

Officer Report to Committee

Application ref:	22/0670
Ward:	Greenlands
Application type:	Full
Location:	Former Bispham High School, Bispham, Blackpool, FY2 0NH
Proposal:	Erection of 200 residential dwellings with associated landscaping, public open space and parking, with vehicular access from Bispham Road, Regency Gardens and Kylemore Avenue.
Recommendation:	Adopt the Habitats Regulations Assessment screening opinion that no likely significant effects would result and resolve to support the proposal and delegate the application to the Head of Development Management for approval subject to the completion of a S106 legal agreement and the conditions listed at the end of this report.
Recommendation Summary:	The site is allocated for housing development. The scheme proposed does not fully accord with planning policy requirements but would provide a good standard of accommodation in an attractive setting. No unacceptable highway or drainage impacts are anticipated and environmental quality would not be unduly affected. The full suite of planning obligations would not be delivered but it is accepted that this would render the scheme unviable. An acceptable package of affordable housing and local playground update is proposed. Overall and on balance, the scheme is considered to deliver enough planning merits to justify the grant of planning permission.
Meeting date:	14/11/23
Reason for bringing to Committee:	Major scale development of public interest
Case officer:	Susan Parker
Case officer contact:	01253 476228

1.0 SITE DESCRIPTION

1.1 The application site is 8.87 hectares in area which comprises three distinct areas:

- The site of former Bispham High School which fronted Bispham Road with a secondary access onto Kylemore Avenue. This area of the site was formerly designated under the Blackpool Local Plan as protected Playing Fields and Sports Grounds;
- An area of open land in the north-western corner formerly designated as protected Public Open Space under the Blackpool Local Plan 2001-2016;
- An area of open land in the south-western corner which was undesignated under the Blackpool Local Plan 2001-2016. This third plot adjoins the residential estate

immediately to the south of the site which is accessed from Leys Road and was historically intended as a second phase to the Regency Gardens development.

- 1.2 The site as a whole is now allocated for housing development under Policy HSA1 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027. The site reference is HSA1.2.
- 1.3 The areas to the north and east of the application site are mainly residential in character with a number of residential cul-de-sacs abutting the northern boundary. To the north-east of the application site is a local centre designated within the Blackpool Local Plan, which includes the locally listed Squirrel public house. Situated to the south of the application site is the Department for Work and Pensions (DWP) complex with a housing estate including Regency Gardens running up to the southern boundary of the application site. To the west of the application site are the locally listed Rock Gardens which are protected as Green Infrastructure under Policy CS6 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027. The application is within Flood Zone 1 and there is a watercourse running along the south eastern boundary of the site and to the rear of houses fronting Bispham Road. There is a significant drop in site levels from the western boundary with the Rock Gardens to the former school playing fields in the centre of the site of over 5 metres. Established hedgerows line much of the site boundary and there is a significant length of hedgerow running west to east across the western part of the site.
- 1.4 This application is a resubmission of application ref. 19/0241. Land fronting Kylemore Road was included in the 2019 application but has been excluded from this submission following the relocation of the Air Cadet Training Corps building to this site under application reference 20/0236. The children's play area in the north-western corner of the site which abuts the Rock Gardens and is accessed from Inver Road has also been excluded from the application boundary.

2.0 PROPOSAL

- 2.1 The application seeks full planning permission for the erection of 200 houses including 40 affordable homes. These would be provided in three distinct areas:
 - 56 dwellings to the rear (north) of the existing housing at Regency Gardens. This part of the site would take vehicular access from Regency Gardens. It would be enclosed by the existing hedgerow bisecting the western part of the site to the north, the Rock Gardens to the west, the existing residential estate to the south, and the former DWP site to the east. Pedestrian links would be provided from this area of housing through to the main estate spine road to give access onto Bispham Road and the local centre to the north.
 - 42 dwellings to the south of the existing housing fronting Lorne Road and Headfort Close. These dwellings would be bound by the former area of public open space to the west and the estate spine road to the south. They would have vehicular access from Bispham Road. Part of this access would take up land previously designated as Public Open Space under the Blackpool Local Plan 2001-2016. This section of housing would sit on the western portion of the site and would be separated from that to the east by an area of landscaping.
 - 102 dwellings on the eastern part of the site. These dwellings would take vehicular access from Bispham Road with the exception of 6 that would front Kylemore Avenue and take access from that road. A new priority junction would be created onto Bispham

Road. An area of public open space (POS) including an attenuation basin would be provided immediately to the south of the site access fronting Bispham Road.

2.2 The application has been supported by:

- Planning statement
- Design and access statement
- Heritage statement
- Ecological appraisal
- Landscape and ecological management plan
- Tree survey
- Transport assessment
- Framework travel plan
- Flood risk assessment
- Drainage design statement
- Archaeological evaluation
- Construction method statement
- Financial viability appraisal

3.0 RELEVANT PLANNING HISTORY

3.1 20/0236 - Re-location of existing single-storey Air Cadet Training Centre building from Bispham Road frontage with new vehicle and pedestrian access and parking spaces for 21 vehicles with associated cycle store, refuse store, landscaping and boundary treatment – approved.

3.2 19/0241 – hybrid application for the relocation of the Air Cadet Training Centre (full) and the erection of up to 176 dwellings with associated public open space and infrastructure. This application was presented to Committee in January 2021 and Members resolved to support the scheme and delegate approval to the Head of Development Management subject to the signing of a Memorandum of Understanding (MoU) to secure necessary planning obligations. This MoU has never been completed and so no decision in respect of this application has ever been issued. It is understood that the application will be withdrawn if planning permission is granted in respect of this application.

4.0 RELEVANT PLANNING POLICY/GUIDANCE/LEGISLATION

4.1 National Planning Policy Framework

4.1.1 The National Planning Policy Framework was updated in September 2023. 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 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
- Section 16 – Conserving and Enhancing the Historic Environment

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 (Part 1)

4.3.1 Part 1 of the Local Plan, also known as the Core Strategy, was adopted in January 2016. The following policies are most relevant to this application:

- CS2 Housing Provision
- CS5 Connectivity
- CS6 Green Infrastructure
- CS7 Quality of Design
- CS8 Heritage
- CS9 Water Management
- CS11 Planning Obligations
- CS12 Sustainable Neighbourhoods
- CS13 Housing Mix, Standards, and Density
- CS14 Affordable Housing
- CS15 Health and Education

4.4 Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027 (Part 2)

4.4.1 Part 2 of the Local Plan was adopted in February 2023. The following policies in Part 2 are most relevant to this application:

- HSA1 Housing Site Allocations
- DM1 Design Requirements for New Build Housing Developments
- DM17 Design Principles
- DM18 High Speed Broadband for New Developments
- DM21 Landscaping
- DM25 Public Art
- DM28 Non-Designated Heritage Assets
- DM30 Archaeology
- DM31 Surface Water Management
- DM35 Biodiversity
- DM36 Controlling Pollution and Contamination
- DM41 Transport Requirements for New Development
- DM42 Aerodrome Safeguarding

4.5 Other Relevant documents, guidance and legislation

4.5.1 Greening Blackpool Supplementary Planning Document (SPD) - this document was adopted in May 2022 and sets out the green infrastructure and tree planting requirements for new development.

- 4.5.2 Blackpool Council declared a Climate Change Emergency in June 2019 and is committed to ensuring that approaches to planning decision are in line with a shift to zero carbon by 2030.
- 4.5.3 Blackpool Council adopted the Blackpool Green and Blue Infrastructure (GBI) Strategy in 2019. The GBI Strategy sets out six objectives for Blackpool in terms of green infrastructure:
- Protect and Enhance GBI i.e. protecting the best and enhancing the rest
 - Create and Restore GBI i.e. greening the grey and creating new GBI in areas where it is most needed
 - Connect and Link GBI i.e. making the links, improving connectivity and accessibility of GBI
 - Promote GBI i.e. changing behaviour, promoting the benefits of GBI and encouraging greater uptake of outdoor activity and volunteering.
- 4.5.4 Blackpool adopted the 2021-2031 Tree Strategy in July 2021. This strategy recognises the importance of trees, the benefits they afford us and the ever-important role they can play in improving our community's mental wellbeing, socio-economic value, providing a home for wildlife and mitigating environmental issues and climate change. Given that Blackpool only has 4.4% tree cover (the lowest in the UK), the Strategy aims to embed trees into decision making processes across the council and ensure the current stock is proactively managed.
- 4.5.5 The Environment Act 2021 makes provision for all planning permissions to be conditional on the provision of biodiversity net gain. Whilst there is, as yet, not requirement set out in statute, the Government's clear intention is a material planning consideration. The Council will therefore seek to secure biodiversity net gains where practicable in advance of this becoming a statutory requirement.
- 4.5.6 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.
- 4.5.7 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.
- 4.5.8 DCLG National Technical Housing Standards – this document was published in March 2015 and sets out the national minimum standards for new homes. This partially supersedes some of the standards in the Council's New Homes from Old Places Supplementary Planning Document guidance.

5.0 CONSULTEE RESPONSES

5.1 Sport England

- 5.1.1 No evidence has been submitted to demonstrate that the site is surplus to requirement. Whilst it has not been used for more than 5yrs, part of the site constitutes playing field. Lack of use does not necessarily equate to absence of need. The lawful use of the land remains until a new use or development is approved.
- 5.1.2 Sport England objected to the previous application but indicated that this would be removed subject to the signing of a S106 legal agreement securing a contribution to mitigate the loss

of playing field. The agreed contribution was £442,000 for the provision of a new 3G sports pitch at Stanley Park. There is no reference to this agreement in the current submission. Nor has any reference been made to the Council's Playing Pitch Strategy which makes particular reference to this site. In light of this and in the absence of evidence of exceptional circumstances, an objection is raised.

- 5.1.3 This objection could be resolved if the mitigation previously agreed were proposed and secured through a S106 legal agreement. Again this must be subject to a feasibility study to establish cost; identification of other projects to put any surplus funds towards if such would result; a feasibility study in relation to these projects; implementation of the agreed works within 2 years.

5.2 **Natural England**

- 5.2.1 A Habitat Regulations Assessment screening is required in respect of the potential for recreational disturbance impact on nearby coastal designated sites. If the Local Planning Authority can be satisfied that no significant likely effects would result then there is no requirement to consult NE further. If significant likely effects cannot be ruled out, an Appropriate Assessment will be required. NE standing advice in relation to protected species and woodland should be taken into account. Specialist ecological advice should be sought as appropriate.

5.3 **Greater Manchester Ecology Unit**

- 5.3.1 Initial: the submitted ecological appraisal concludes no significant ecological issues. Potential issues would include proximity to the Liverpool Bay Special Protected Area, impact on nesting birds, mammal welfare, and how biodiversity enhancement could be achieved.
- 5.3.2 The site is around a mile from the Special Protected Area. Potential indirect impacts through increased recreational disturbance are very unlikely both directly to the Special Protected Area or indirectly to functionally linked land. This is because the site has negligible value to birds using the site and because the increase in resident numbers would be de minimis relative to visitor numbers to Blackpool. As such, no significant likely effect on the Special Protected Area is anticipated. The application is therefore screened out from the need to provide an Appropriate Assessment under the Habitat Regulations.
- 5.3.3 The land to the west is reported in the application to be a Local Nature Reserve but there is no record of this. Nevertheless, whilst white-letter hairstreak butterflies feed on the leaves of elm trees in the Rock Gardens and are recorded in the area, the development would not be expected to have a negative impact.
- 5.3.4 The only protected species recorded on site is the common pipistrelle bat. Low numbers use the site for foraging and commuting. No further information or measures are required in respect of bats. The development would result in the loss of trees, scrub and hedge that could support nesting birds. As such clearance during nesting season should be prevented by condition unless the absence of birds is first confirmed.
- 5.3.5 Fox and rabbits are recorded on site and there are habitats suitable for hedgehogs. All are protected under animal welfare law. Reasonable avoidance measures should therefore be applied to ensure species are displaced from site prior to the commencement of any earthworks. This would also protect amphibians. This should be secured through condition.

5.3.6 The development would result in the loss of a significant areas of low and moderate ecological value habitat. The development would, however, include a significant area of semi-natural open space and the gardens of the proposed dwellings. The submitted assessment proposes mitigation and enhancement measures, but more detail should be provided and this could best be achieved through submission of a DEFRA metric. The GMEU is confident that appropriate mitigation could be achieved as follows:

- Nest boxes for birds
- Maintenance of dark corridors for bats
- Maintenance of site permeability for mammals
- Enhancement for roosting bats through provision of bat bricks
- Planting of elm for the benefit of white-letter hairstreak butterflies

5.3.7 Final: the statement submitted in lieu of a DEFRA metric has been considered. GMEU has, however, used a DEFRA metric to determine if net gain is achievable. If the habitat creation proposed achieves at least moderate condition, and if the tree planting within the open spaces (circa 100 trees) achieve medium size after 30 years, then it is considered that net gain would be achieved. The remaining trees within gardens have not been included in this assessment because they are outside of the control of the developer. On this basis, GMEU is satisfied that a robust biodiversity management and enhancement plan can be conditioned to achieve biodiversity net gain.

5.4 **NHS Clinical Commissioning Group**

5.4.1 It is calculated that the development proposed would likely generate 580 new patient registrations. This would not generate a requirement for a new practice but requires consideration of how existing provision could accommodate demand. As such a contribution of £143,655 would be required towards the extension of St. Paul's Surgery and the reconfiguration of Moor Park Health Centre. This should be paid upon commencement.

5.5 **NHS Blackpool Victoria Foundation Trust**

5.5.1 The development of 200 dwellings would support an increase of 440 new residents assuming an average of 2.2 people per dwelling. In due course the Trust will be able to obtain funding to meet the needs of these new patients but not for approximately three years until the next funding review is carried out. No retrospective funding will be provided and so the Trust seeks a payment of £558,634 to cover the interim funding gap.

5.6 **Lancashire County Council Archaeological Service**

5.6.1 The current application is supported by a Written Scheme of Investigation. This is appropriate for the proposal but may be the first of several phases of investigation and excavation needed for the site. The Written Scheme of Investigation is accepted but a condition requiring the implementation of a programme of works should be imposed until the evaluation report has been produced.

5.7 **Police Architectural Liaison Officer**

5.7.1 Boundary treatments of 1.8m height are recommended and horizontal supporting rails should be attached internally so they cannot be used as a climbing aid. Lockable 1.8m high gates should be positioned as close to the front of dwellings as possible and should be fitted at the access to any ginnels. Particular consideration should be given to the provision of landscaping with shrubs kept below 1m and canopies above 2m to maintain visibility and prevent climbing. Lighting should not be obstructed and public spaces should be overlooked.

Properties with side parking should have side windows to enable natural surveillance. The public open space should be well-lit with clearly defined footpaths. Climbing aids should be designed out where possible. All windows and doors should be to appropriate standard and properties should have suitable external lighting and alarms fitted. Utility meters should be externally accessible or as close to the front elevation as possible. The site should be appropriately secured during construction.

5.8 **United Utilities**

5.8.1 Initial - a condition to require agreement of a sustainable surface and foul water drainage scheme is requested, as is a condition to require agreement of appropriate drainage management. In further responses United Utilities has noted the need for infiltration to be properly discounted as an option through investigation. The information submitted has been considered by United Utilities but found to be inadequate. In the event of surface water discharge to the public surface water sewer, rate of discharge is to be limited to 43.5l/s. A United Utilities easement crosses the site and United Utilities will not permit building over or in close proximity to it. The developer should contact United Utilities at the earliest opportunity to discuss access and potential impact. A plan over-laying the site layout with the United Utilities infrastructure is requested. It is for the developer to demonstrate the exact relationship between the development and United Utilities infrastructure. Any necessary diversions are at the applicant's expense. The developer should contact United Utilities to discuss water and wastewater service connections. All connections to be to United Utilities standards.

5.8.2 Final – A site layout plan that overlays the proven location of the sewer in relation to any proposed development is requested. Otherwise the submitted Drainage Strategy is accepted and a specific condition to secure compliance with this should be imposed. An appropriate condition to secure effective drainage management and maintenance should be applied. The letter provides further details of the United Utilities easement over the site and confirms that the applicant must contact United Utilities prior to commencement. It advises that United Utilities will not permit building over a sewer or wastewater pipeline. Further information is requested and it is strongly advised that this should be provided prior to determination to avoid later delays and complications. In the event that this is not resolved, a specific condition is requested. Additional general information on United Utilities infrastructure and requirements is provided.

5.9 **Lead Local Flood Authority**

5.9.1 No objection raised. The watercourse that would receive surface water connects almost immediately into the United Utilities sewer on Bispham Road but the proposed discharge rate is acceptable.

5.10 **Local Highway Authority**

5.10.1 Initial response - The Transport Assessment considers the impact on the junctions of Warbreck Hill Road and Bispham Road. The effect on the rest of the road network is not of concern. The predictions of traffic flows are reasonable and the general layout and scale of development is acceptable. Subject to agreement of proposals for the affected junctions and resolution of other matters, no highway objection is raised.

5.10.2 Foot and cycle pathways through and across the site need to be reconsidered and agreed to ensure that they follow 'desire lines'. Vehicle access would be taken from Bispham Road and

Regency Gardens. The latter was designed to accommodate access and no concern is raised. Peak hour flows of 30 vehicles in one direction and 15 in the other are anticipated. This is acceptable. The developer may wish to consider traffic calming features to reduce vehicle speeds but these could be viewed as an inconvenience by residents. The level of activity on Bispham Road will be lower than would have occurred with the previous school use at key times. The principle requirement is for provision of a suitable junction within a length of road including an unusual existing layout and a number of private access points.

- 5.10.3 It is considered that a priority junction with a ghost island right-turn lane would be more appropriate than the roundabout proposed. The roundabout has the advantage of potentially reducing speeds on Bispham Road, but it complicates the access to the private drives opposite the site. The Transport Assessment indicates that the roundabout could trigger significant delays and queues. A subsequent evaluation using different software found this not to be the case. A priority junction would address some of the concerns about private drive access and would have a smaller footprint enabling landscaping along the Bispham Road frontage. It would also assist with pedestrian movement and limit safety issues for cyclists and powered two-wheelers. The junction has the potential to impact upon nearby bus stops and so the views of the operator should be sought.
- 5.10.4 The internal layout is broadly acceptable. However some clarification is required. Carriageway widths are inconsistent, particularly between cul-de-sacs. Equally there should be consistency as to whether cul-de-sacs have one, two or no footpaths. Use of tandem drives are a concern as they often lead to cars parked on the carriageway and footway. It is acknowledged that wider front drives are contrary to Council policy. If tandem drives are to be provided, it is then necessary to accommodate vehicles on the road. Grass verges should be avoided where they would likely be damaged by parking. Right-angled kerb-lines should be replaced by appropriate radii.
- 5.10.5 Construction traffic should be limited to using the main Bispham Road access wherever practicable. A specific condition to require appropriate wheel washing should be imposed. Works may be required to the main site access in order to accommodate construction traffic.
- 5.10.6 Given the proximity of houses, a significant watercourse and main road, a condition should be imposed to ensure that works prior to the implementation of the agreed full drainage strategy do not result in flows of water onto the highway or to other sensitive receptors.
- 5.10.7 Ownership or management responsibility of the different areas of the site should be clarified. The submitted red edge implies responsibility for the north-western bank of the watercourse on the south-eastern boundary. The status of surface water drainage within the site including in the highway and any highway connections to it should be clarified.
- 5.10.8 Materials must be carefully considered. There is a highway preference for stone mastic asphalt (SMA) over hot-rolled asphalt (HRA) and macadam ramps over pavements. Detail of levels of these and crossing points would be required.
- 5.10.9 The first junctions inside the site are quite close to one another. Road marking and tracking plans are required to enable a proper assessment.
- 5.10.10 The Community Lighting Partnership and Eon must be consulted on any lighting proposals.
- 5.10.11 In due course, greater detail will be required in relation to levels, drainage, vehicle tracking,

waste collection distances (informed by tracking), road markings, connections to existing roads and footways, lighting and a road safety audit.

- 5.10.12 Follow-up response – proposals for provision of T-junction access from Bispham Road rather than a roundabout have been submitted. These are considered to be acceptable. Submission of an addendum to the TA to investigate potential impact and opportunities for upgrade of the junction of Bispham Road and Warbreck Hill Road should be secured by condition, as should implementation of any necessary works.

Officer response: this addendum has now been submitted and comments are awaited. If these are received in advance of the Committee meeting they will be reported through the update note.

5.11 **Local Education Authority**

- 5.11.1 Primary school pupil numbers in the town are falling and so no contributions are sought towards local primary education provision. In contrast the number of secondary school pupils is rising and the proposed development would yield an additional 50 secondary school pupils. As such, a contribution of £1,419,146 is requested.

5.12 **Environmental Protection (Residential Amenity)**

- 5.12.1 The submitted Construction Management Plan has been considered with regard to potential disturbance. With regard to noise, no deliveries should take place before 8am in line with the commencement of work. This is because the site entrances are in residential areas and there is potential for nuisance from idling vehicles. Saturday working should be limited to 0900-1300, which is the standard allowance, rather than the 0800-1400 stated. The reference to the carrying out of 'less noisy works' outside of the times stated requires further clarification. The Construction Management Plan states that 'site works would be designed to be undertaken with any directional noise emissions pointing away from the nearest noise-sensitive receptors where practical'. Clarification is needed as to how this could be achieved. With regard to potential vibration, no information has been provided as to how and when monitoring would be undertaken.

5.13 **Environmental Protection (Pollution and Contamination)**

- 5.13.1 The submitted Construction Management Plan has been considered with regard to dust. It states that road sweeping would depend upon the time of year but sweeping should be part of the daily routine to prevent dust migration. Best practical methods for dust management are repeatedly referenced without any information as to what these are. Clarification is required as to how monitoring would be undertaken and recorded, and how they would know when action such as the dampening of materials and access roads was required.

5.14 **Blackpool Civic Trust**

- 5.14.1 No comments received in time for inclusion in this report, any comments that are received in advance of the meeting will be reported through the update note.

5.15 **Built Heritage Manager**

- 5.15.1 The development would fall within the setting of the locally listed Squirrel Hotel and Rock Gardens. As the former is in an urban setting, the development would have minimal impact on its significance. Whilst the development would abut the Rock Gardens, a green buffer is

proposed and the gardens themselves are elevated and screened by a belt of trees. As such, although there would be some visual impact on views east from the gardens, this would be less than substantial. Tree Preservation Order 50 would fall within a private garden with a gap between properties to allow a view from the road. It would be preferable for the tree to be on public land to maximise amenity value and reduce pressure for removal or risk of unauthorised work. Its status must be recognised and protected. A condition has been requested but is considered unnecessary as the Tree Preservation Order status of the tree would be unaffected by the development.

5.16 Residential Waste Management

5.16.1 No comments received in time for inclusion in this report, any comments that are received in advance of the meeting will be reported through the update note.

5.17 Head of Parks and Greens

5.17.1 Initial comments (provided informally): noted some concerns with regard to the species mix proposed and indicated that some provision of non-native species should be considered. The reason for this was explained verbally to officers and relates to climate change. Essentially, some trees that are native to the UK at the present time are known to be struggling due to the effects of climate change that are already being seen. It is therefore likely that, if these trees are planted now, they may struggle to reach maturity. Conversely, the UK is likely to become natural habitat for some trees that are currently considered to be European species as our climate changes. These are likely to become the native UK trees of the future, and so there is an increasing acknowledgement that such trees should be included as part of developments now to maximise future resilience of planting schemes.

5.17.2 Final comments: biodiversity net gain is evolving as a concept. It is therefore likely that the system of credits relating to native species will change. The trees proposed on site are all cultivars or species of UK native plant families and so are compatible with UK wildlife. As such the requirement for native planting is sufficiently covered. Introduction of a couple of non-native species, such as the Foxglove (*Paulownia tomentosa*) or Maidenhair (*Ginkgo biloba*), would be a welcome addition. Consideration should also be given to the use of a select form of small-leafed Lime trees (*Tilia cordata* Greenspire) which are broadly upright and ideal for street-planting. In the greenspace areas where trees would have more room, the native form of small-leafed Lime (*Tilia cordata*) or large-leafed Lime (*Tilia platyphyllos*) would be preferential, or Lime (*Tilia tomentosa*) which has proven suitable for future-proof planting. At present over 50% of tree/shrub species proposed are within the family *Betulaceae*. Planting should follow the guide of 30% any one family, 20% any one species and 10% any one genus. Consideration should be given to the planting of conifers. In addition, concern is raised over the planting of single species in lines or collections as, under such an arrangement, the impact of pests or diseases would have a significant visual impact.

5.18 Estate and Asset Management

5.18.1 No comments received in time for inclusion in this report, any comments that are received in advance of the meeting will be reported through the update note.

5.19 Ramblers Association

5.19.1 No comments received in time for inclusion in this report, any comments that are received in advance of the meeting will be reported through the update note.

5.20 **Strategic Housing Manager**

5.20.1 In an ideal world a mix of affordable housing properties would be provided, including some 4-bed homes. However, it is acknowledged that there is a higher demand for affordable 2-bed properties and so what is shown is acceptable. The properties shown are genuinely dispersed through the site which is appropriate.

6.0 **REPRESENTATIONS**

- 6.1 Press notice published: 06/09/22 and again on 21/09/23 to reflect a correction to the description of development.
- 6.2 Site notices displayed: 15/09/22 (general) and again on 17/09/23 (on Bispham Road to reflect amended site access proposals) and 24/09/23 (on Kylemore Road to reflect the amended site layout on that frontage and on Corrib Road to reflect the amended footpath proposals)
- 6.3 Neighbours notified: 01/09/22 and again 17/09/23 (to residents on Bispham Road to reflect amended site access proposals)
- 6.4 As is the case with any proposal of this scale, amendments have been made throughout the assessment period. In accordance with accepted practice, only those amendments that would result in a potentially materially different impact on existing residents have resulted in the application being re-publicised.
- 6.5 Forty-four representations have been received from the following properties:
- Bispham Road: 122, 124, 126, 128, 130 x 3, 181
 - Bluebell Close: 1, 2
 - Bracken Way: 6 x 2
 - Bromley Close: 19
 - Chestnut Close: 1 x 2, 5
 - Hurstwood Drive: 3, 6
 - Leys Road: 32 x 2
 - Lorne Road: 14 x 2
 - Meadow Close: 1, 2, 4, 9, 19 x 2
 - Regency Gardens: 2, 4 x 3, 11, 14, 18, 21, 27, 32
 - Tower View: 6a, 9, 10, 11, 12, 14
 - Warbreck Hill Road; 253

6.6 These representations raise the following issues:

General

- Over-development of site
- Loss of property value
- Increased burden on tax payers
- Inadequate consultation
- No information provided as to how New Homes Government Bonus would be spent
- Application reflects a conflict of interest
- Works appear to have commenced on site

Community impact

- Existing medical services and schools are over-subscribed
- Social impact on employment/increased competition for employment
- Impact on mental health from loss of greenspace
- Impact on general health
- Loss of sports provision, provision at Stanley Park will not benefit this area
- Increase in crime and anti-social behaviour
- Loss of security for existing residents
- Attenuation pond would be dangerous
- Disturbance during construction
- Loss of privacy
- Loss of light
- Loss of outlook
- Potential damage to existing properties

Visual impact

- Building positions are inappropriate
- Design is unacceptable

Traffic impact

- Access point falls outside of site boundary
- Full details of the access and highway works should be included in the application
- Traffic surveys done at inappropriate time and is out-of-date
- Scheme would be overly dependent upon car use
- Increase in traffic and congestion, particularly at roundabout
- Existing road network cannot cope with additional traffic
- Regency Gardens is inappropriate for construction or operational traffic
- Access split is inappropriate in terms of property numbers, contrary to the housing designation in Local Plan Part 2
- Inadequate visibility for motorists on Bispham Road
- Reduced access and egress for existing property driveways
- A filter lane is required
- The roundabout is inappropriate and satisfactory tracking has not been demonstrated
- The proposed access arrangements would be unsafe
- Impact on highway safety, particularly with regard to children
- The application has not been subject to a road safety audit
- Submitted Transport Assessment is inadequate, the data pre-dates the development of the Aldi and B and M Bargains stores and changes to road markings, and forecasting is inadequate
- Use of average Blackpool car-ownership figures is inappropriate
- Leys Road is used as a rat-run
- Potential damage to public highway
- Inadequate parking provision

Environmental impact

- Increase in pollution
- Impact on air quality
- Increase in noise
- Loss of greenspace

- Existing greenspace is well-used and is maintained
- Inadequate open space provision
- Impact on wildlife
- Trees missing from tree survey
- Increased flooding
- Drainage inadequate

6.7 The Committee is respectfully reminded that issues relating to potential impact on property prices are not valid planning considerations. As is noted at the end of this report, the Council would receive a capital receipt for the sale of the land. This is not a planning consideration and should be afforded no weight in the planning balance. The application has been publicised in full accordance with the statutory requirements. No works have commenced on site, any activity noted by neighbours has related to standard site investigation. The information submitted is considered to be sufficient and adequate for a robust assessment and determination of the application to be made.

7.0 ASSESSMENT

7.1 Principle of Development

7.1.1 The Committee has formerly resolved to support a proposal for the development of 176 houses on the site under planning permission ref. 19/0241. Whilst this is a material consideration of some weight, it must be acknowledged that no planning permission has yet been granted as the Committee delegated determination to the Head of Development Management subject to the signing of a Memorandum of Understanding to secure necessary planning obligations. To date this has not been signed and so no permission has been issued. Consequently there is no extant planning permission for residential development on the site.

7.1.2 Nevertheless, the application site is now designated as a whole as a Housing Site under Policy HSA1 of Part 2 of the Local Plan. As such, residential development is acceptable in principle.

Effective use of land

7.1.3 The area of the site formerly occupied by the school buildings constitutes brownfield land. As such, efficient re-use of this land to provide residential development to meet an identified need for homes would accord with paragraphs 119 and 120 of the NPPF. This weighs notably in favour of the application.

Housing land supply

7.1.4 The scheme would make a substantial quantitative contribution of 200 new dwellings towards Blackpool's housing requirement. Policy CS2 of the Core Strategy identifies a requirement for 4,200 new dwellings over the plan period from 2012-2027.

7.1.5 Section 5 of the National Planning Policy Framework supports the government's objective of significantly boosting the supply of homes. Local Planning Authorities are required to identify a five-year housing land supply. Where such a supply cannot be identified, 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.

- 7.1.6 In terms of the Council's housing land supply, the Council can currently demonstrate a 14.2 year housing land supply including predicted provision of 120 units on this site within the next five years. Excluding the site would give a 13.2 year housing land supply. As such, a 'tilted' planning balance would not be engaged in respect of this scheme. Nevertheless, the application is a large site which is relatively rare in Blackpool, and it is in a sustainable location for new housing. As such the quantitative contribution the scheme would make towards meeting Blackpool's housing requirements would still weigh significantly in favour of the proposal.

Housing mix

- 7.1.7 Policy CS13 of the Core Strategy requires all sites of more than 1 hectare in area to provide a housing mix of no more than 10% one-bed properties, at least 20% two-bed properties, and at least 20% of properties offering three-beds or more.
- 7.1.8 Policy DM1 requires 20% of new homes to meet national floorspace standards. In this case, the Lowry, Hatton, Reynold and Tabley house types would meet the requisite standards, and these account for 34% of the total. Although the other house types fall short in some area, sometimes across all bedrooms, the policy requirement is met and so housing mix must be calculated based on the accommodation shown rather than that which complies with standards.
- 7.1.9 Based on the accommodation shown the housing mix would be as follows;
- 2-bed = 40no. = 20%
3-bed = 87no. = 44%
4-bed = 73no. = 37%
- 7.1.10 This would comply with housing mix requirements.

Conflict with former Blackpool Local Plan 2001-2016 designations

- 7.1.11 Schedule 1 of the Local Plan Part 2 lists and details the various Housing Site allocations. The overview of this site, HSA1.2, acknowledges the presence of formerly protected Public Open Space and Playing Fields and Sports Grounds on site. It stipulates the way in which these considerations are to be addressed as part of the development of the site. This overview sits within Part 2 of the Local Plan and underpins the designation of the site. As such it carries full weight. The resolution of these conflicts is discussed below.

7.2 Planning obligations - requirements

Public open space

- 7.2.1 The overview of Housing Site allocation HSA1.2, for this application site, acknowledges that the land formerly designated as Public Open Space on site was recognised in the 2018 Blackpool Open Space Assessment as being of low quality. This assessment identifies Greenlands ward as exceeding the Blackpool standard in terms of quantitative open space provision. The wider area immediately surrounding the site is certainly well provided for with the Rock Gardens and a children's playground immediately to the west and north, and Moor

Park around 1km away to the north-east. On this basis, development of the open space within the site is considered acceptable subject to the provision of compensatory measures including improvement of the quality of open space to the required standards.

7.2.2 The development as proposed would retain much of the area formerly designated as Public Open Space, although some 402sqm would be used to provide the access road serving plots 57-63.

7.2.3 The proposed housing would generate a requirement for green infrastructure in accordance with Policy CS1 of Part 1. As per the Greening Blackpool SPD, this would be as follows:

40 x 2-bed units = 40 x 72sqm = 2,880sqm
87 x 3-bed units = 87 x 92sqm = 8,004sqm
73 x 4-bed units = 73 x 116sqm = 8,468sqm

Total requirement = 19,352sqm

7.2.4 At present four areas of public open space amounting to around 24,000sqm are proposed:

- The first would be at the front of the site adjacent to the main entrance point. This would be roughly triangular in shape and would be dominated by an attenuation basin at the centre with trees surrounding.
- The second section would follow the main estate road through the pinch point between the eastern and western portions of the site. The spaces on either side of the road would be relatively small and would be suitable for passive recreation only.
- The third section would run between the section of housing against the northern boundary and that to be accessed from Regency Gardens. A pedestrian footpath would run through this elongate area and again it would be suitable for passive recreation only.
- The fourth section would be the land formerly designed as Public Open Space under the Blackpool Local Plan 2001-2016.

7.2.5 In accordance with the allocation of the site under Policy HSA1, the use of the land formerly designated as protected Public Open Space as green infrastructure for this development is acceptable in principle, subject to a satisfactory uplift in quality. The submitted plans show that an attenuation basin would be introduced to this area which would offer biodiversity and recreational enrichment. In addition, improved footway connectivity linking the site into the Rock Gardens to the west would be provided. A degree of tree planting and species-rich grassland planting is proposed which would again provide ecological and recreational enrichment. Finally, there is a need for children's play provision. However, as there is an existing play space at the end of Inver Road immediately to the north of the site, a financial contribution towards the upgrade of this provision is considered to be more appropriate than play provision on site.

7.2.6 Blackpool's Open Space Assessment identifies that neighbourhood play facilities should have a walking threshold of up to 500m or ten minutes. The existing play equipment to the north of the site is the only play provision for at least 500m in any direction. As such, and given the quantum of development proposed, it is considered that this should be upgraded to provide neighbourhood play facilities.

7.2.7 However, the applicant has submitted a financial viability appraisal to demonstrate that the scheme cannot afford to meet the obligations set out in the Local Plan. This will be discussed further below.

Trees

- 7.2.8 For residential developments of three or more units, the Greening Blackpool SPD expects provision of 2 trees for each dwelling. In addition, any category A, B or C trees lost must be replaced at a 2:1 ratio. Where the full requirement cannot be met on site, a commuted sum payment can be made at a rate of £1k per tree. The application proposes the provision of 200 houses and the loss of 22 trees. As such 444 trees are required.
- 7.2.9 Some 227 new trees are shown across the site leaving a shortfall of 217. This would equate to a financial contribution of £217k. This would ordinarily be secured through a S106 legal agreement but, as above, a financial viability appraisal has been submitted to demonstrate that full obligations cannot be met.

Sports provision

- 7.2.10 As set out above, part of the site was safeguarded as Playing Fields and Sports Grounds under the former Blackpool Local Plan 2001-2016. This protection has fallen away under the newly adopted Part 2 but, as with the requirement to upgrade local public open space, there remains an expectation through the housing designation that provision be made for replacement sports facilities. The designation has been informed by the Blackpool Playing Pitch Strategy which identifies a need for replacement provision and recommends that a 3G pitch be created at Stanley Park to compensate for the loss on this site.
- 7.2.11 When this application was initially submitted, the Playing Fields and Sports Grounds designation was still in place and so Sport England was consulted as a statutory consultee. Sport England raised an objection unless it could be demonstrated that a financial contribution of £442k would be made towards the provision of replacement facilities in accordance with the Playing Pitch Strategy. Following the adoption of Part 2, the Playing Fields and Sports Grounds designation is no longer in place and so, as the pitch has not been used in the last five years, Sport England are no longer a statutory consultee. As such their objection is no longer an obstacle to the grant of planning permission. Nevertheless and as stated, the designation requires mitigation in the form of a financial contribution. As such, a contribution of £442k to provide a replacement 3G pitch at Stanley Park is still considered necessary to make this development acceptable. Again, if this can be secured, it would be done through a S106 legal agreement.

Affordable housing

- 7.2.12 Policy CS14 of the Core Strategy requires proposals of this scale to provide affordable housing equivalent to 30% of the total development. As this application proposes 200 houses, affordable housing provision equivalent to 60 units is required. In accordance with the policy, this should be provided on site if possible. However, a financial contribution could be accepted where provision on site would be unsuitable or where a contribution would better support regeneration objectives.
- 7.2.13 The application proposes 20% affordable housing which equates to 40 dwellings. These would be well dispersed around the site, but would entirely consist of two-bed Lowry house-types. Whilst a greater mix of properties would be preferable, including some 4-bed houses, it is accepted that the greatest demand is for 2-bed homes. In the viability documentation submitted, the applicant states that all of the properties would be made available for affordable or social rent. The viability appraisal to Local Plan Part 2 acknowledges that provision of affordable housing at 30% in full compliance with Policy CS14 is unlikely to be

financially viable given various economic challenges that have arisen since Part 1 was adopted in 2016.

- 7.2.14 As set out above, the applicant has provided a financial viability appraisal to demonstrate that full obligations cannot be met. This will be considered further below but, as the financial viability appraisal to Local Plan Part 2 would corroborate the applicant's claims with regard to affordable housing, the offer as presented is considered to be acceptable, particularly as the provision would be 100% affordable/social rent in accordance with identified requirements.

Education

- 7.2.15 Policy CS15 of the Core Strategy specifies that financial contributions will be sought towards local education 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 £1,419,146 towards the provision of 50 local secondary school places. Again, if this can be secured it would be done through a S106 legal agreement. However and as above, the applicant has submitted a financial viability appraisal to demonstrate that the scheme cannot afford to meet all necessary obligations. This will be discussed further below.

Health

- 7.2.16 Policy CS15 of the Core Strategy also requires financial contributions towards local healthcare provision where this is required to meet the needs generated by the development. Contributions have been requested by both the local Clinical Commissioning Group, who are responsible for the provision of local doctors' surgeries and health centres, and the Hospital Trust that governs Blackpool Victoria Hospital.
- 7.2.17 The NHS Clinical Commissioning Group has requested £143,665 towards the extension of St. Paul's Surgery and the reconfiguration of Moor Park Health Centre and have requested payment upon commencement. As above, if possible subject to the consideration of viability to be discussed, this would be secured through a S106 legal agreement.
- 7.2.18 The NHS Trust has requested £558,634, but have made it clear that this sum is sought to cover an anticipated funding gap between the grant of planning permission and the next funding review which could be up to 3 years away. This request is not considered to be acceptable because the figure requested is based on an assumption that all future occupants would represent population increase. Whilst the development may result in population increase in this local area which could affect local surgeries, there is no evidence to suggest that it would result in population increase across Blackpool as a whole that could affect capacity at Blackpool Victoria Hospital. This is because the Office of National Statistics has predicted that the population of Blackpool will fall by 2.5% between 2016 and 2041. It is therefore very possible that future occupants would be existing Blackpool residents who have chosen to relocate to this area. On this basis, as the Trust has failed to adequately demonstrate that the contribution is necessary in order to make the development acceptable, it will not be sought.

7.3 Amenity

- 7.3.1 Developments of the scale proposed inevitably require a long construction period which has the potential to cause nuisance to existing residents through generation of noise, dust and general disturbance. The Construction Management Plan submitted is not considered to be acceptable, but it is nevertheless felt that a suitable Construction Management Plan could

be secured through condition and that this would satisfactorily manage any construction impact.

- 7.3.2 Given the largely residential nature of the wider area, there is no reason the development, once completed, would have an unacceptable impact on the amenities of existing residents through noise or disturbance.
- 7.3.3 Policy DM1 of Part 2 expects new residential developments to safeguard privacy, sunlight, daylight, outlook and general amenity. The Council has long applied the following minimum separation distances to achieve this; front/rear-to-front/rear 21m; front/rear-to-side 13m; side-to-side 2m. These minimum interface distances are met between all existing properties and those proposed. Within the site, these separation distances are generally met at the rear and side of properties where greater privacy would be expected. Where shortfalls do exist they are typically less than 1m. At numerous points around the site, the separation distance between front elevations falls short by up to 3m. Whilst this is unfortunate, it is accepted that a lesser degree of privacy is typically expected from front elevations that face onto public areas. In addition, given the constraints presented by the shape of the site, the existing hedgerows and the desire to retain as much public open space as possible, it would be difficult to deliver an efficient layout that met these interface distances. As such, overall and on balance, the layout is considered to be acceptable from an amenity perspective.
- 7.3.4 As set out under paragraph 7.1.8, the majority of house types proposed do not meet the minimum national housing technical standards. This is extremely unfortunate. However, Policy DM1 only requires 20% of units to meet these standards and this is achieved through those house types that are compliant. As such the internal layouts of the properties proposed must be considered to provide adequate amenity for future occupants.
- 7.3.5 The Council does not have any published standards for garden space, but has long expected rear gardens to be at least 10.5m in length to adequately protect privacy and prevent undue-overshadowing. The supporting text to Policy DM1 expects new residential properties to have garden space equivalent to either the floorspace of the house, or the gardens of nearby properties in the area. This expectation is generally met across the site.
- 7.3.6 Consideration has been given to the storage of waste and the presentation of bins for collection. All properties would be able to store refuse at the rear as required by Policy DM1. Those properties lacking a pavement frontage would, where necessary, have access to a refuse presentation area to ensure that, as far as possible, bins do not block access to parking spaces. Terraced properties would have rear pathways to get bins to a pavement frontage. As such, no unacceptable drag distances are proposed.
- 7.3.7 The comments of the Police Architectural Liaison Officer have been noted and highlighted to the applicant. It is considered that the site would benefit from appropriate natural surveillance. A scheme of lighting for the non-adopted areas of the site could be agreed through condition, as could a scheme of landscape maintenance to ensure that good natural surveillance is maintained. Subject to these conditions, no unacceptable security issues are identified.
- 7.3.8 Policy DM18 of Part 2 requires submission of a Broadband Statement and provision for all premises to either have full-fibre broadband or available connection for the future. A Fibre Statement has been submitted with the application confirming that all dwellings would have ultra-fast full-fibre broadband connectivity fitted. It is understood that, since the inclusion of this requirement within the Local Plan, it has become a standard Building Regulations

requirement for residential developments. As such it is considered that this requirement is now adequately addressed by existing, alternative legislation.

7.4 Visual impact and design

- 7.4.1 In terms of visual impact, the land toward the western end of the site has always been open, and so the development proposed would inevitably have some visual impact for nearby residential receptors. However, the site is not particularly visually sensitive or of notable landscape value. Consequently, given its wider urban context, residential development of the site would not have a detrimental visual impact that would weigh notably against the application.
- 7.4.2 Policy DM1 expects housing designs and layouts to respond to local topography, character and distinctiveness. Overall design should establish a strong sense of place. Policy DM17 specifically sets out the design principles the Council expects new development to adhere to.
- 7.4.3 The site is surrounded by traditional housing to the north, east and south-east, and more modern residential properties to the south. The traditional housing to the north is of fairly standard design, finished in rough red/brown brick with rosemary roof tiles. Aside from the occasional use of render, canopies and angled bays, these properties include few distinguishing architectural features. The properties along Bispham Road, in contrast, are more substantial with decorative bays, gables, stonework and roof features. The properties on Regency Gardens display a different character again, using a range of material finishes, brick and stonework detailing, and bays and canopies. Overall, therefore, there is no easily identifiable architectural vernacular for the development proposed to adhere to.
- 7.4.4 The scheme as proposed would involve 15 different house types, which would help to create visual interest. A number of these include elements of projection along with stone-work detailing, gables, canopies and bays. An appropriate range of materials to include brickwork and render, and grey and rosemary roof tiles could be secured through condition. In order to ensure appropriate visual depth, windows and doors would be conditioned to be recessed behind the elevation in which they sit by at least one brick width. As such, overall and in this context, the properties themselves are considered to be of acceptable design.
- 7.4.5 Paragraph 131 of the National Planning Policy Framework expects new streets to be tree-lined unless there are clear, justifiable and compelling reasons why this would be inappropriate. Policy DM1 of Part 2 states that no more than 50% of a property frontage should be taken up by car parking. More than half of the properties would have frontages dominated by more than 50% car parking. Whilst a number of trees are proposed in front garden areas no trees are proposed within the confines of the street itself.
- 7.4.6 The main road through the site would feature tree planting in communal public open space areas. This provision would be bolstered by the proposed tree planting in front gardens. On streets that are proposed for adoption, trees planted along the pavement would be in the highway and so would become the responsibility of the Council as Local Highway Authority. The power to retain them long-term would therefore sit with the Council. Trees provided in front gardens can only be reasonably safeguarded for seven years through a grant of planning permission. The approach proposed therefore poses greater risk that trees will be removed in time and that the streets may then lose their tree-lined feel. This weighs notably against the application. However, the only way to address these concerns would be through a notable reduction in unit numbers. The applicant has submitted a viability appraisal to demonstrate that this would not be financially viable.

7.4.7 The Bispham Road frontage would be landscaped to visually soften the appearance of the development from the main road. Moving through the site, the key access roads would have a clear green element through the provision of trees in front-garden, except where this is prevented by the existing easement. Even where trees are not proposed, there will be potential for small grassed or planted areas of low-level shrubs. The section of public open space at the centre of the site would be significantly tree-lined. Relative to the surrounding residential areas, the estate would benefit from notably more green infrastructure. As such, taking the submitted viability appraisal into account, on balance the overall layout is considered to be visually acceptable.

7.5 Access, highway safety, parking and sustainable travel

7.5.1 The application proposes two new points of connection to the existing highway network. The main access point for the development would be from Bispham Road and this would serve 139 dwellings. A further 56 properties would be accessed through Regency Gardens. Five properties would face onto the existing highway of Kylemore Avenue.

7.5.2 It was originally proposed that the access point from Bispham Road would take the form of a roundabout. However, following discussions with officers, this has since been amended to a priority T-junction.

7.5.3 The access from Regency Gardens would not require a new junction, it would simply extend an existing estate road. The Regency Gardens development was originally intended to be delivered in two phases. To date, only phase one has been completed but the estate roads were designed to accommodate both phases one and two up to a maximum of 200 dwellings. The existing Regency Gardens development in combination with the scheme now proposed would fall notably short of this design maximum.

7.5.4 The application has been supported a Transport Assessment. This has been assessed both by officers and also on behalf of the Council by Pell Frischmann. The Transport Assessment is broadly accepted although some additional information is required. Highway officers are satisfied that this information could be secured through condition prior to any commencement of development, with any off-site highway works identified and agreed as being necessary being delivered prior to first occupation.

7.5.5 The two new points of access are both considered to be safe and acceptable. The access from Regency Gardens would simply be a continuation of the existing road network. The proposed new T-junction access from Bispham Road has been developed at the direction of the Council's Highway officers. It would see the existing slip road and islands removed and replaced by a traditional T-junction with landscaped areas on either side. To the south, the landscaped area would incorporate individual footpath crossing points for the existing houses fronting Bispham Road. This access arrangement is considered to be acceptable and the most suitable solution for the site.

7.5.6 In terms of highway safety, the replacement of the roundabout initially proposed with a priority junction is considered to address any road safety concerns. Final details would be resolved through condition and through the highway works approvals process to ensure that the layout and access arrangements are safe. It is proposed that a condition be imposed on any permission granted to require a traffic speed survey to be undertaken on Regency Gardens. If this reveals excessive vehicle speeds, a scheme of traffic calming measures could then be agreed and implementation secured through that condition.

- 7.5.7 With regard to highway capacity and junction, the only junction of concern is that between Warbreck Hill Road and Bispham Road. Officers have requested an addendum to the submitted Transport Assessment to provide further assessment of this junction, but this has not been forthcoming to date. However, it is considered that this necessary information could be secured through condition prior to any commencement of development. Any scheme of highway works agreed as being necessary from this information could equally be secured through the condition. On this basis, and as officers are confident that a solution would be available, it is considered that wider highway function could be suitably safeguarded.
- 7.5.8 Policy DM1 of Part 2 specifies the minimum dimensions required for garages and driveways. Appendix D1 of Part 2 sets out the Council's parking standards. In terms of the number of spaces proposed, the scheme is generally compliant, however, the majority of garage and driveway parking spaces fail to meet the minimum space standards. In addition, some 30% of parking provision is in a tandem arrangement. This enables at least 50% of the space to the front of properties to be soft landscaped in accordance with Policy DM1, but presents a parking challenge as it is an inconvenient arrangement that encourages parking on estate roads that can potentially be inconsiderate or even dangerous.
- 7.5.9 When considering the adequacy of the parking provision, it must be noted that the majority of properties do not meet National Minimum Standards. Furthermore, and overlooking the shortfalls against minimum standards, only three dwellings across the site require their garage to meet their parking requirements. Each one is a Bonnington house type which is marketed as a four bed dwelling (which would require three parking spaces), but does not meet standards. As the fourth bedroom is around 6sqm, it could quite possibly be used as a box room, study or small child's room. The three more useable bedrooms would give a parking requirement of two spaces making the garage surplus to requirements.
- 7.5.10 The only way for the scheme to fully meet parking requirements would be through a reduction in unit numbers or provision of smaller house types, which would have clear viability implications, or through the loss of additional soft landscaping which would not be desirable. Consequently, whilst the failure of the proposed parking provision to meet minimum size standards does weigh against the scheme, as sufficient parking would be provided in quantitative terms, it is not considered to weigh heavily in the planning balance.
- 7.5.11 To meet sustainable travel requirements, the applicant has submitted a Framework Travel Plan. This has been considered by the Council's Transport Policy team and is considered to be broadly acceptable although some amendments and additional information is required. This could be secured through condition. To improve connectivity through the site, pathways for use by pedestrians and cyclists are proposed through the existing area of POS to link into the Rock Gardens and to the play park to the north. However, these pathways are not considered to reflect natural desire lines and this could result in damage to planted or grassed areas. A condition is proposed to agree final pathway lines. On the advice of the Council's Parks Officer, no access points through the existing hedgerow along the western boundary have been proposed because of the ecological value of this feature. Policy DM1 of Part 2 expects all properties without garages to provide secure cycle storage either internally or within the outdoor amenity space. No garden sheds are shown on the submitted plans and the applicant has argued that such a requirement would compromise the viability of the scheme. All gardens are large enough for the provision of a shed which could be provided by the householder if wanted. Whilst the lack of garden sheds weighs against the application, it is not a significant consideration.

7.6 Flood risk and drainage

- 7.6.1 The site falls within flood zone 1 but, because it exceeds 1ha in area, a site-specific flood risk is required and has been submitted. There is no requirement for the applicant to demonstrate compliance with the sequential or exceptions tests. As the site falls within flood zone 1 there has been no requirement to consult the Environment Agency.
- 7.6.2 The flood risk assessment and submitted drainage information has been considered by the Council as Lead Local Flood Authority who has judged it to be acceptable. Two attenuation ponds are proposed on the site to hold surface water during more significant storm events to enable overall site discharge rates to be better managed and regulated. It is proposed that surface water from the site drainage system would discharge into the existing surface water sewer that runs along Bispham Road. There is a watercourse along the south-eastern boundary of the site, but this discharges directly into this public sewer. As such, whilst the accepted hierarchy of sustainable drainage options would see surface water from the site discharged into the watercourse, in practice this would deliver no benefit over discharge directly into the sewer. Discharge rates following development would be limited to existing rates pre-development. This has been accepted by the Council as Lead Local Flood Authority.
- 7.6.3 United Utilities has also reviewed the information submitted. They have and continue to raise objection against the lack of detail provided and evidence to demonstrate that surface water drainage by infiltration is not possible. As such, and given the preference to move the application forward, it is considered that the Council's standard drainage conditions should be imposed to enable this issue to be resolved at a later date. It is, however, understood that the applicant is continuing to liaise with UU so it may be possible for a revised condition to be imposed. If this is the case, it will be reported through the update note.
- 7.6.4 In light of the above, and subject to the imposition of appropriate conditions, no detrimental drainage or flood risk impacts are anticipated.

7.7 Biodiversity and green infrastructure

- 7.7.1 Policy DM35 of Part 2 requires new development to safeguard protected species. As the site falls within the potential impact zone of nearby coastal designated sites, namely the Liverpool Bay Special Protected Area (SPA), the relevant legislation requires that a Habitats Regulations Assessment screening is carried out. Greater Manchester Ecology Unit (GMEU) have done this on behalf of the Council. Given the distance to the SPA; the negligible value of the site to birds using the SPA; and the de minimis increase in resident numbers relative to the population of Blackpool, it is judged that potential impacts through increased recreational disturbance are very unlikely either directly to the SPA or indirectly to functionally linked land. As such, no significant likely effects are anticipated and no further work and no Appropriate Assessment is required.
- 7.7.2 The only protected species recorded on site is the common pipistrelle bat which uses the site in low numbers for foraging and commuting. The development proposed would not unduly impact upon the local bat population and so no further information or measures are necessary. All nesting birds are protected and so a condition should be imposed on any permission granted to prevent clearance of vegetation during bird nesting season unless the absence of nesting birds has been appropriately confirmed.

- 7.7.3 A number of species that are not statutorily protected, but are nevertheless protected under animal welfare law, have either been recorded on the site or are likely to use the site, including white-letter hairstreak butterflies, foxes, rabbits, hedgehogs and amphibians. The retention of the existing hedgerow between the site and the Rock Garden would adequately safeguard the butterflies. The implementation of Reasonable Avoidance Measures can be secured through condition and should safeguard other species.
- 7.7.4 Policy DM 35 also expects development proposals to result in no loss or harm to biodiversity, and to provide biodiversity net gains (BNG) through good design, ecological enhancement and habitat creation. The submitted ecological appraisal concludes no significant ecological issues, although the development would result in the loss of significant areas of low and moderate-value ecological habitat.
- 7.7.5 The development would propose significant areas of semi-natural open space as well as the gardens to the private dwellings. In the communal areas, species-rich wildflower grassland planting is proposed alongside species-rich wet grassland planting within and around the two attenuation basins. These basins are designed to be 'wet' meaning that they would hold some water at all times rather than just in storm events. This would introduce a new form of habitat to the site. Existing hedgerows would be bolstered with native planting and new Elm trees would be planted which are particularly important habitat for the rare white-letter hairstreak butterfly found in the Rock Gardens to the west. A scheme of further ecological enhancement to provide bird and bat boxes and site permeability for small mammals and amphibian would be secured through condition.
- 7.7.6 GMEU have requested submission of a BNG metric to establish existing value and what would likely be achieved post development. However, at present there is no statutory requirement for 10% BNG to be secured and so the applicant has declined to provide a metric but has instead produced a general statement relating to biodiversity. This has been sent to GMEU for review but they have instead run a metric on behalf of the applicant. This has revealed that, if the habitat creation proposed achieves moderate condition, and if the trees in communal areas achieve medium size then, subject to a robust condition to secure this, the site as a whole would achieve biodiversity net gain. As such the scheme would comply with the requirements of Policy DM35.
- 7.7.7 There is a tree subject to a Tree Preservation Order (TPO 50) on the site. Under the development proposed, this tree would be contained within the rear garden to plot 151. This is far from ideal but it is unclear how this situation could be avoided without a very significant reconfiguration of the site that would likely result in a notable loss of unit numbers. Part of the value of a TPO tree is its public amenity benefit. The tree would still be visible through the gap between the houses on plots 150 and 151, and those on plots 143 and 144, and so would still contribute to the overall green character of the streetscene. On this basis, the retention of the tree in the manner proposed is considered to be acceptable.
- 7.7.8 The site layout at the western end of the site has been designed to sit within the existing hedgerows that form the western boundary and that bisect the site east-west. This approach is welcomed. The bolstering of these hedgerows with appropriate species could be secured as part of the agreement of landscaping through condition.
- 7.7.9 As set out above, a significant amount of new tree planting is proposed on site along with shrub planting and species rich wet and wildflower grassland. The planting specifications proposed have been considered by the Council's Parks Officer but a number of concerns have been raised. In general, a more diverse planting specification is required. As this could

be achieved and given the desire to move this scheme forward, it is considered that the final details of landscaping could appropriately be agreed through condition.

- 7.7.10 Overall, the proposals would significantly improve the existing greenspace by providing notable enrichment both for ecology and as an area for passive recreation. Appropriate landscaping could be secured. Throughout the rest of the site, and taking into account the proposed planting along the Bispham Road frontage and the tree planting within private gardens, it is considered that the development would deliver an acceptable level of green infrastructure and have a sufficiently 'green' feel.

7.8 Sustainable design and Environmental Quality

- 7.8.1 Policy DM1 of Part 2 expects developments to be designed and oriented so that roofs can contribute to solar energy generation and so that dwellings can minimise energy consumption. The strong east-west axis of the site constraints the extent to which dwellings can be arranged for solar gain. Nevertheless, more than half of the properties proposed would have a south-facing roof plane. Of the 200 houses proposed, 100 would be detached, 62 would be semi-detached and only 38 would be terraced. The majority of terraces are just three properties long with two containing four houses.
- 7.8.2 In response to DM1, the applicant has submitted a Sustainability Statement. Each property would adhere to the 2021 Building Regulations Approved Document L. Renewable energy options would include use of photovoltaic panels or air source heat pumps. The statement notes that Rowland Homes focus on key design principles to achieve better thermal performance, reduced heat loss, efficient ventilation, efficient energy and water use, and reduced carbon emissions. Electric vehicle charging would be provided.
- 7.8.3 Policy DM1 of Part 2 requires all residential properties to have a 200 litre water butt concealed from the highway to collect rainwater. This could be secured through condition.
- 7.8.4 Policy DM1 also requires 10% of properties to be designed to be accessible and adaptable in accordance with the technical standards of the relevant building regulations in order to be suitable for wheelchair users. The Aroncroft and Buckshaw house types are compliant with these standards and these account for just over 10% of the total provision meaning this policy requirement is met.
- 7.8.5 The site has a total area of some 8.87ha and so the scheme of 200 dwellings would give a housing density of 22.5 dwellings per hectare. The national design guidance acknowledges both the importance of new development responding to its context, and the need to make efficient use of land by optimising density. This reflects the objectives of section 11 of the NPPF.
- 7.8.6 The development proposed would be lower density than the traditional housing to the north and east and somewhat lower density than the newer housing to the south. However, housing allocation HSA1.2 of Part 2 only expects 176 homes to be delivered on site so the proposal is more intensive than envisaged in the Plan. It must also be noted that increased housing provision would increase the requirement for public open space. Overall and on balance the density of development is considered to be acceptable.
- 7.8.7 The site does not fall within or close to an Air Quality Management Area and there is no reason to suppose that the development would have an unacceptable impact upon air quality. The creation of dust through construction could be appropriately controlled through

agreement of a Construction Management Plan through condition.

- 7.8.8 Subject to the imposition of appropriate conditions requiring the agreement of a drainage system and Construction Management Plan, there is no reason to suppose that the development would have an unacceptable impact upon water quality.
- 7.8.9 The geo-technical report submitted with previous planning application ref. 19/0241 has been resubmitted as part of this application. The Council's Environmental Protection team previously reviewed this and raised no objection. As such and subject to a condition requiring compliance with the recommendations within the report, the development is not anticipated to be at risk from or contribute to land contamination.

7.9 Consideration of development viability

- 7.9.1 Section 7.2 of this report sets out the planning obligations required in respect of this scheme. The applicant has submitted a financial viability appraisal in support of their application to demonstrate that it would not be financially viable for them to deliver the proposal and provide the full suite of planning obligations. This has been independently assessed on behalf of the Council by Parkinson Real Estate.
- 7.9.2 The applicant's viability appraisal makes an allowance for provision of 20% affordable housing and payment of £442k for off-site sports provision as required as part of the allocation. The appraisal concludes that this would result in an overall loss of nearly £1.5m, a significant sum, but nevertheless considers the viability of the development on this basis to be marginal rather than unviable.
- 7.9.3 A financial viability assessment essentially considers the costs (including profit margin) of delivering a development against the anticipated value of the development based on returns from sales. This outputs a Residual Land Value which is then compared against a policy compliant Benchmark Land Value (minimum aspirational return to landowner). Costs are split into standard build costs, abnormal costs, finance costs, fees, aspirational profit margin and planning costs. The anticipated values are derived from comparable sales data. A viability appraisal should not be applicant-specific and so the costs applied must reflect what the market would reasonably incur for the scale of development on the site regardless of who would implement it. There is extensive and specific guidance within the NPPG which explains how viability appraisals should be undertaken and assessed in respect of development proposals for the purposes of planning decision-making.
- 7.9.4 Extensive discussions have taken place between the viability consultants on both sides. There are disagreements over the likely development period, the gross development value and the total construction costs. The total construction costs include substantial abnormal costs that are disputed.
- 7.9.5 Parkinson Real Estate accepts that the scheme would not be viable if full affordable housing provision at 30% was required alongside the full planning obligations detailed in section 7.2. They consider that the full suite of financial planning obligations could only be delivered if affordable housing were reduced to 5.5% provision.
- 7.9.6 To date the parties have failed to reach agreement over the matters in dispute. It has been suggested that a S106 agreement be entered into which makes what is known as 'overage' provision. Financial viability appraisals are necessarily built on predicted and estimated costs and values. Under an overage arrangement, the applicant would have to provide

information on actual costs and values once the development has been constructed and the units sold. If it transpires that the development costs less to build than is anticipated, and/or that the houses sell for more than expected, this increased income would then have to be paid to the Council in respect of the outstanding planning obligations. Naturally if the development does not generate any more money than expected, no additional payments would have to be made. Whilst this sounds like an ideal solution, it is understood that overage clauses can further compromise viability. This is because they introduce a degree of uncertainty and the potential that Councils and applicants may not agree or accept final development costs. Many lenders consider this to be unacceptable.

7.9.7 This application was submitted in August 2022. The applicant provided their viability appraisal in March 2023. However, they have argued that market conditions have deteriorated since that time. This is accepted to an extent. The applicant has now confirmed that they are able to provide the £522,000 in planning obligations and no more. The application must therefore be determined on this basis.

7.10 Allocation of financial contribution

7.10.1 As set out in section 7.2, the total planning obligations for this scheme amount to some £2.3m. Clearly the offered amount of £522,000 falls very substantially short of this. Consideration must therefore be given to the way in which this money would be used.

7.10.2 To recap, the required obligations are:

1. Off-site sports provision £442k
2. Upgrade of adjacent playground to 'neighbourhood' facility £80k
3. Local health provision £143,665
4. Local education provision £1,419,146
5. Off-site tree planting £217k

7.10.3 The first requirement is a stipulation of the site allocation and should therefore be given highest priority. The applicant has already made allowance for this payment in their costings hence why it is covered in their offered contribution.

7.10.4 Upgrade of the adjacent playground would benefit residents of the site and the wider community. It would help to create a strong and varied recreational hub in this location that would consist of the more formal Rock Gardens, the informal open space on site, and formal play provision. It is therefore considered that this is the most appropriate use of the remaining money and the figure of £80,000 has been purposely offered to cover this obligation.

7.10.5 With regard to both the local health and education contributions, there is an uncertainty as to what extent residents on the estate would comprise new residents to the area rather than relocated residents. In terms of the health obligation, it is predicted that the overall Blackpool population will fall over the next 20 years. In addition, given the compact nature of the borough, it is possible that residents moving to the site from within Blackpool would already be registered at a doctor's surgery and would not intend to move. It is recognised that Blackpool suffers from very significant health deprivation and an aging population, and that local practices are known to be at capacity. However, given the uncertainty and the limited funds on offer, it is considered that the money would best be spent to provide a neighbourhood play facility in full rather than a partial contribution towards healthcare provision.

- 7.10.6 It is equally suggested that no part of the contribution go towards local education provision. Notwithstanding the initial consultation response identifying a need for 50 spaces, considering pupil yield against the most up-to-date housing mix figures would give a total requirement for 38 spaces proportionally reducing the obligation to £1m. It is understood that a single temporary classroom costs in the region of £200k. Following further discussions with the Council's Assistant Director with responsibility for School Improvement and SEND (Special Educational Needs and Disability), it has been suggested that, as an absolute minimum, two temporary classrooms at St. Mary's Catholic Academy and Unity Academy would be required amounting to £400k. As such, the available money would fall significantly short of this and it is unclear what other developments might be able to contribute substantively towards this sum. It is understood that the particular pressure is for secondary school provision within the central area of Blackpool, but that there is some capacity within schools within a reasonable travel distance of the site. On this basis, it is not considered appropriate to use the contribution for education provision.
- 7.10.7 The final obligation would relate to off-site tree planting. It is considered that this requirement would be off-set to some extent by the over-provision of quality public open space on site, and because a significant number of trees are proposed as part of the development. Further tree planting would also be expected to be secured as part of the off-site highway works to create the new junction on Bispham Road. On this basis, the upgrade of the existing play facilities are considered to be of more community value in this case than additional tree planting.

7.11 Consideration of the planning balance

- 7.11.1 The National Planning Policy Framework is clear that the purpose of the planning system is to contribute to the achievement of sustainable development. Sustainability comprises economic, environmental and social components.
- 7.11.2 Economically the scheme would generate employment during the construction phase and residents would help to support local shops and services during the operational phase. However, this would be true for any residential development of the site and so does not weigh materially in the planning balance.
- 7.11.3 Environmentally, whilst the scheme, like any development, would have an inevitable visual impact, it is well-designed and would deliver an attractive residential estate. Subject to conditions, it is considered that satisfactory biodiversity net gains could be achieved and that no detrimental impact on air, land or water quality would result. It is anticipated that an acceptable drainage solution could be agreed. However, the proposal would not meet the government's expectations for tree-lined streets and would not provide sufficient trees in accordance with the Council's Greening Blackpool Supplementary Planning Document to support the Council's Green Infrastructure Strategy. More than 50% of the majority of front gardens would be hard-surfaced in contravention of Policy DM1. This weighs notably against the proposal.
- 7.11.4 Socially, the proposal would deliver housing on an allocated housing site in accordance with Policy CS2. This weighs strongly in favour of the proposal. That said the Council currently has a comfortable housing land supply, removing any imperative for this site to be developed in the short term. The housing mix proposed would accord with Policy CS13 and the level of affordable housing provision is considered to be reasonable. The amount of public open space proposed on site would comfortably exceed the Council's standards. This weighs in

favour of the application and could be considered to off-set, at least in part, the shortfall in tree provision. The homes proposed would offer an acceptable level of residential amenity, and it is considered that the development could be delivered without detriment to flood risk or highway safety, but these are standard expectations that weigh neutrally in the planning balance. The heritage value of the neighbouring Rock Gardens would be adequately safeguarded, but again this is a standard expectation of neutral weight. Whilst parking provision would be adequate in quantitative terms, it would not meet the qualitative space standards of Part 2. This weighs against the application.

- 7.11.5 The applicant has submitted financial viability information seeking to demonstrate that it is not possible for the development to meet the relevant planning obligations and planning policy requirements. The upgrade of the existing playground to neighbourhood facility would deliver clear community benefits. The lack of healthcare and education contributions weigh strongly against the application but, as explained above, it is likely that a significant proportion of residents of the estate would be existing Blackpool or Fylde coast residents rather than new people to the area.
- 7.11.6 Throughout the viability discussions, officers have been mindful of the need to find a pragmatic solution to enable a planning permission to be granted if possible. Whilst Parkinson Real Estate has understandably focused upon the financial credentials of this site and application in isolation; officers and Members must consider the contribution this scheme could make towards achieving the Council's wider planning strategy, and the Government's ambition in the face of the national housing shortage to build more homes in sustainable locations where people want to live. It is also pertinent to note that, from January 2024, major development schemes will be liable for the mandatory 10% biodiversity net gain requirement being introduced by government. This requirement will trump all other planning obligation expectations. If this scheme is not supported, and if market conditions worsen, this may mean that a future application would not be able to provide the level of affordable housing and contributions offered here.
- 7.11.7 The site is allocated for major housing development, and Blackpool has few large sites available for housing delivery. The proposal would make an efficient and effective use of land and, despite shortfalls against Local Plan requirements, it would provide a good quality residential estate. The applicant has agreed to cover two of the necessary five planning obligations. As such, overall and on balance, it is considered that planning permission should be granted.

7.11 Other Issues

- 7.11.1 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).
- 7.11.2 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.
- 7.11.3 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.

8.0 FINANCIAL CONSIDERATIONS

8.1 The scheme would generate income for the Council through Council Tax payments and a New Homes Bonus receipt. It would also secure the Council a capital receipt as this is Council owned land. However, this is not a material planning consideration and does not carry any weight in the planning balance.

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 On balance, this application would accord with priority two by delivering housing of an acceptable standard on a large site allocated for residential development.

10.0 CONCLUSION

10.1 In light of the above, the proposal is considered to represent sustainable development and no other material planning considerations have been identified that would outweigh this view.

11.0 RECOMMENDATION

11.1 Accept the conclusion of Greater Manchester Ecology Unit that there is no need for an appropriate assessment under the Habitats Regulations.

11.2 Resolve to support the proposal and delegate the application to the Head of Development Management for the grant of planning permission subject to the following:

- Completion of a S106 legal agreement to secure:
 - £442,000 towards the provision of an off-site sports facility
 - £80,000 towards the upgrade of the adjoining playground to 'neighbourhood facility' standard
 - 40no. affordable houses
- The conditions listed below:

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:

TO BE CONFIRMED FOLLOWING RECEIPT OF FINAL PLANS LIST

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 The accommodation hereby approved 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 Council's resort regeneration strategy, the living conditions of the occupants of nearby residential properties and the character of the area in accordance with Policies CS7, CS12, CS21 and CS23 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy DM36 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027.

- 4 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 DM20 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027.

- 5 Notwithstanding the information provided, 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 and Policy DM17 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027.

- 6 Notwithstanding the information provided, 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 Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy DM17 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027.

- 7 The windows and doors hereby approved shall be recessed behind the front face of the elevation in which they are set by at least 60mm unless otherwise first submitted to and agreed in writing by the Local Planning Authority prior to the commencement of above ground construction.

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 Policy DM17 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027.

- 8 Notwithstanding the information provided, and prior to the commencement of any above ground construction, a scheme for the provision of boundary treatments to include their position, height, materials and design, shall be submitted to and agreed in writing by the Local Planning Authority. These agreed boundary treatments shall then be provided in full and in full accordance with the approved details before the proposal hereby approved is first brought into use.

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 DM17 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027.

- 9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) no walls, fences or gates shall be erected within any part of the curtilage of any dwellinghouse that is forward of the front building line of that dwellinghouse.

Reason: The development has been designed around an open-plan layout and the erection of a variety of different boundary treatments would significantly detract from the quality, character and appearance of the streetscene. This condition is therefore required in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy DM17 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027.

- 10 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 Policies DM17, DM21 and DM31 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027.

- 11 No bins or refuse shall be stored forward of the front elevation of the building other than on the day of presentation for collection.

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 DM17 and DM36 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027.

- 12 (a) Prior to the commencement of any development on site, a tree and hedgerow protection plan 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, this protection plan shall:

- (i) identify the trees and hedgerows to be retained on or adjacent to the site;

(ii) detail the position, height and format of protective fencing to be erected around the trees/hedgerows to be retained; and
(iii) confirm that no excavation, materials storage, waste disposal or other activities shall take place within the fenced-off area.

(b) The protective fencing agreed pursuant to part (a) of this condition shall remain in place for the duration of the site preparation and demolition and/or construction period.

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 Policies DM21 and DM35 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027.

13 (a) Notwithstanding the information provided, and prior to the first occupation or use of the development hereby approved, 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;

(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 either prior to occupation or within the first planting season following first occupation; 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 and to ensure there are adequate areas of soft landscaping to act as a soakaway during times of heavy rainfall in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies DM21 and DM35 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027.

14 (a) Notwithstanding the information provided, and prior to the commencement of any above ground construction, a landscaping scheme for the Bispham Road frontage 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;

(b) No property hereby approved shall first be occupied until the landscaping scheme agreed pursuant to part (a) of this condition has been implemented in full and in full accordance with the approved details.

Reason: In order to soften the appearance of the development when viewed from Bispham Road in the interests of the quality of the streetscene in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies DM21 and DM35 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027.

15 (a) Prior to the commencement of development a plan to identify those areas of the site proposed to be incorporated into private residential plots and those areas to be managed and maintained by an estate management company shall be submitted to and agreed in writing by the Local Planning Authority.

(b) Prior to the commencement of development an Estate Management Plan for those areas of the site 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 arrangements to secure implementation of the Estate Management Plan in perpetuity
- include the provisions set out in the Landscape and Ecological Management Plan prepared by Richard Eaves ref. RE4191 Issue 3 August 2022

(c) The Estate Highway Management Plan hereby approved shall be implemented in full at all times that any of the homes hereby approved are occupied.

Reason: To ensure that landscaping features are properly protected and managed to secure their longevity and the visual appearance and biodiversity value of the site, in accordance with Policies CS6 and CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies DM21 and DM35 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027.

16 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 DM35 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027.

17 The following measures shall be adhered to throughout the demolition/construction period of the development hereby approved:

- all materials will be covered and stored on raised pallets only
- means of escape for amphibians and small mammals shall be provided from any excavation (i.e. solid plank providing access from the base of the excavation to ground level)
- construction and storage areas to be inspected at the start of each working day for amphibians and small mammals
- in the event that a protected species is found on site, works should immediately cease and a suitably qualified and experienced ecologist consulted
- any non-protected species found on site should be carefully removed and placed under cover on the other side of the site boundary.

Reason: In order to safeguard biodiversity in accordance with Policy CS6 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy DM35 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027.

- 18 Prior to any vegetation clearance or earthworks a Reasonable Avoidance Measures method statement for mammals such as hedgehog, fox and rabbit and amphibians covering site clearance and construction shall be submitted to and agreed in writing by the Local Planning Authority and works shall thereafter proceed in full accordance with this agreed statement.

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 Policies DM21 and DM35 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027.

- 19 The development hereby approved shall proceed in full accordance with the recommendations set out in the Extended Phase 1 Habitat Survey and Baseline Ecological Impact Assessment prepared by Cameron S Crook and Associates in March 2022 and the addendum note prepared by them and dated 5th September 2023.

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 Policies DM21 and DM35 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027.

- 20 Notwithstanding the information submitted and 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 but not be limited to:

- Provision to bolster existing hedgerows with native species
- Species-rich planting to create habitat areas
- Native tree planting
- Provision of bird and bat boxes
- Features to facilitate roaming of small mammals and amphibians
- Features to support insects

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 Policies DM21 and DM35 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027.

- 21 Prior to the installation of any external lighting, 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. The lighting shall avoid wherever practicable the illumination of tree-lines and hedgerows.

Reason: In the interest of the appearance of the site and locality, to safeguard the amenities of nearby residents, and to safeguard biodiversity in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies DM35 and DM36 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027.

- 22 No property hereby approved shall be first occupied until the access arrangements shown on Access Arrangement Bispham Road plan ref. 69644-CUR-XX-00-D-TP-75002 Rev P08 have been provided in full and in full accordance with that approved drawing.

Reason: In order to ensure safe access to and egress from the site is available in the interests of highway safety in accordance with the provisions of Policy CS5 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy DM41 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027.

- 23 (a) Prior to the commencement of development, an assessment of the existing condition of the highway in the immediate vicinity of the application site shall be submitted to and agreed in writing by the Local Planning Authority;

(b) Prior to the development hereby approved being first brought into use:

- (i) An assessment of the condition of the highway in the immediate vicinity of the application site upon completion of the development shall be submitted to and agreed in writing by the Local Planning Authority and
- (ii) A scheme of remediation including a timetable of works to make good any damage caused to the highway in the immediate vicinity of the application site as a result of the development shall be submitted to and agreed in writing by the Local Planning Authority

(c) The scheme of remediation agreed pursuant to part (b) of this condition shall be implemented in full and in full accordance with the approved timetable.

Reason: In order to ensure that the development does not result in undue damage to the public highway to maintain safe and convenient access in accordance with the provisions of Policy DM41 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027.

- 24 (a) Prior to the commencement of development an addendum to the existing Transport Assessment shall be submitted to and agreed in writing by the Local Planning Authority. This addendum shall investigate potential impact on and opportunities for upgrade of the capacity of the junction of Bispham Road and Warbreck Hill Road.

(b) Before any of the houses hereby approved are first occupied, a scheme of off-site highway improvement works informed by the addendum agreed pursuant to part (a) of this condition 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.

Reason: In the interests of highway safety in accordance with Policy DM41 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027. 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.

- 25 (a) Prior to commencement of development, a survey of traffic speeds on the main arms of Regency Gardens along with details of any vehicle speed mitigation measures revealed to be necessary by the survey shall be submitted to and agreed in writing by the Local Planning Authority;

(b) Prior to first occupation of any of the houses to be accessed via Regency Gardens as hereby approved, any vehicle speed mitigation measures identified as being required pursuant to part (a) of this condition shall be implemented in full and in full accordance with the agreed 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.

26 (a) Notwithstanding the information provided, and prior to the commencement of development, the following information shall be submitted to and agreed in writing by the Local Planning Authority:

(i) a tracking plan to demonstrate that the internal road layout is adequate to accommodate access by appropriate delivery and refuse collection vehicles;

(ii) a scheme of any amendments to road geometry revealed as being necessary by the tracking plans required by part (a)(i) of this condition.

(b) The development hereby approved shall be carried out in full accordance with any plans agreed pursuant to part (a)(ii) of this condition.

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.

27 (a) Prior to the commencement of development a plan to identify those areas of the site proposed to be adopted by the Local Highway Authority and those areas proposed to be managed and maintained by third parties shall be submitted to and agreed in writing by the Local Planning Authority.

(b) Prior to the commencement of development a Highway Management Plan to for those areas of the site 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

(c) The Highway 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 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 Policy DM41 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027.

- 28 Prior to each property hereby approved being first brought into use, the parking provision shown on the approved plan(s) as being associated with that property shall be provided and shall thereafter be retained and maintained 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 Policy DM41 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027.

- 29 No dwelling with its own garage or driveway shall be occupied in advance of the installation of an EV charging cable of sufficient capacity to enable a 7kW electric vehicle charging point to be installed.

Reason: To facilitate sustainable transport by ensuring there is adequate infrastructure to enable the charging of plug-in and other ultra-low emission vehicles in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy DM41 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027.

- 30 Notwithstanding the definition of development as set out under section 55 of the Town and Country Planning Act 1990 or the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), the garage shall not be used for any purpose that would preclude its use for the parking of a vehicle.

Reason: In order to ensure that appropriate car parking provision is available to meet the needs of the property in the interests of public amenity, highway safety and the appearance of the streetscene in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies DM17 and DM41 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027.

- 31 (a) The development hereby approved shall not 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 CS5 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy DM41 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027.

32 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.

33 (a) The development hereby approved shall proceed in full accordance with the following drainage information and these approved details shall be implemented in full and in full accordance with the following prior to any part of the development first being brought into use:

Drainage design statement ref. 30484/DS/SRG dated May 2022

Drainage plan - eastern end of the site ref. 30484/100/2 Rev E

Drainage plan - western end of the site ref. 30484/100/1 Rev E

(b) 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 and the Blackburn, Blackpool and Lancashire Flood Risk Management Strategy.

34 The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Foul and Surface Water Drainage Design Drawing 30484/100/2, Rev E - Dated 20/09/23 which was prepared by Ironside Farrar. For the avoidance of doubt surface water must drain at the restricted rate of 43.5 l/s. No surface water will be permitted to drain directly or indirectly into the public sewer. Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding.

35 No construction shall commence until details of the means of ensuring the public sewer that is laid within the site boundary is protected from damage as a result of the development have been submitted to and agreed in writing by the Local Planning Authority. The details shall outline the potential impacts from construction activities and the impacts post completion of the development on the public sewer that crosses the site and identify mitigation measures to protect and prevent any damage to the pipeline both during construction and post completion of the development. Any mitigation measures shall be implemented in full in accordance with the approved details.

Reason: In the interest of public health and safety and to ensure protection of essential services.

36 Prior to the 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) 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) operation 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;

c) Means of access for maintenance and easements where applicable.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development in accordance with Policy CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy DM31 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 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.

37 Notwithstanding the information provided and prior to the commencement of development;

(a) a scheme of site remediation shall be submitted to and agreed in writing by the Local Planning Authority; and

(b) the remediation agreed pursuant to part (a) of this condition shall be carried out in full and a validation report confirming the works and CS2 gas protection measures 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 the provisions of Policies CS7 and CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy DM36 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027. This information is required to be submitted and agreed prior to commencement in order to ensure that the development hereby approved proceeds safely

38 A) Notwithstanding the information provided, no development shall commence until a programme of archaeological work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:

(i) The programme and methodology of site investigation and recording

(ii) The programme for post investigation assessment

(iii) Provision to be made for analysis of the site investigation and recording

(iv) Provision to be made for publication and dissemination of the analysis and records of the site investigation

- (v) Provision to be made for archive deposition of the analysis and records of the site investigation
- (vi) Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

B) No development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

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

This is in accordance with National Planning Policy Framework paragraph 199: "Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible".

- 39
- (a) Notwithstanding the information provided and prior to the commencement of any development on site, a Demolition/Construction Management Plan shall be submitted to and agreed in writing by the Local Planning Authority. For the purpose of this condition, the Demolition/Construction Management Plan shall specify the provision to be made for the following:
 - (i) measures to prevent detrimental impact on air quality including confirmation that no materials would be burned on site and dust mitigation measures to be followed during the demolition/construction period
 - (ii) measures to control noise emanating from the site during the demolition/construction period
 - (iii) hours and days of demolition/construction work for the development. Please note that typically acceptable working hours are 0800-1800 Mondays to Fridays and 0800-1200 on Saturdays with no working on Sundays or Public Holidays
 - (iv) details of contractors' compounds and other storage arrangements, to include position, means of screening, storage heights, details of enclosures, and appearance of any structures or cabins
 - (v) provision for all site operative, visitor and construction loading, off-loading, parking and turning within the site during the demolition/construction period including all requirements for occupation of areas of highway
 - (vi) arrangements for the provision of wheel washing facilities comprising a 10m x 3.5m wheel wash with two 6m long ramps to be operated during the demolition/construction period to minimise the deposit of mud and debris on the adjacent highways

(vii) provision of a board at the entrance to the site, to be retained throughout the construction period, to include 24hr contact details for site management; and provision of contact details for the contractor's street sweeping subcontractor with specific authorisation for the Council as Local Highway Authority to call out that contractor as and when required

(viii) measures to prevent contamination of surface and sub-surface water bodies during the demolition/construction period, and prevent the runoff of surface water to the highway in storm conditions during construction

(ix) routing of construction traffic

(x) a condition survey of the adopted public highway up to the first junction with the strategic road network along the proposed construction traffic route, or other area as may first be agreed in writing with the Local Highway Authority, along with a construction stage timeline proposal for the provision further condition surveys (either post-completion or to include surveys at appropriate intervals depending upon the duration of the construction period)

(b) The demolition/construction of the development shall thereafter proceed in full accordance with the approved Demolition/Construction Management Plan.

(c) Each condition survey required pursuant to part (a)(x) of this condition shall be accompanied by a scheme and timing schedule of any works as may be appropriate to rectify any dilapidation caused to the adopted public highway as a result of demolition and construction works related to the development hereby approved, to be agreed in writing by the Local Planning Authority. These works shall then be carried out in full in accordance with this agreed scheme and schedule.

Please note, **the submission of a standard Health and Safety statement will not be sufficient to discharge this condition.** As part of any discharge of condition application you will be expected to highlight the location of each element of information required above within your submission.

Reason: In the interests of the amenities of surrounding residents and to safeguard environmental quality and the character and appearance of the area in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies DM31 and DN36 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027. This condition is required to be discharged prior to commencement in order to ensure that the development proceeds without causing undue harm to residential amenity, highway safety or the quality of the environment.

40 The development hereby approved shall at all times accord with the Fibre Statement provided by Rowland and dated 3rd May 2023.

Reason: In order to ensure that the development benefits from appropriate broadband provision in accordance with Policy DM18 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027.

- 41 Prior to the first occupation of any dwelling hereby approved, that dwelling shall be provided and fitted with a water butt of not less than 200 litres capacity to collect roof rainwater. This water butt shall be situated to the rear of the property.

Reason: In order to minimise water consumption to improve the sustainability of the development in accordance with the provisions of Policy CS10 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy DM1 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027.

- 42 The development hereby approved shall proceed and at all times operate in accordance with the Sustainability Statement prepared by Energy Compliance Ltd dated May 15 2022.

Reason: In order to ensure that the development contributes to sustainability and supports the Council's wider objectives and commitments relating to environmental quality and climate change in accordance with Policy CS10 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy DM1 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027.

- 43 Prior to the occupation of any property hereby approved that does not have a garage, a garden shed measuring at least 1.2m x 1.8m and incorporating a solid roof and walls shall be provided to the rear of that property.

Reason: In order to facilitate travel by a sustainable transport mode in accordance with Policy CS5 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy DM41 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027.

- 44 Notwithstanding the information provided on the approved plans, prior to the commencement of the laying down of roads and pathways within the site, final details of the pathway positions 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: the pathways shown on the approved plans do not follow natural desire lines in some areas which is likely to result in damage to vegetation. This condition is therefore required in order to safeguard landscaping in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy DM21 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027.