 12/0803 – Outline permission for the demolition of existing buildings and erection of up to 410 residential dwellings, up to 190sqm commercial/community space (use classes A1/A2/A3/B1/D1 with residential above) between two and four storeys in height. Associated accesses from Rigby Road, Princess Street and Sands Way, car parking, public open space, landscape and public realm works. Granted in March 2013. (This application indicates 56 dwellings within the application site). Approved.
- 3.4 12/0808 - Demolition of gas holders and associated buildings, ground decontamination works and site remediation. Approved.
- 3.5 21/0379 - Provision of 1no. artificial grass pitch, 3no. 5 a side artificial grass pitches, 1no. 7 a side Cruyff Court, 1no. multi-use games area (MUGA), erection of changing pavilion, provision of parking accessed from Seaside Way and overflow parking accessed from Rigby Road with associated floodlighting, cycle parking and landscaping. Undetermined but expected to be withdrawn.
- 3.6 22/0866 - Screening opinion for proposed sports village to the north of Blackpool Football Club with associated infrastructure. The proposal is not EIA development.

4.0 RELEVANT PLANNING POLICY/GUIDANCE/LEGISLATION

4.1 National Planning Policy Framework

- 4.1.1 The National Planning Policy Framework was adopted in July 2021. 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 9 – Promoting Sustainable Transport
- Section 12 - Achieving well-designed places
- Section 14 – Climate change and flooding

4.2 National Planning Practice Guidance

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

4.3 Blackpool Local Plan Part 1: Core Strategy 2012-2027 (Core Strategy)

4.3.1 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
- CS6 Green Infrastructure
- CS7 Quality of Design
- CS9 Water Management
- CS12 Sustainable Neighbourhoods
- CS15 Health and Education
- CS22 Key Resort Gateways

4.4 Blackpool Local Plan 2011-2016 (Local Plan)

4.4.1 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 adopted. The following saved policies are most relevant to this application:

- LQ1 Lifting the Quality of Design
- LQ2 Site Context
- LQ4 Building Design
- LQ5 Public Realm Design
- LQ6 Landscape Design and Biodiversity
- BH3 Residential and Visitor Amenity
- BH4 Public Health and Safety
- BH19 Neighbourhood Community Facilities
- NE6 Protected Species
- AS1 General Development Requirements (Access and Transport)
- AS3 Provision for Walking and Cycling
- AS7 Aerodrome Safeguarding

4.5 Blackpool Local Plan Part 2: Site Allocations and Development Management Policies (Part 2)

4.5.1 The Blackpool Local Plan Part 2 (Part 2) was the subject of independent Examination in Public in December 2021. The Inspector issued his comments in March 2022 and the Council

consulted on minor modifications last autumn. The modifications have been accepted and the document is now waiting to be presented to full Council when it is expected to be formally adopted by the Council on 1 February 2023. As such, very significant weight can be attached to the emerging policies in accordance with the provisions of paragraph 48 of the NPPF. The following emerging policies in Part 2 are most relevant to this application:

- DM17 Design Principles
- DM21 Landscaping
- DM25 Public Art
- DM31 Surface Water Management
- DM35 Biodiversity
- DM36 Controlling Pollution and Contamination
- DM37 Community Facilities
- DM41 Transport Requirements for New Development
- DM42 Aerodrome Safeguarding

4.6 Other Relevant documents, guidance and legislation

- 4.6.1 Blackpool Council Playing Pitch Strategy and Action Plan Update April 2021, sets out a clear strategic framework for the maintenance, improvement and provision of outdoor sports pitches and ancillary facilities to 2027.
- 4.6.2 Greening Blackpool Supplementary Planning Document - this document was adopted in May 2022 and sets out the green infrastructure and tree planting requirements for new development.
- 4.6.3 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.
- 4.6.4 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.

5.0 CONSULTEE RESPONSES

5.1 Environment Agency:

- 5.1.1 The Environment Agency has no objection to the application but has made some comments and has confirmed that the application site is entirely in Flood Zone 1 (low probability of flooding).
- 5.1.2 The site appears to previously been railway land which poses a high risk of pollution to controlled waters. Where planning controls are considered necessary, we recommend that the environmental protection of controlled waters is considered alongside any human health protection requirements.
- 5.1.3 Applicants are encouraged to include biodiversity net gain within their proposals. Paragraphs 174 and 179 of the National Planning Policy Framework recognise that the planning system should provide net gains for biodiversity. By November 2023, providing a minimum 10% biodiversity net gain in new development will be a legal requirement due to provisions

within the Environment Act 2021. Applicants should have regard to the latest planning practice guidance on biodiversity net gain in new development proposals.

- 5.1.4 To avoid overloading the combined sewer system, and associated impacts on bathing water quality, we would advise that surface water run-off should not be discharged to the combined sewer network, and instead should be disposed of via a separate system. From a water quality perspective, we would recommend the use of sustainable drainage systems to manage surface water run-off, but they should always be carefully considered in discussions with the Lead Local Flood Authority.
- 5.1.5 The variety of sustainable drainage systems techniques available, including soakaways, infiltration trenches, permeable pavements, grassed swales, green roofs, ponds and wetlands, means that virtually any development should be able to include a scheme based around these principles and provide multiple benefits, reducing costs and maintenance needs. However, any drainage system must not pose a risk to groundwater quality and must not be constructed in ground affected by contamination.
- 5.1.6 Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas should be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained.
- 5.1.7 Oil interceptor efficiency is enhanced by connecting any roof water into the surface water system downstream of the interceptor. However, if the unit is sized accordingly, taking the area of roof drainage into account, then roof water may pass via the interceptor.

5.2 Sport England:

- 5.2.1 As part of the assessment of this consultation, Sport England has sought the views of the Football Foundation who act as Sport England's technical advisors for football. This project is being developed through the Football Foundation 3G pitch framework and is one that the Football Foundation will be looking to take forward a funding application for. Consequently, they are content that the design and construction meets Football Association/ Football Foundation technical specifications by way of their regulation through the framework process. The other aspects have also been developed in consultation with Football Foundation technical colleagues and they are content with the design.
- 5.2.2 Strategic/Local Need for the Facility - It is understood that this application forms part of the Revue Community Sports Village project, which successfully secured funding from the Towns Fund which is part of the Government's plan for Levelling Up the UK economy. The business case which secured the Town Deal funding sets out the key aim of providing new sporting infrastructure in the area to serve the local community.
- 5.2.3 The intended programme of use and focus of this facility will be meeting mostly non-formal community football needs of Blackpool Football Community Trust. It is noted that the project will target under-represented groups and provide facilities for junior boys football, as well as for female football development, including Blackpool Football Club women and girls. In addition, the facility will promote older people and adult activity, be a mental health hub, as well as support educational needs for access to 3G artificial grass pitch provision. The site of the new facilities is also directly to the north of Blackpool Football Club's Blooms Road stadium.

5.2.4 The strategic need for the proposal is set out in the Planning Statement that makes reference to Blackpool's Playing Pitch Strategy and the Local Football Facility Plan. The proposal is considered to provide new opportunities to meet the needs of current and future generations.

5.2.5 However, Sport England notes the Football Foundation comments in relation to the other projects in the local area and that are included in the latest Blackpool Playing Pitch Strategy. Therefore, if planning permission is granted, a planning condition for a Community Use Agreement should be attached to ensure that the proposal does not undermine the viability of the other existing and/or planned 3G artificial grass pitches outlined in the Playing Pitch Strategy.

5.2.6 In light of the above, Sport England raises no objection to the planning application.

5.2 United Utilities:

5.2.1 United Utilities confirms that the proposals are acceptable in principle but the following additional details are required:

- All cover and invert levels are displayed in metres above ordnance datum and a section view of the multi-use games area pitch.
- Confirmation that an impermeable membrane to be present beneath the pitch to ensure that ground water does not leach into the public sewer system from the slot drains;
- Confirmation that the diversion of the 225 millimetre sewer on site is feasible after a 185 application / conversation with a developer engineer to assess.
- Confirmation that no building is within the 6 metres easement strip of the accurately located 2550 millimetre combined sewer to the south of the site.

5.2.2 Furthermore, a water main crosses the site. It must not be built over, or United Utilities' access to the pipeline compromised in any way. United Utilities has requested further information in the form of a detailed site layout plan which overlays the location of the water main to enable them to comment further.

5.2.3 United Utilities has requested the imposition of the standard drainage conditions.

5.2.4 Officer comment: United Utilities has requested this additional information, prior to determination. The applicant has provided the requested information and United Utilities has been re-consulted. Any response received in advance of the meeting will be reported in the Update Note.

5.3 Electricity North West: The development is shown to be adjacent to or affect Electricity North West's operational land or electricity distribution assets. Where the development is adjacent to operational land the applicant must ensure that the development does not encroach over either the land or any ancillary rights of access or cable easements. If planning permission is granted the applicant should verify such details by contacting Electricity North West. Electricity North West has provided safety advice.

5.2 Blackpool International Airport: no response received in time for inclusion in this report. Any response that is received in advance of the meeting will be reported through the update note.

- 5.3 Community Safety Manager:** no response received in time for inclusion in this report. Any response that is received in advance of the meeting will be reported through the update note.
- 5.4 Environmental Protection (Amenity):** the use of the pitches is recommended to stop use at 10pm daily to prevent a noise nuisance to the residential premises.
- 5.5 Environmental Protection (Environmental Quality):** Remediation of the land was undertaken as part of the residential development, therefore a Phase 1 and 2 are not required. A validation report is required to show that all remediation was undertaken.
- 5.6 Lead Local Flood Authority:** No objection. The information provided and the completed sustainable drainage systems pro-forma is acceptable and indicate a betterment.
- 5.7 Police Architectural Liaison Officer:**
- 5.7.1 As mentioned in the design and access statement there will be 'weldmesh sports fencing' around the pitches – we have recently had issues with many sports facilities around the local area with youths cutting the weldmesh to gain access and climbing the mesh fencing. A tight weld mesh fence is recommended.
- 5.7.2 Secure bicycle parking should be provided in view of the main building with stands to which the bicycles can be secured. It is recommended that the cycle parking provision is contained within a securable, roofed building.
- 5.7.3 Due to the location of the public realm area there is little to no formal or informal surveillance and the area could become an antisocial behavior hotspot if not designed correctly. External furniture such as benches and planters should be of robust vandal and graffiti resistant and design measures should be taken to prevent unauthorised access to the roofs of buildings or other secure areas.
- 5.8 Head of Highways and Traffic Management Services:**
- 5.8.1 I have no objection to the principle or scale of the development proposed. However, there are various matters on which it is not possible to comment without further information or clarification.
- 5.8.2 There are various areas of the site that are public highway and other areas that will become public realm. It would be helpful, at an early stage, to have a plan showing existing highway, proposed dedications and any stopping up. We can then comment further. The plan should obviously also cover intended Traffic Regulation Orders including pedestrianisation and possibly bollards. If Traffic Regulation Orders are anticipated they would require signage of course if the areas are to remain highway.
- 5.8.3 The design includes changes to the eastern leg of the Seaside/Sands Way roundabout and a new access to the front of the stadium. A more detailed drawing would be helpful to establish the likelihood of the changes passing an Road Safety Audit Stage 1.
- 5.8.4 It would be helpful if the Transport Assessment identified the present clientele/catchment for the existing parking spaces and confirmed that that demand will cease to exist.

- 5.8.5 Proposed parking provides 160 spaces, of which 8 are accessible and 12 for EV charging. Neither of these proportions comply with Council policy and there is no provision for parent/child spaces if these are relevant. More cycle parking should be provided. Given the nature of the facility, 24 covered and secure stands which can accommodate 48 cycles would be appropriate.
- 5.8.6 Most of the accessible spaces are remote from the main pedestrian space, having to cross the main vehicle access close to the roundabout. They should be relocated. The standard spaces are to be of a reasonable size.
- 5.8.7 Lighting design should be referred to eon to confirm no adverse effect on highways. It appears that the central section of the long car park area is to be unlit. Changes to the highways will require formal agreements and there will be potential costs associated with the private finance initiative contract.
- 5.8.8 Subject to confirmation of what will and will not be highway there are, then, various works proposed that will require a formal Highways Act agreement.
- 5.8.9 A pedestrian route is highlighted across Seaside Way, north of the roundabout. This crossing point was not designed to accommodate more than low pedestrian flows and would need to be reviewed/redesigned. This can be included in the highway works package. I would suggest that the crossing of the southern and eastern legs of the roundabout are also considered given the potential directions from which visitors to the site might approach. It would be useful for cycle movements also to be considered at an early stage.
- 5.8.10 I would suggest that, pending further detail and agreement, a condition be applied requiring a scheme of highway works.
- 5.8.11 I would expect an arrangement to secure commuted sums or other appropriate arrangements for funding of the maintenance of certain new highway and other infrastructure features, to be agreed, including sustainable drainage system elements not to be adopted by United Utilities. The same would apply to non-highway public realm features remaining in Council maintenance responsibility.

5.8 **Head of Estates and Asset Management:** no objection.

6.0 REPRESENTATIONS

6.1 Press notice published: 09/11/2022.

6.2 Site notice displayed: 03/11/2022.

6.3 Neighbours notified: 03/11/2022.

6.4 Three representations have been received from the following properties:

- 17 and 29 Johnston Street and an address on Robinson Road.

6.5 These representations raise the following issues:

- If the car parking is pay and display, users may be inclined to park on Foxhall Village which is what happens on match days;

- Request for double yellow lines around Foxhall Village to prevent non-residents parking on the estate;
- Boundary treatment along Johnston Street/Mundie Place should be sufficient to prevent access to the facilities from the housing estate in the interests of residents' privacy, amenity and security.

7.0 ASSESSMENT

7.1 Principle

- 7.1.1 In November 2022, a formal request was made under Regulation 6 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017, as amended ('EIA Regulations') by Avison Young on behalf of Blackpool Football Club, asking the LPA to provide a Screening Opinion on whether an Environmental Impact Assessment (EIA) would be required for the proposed community sports village (22/0866 refers). On the basis of the information provided, it was felt that the development was unlikely to have significant effects on the environment by virtue of factors such as its nature, size and location, and was not therefore, EIA development. This means that the application does not need to be supported by an Environmental Statement.
- 7.1.2 Policy CS2 of the Core Strategy states that provision will be made for the delivery of 4,200 new homes in Blackpool between 2012 and the end of the plan period in 2027. The latest Housing Topic Paper (July 2022) identifies a current housing supply of 4,338 against the 4,200 requirement in the Core Strategy.
- 7.1.3 The emerging Local Plan Part 2 allocates the application site, land to the north and land on the west side of Foxhall Village for the delivery of around 192 dwellings. In 2022, 67 dwellings were approved on the land in the west side of Foxhall Village (reference: 22/0440) so the remaining allocation seeks to deliver around 125 houses on the application site and the land to the north. The indicative layout plans attached to outline planning permission reference 12/0803 demonstrates that around 108 dwellings could be accommodated on the application site (56) and land to the north (52), although more could be achieved through the provision of some apartments. As a result of this proposal, the housing allocation site area would be reduced by just over half, reducing the number of houses that could be delivered to around 52 to the north of the application site.
- 7.1.4 This conflict with an emerging designation and potential impact on the borough's housing land supply weighs against the application. However, even without the 56 dwellings anticipated on the application site, the Council would still have a deliverable 5-year housing land supply and would still be on course to deliver more than the 4,200 dwelling requirement in the Core Strategy. This site is not therefore critical for housing delivery in Blackpool.
- 7.1.5 In terms of the sporting provision proposed, the Playing Pitch Strategy and Action Plan Update April 2021 was developed in full consultation with Sport England and identifies a shortfall in the provision of two full sized, floodlit 3G pitches to accommodate football training needs. To address this shortfall, the requisite pitches will be provided at Stanley Park and at the new sports facilities at the Enterprise Zone. The Playing Pitch Strategy confirms that if the need for two 3G pitches was fulfilled, there would be no need for any further 3G provision. At that time, Sport England confirmed that the provision of a third full size 3G pitch could undermine the viability of the other existing and/or planned 3G artificial grass pitches outlined in the Playing Pitch Strategy.

- 7.1.6 The application is for a full size, 11 a-side 3G pitch which would appear to conflict with the Playing Pitch Strategy. However, the Football Foundation and Sport England have confirmed that focus of this facility would be meeting mostly non-formal community football needs of Blackpool Football Club Community Trust, which is a charitable organisation. Blackpool Football Club Community Trust provides a diverse range of programmes targeting under-represented groups in football, including girls and women, to increase social inclusion, improve fitness and reduce anti-social behaviour. The Trust also works with local schools, including those which have limited outdoor space for football. The Trust delivers programmes such as walking football, fitness and football programmes for all ages, disability sessions and school holiday camps.
- 7.1.7 Sport England has not objected to the application as long as a condition requiring the submission of a Community Use Agreement is attached to any planning permission to ensure that the proposal does not undermine the viability of the other existing and/or planned 3G artificial grass pitches outlined in the Playing Pitch Strategy. The facilities would then be operated in accordance with that Community Use Agreement.
- 7.1.8 Policy CS1 confirms that future growth in Blackpool will be focused on Inner Area regeneration. CS12 supports development that provides high quality community facilities that are accessible to all members of the community and focuses neighbourhood regeneration in Inner Area neighbourhoods, including Revoe. Policy CS15 supports development that encourages healthy and active lifestyles and addresses the Council's health priorities. Emerging Policy DM37 supports new community facilities on appropriate, accessible sites where there is a need for such a facility. The application site is in Bloomfield ward in Revoe, which is one of the most deprived areas in England and with higher than average levels of poor health and lower than average life expectancy. Whilst it was anticipated that Inner Area regeneration on this site would be in the form of good quality housing, the proposal nonetheless would regenerate a partially vacant brownfield site, and bring accessible sporting opportunities with potential health benefits to this deprived Inner Area neighbourhood. This weighs in favour of the proposal.
- 7.1.9 There is a storage unit and yard on part of the site off Field Street. The unit is not on a protected industrial/business estate and so is not safeguarded in planning terms. Whilst some employment could be lost, this must again be weighed against the potential sports, social inclusion, community and health benefits of the scheme.
- 7.1.10 The application also includes the erection of a single storey building to form a store/ground-persons yard for the main Blackpool football ground, between the sides of the north and east stands. This land has previously been used as a storage yard although is currently being used as a 'fan zone'. The principle of erecting an ancillary store for the football club as shown is acceptable.
- 7.1.11 Whilst there is no strategic need for this sporting facility, and considering the loss of housing capacity on this site, the community and regeneration benefits weigh heavily in the planning balance and so the principle of the development is considered to be acceptable.

7.2 Impact on residential amenity

- 7.2.1 Policy CS7 seeks to safeguard residential amenity and emerging Policy DM36 is permissive of developments which are compatible with existing uses and would not lead to adverse effects on health or amenity. Given the nature of the sports facilities being outdoors, there is the

potential for noise disturbance for residents on Foxhall Village to the north and on Henry Street and Central Drive to the south east. The pitches have been sited away from the nearest residential receptors as far as is practical. A 3 metre high acoustic barrier would run along the northern boundary of the pitches and there would also be a landscaped buffer along the north of the site. The submitted Noise Impact Assessment concludes that with the barriers in place, the proposed mitigation will reduce adverse effects to low effects. Environmental Protection colleagues have requested that the pitches cease use by 10pm and this can be conditioned. On this basis, the pitches proposed should not have an unacceptable impact on residential amenity in terms of noise.

- 7.2.2 The main pitch would be lit by eight 15 metre high floodlights and the five-a-side pitch, by four 10 metre high floodlights. The floodlights would be around 36 metres away from the nearest dwelling on Johnston Street and would be shrouded and angled to reduce light spill. A Lighting Overspill Plan has been submitted which demonstrates that the floodlighting would not have an unacceptable impact on amenity in terms of light pollution.
- 7.2.3 One of the issues raised as a result of the public consultation was the possibility of people accessing the facilities from Foxhall Village and the associated impacts on privacy and security. There would be a knee rail with a hedgerow along the northern and eastern boundary. Once established, the hedge would provide a natural physical barrier preventing informal access from Foxhall Village and the application site. The plant species, initial plant sizes, numbers and densities would be agreed by condition to ensure that the hedge includes prickly native species such as hawthorn, gorse etc which would serve to deter people from walking through the hedge. The standard condition requires that any plants that are damaged or die within 7 years, are to be replaced. As such, this should be sufficient to ensure that people are discouraged from parking on the housing estate and cutting through the northern perimeter. The development should not have an unacceptable impact on residential amenity in terms of privacy or security.

7.3 Visual impact and design

- 7.3.1 Policy CS7 requires new development to be well designed and to provide public and private spaces that are safe and attractive, that are accessible and have appropriate green infrastructure. Policy CS12 supports development which creates a healthy, safe, secure and attractive environment and public realm. Emerging Policy DM17 requires development to be high quality, to not be dominated by car parking at the front of the development and be designed to prevent crime or the fear of crime.
- 7.3.2 The pitches would be arranged in an 'L' shape and would be enclosed by 4.5 metre high weld mesh fencing and the northern boundary of the pitches would include a 3 metre high close-boarded timber acoustic fence. The fencing is considered to be acceptable in this context. A small green shipping container type store would be sited between the pitches and would be viewed against the solid timber acoustic fence. It would be located away from the public realm and would not be a highly visible feature. As such it is considered to be acceptable.
- 7.3.3 The changing rooms would be single storey with red and grey brick elevations and a dual pitched roof. Windows and doors would be powder coated in anthracite. There would not be many windows for security reasons, with glazing confined to the southern elevation and in the doors on the western elevation. The north and east elevation would not have windows but these elevation face the pitches, which wrap around the building and so they would not be very visible in the public domain. The changing rooms would include accessible facilities containing disabled changing facilities and toilet facilities, Disability Discrimination

Act compliant door widths and contrasting colours to reflect the needs of partially sighted users.

- 7.3.4 A single storey building would also be erected between the side elevations of the north and east stand of the main football club, to form a store/ground-persons yard. This building would be clad in dark grey metal cladding and would have a maximum height of 4.65 metres. This building would have a more industrial/utilitarian appearance but would be tucked away between two large and imposing football stands and a timber yard to the east. This area is already enclosed by a mix of 3.4 metre high brick wall and a 2.4 metre solid metal fencing. The building would not be a highly visible feature in its context and is considered to be acceptable.
- 7.3.5 The application site is currently partially hard surfaced and partially cleared with very little in the way of green infrastructure. Policies CS6 and CS7 require all new development to incorporate green infrastructure and public realm where appropriate. Approximately 3,100sqm of landscaped public realm would be provided to the west of the pitches, fronting Seaside Way, providing an attractive setting for the new sports pitches and the existing main stadium. There would also be a landscaped buffer, sculpted landform and hedgerow in the east /north east of the site which would help screen the development from the rest of the housing allocation to the north. Details of hard surfacing would be agreed by condition.
- 7.3.6 The Greening Blackpool SPD requires a tree to be planted for each 100m² of new non-residential floorspace. The main full size playing pitch would be 7,140 m² and so a requirement of 72 trees is considered to be reasonable. Around 60 trees are indicated on the landscape masterplan and a detailed scheme should be required by condition. If the full provision of trees cannot be provided on site, a small number of trees could be provided off site, for example, as part of any off-site highway works.
- 7.3.7 A native hedge is also proposed along the northern and eastern boundary and these, along with the tree planting and other pockets of soft landscaping, would serve to soften the development and provide visual enhancements.
- 7.3.8 Tree planting and green infrastructure in the Inner Area, which would provide a green link between Revue Park and Seaside Way, is welcomed and would enhance the area and visually soften the development. It is considered that the proposal would have a positive visual impact in the area.

7.4 Biodiversity impact

- 7.4.1 Policy CS6 confirms that high-quality and well connected networks of green infrastructure will be achieved by protecting and enhancing existing green infrastructure and creating and connecting green infrastructure. Emerging Policy DM35 does not permit development that would have an adverse impact on protected species and requires biodiversity enhancements and habitat creation where opportunities exist.
- 7.4.2 The application is accompanied by a Bat Survey which confirms that there are no bats within the industrial building to be demolished and there are few opportunities for bats to ingress. There were some pigeons in the building but no other species were identified. There are no other features of note on the site which could support protected species.
- 7.4.3 The Design and Access Statement identifies opportunities for wildflower planting and a green roof on a cycle shelter. There are opportunities to provide bird and bat boxes on the

new buildings proposed. However, the nature of the use and proximity to the main football stadium and the associated noise on match days, means these would not serve their purpose and so such features should not be included. Instead, a high quality landscaping scheme which prioritises native species should be required by condition, in order to provide net gains for biodiversity and provide a green link between Revoe Park and Seaside Way.

7.5 Access, highway safety and parking

- 7.5.1 The Head of Highways and Traffic Management Services has requested additional information and the applicant has submitted a Technical Note in response. If submitted in advance of the meeting, further details will be provided in the Update Note.
- 7.5.2 The existing car park has 179 spaces and is used primarily in the week during normal working hours by people working in the Blackpool Football Club complex. The new car park would have 160 spaces (including 8 accessible spaces, 12 electric vehicle charging spaces and 7 motorbike spaces) and would also be used by those employees.
- 7.5.3 Blackpool Local Plan Part 2 requires 10% of parking spaces to have electric vehicle charging infrastructure and 10% of spaces to be accessible so there should be 16 electric vehicle spaces and 16 accessible spaces. As such the current plans have a shortfall of electric vehicle and accessible spaces. The Technical Note states that 8 accessible spaces will meet their needs and that Part 2 has yet to be adopted but electric vehicle spaces equivalent of 7.5% of the total parking provision would be provided. No 'parent and child' spaces are proposed. The Head of Highways and Traffic Management Services is still considering the Technical Note and his comments will be provided in the Update Note.
- 7.5.4 The Technical Note states that cycle provision is provided at a ratio of 1 space per car parking space. Based on the most recent plans, that equates to 16 cycle spaces. However, the Head of Highways and Traffic Management has stated that given the nature of the facility, more cycle parking should be provided and that 24 covered and secure stands which can accommodate 48 cycles would be appropriate. A cycle shelter is annotated on the site layout plan and the details can be agreed by condition.
- 7.5.5 The Technical Note confirms that the maximum demand for the existing car parking spaces is 150 (84% of current capacity) and this is around lunch time. The new facilities would be available for use during the daytime, but this will be limited to schools and community groups who will be transported by mini-bus. The new pitches would not be used when the main stadium is in use on match days.
- 7.5.6 The new pitches would generate car parking demand on a weekday evening from 17:00 which is outside of normal working hours. The Transport Assessment anticipates that there would be a maximum of 22 inbound and 22 outbound additional vehicle movements for each session so the sports pitches would have a maximum demand of 44 car parking spaces at any one time.
- 7.5.7 The car parking and public realm areas would be lit by 6m tall lighting masts with LED modules. The Head of Highways and Traffic Management Services notes that some parts of the car park would be unlit. Given that parts of the car park would be between a hedge and a 3 metre high acoustic fence, these areas would have low passive surveillance. As such, good lighting will be important in terms of safety. A detailed car park lighting scheme can be agreed by condition.

- 7.5.8 The Head of Highways and Traffic Management Services has stated that highway works will be required and those required works will be reported in the Update Note.
- 7.5.9 One of the representations received requests that double yellow lines are introduced on parts of Foxhall Village. This is to resolve an existing issue with people parking on the estate on match days and is unrelated to the current proposals.
- 7.5.10 In light of the above outstanding issues, and given the time sensitive nature of the proposals and their funding, the recommendation is that Committee resolve to support the application and delegate authority to the Head of Development Management to issue the decision once the ongoing highways negotiations have been resolved and subject to the imposition of an appropriate condition to secure the necessary highway works.

7.6 Drainage and flood risk

- 7.6.1 Policy CS9 requires development sustainable drainage systems wherever possible and only if unavoidable should surface water discharge into the combined sewer network. Surface water discharging into the combined sewer should be reduced as far as possible. Emerging Policy DM31 requires surface water to be discharged in the most sustainable drainage option available and on brownfield sites, requires a targeted reduction of surface water discharge to greenfield rates and volumes.
- 7.6.2 In terms of flood risk, the site is within Flood Zone 1 but given the size of the site, a Flood Risk Assessment has been submitted. The Flood Risk Assessment confirms that the site is at low risk of flooding from all sources. The indicative drainage strategy confirms that excess surface water flows from the site will discharge into public combined water network but the flow will be slowed by swales, permeable paving, tree pits and soft landscaping. Excess surface water will be stored in underground crates to ensure that the maximum surface water discharge rate during a 1:100 year return period with an additional 40% allowance for climate change is 5 litres per second. Exceedance flows have been reviewed and will not cause any internal property flooding or impact the downstream catchment. United Utilities have confirmed that the proposals are acceptable in principle, but there is insufficient information on the detail of the drainage design and have therefore requested the imposition of the standard drainage conditions. The Council as Local Lead Flood Authority agrees with the principles in the drainage strategy.
- 7.6.3 At the time of writing, United Utilities has raised concerns regarding the location of some of their underground infrastructure in relation to the sports pitches and fencing and have requested further information, which has been provided. If available before the meeting, further details will be provided in the Update Note.

7.7 Environmental impact

- 7.7.1 Policy CS9, DM35 and DM36 seek to safeguard human health and biodiversity in terms of land contamination and water pollution. Environmental Protection colleagues have confirmed that they understand that the land was remediated as part of the residential development at Foxhall Village. On that basis, further site investigations are not required. However, a validation report is required to show that all remediation was undertaken and this should be secured by condition. This is critical as part of the drainage proposals involve surface water storage crates in the ground and the drainage system must not pose a risk to groundwater quality.

- 7.7.2 The Environment Agency have requested that all surface water drainage from parking areas should be passed through an oil interceptor designed and constructed to have sufficient capacity and details compatible with the site being drained.
- 7.7.3 Oil interceptor efficiency is enhanced by connecting any roof water into the surface water system downstream of the interceptor. However, if the unit is sized accordingly, taking the area of roof drainage into account, then roof water may pass via the interceptor.
- 7.7.4 The proposal is not anticipated to impact upon air or land quality and, as above, water quality could be appropriately safeguarded through condition.

7.8 Other Issues

- 7.8.1 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).
- 7.8.2 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.
- 7.8.3 Through the assessment of this application, Blackpool Council as a public authority has had due regard to the Public Sector Equality Duty ("PSED") under s.149 of the Equality Act and the need to eliminate unlawful discrimination, advance equality of opportunity between people who share a protected characteristic and those who do not, and to foster or encourage good relations between people who share a protected characteristic and those who do not. The application is not considered to raise any inequality issues.

7.9 Sustainability and planning balance appraisal

- 7.9.1 Sustainability comprises economic, environmental and social components.
- 7.9.2 Economically, the impacts of the proposal would be limited as this would be a community sporting facility. However, attracting more people into the area would help support local shops and services and some employment would be generated during construction. Furthermore, a good quality public realm scheme on one of the main routes into the Town Centre would make that approach more attractive.
- 7.9.3 Environmentally, subject to conditions environmental quality would not be materially affected and biodiversity should benefit from a good quality native planting scheme. The site can be safely drained and should not increase flood risk elsewhere and the scheme would have a positive visual impact. There is no reason to suppose that the development would be unduly reliant upon private car use.
- 7.9.4 Socially, the proposal should not have an unacceptable impact on residential amenity. Use of conditions should ensure no loss of privacy and adequate security. No unacceptable highway impacts are anticipated and it is hoped that Committee will receive confirmation of this in the Update Note. The proposal would result in the loss of a housing designation to an alternative use, but this use would still re-generate a brownfield site within the Inner Area and would benefit the local community through the provision of sports facilities in a high

quality, green environment. As such it would deliver significant health and social inclusion benefits which would be sufficient to outweigh the loss of housing land.

- 7.6.5 In terms of planning balance, the development proposed is considered to constitute sustainable development. No other material planning considerations have been identified that would outweigh this view.

8.0 FINANCIAL CONSIDERATIONS

- 8.1 The proposal has been awarded £6.5 million from the Towns Fund programme which has time sensitivities attached to it. However, this has no bearing on the acceptability of the proposal in planning terms.

9.0 BLACKPOOL COUNCIL PLAN 2019-2024

- 9.1 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.
- 9.2 This application is considered to be in accordance with the second priority as it would regenerate a brownfield site in the Inner Area, to provide a community sporting facility and landscaped public realm in a deprived area.

10.0 CONCLUSION

- 10.1 On balance, the scheme is considered to be acceptable.

11.0 RECOMMENDATION

- 11.1 Committee is recommended to resolve to support the application and delegate authority to the Head of Development Management to issue the decision, once the negotiations with highways and United Utilities have been resolved and subject to the imposition of appropriate 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:

M20455_002 Rev 1 Location Plan
M20466_100 Rev 2 Landscape Masterplan
M20466_201 Rev 1 General Arrangement Plan Sheet 1 of 2
M20466_201 Rev 1 General Arrangement Plan Sheet 1 of 2
M20466_203 Rev 2 Site Wide General Arrangement Plan
205-090-1001 Changing Rooms Proposed Floor Plan
205-090-1002 Changing Rooms Proposed Elevations
205-090-1003 Changing Rooms Proposed Roof Plan and Section

205-090-1004 Proposed AGP Layout and Enclosures
205-090-1005 Proposed AGP Storage and Fence details
HLS4501 Rev 6 Proposed Floodlighting
BPM-AFL-00-00-DR-A-20200 Rev P2 Groundsperson's Yard North and East Elevations
BPM-AFL-00-00-DR-A-20201 Rev P2 Groundsperson's Yard South and West Elevations
BPM-AFL-00-00-DR-A-20171 Rev P2 Groundsperson's Yard Level 0
BPM-AFL-00-00-DR-A-20172 Rev P2 Groundsperson's Yard Roof Plan

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 commencement of development, a validation report confirming that the site has been remediated and that the site poses no unacceptable risk of pollution to water resources or to human health shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure a safe form of development that poses no unacceptable risk of pollution to water resources or to human health and in accordance with Policies CS7 and CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027, Saved Policy BH4 of the Blackpool Local Plan 2001-2016 and Policies DM35 and DM36 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies document. This information is required to be submitted and agreed prior to commencement in order to ensure that the development hereby approved proceeds safely.

- 4 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 Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027, Policies LQ1 and BH3 of the Blackpool Local Plan 2001-2016 and Policies DM35 and DM36 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies document.

5 (a) Prior to the commencement of any development, a surface water drainage strategy, based on the hierarchy of drainage options in the National Planning Practice Guidance and in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards shall be submitted to and approved in writing by the Local Planning Authority.

(b) Prior to the commencement of any development, the design for a surface water drainage scheme, based on the approved strategy and in compliance with the hierarchy of drainage options in the National Planning Practice Guidance and in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall include the following:

(i) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates;

(ii) Surveys and appropriate evidence to establish the position, capacity, ownership and interconnection of all bodies of water, watercourses, drains and sewers within the application site and those outside of the site into which a direct or indirect connection is proposed;

(iii) A determination of the lifetime of the development, design storm period and intensity (1 in 30 and 1 in 100 year + allowance for climate change - see EA advice 'Flood risk assessments: climate change allowances'), discharge rates and volumes (both pre and post development and as appropriate during construction), temporary storage facilities, means of access for maintenance and easements where applicable, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses, and details of flood levels in metres AOD;

(iv) A demonstration that the surface water run-off would not exceed the equivalent greenfield rate or a rate evidenced to be first agreed in writing by United Utilities.

(v) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing watercourses, culverts and headwalls or removal of unused culverts where relevant);

(vi) Flood water exceedance routes, both on and off site;

(vii) Existing and proposed ground and other surface levels AOD demonstrating that run-off to adjacent land and highways will not occur except in the exceedance conditions and the exceedance routes as approved;

(viii) A demonstration that an impermeable membrane shall be installed beneath the pitches to ensure that ground water does not leach into the public sewer system from the slot drains.

(ix) A timetable for implementation, including phasing where applicable;

(x) Details of water quality controls.

(c) Unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the adopted sewerage system or to any privately owned sewerage either directly or indirectly.

(d) The scheme agreed pursuant to part (b) of this condition shall be implemented in full and in full accordance with the approved details before the development hereby approved is first brought into use.

(e) The developer shall provide as built drawings and certification of the completion of the drainage system as approved by a competent person.

Reason: To promote sustainable development, secure proper drainage of sewage and 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, Policies DM31, DM35 and DM36 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies document and the Blackburn, Blackpool and Lancashire Flood Risk Management Strategy.

6 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 and Policy DM31 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies document.

7 Prior to the commencement of development a scheme of highway improvement works shall be submitted to and agreed in writing by the Local Planning Authority, and this agreed

scheme shall be implemented in full and in full accordance with the approved details before any of the development hereby approved is first occupied.

For the purpose of this condition, this scheme shall include:

- *To be confirmed through the Update Note.*

Reason: In the interests of highway safety in accordance with Saved Policy AS1 of the Blackpool Local Plan 2001-2016 and Policy DM41 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies document. 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.

8 Before the development hereby approved is first brought into use:

(a) details of cycle storage provision to include the type of cycle stand and the form and materials of a waterproof cover and enclosure shall be submitted to and agreed in writing by the Local Planning Authority; and

(b) the cycle storage agreed pursuant to part (a) of this condition shall be implemented in full and in full accordance with the approved details.

Reason: In order to encourage travel to and from the site by a sustainable transport mode in accordance with Saved Policy AS1 of the Blackpool Local Plan 2001-2016 and Policy DM41 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies document.

9 Prior to the first occupation or use of the development hereby approved:

(a) a landscaping scheme shall be submitted to and agreed in writing by the Local Planning Authority. This scheme shall include a full planting schedule detailing plant species and initial plant sizes, numbers and densities and shall prioritise the use of native species;

(b) the landscaping scheme agreed pursuant to part (a) of this condition shall be implemented in full and in full accordance with the approved details; and

(c) Any trees or plants planted in accordance with this condition that are removed, uprooted, destroyed, die or become severely damaged or seriously diseased within 7 years of planting shall be replaced within the next planting season with trees or plants of similar size and species to those originally required unless otherwise first submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure that the site is satisfactorily landscaped in the interests of visual amenity, to ensure there are adequate areas of soft landscaping to act as a soakaway during times of heavy rainfall and in the interests of biodiversity and climate change mitigation, in accordance with Policies CS6, CS7 and CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027, Saved Policies BH3, LQ1 and LQ6 of the Blackpool Local Plan 2001-2016 and Policies DM17, DM20, DM21, DM31 and DM35 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies document.

10 The surfacing materials to be used in the development hereby approved shall be submitted to and agreed in writing by the Local Planning Authority prior to the laying down of any final

surfacing 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 Policies CS7 and CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027, Saved Policy LQ1 of the Blackpool Local Plan 2001-2016 and Policies DM17, DM21 and DM31 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies document.

- 11 The external materials to be used on the development hereby approved shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of any above ground construction 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, Policies LQ1 and LQ4 of the Blackpool Local Plan 2001-2016 and Policy DM17 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies document.

- 12 Prior to the installation of any external lighting in the car park areas, details of the 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 shall include the form, design, materials and technical specification of the lighting and a lux plan to show the resulting area of light-spill.

Reason: In the interest of the security and 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, Saved Policies LQ1 and BH3 of the Blackpool Local Plan 2001-2016 and Policies DM17 and DM36 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies document.

- 13 Use of the development shall not commence until a Community Use Agreement prepared in consultation with Sport England, has been submitted to and approved in writing by the Local Planning Authority. The Community Use Agreement shall apply to use of the artificial grass pitches and include details of pricing policy, hours of use, access by non-members, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.

Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and to not undermine the viability of the other artificial grass pitches (existing and/or planned in the Blackpool Playing Pitch Strategy) in the local area in accordance with Policies CS12 and CS15 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027, Saved Policy BH19 of the Blackpool Local Plan 2001-2016 and Policy DM37 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies document.

- 14 (a) Prior to the commencement of development, details of the provision of an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained shall be submitted to and agreed in writing by the Local Planning Authority;

(b) Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking/servicing areas shall pass through the interceptor agreed pursuant to section (a) of this condition.

(c) Vehicle washdown water and detergents should not be passed through any interceptor.

Reasons: To ensure that the development does not contribute unacceptable levels of water pollution in accordance with Policies CS7 and CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027, Saved Policy BH4 of the Blackpool Local Plan 2001-2016, emerging policies DM31, DM35 and DM36 of the Blackpool Local Plan: Part 2 - Site Allocations and Development Management Policies document and paragraph 174 of the National Planning Policy Framework.

15 The use hereby approved shall not operate outside of the hours of 08:00 to 22:00.

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, Saved Policy BH3 of the Blackpool Local Plan 2001-2016 and Policies DM17 and DM36 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies document.

16 Prior to first use, the acoustic fencing shown on the plans hereby approved shall be installed and shall thereafter be retained.

Reason: In order to safeguard the living conditions of nearby neighbours in accordance with the provisions of Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027, Saved Policy BH3 of the Blackpool Local Plan 2001-2016 and Policies DM17 and DM36 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies document.

17 Prior to the development hereby approved being first brought into use, the parking provision shown on the approved plan(s) shall be provided 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, Saved Policies LQ1 and AS1 of the Blackpool Local Plan 2001-2016 and

18 Before the development hereby approved is first brought into use:

(a) details of refuse storage provision to include size, design and materials shall be submitted to and agreed in writing by the Local Planning Authority; and

(b) the refuse storage agreed pursuant to part (a) of this condition shall be implemented in full and in full accordance with the approved details.

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 Saved Policies LQ1 and BH3 of the Blackpool Local Plan 2001-2016.

19 No demolition shall take place 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, Saved Policy LQ6 of the Blackpool Local Plan 2001-2016 and Policy DM35 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies document.

ADVICE NOTES TO DEVELOPERS

1. Guidance on preparing Community Use Agreements is available from Sport England.
<http://www.sportengland.org/planningapplications/>
For artificial grass pitches it is recommended that you seek guidance from the Football Association/England Hockey/Rugby Football Union on pitch construction when determining the community use hours the artificial pitch can accommodate.
2. Condition 7: 48 bicycles should be accommodated within a secure and dry store.
3. Condition 14 - oil interceptor efficiency is enhanced by connecting any roof water into the surface water system downstream of the interceptor. However, if the unit is sized accordingly, taking the area of roof drainage into account, then roof water may pass via the interceptor.