

GRANGE PARK, BLACKPOOL

RESIDENTIAL DEVELOPMENT

PLANNING, DESIGN AND ACCESS STATEMENT – MAY 2021



Blackpool Council

Blackpool Coastal Housing

BLACKPOOL HOUSING COMPANY Ltd

NORTHERN POWERHOUSE
HM Government

European Union
European Regional Development Fund

Part funded by the Regional Development Fund

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Client: Blackpool Council

Site Address: Land at corner of Gateside Drive and
Chepstow Road and to west of
Dinmore Avenue

Project: Grange Park Residential Development

Title: Planning, Design and Access
Statement

Status: Final

Date: May 2021

Document Production Record

Issue Number:	Name:	Signature:
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Document Revision Record

Issue Number:	Date:	Revision Details:
1	23/03/2021	Draft version
2	20/04/2021	Second version
3	21/05/2021	Final version

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1.0 INTRODUCTION

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1.1 Introduction to Proposals

Cassidy + Ashton has been instructed to prepare and submit a full planning application for the construction of 131 no. residential dwellings, alongside associated open space, parking and access works on land at Gateside Drive / Chepstow Road and Dinmore Avenue in Blackpool.

The complete description of development is as follows:

Full planning application for the construction of 131 no. residential properties (101 no. dwellings and 30 no. apartments) with associated parking and outdoor private amenity space, new vehicular, pedestrian and cycle access, public open space, drainage, landscaping and provision of a school green for Boundary Primary School.

The sites comprise part of a single allocation for new housing within the Publication version of Blackpool's Local Plan Part 2 document which was subject to public consultation between February and April 2021.

The proposal is for new social housing which will be developed by Blackpool Council and managed by Blackpool Coastal Housing. The project is to receive funding from the England European Regional Development Fund as part of the European Structural and Investment Funds Growth Programme 2014-2020. The Ministry of Housing, Communities and Local Government is the Managing Authority for the European Regional Development Fund. Established by the European Union, the European Regional Development Fund helps local areas stimulate their economic development by investing in projects which will support innovation, businesses, create jobs and local community regenerations.

The Northern Powerhouse is a key aspect of this Government's approach to addressing the productivity gap in the North and ensuring a stronger, more sustainable economy for all parts of the UK. Alongside over 1.5 billion euros of European Regional Development Fund support for businesses and communities across the North, the government has awarded £3.4 billion in three rounds of Growth Deals across the Northern Powerhouse.

1.2 Purpose of the Document

This statement will describe the site and its surroundings before setting out the national and local planning policy context under which the application should be considered.

The design brief and initial iterations of the scheme are assessed as part of the design evolution process, alongside the findings of pre-application discussions, before the final design is presented.

This is then assessed under the relevant material planning and design considerations to ultimately determine that the proposals are acceptable. The conclusion is then reached that, following in-depth examination, the development is consistent with planning policy and all other material considerations and therefore, full planning permission should be granted.

This document should be read in conjunction with the application drawings and other documents submitted in support of this application.

From this point onwards within this statement, the northern portion of the application site, bound by Gateside Drive and Chepstow Road, will be referred to as Site A and the southern portion of the site, to the west of Dinmore Avenue, as Site B.

1.3 The Process

The proposed development has been the subject of continuous detailed discussions between the applicant, their design team and Local Authority officers, throughout the design process. A design brief was issued by the applicant and a number of initial options considered before the development proposals were issued for public consultation and ultimately finalised for submission under this application.

1.4 Document Structure

This statement will include the consideration of design and access matters under which the application should be considered and the planning merits of the scheme.

This Design and Access Statement is submitted in accordance with the requirements of the Town and

Country Planning (Development Management Procedure) (England) Order 2015 and the guidance contained within National Planning Practice Guidance (NPPG).

The National Planning Practice Guidance states that a Design and Access Statement must:

1. Explain the design principles and concepts that have been applied to the proposed development; and
2. Demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes context into account.

The NPPG also sets out what should be included in a Design and Access Statement and makes the following points:

- A development's context refers to the particular characteristics of the application site and its wider setting.
- These will be specific to the circumstances of an individual application and a Design and Access Statement should be tailored accordingly.
- Design and Access Statements must also explain the applicant's approach to access and how relevant Local Plan policies have been taken into account. They must detail any consultation undertaken in relation to access issues, and how the outcome of this consultation has informed the proposed development.
- Applicants must also explain how any specific issues which might affect access to the proposed development have been addressed.

The National Design Guide forms a part of the Government's planning practice guidance on how well-designed places can be achieved in practice. The 10 characteristics introduced within this document are considered in detail throughout this statement with regards to achieving a well-designed development.

The conclusion is then reached that, following in-depth examination of the design proposals, full planning permission should be granted.

The remainder of this Statement is structured as follows:

Chapter 2 – Site and Context

Chapter 3 - Context Analysis

Chapter 4 – Planning Policy Context

Chapter 5 - Design Development

Chapter 6 – Pre-Application Consultation

Chapter 7 – Final Design Proposals

Chapter 8 – Design Considerations

Chapter 9 – Planning Matters

Chapter 10 – Conclusion

2.0 SITE AND CONTEXT

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2.1 Application Site

The application site largely comprises two parcels of land located within the Grange Park area of Blackpool, which is approximately 2 miles north-east of Blackpool town centre. They are linked via an existing footpath which runs from Gateside Drive in the north, to Dingle Avenue in the south, along the western boundary of Boundary Primary School.

The location of the application site is identified in Figure 1 and extends to **3.85ha**.

Grange Park is a council built and largely council owned, social housing estate, managed by Blackpool Coastal Housing, on behalf of Blackpool Council.

The estate is located within Park ward and is broadly bound to the west by St Walburgas Road, Newton Drive to the south, Horsebridge Road to the west and by Garstang Road West to the north. The Estate consists of around 1,800 dwellings, the majority of 1940s and 1970s construction, which have been improved to bring them in line with Decent Homes Standard. Older housing is mixed with more recent development which has introduced modern housing types and added to the overall housing mix. Currently, Grange Park has a population of over 6,000 and is one of the largest council estates in Lancashire.

Recent investment in the area has created a community hub @ The Grange which incorporates a library, community café and urban farm, retail units and a learning hub. This sits alongside other key community assets which serve residents of the estate, namely Boundary Primary School, a children's centre, medical centre and BCH estate office. In 2019/20, investment in Gateside Park upgraded the green open space to allow use by residents of all ages. Similarly, the investment and consolidation at the St Mary's ecclesiastical hub has combined church, junior and senior school activity into one location on the edge of the estate.

Site A, containing land bound by Gateside Drive to the north and Chepstow Road to the west, is currently vacant and predominantly comprises previously developed land.



Figure 1 – Application Site Location [Source: Google maps]

The buildings that previously occupied the site have recently been demolished (approved under prior approval application references 16/0383 and 17/0762). The northern portion of the site was occupied by Christ the King Church and associated Presbytery, Hall and social centre. The south-eastern portion of the site contained a block of shops and maisonettes with an area of open green space in front (designated as public open space within the current Local Plan 2001-2016).

Site B, the parcel of land to the west of Dinmore Avenue, comprises an area of open green space, intersected by a number of informal footpath routes, linking Dinmore Avenue to the east and Dingle Avenue to the west. It also comprises part of the existing car park at @ The Grange. The land has most recently been occupied by the Grange Park Youth Centre (previously Grange Park Country Primary School which was subsequently replaced by Boundary Primary School), until it was demolished in 2014 / 15 (application ref: 13/0578).

Both sites are allocated for housing under a single allocation (alongside an additional area of land to the south of @ The Grange) within the Publication version of the Local Plan Part 2 document (ref: HSA1.5).

2.2 Site Context

The area surrounding the application site comprises primarily residential development.

Typical for a suburban location such as this there are a number of supporting community facilities in the area, such as, schools, shops and GPs. The location of such facilities are identified on Figure 2. The local area has good vehicular, pedestrian and cycle routes, with bus stops located along Chepstow Road, Dinmore Avenue and Gateside Drive. It is clear from this that the site lies within a highly urbanised, accessible and sustainable location.

The surrounding residential development is generally two storeys in height and either semi-detached or terraced. The row of shops at Dinmore Avenue are single storey, whilst the healthcare centre is two storeys and Boundary Primary School ranges from single storey to two storey in height.

There are a range of architectural styles found in the area reflective of its development over time.



Figure 2 – Location of Supporting Facilities and Services [source: Google maps]

2.3 Historical Context

The area remained relatively undeveloped until the 1950s, by the middle of which residential development around the application site had been constructed and a school was built on Site B.

By the 1960s, the Christ the King Church, Hall and Presbytery and the row of shops on Site A had been constructed.

At this time, the site of Boundary Primary School was a playing field associated with the school occupying Site B, Grange Park County Primary School. This was until the school buildings at Boundary Primary School were constructed to replace the existing school in the early 2000s, at which time these were utilised as a youth centre. By 2007, the row of shops at @ The Grange were constructed.

In the late 2010s all buildings on the application site were demolished.



Figure 3 – Plan of the Youth Centre (previously Grange Park County Primary School) demolished in 2014/15 (source: Blackpool Council)



Figure 4 – Plan of the row of shops / maisonettes demolished in 2018/19 (source: Blackpool Council)

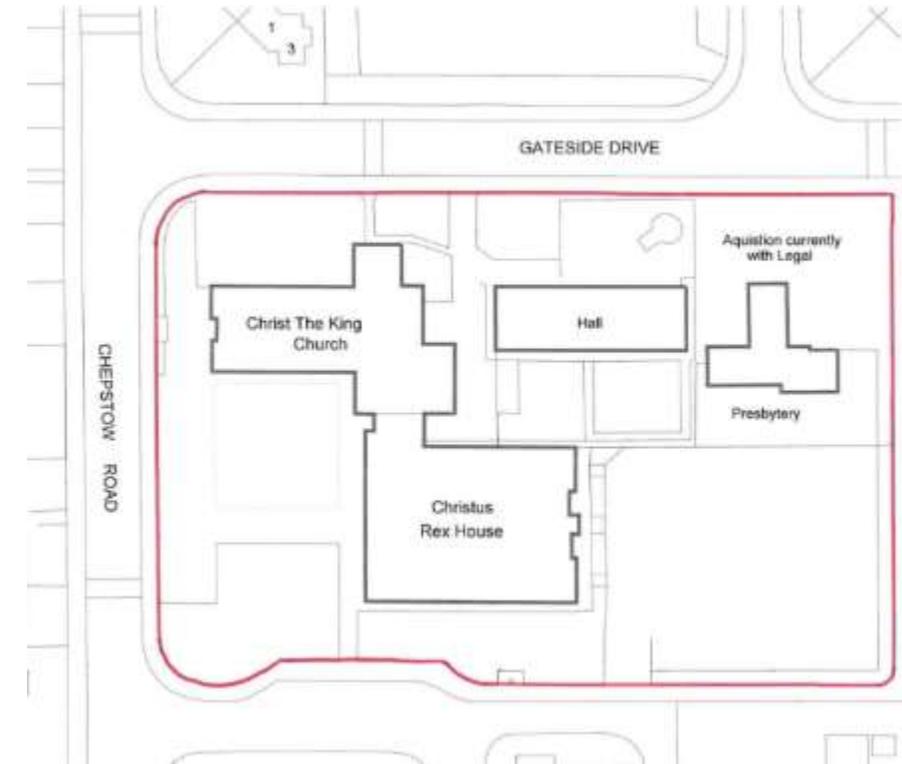


Figure 5 – Plan of the church buildings demolished in 2016/17 (source: Blackpool Council)

3.0 CONTEXT ANALYSIS

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One of the key processes which aids in creating successful and sustainable design solutions for development sites is a robust understanding of the context in which it sits.

This understanding is achieved by undertaking a thorough context appraisal of the site via the following methods:

- A desktop study of the policies, designations and strategies which affect the site and its immediate surroundings (addressed in Chapter 4);
- A comprehensive review of the site via site visits to determine its landscape setting, including; land use, site features, character areas, channels of movement, settlement and habitats; and
- Consideration of the site's wider context; socially, economically and environmentally

3.1 Townscape Appraisal

A well designed place is based upon an understanding of existing uses and facilities, including identifying local needs and demands that new, well located developments may satisfy.

The existing townscape of the site is defined by its location.

This comprises a residential suburb of Blackpool which was first built out in the mid-20th century, lying to the north-eastern extent of the town, separated from Poulton-le-Fylde by agricultural land which lies to the east.

The area of Grange Park is bound by Poulton Road to the north and the A587 (St Walburgas Road) to the west.

Special features can be distinguished by their uses and activity, their social and cultural importance and / or their physical form and design. Most places have some positive elements of character, particularly for their users.

Landmark Features

- 1. Boundary Park
- 2. Gateside Park
- 3. Blackpool City Learning Centre
- 4. Boundary School



Figure 6 – Plan of Landmark Features in the Vicinity of the Application Site

Whilst predominantly residential in nature, the local area also supports a number of ancillary facilities.

These include, areas of open space to the north, namely, Gateside Park and Boundary Park, and to the south, off Bathurst Avenue, which provide opportunities for recreation for residents. There is also open green space to the south of the application site, associated with local educational facilities. The neighbouring educational sites are landmarks in the local area with large plots, comprising, a range of buildings and outdoor space.

All elements of the application site are open in nature currently. Existing built development has been demolished over the last ten year period.

Site A, has a mixed topography due to the retention of demolished materials in the northern portion of the site. The southern portion is relatively flat. There are some isolated trees in the northern portion and semi-improved and scrub grass present as well as an area of amenity grassland.

Generally, the poor quality of Site A, bar the area of public open space, detracts from the wider area.

Site B, has a strong south-western boundary with an established hedgerow. Gaps in this hedgerow provide informal pedestrian links across the local area. The site comprises a mix of semi-improved, scrub and amenity grassland.

The previous chapter illustrated the various land uses within the estate, including schools, GPs and retail spaces.

As set out above, the identity or character of an area starts to be determined by the siting of development in the wider landscape. Then consideration should be given to layout – the pattern of streets, landscape and spaces, the movement network and the arrangement of development blocks.

A plan illustrating the types of built form in the local area is identified in Figure 7.

When considering the identity or character of an area, matters of form, scale, design, materials and details of buildings and landscape should also be reviewed.

Built Form types

- 1. Housing block with rear facing gardens
- 2. Housing with gardens backing on to open space
- 3. Continuous terrace



Figure 7 – Plan of Built Form Types in the Vicinity of the Application Site

In this way, it creates a coherent identity that everyone can identify with, including all residents and local communities.

The majority of residential development within the local area is two-storey and in either a semi-detached or terraced formation. Irrespective of the time of construction, the materials utilised across the residential properties are complimentary, primarily utilising a mix of red or brown brick and white render.

Photographs of examples of existing residential dwellings, ranging in age, are set out within Figure 8.

House types

- 2 Storey
- Semi detached
- Terrace (Quasi-Semi)

Materials

- Brick
- Render



Figure 8 – Examples of Existing Residential Development in the Vicinity of the Application Site

3.2 Socio-Economic Appraisal

The existing socio-economic characteristics of the site and its surroundings have been carefully considered.

The assessment includes a desktop study of the following for the area:

- Population
- Employment
- Education
- Health Services
- Shops

Taking Blackpool as a whole, in 2011, the Census recorded a population of 142,065 residents.

The application site lies within the Park ward, one of 21 wards in Blackpool. There are 6,196 residents living within this ward (source: ONS).

The ward has high levels of unemployment, with 5.1% of working age people in the ward claiming out of work benefit. The Income Deprivation Affecting Older People Index states 34.3% of adults aged 60 or over receives Income Support or income-based Jobseekers Allowance or income-based Employment and Support Allowance or Pension Credit (source: Public Health England).

Grange Park is a council built and largely council owned housing estate with over 6,000 residents currently.

The local population is well served by local services and facilities, including the following:

- Educational facilities (including Boundary Primary School, St Mary's Catholic Academy, Pegasus School)
- Local supermarkets (One Stop on Dinmore Avenue)
- Newsagents and Post office (Grange Park Post Office on Poulton Road)
- Pharmacies (HBS Pharmacy and Whitworth Pharmacy)

- Health facilities and services (Grange Park Health Centre on Dinmore Avenue, Blackpool Victoria Hospital, Newton Drive Health Centre on Newton Drive)
- Religious institutions (Christ the King Catholic Church on Rodwell Walk)
- Regular bus services (bus stops along Chepstow Road, Gateside Drive and Dinmore Avenue)
- Public open space (Gateside Park, Boundary Park, Bathurst Avenue)
- There is an employment park to the north, east of Plymouth Road
- @ The Grange accommodates the Grange Park Library, a café, HIS charity, Groundworks run the community hub

3.3 Accessibility Appraisal

Successful development depends upon a movement network that makes connections to destinations, places and communities, both within the site and beyond its boundaries.

The application site is located approximately 2 miles north-east of Blackpool town centre.

Grange Park is bound to the west by the A587 which runs north-south, linking Preston New Road in the south with the northern suburbs. There are cycle lanes provided along this route.

The site is open and accessible on foot, with evidence of informal routes across both Sites A and B. Vehicular access remains available within part of Site A around the public open space, in front of the row of shops which have since been demolished.

Site A is bound by access roads to the north, west and south, with an existing public footway running north-south along its eastern boundary. Site B is accessible from both Dingle Avenue and Dinmore Avenue, with the footpath continuing from Site A, along the western boundary of Site B, where it ultimately links to the existing pavement network on Bathurst Avenue.

It is evident that the application site is well connected to the local area by pedestrian routes currently. The site also has excellent links to the town centre by road and further afield via Layton railway station. This illustrates that there are opportunities to enhance the site accesses and routes around it, to form strong and permeable links between these and wider areas, improving relationships and connectivity.

An in-depth assessment of the existing movement framework and accessibility of the site has been undertaken separately by Transport Consultants, Hydrock and set out within the Transport Statement submitted alongside this application.

The nearest bus stops are located along Chepstow Road, Dinmore Avenue and Gateside Drive, directly adjacent to the site. These stops are served by three services, as shown in Table 1, which is taken from the supporting Transport Statement.

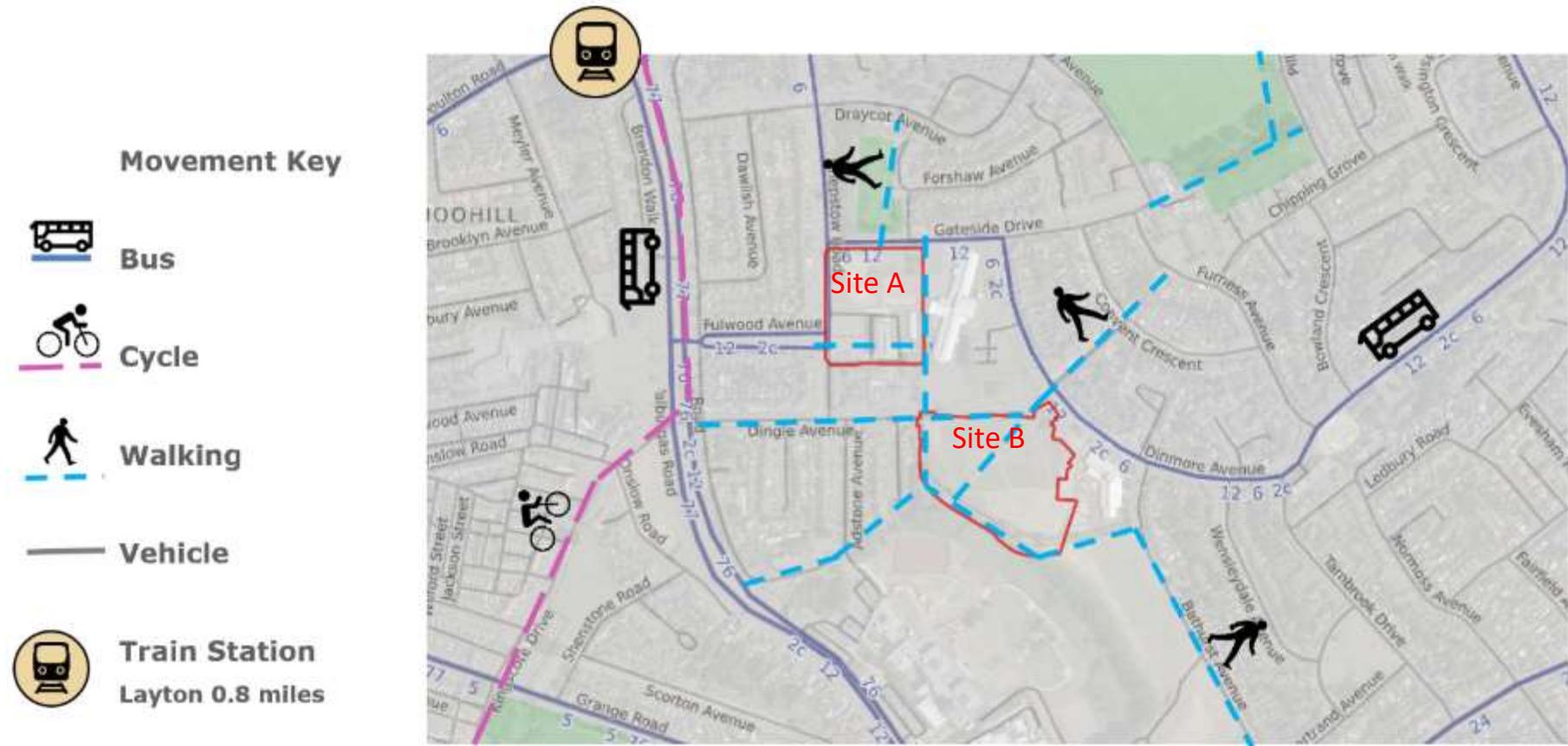


Figure 9 – Access Opportunities in the Vicinity of the Application Site

Table 4.1: Bus Timetable Summary

Service Number	Route	Monday - Friday				Saturday		
		First	AM Peak	PM Peak	Last	Per Day	Peak	Per day
2C	Knott End to Blackpool via Poulton	07:52	3	1	21:52	18	1	18
	Blackpool to Knott End via Poulton	06:10	1	1	20:10	17	1	17
76	Blackpool - St Annes	07:41	1	1	19:56	13	1	13
	St Annes to Blackpool	07:10	1	1	19:29	13	1	13
6	Grange Park to Mereside via Blackpool	06:09	3	3	23:16	47	2	47
Total		-	9	7	-	108	6	108

Table 1– Bus Timetable (source: Hydrock)

It is therefore considered that the site is in a location that is accessible via sustainable modes of transport which new residents could utilise.

Tables 2 and 3 set out the accessibility scores for both Site A and B.

Both parts of the application site are found to have a medium accessibility score (between 20-35).

Accessibility Questionnaire - Residential					
Application reference:					
Site description: Site A					
Access type	Criteria	Criteria scores	Sub score		
Walking distance from centre of site to facilities using a safe, direct route	Distance to nearest bus stop	<200m	5	5	
		<400m	3		
		<500m	1		
		>500m	0		
	Distance to nearest railway station	<400m	3	1	
		<800m	2		
		>800-1000m	1		
	Distance to nearest Primary School	<200m	5	5	
		<400m	3		
		<600m	1		
		>600m	0		
	Distance to nearest Food shop	<200m	5	3	
<400m		3			
<600m		1			
>600m		0			
Cycling distance from centre of site	Proximity to defined on or off-road cycle route	<100m	3	1	
		<500m	2		
		<1km	1		
	Distance to nearest Secondary School	<400m	3	1	
		<600m	2		
		<1km	1		
		>1km	0		
	Distance to nearest town centre	<1km	3	1	
		<3km	2		
		<4km	1		
	Distance to nearest business park or employment concentration	<1km	3	1	
		<3km	2		
<4km		1			
Public transport	Bus frequency from nearest bus stop (Mon-Sat daytime)	Urban/suburban		3	
		15 minutes or less	5		
		30 minutes or less	3		
		>30 minutes	1		
		Rural including villages			
		Hourly or less	5		
	2 hourly or less	3			
	1 or more per day	1			
	Train frequency from nearest station (Mon-Sat daytime)	30 minutes or less	3	Layton Station	
		30-59 minutes	2		
		Hourly	1		
	Accessibility to other basic services	Accessibility to other basic services (GP, Post Office, Library, Bank and Pub)	At least 3 within 400m	5	Grange Park Health Centre Library at the Grange Grange Park Post Office 3
At least 3 within 800m			3		
At least 3 within 1.5 km			1		
Accessibility to Play Area or Park		<200m	5	Gateside Park	
		<400m	3		
		<600m	1		
TOTAL AGGREGATE SCORE			32		

Accessibility Questionnaire - Residential					
Application reference:					
Site description: Site B					
Access type	Criteria	Criteria scores	Sub score		
Walking distance from centre of site to facilities using a safe, direct route	Distance to nearest bus stop	<200m	5	5	
		<400m	3		
		<500m	1		
		>500m	0		
	Distance to nearest railway station	<400m	3	1	
		<800m	2		
		>800-1000m	1		
	Distance to nearest Primary School	<200m	5	5	
		<400m	3		
		<600m	1		
		>600m	0		
	Distance to nearest Food shop	<200m	5	5	
<400m		3			
<600m		1			
>600m		0			
Cycling distance from centre of site	Proximity to defined on or off-road cycle route	<100m	3	1	
		<500m	2		
		<1km	1		
	Distance to nearest Secondary School	<400m	3	1	
		<600m	2		
		<1km	1		
		>1km	0		
	Distance to nearest town centre	<1km	3	1	
		<3km	2		
		<4km	1		
	Distance to nearest business park or employment concentration	<1km	3	1	
		<3km	2		
<4km		1			
Public transport	Bus frequency from nearest bus stop (Mon-Sat daytime)	Urban/suburban		3	
		15 minutes or less	5		
		30 minutes or less	3		
		>30 minutes	1		
		Rural including villages			
		Hourly or less	5		
	2 hourly or less	3			
	1 or more per day	1			
	Train frequency from nearest station (Mon-Sat daytime)	30 minutes or less	3	Layton Station	
		30-59 minutes	2		
		Hourly	1		
	Accessibility to other basic services	Accessibility to other basic services (GP, Post Office, Library, Bank and Pub)	At least 3 within 400m	5	Grange Park Health Centre Library at the Grange Grange Park Post Office 1
At least 3 within 800m			3		
At least 3 within 1.5 km			1		
Accessibility to Play Area or Park		<200m	5	Gateside Park	
		<400m	3		
		<600m	1		
TOTAL AGGREGATE SCORE			30		

Table 2 and 3 – Accessibility Questionnaires for Site A and B

3.4 Visual Appraisal

The photographs provided on the next two pages capture the site in its existing condition.

From the photographs of Site A it can be seen that views across the site are relatively open with some scattered trees. There is a mound on the northern element of the site whilst the south is flat. Low level wooden post fencing is found around part of the site whilst some areas are open.

The area of public open space is identified as a maintained area of grass with paved footpaths across.



Site A, looking north from boundary with Boundary Primary School



Site A, looking north-east across site towards Boundary Primary School



Site A, south from Gateside Drive



Site A, looking south along public footway



Site A, looking west towards Fulwood Ave



Site A, looking south-east across the public open space



Site A, looking west towards Chepstow Road

3.4 Visual Appraisal (cont.)



Site B, looking west toward existing access from Dingle Avenue



Site B, looking toward community groundwork site



Site B, looking north toward Grange Park Health Centre



Site B, illustrating existing vegetation on western boundary



Site B, looking south-west toward St Mary's Catholic Academy showing informal route



Site B, looking north toward pedestrian footpath that runs east-west

Photographs of Site B show that it comprises a large expanse of grassland. Informal footpath routes are identified across the area, as well as a formal hardstanding footpath along the northern boundary.

The site is bound by a health centre to the north and retail units to the east, both of which are shown on the photographs.



Site B, looking east toward retail units

4.0 PLANNING POLICY CONTEXT

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4.1 Introduction to Planning Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

The relevant Development Plan for this application comprises of:

- Blackpool Local Plan Part 1: Core Strategy 2012-2027 (adopted January 2016); and the
- Saved policies from the Blackpool Local Plan 2001-2016 (adopted in 2006)

The Blackpool Local Plan Part 2: Proposed Site Allocations and Development Management Policies Publication version was issued for public consultation in early 2021. The document is not yet adopted and as such is not currently afforded full weight in the decision making process.

Other planning policies and guidance which are material considerations in the determination of this application are:

- The National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)
- The National Design Guide

4.2 National Planning Policy

The National Planning Policy Framework [NPPF], which was amended in February 2019, sets out the Government's planning policies for England.

At the heart of the NPPF is a presumption in favour of sustainable development, which is explained in terms of plan-making and decision-taking in Paragraph 11. The NPPF states in Paragraph 38 that decision-makers at every level should seek to approve applications for sustainable development.

Chapter 5 of the NPPF addresses the need to deliver a sufficient supply of homes.

Under Paragraph 59, it is considered important that a sufficient amount and variety of land can come forward where it is needed, addressing the needs of groups with specific housing requirements and that land with permission is developed without unnecessary delay.

Chapter 8 of the NPPF considers the need to promote healthy and safe communities. Paragraph 91 states that planning policies and decisions should aim to:

- a) Promote social interaction;
- b) Are safe and accessible; and
- c) Enable and support healthy lifestyles

Paragraph 92 requires that, to provide the social, recreational and cultural facilities and services the community needs, planning decisions should:

- Plan positively for the provision and use of shared spaces, community facilities and other local services to enhance the sustainability of communities and residential environments;
- Ensure an integrated approach to considering the location of housing, economic uses and community facilities and services

Paragraph 97 requires that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- The development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use

Chapter 9 states that transport issues should be considered from the earliest stages of development proposals. Paragraph 110 requires applications for development to:

- Give priority first to pedestrian and cycle movements and facilitating access to high quality public transport
- Address the needs of people with disabilities and reduced mobility
- Create places that are safe, secure and attractive
- Allow for efficient delivery of goods, and access by service and emergency vehicles
- Be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations

Chapter 11 of the NPPF concerns making effective use of land with Paragraph 117 requiring planning decisions to promote this when meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Paragraph 122 also requires planning decisions to support development that makes an efficient use of land.

Chapter 12 sets out the requirements for achieving well-designed places. Paragraph 124 states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve and Paragraph 127 requires planning decisions to ensure that developments:

1. Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
2. Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
3. Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
4. Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

5. Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
6. Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Paragraph 128 states that design quality should be considered throughout the evolution and assessment of individual proposals. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.

Paragraph 131 states that in determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

4.3 Local Planning Policy

The following policies within the *Blackpool Local Plan Part 1 Core Strategy* are of relevance to this application:

Policy CS1: Strategic Location of Development

In order to deliver the Core Strategy vision, the overarching spatial focus for Blackpool is regeneration and supporting growth.

Policy CS2: Housing Provision

Provision will be made for the delivery of 4200 (net) new homes in Blackpool between 2012 and 2027. New homes will be located on:

- Identified sites within the existing urban area, including major regeneration sites;
- Identified sites within the South Blackpool Growth area; and
- Windfall sites

Policy CS5: Connectivity

Puts forward measures for improving the transport network, including addressing parking capacity issues, developing safe pedestrian and cycle routes and reducing road congestion.

Policy CS6: Green Infrastructure

This policy states that high quality and well connected networks of green infrastructure will be achieved by; protecting existing green infrastructure networks, enhancing the quality and accessibility and functionality of green infrastructure, creating new accessible green infrastructure and connecting green infrastructure with other open space. All development should incorporate new or enhance existing green infrastructure of an appropriate size, type and standard. Where on-site provision is not possible, financial contributions will be sought to make appropriate provision for open space and green infrastructure.

Policy CS7: Quality of Design

New development in Blackpool is required to be well designed, enhance the character and appearance of the local area and should:

1. Be appropriate in terms of scale, mass, height, layout, density, appearance, materials and relationship to adjoining buildings
2. Ensure that amenities of nearby residents and potential occupiers are not adversely affected
3. Provide public and private spaces that are well-designed, safe, attractive and complement the built form
4. Be accessible to special groups in the community such as those with disabilities and the elderly
5. Maximise natural surveillance and active frontages, minimising opportunities for anti-social and criminal behaviour
6. Incorporate well integrated car parking, pedestrian routes and cycle routes and facilities

7. Provide appropriate green infrastructure including green spaces, landscaping and quality public realm as an integral part of the development

Policy CS9: Water Management

Requires new development to meet a range of requirements to reduce flood risk, manage the impacts of flooding and mitigate the effects of climate change.

Policy CS11: Planning Obligations

States that development will only be permitted where existing infrastructure, services and amenities are already sufficient, or where the developer enters into a legal undertaking or agreement to meet the additional needs arising from the development. Where appropriate planning contributions will be sought.

Policy CS12: Sustainable Neighbourhoods

The Council will support development which:

1. Provides high quality housing with an appropriate mix of types and tenures to meet the needs and aspirations of existing and future residents and assets with rebalancing the housing market
2. Provides high quality community facilities accessible to all members of the community
3. Contributes to an efficient, multi-modal transport network to enable easy access to a range of jobs and services
4. Creates a healthy, safe, secure and attractive environment and public realm, which promotes local pride and a sense of place
5. Reflects the built heritage of the neighbourhoods and conserves and enhances the significance of heritage assets and their settings
6. Addresses the need for a balanced provision of resident and visitor parking alongside streetscape enhancement

Neighbourhood regeneration and improvement will focus on:

The outer estate priority neighbourhoods of Queens Park, Grange Park, Mereside and Kinraig

To support development and investment in these neighbourhoods the Council will address the problems and challenges associated with poor quality housing and unauthorised residential use through wider housing, planning and enforcement initiatives, including:

- Opportunities for selective intervention to improve the quality and mix of existing housing stock
- Providing assistance with site assembly where required to facilitate major redevelopment schemes, including the selective or comprehensive redevelopment of key sites

Policy CS13: Housing Mix, Density and Standards

This requires new residential development to provide an appropriate mix of quality homes which help to rebalance Blackpool's housing supply and support sustainable communities, by:

Including a mix of house types and sizes, having regard to the specific character, location and viability of the site. The normal requirement is as follows:

- On sites greater than 1 hectare, a maximum of 10% of all homes should be one bedroom, at least 20% of all homes should be two bedrooms; and at least 20% of homes should be three bedrooms or larger, in order to achieve a balanced mix of dwelling sizes within the development;
- On sites between 0.2 and 1 hectare, a mix of dwelling sizes is required within the site, or the proposal should contribute towards a balanced mix of provision in the surrounding area;
- On all sites, new flat developments will not be permitted which would further intensify existing over-concentrations of such accommodation and conflict with wider efforts for the comprehensive improvement of the neighbourhood. Developments including more than 10 flats are unlikely to be acceptable on sites in the inner area away from the seafront and town centre. Where flat developments are permitted, at least 70% of flat accommodation should be 2 bedrooms or more

- Providing quality living accommodation, which meets the relevant standards in place for conversions or new build development.



Figure 10 - Extract from Blackpool Local Plan 2001-16 Policies Map (source: Blackpool Council)

- Making efficient use of land, with an optimum density appropriate to the characteristics of the site and its surrounding area. Higher densities will be supported in main centres on public transport corridors.

Policy CS14: Affordable Housing

Requires all market and specialist housing developments, including conversions, creating a net increase of three dwellings or more, will be required to provide affordable housing (either on-site or off-site) or make a financial contribution towards affordable housing provision. Where developments would comprise 15 dwellings or more, or on sites of 0.5 hectares or more, the requirement is 30% of the total number of dwellings created. Where affordable housing units are being provided for in a development, they will be expected to deliver a mix of homes that meet current housing

needs, of similar size and quality to equivalent market housing. The tenure mix will depend on the location of the site although the general requirement will be for a mix of social rented and intermediate housing for sale or for rent. Further guidance on dwelling size, type, design and tenure mix will be provided in the Affordable Housing SPD.

Policy CS15: Health and Education

Development will be supported that enables the provision of high quality new and improved education facilities.

The following saved policies of the *Blackpool Local Plan 2001-16* are of relevance to this planning application:

As identified on the extract above the application is subject to a number of designations. The green space within Site A is identified as protected Public Open Space and the now demolished row of shops as a Local Centre. Site B in its entirety is identified as a Playing Field and Sports Ground.

Policy LQ1: Lifting the Quality of Design

This states that all new development will be expected to be of a high standard of design and to make a positive contribution to the quality of its surrounding environment.

Policy LQ2: Site Context

The design of new development proposals will be considered in relation to the character and setting of the surrounding area.

Policy LQ3: Layout of Streets and Spaces

The layout of all new development will be expected to create or positively contribute towards a connected network of streets and spaces that:

- Creates direct and integrated routes through the site which provide well signed and easy access to the existing street network, nearby facilities and public transport

- Is designed in perimeter blocks where buildings and main entrances front on to streets or spaces and secure private space is located to the rear
- Creates distinctive useable spaces, including public open spaces, which are well-defined by buildings, boundary treatments and landscaping creating a structure for habitat generation and migration
- Promotes community safety and natural surveillance throughout the day and night by ensuring that streets, spaces, pedestrian and cycle routes, and car parking areas are overlooked by buildings
- Utilises a range of building designs that are capable of creating enclosure and the definition of routes including units that turn internal and external corners in a robust way
- Provides or enhances a visually interesting environment through the creation of new landmarks, views and vistas
- Assimilates sensitively into the surrounding built form and / or landscape context
- Where possible, incorporates drainage requirements as features within the design in conjunction with sustainable drainage (SUDS) technology

Policy LQ4: Building Design

This policy states that proposals should lift the quality of new building design and ensure that they provide positive reference points for future proposals.

Policy LQ5: Public Realm Design

New developments creating outdoor areas that will be used by the public will be expected to provide or enhance a co-ordinated, uncluttered and visually interesting public realm that is convenient for all users.

Policy LQ6: Landscape Design and Biodiversity

New development will be required to incorporate appropriate landscaping and benefits to biodiversity.

Policy HN4: Windfall Sites

Housing development will be permitted on derelict, vacant, underused and previously developed land within the urban area, providing: the land is not needed to maintain amenity or correct deficiencies in the character or amenities of an identified priority neighbourhood; and, the land is not identified as being safeguarded for another use in the Local Plan and the need for that safeguarding still exists.

Policy BH3: Residential and Visitor Amenity

This policy states that development will not be permitted which adversely affects the amenity of those occupying residential and visitor accommodation by:

1. The scale, design and siting of the proposed development and its effects on privacy, outlook and levels of sunlight and daylight; and / or
2. The use of and activity associated with the proposed development; or by
3. The use of and activity associated with existing properties in the vicinity of the accommodation proposed

Residential units will need to provide a rear or side garden or other area of outdoor private amenity space, of sufficient size to meet the needs of their occupiers.

Policy BH5: Protection of Public Open Space

Development of public open space will not be permitted unless:

- a) The proposal would support existing sport or recreational uses, or would provide facilities for new sports or recreational uses; and
- b) It is incorporated sensitively into its surroundings, maintaining or enhancing the character of the open space; or
- c) Provision is made for a replacement area of open space that is at least as accessible to current and potential users, and is at least equivalent in terms of size, usefulness, attractiveness and quality



Figure 11 - Extract from Blackpool Local Plan Publication Policies Map 2012-27 (source: Blackpool Council)

Policy BH7: Playing Fields and Sports Grounds

Development that would result in the loss of existing playing fields and sports grounds, including school playing fields and playgrounds, will not be permitted unless:

- a) It is ancillary to such use and does not adversely affect the quantity or quality of pitches and their use;
- b) It only affects land which is incapable of forming a playing pitch (or part of one)
- c) The playing fields or sport ground that would be lost would be replaced by equivalent or better quantity and quality of provision in a suitable location

- d) It is for an outdoor or indoor sports facility of sufficient benefit to outweigh the loss of the playing field or sports ground; or
- e) In the case of school playing fields or playgrounds:
 - The land is needed for the expansion of school facilities, and,
 - A sufficient area of playing fields / playground is retained to meet existing and future school needs, and,
 - The land is not required to meet other existing or potential future community needs and its development is supported by the wider community

Policy BH10: Open Space in New Housing Developments

New residential development will need to provide sufficient open space to meet the needs of its residents. All developments should provide open space on site where possible to do so.

Policy AS1: General Development Requirements

The Council will only permit new development where the access, travel and safety needs of all affected by the development are met.

As mentioned above, the Local Plan Part 2: Site Allocations and Development Management Policies document has been publicly consulted on during the first quarter of 2021. Whilst the document is not yet adopted, the following policies are considered of relevance to the current proposals.

Policy HSA1: Housing Site Allocations

HSA1.5 comprises land at 'Chepstow Road / Gateside Drive and Dinmore Avenue / Bathurst Avenue' at Grange Park, with the number of dwellings expected to be delivered on this allocation between 2019-27, 160 no.

Policy DM1: Design Requirements for New Build Housing Developments

This policy sets out the design requirements for all new development to achieve high quality design.

4.4 Planning Policy Summary

One of the overriding aims of the NPPF is to significantly boost the supply of homes, addressing the needs of groups with specific housing requirements.

This proposal seeks permission for 131 no. homes on a proposed allocated site with the intention to meet the requirement for additional social housing of varying sizes in the locality.

Both the NPPF and local planning policies require new development to be of good design and enhance the quality of the local area. These matters will be addressed later within this statement but overall, the development is well laid out, making efficient use of the land available, of an appropriate scale and density and of a modern design to fit well alongside the existing residential accommodation in Grange Park, whilst also providing new community facilities for use by all residents.

Parts of the site are designated as public open space and playing field under the Local Plan. Paragraph 97 of the NPPF and Policies BH5 & BH7 of the Local Plan set out criteria under which development of these sites may be permitted. The conclusions of the adopted Playing Pitch Strategy and Sport England criteria will also need to be considered. This criteria and the wider assessment and justification for this development is set out within Chapter 9 of this statement.

5.0 DESIGN DEVELOPMENT

5.0 DESIGN DEVELOPMENT

This section explains the design process that has been undertaken to arrive at the current submission. This has represented an evolutionary process, involving a range of stakeholders throughout.

5.1 Client Brief

The initial client brief set out the following requirements:

- Need for more **high quality homes**
- To raise the **quality of life** for residents
- **Sustainability**
 - Quality design / materials / robustness
 - Low running costs
 - Value for money
 - Housing mix that specifically meets local need
 - Electric vehicle charging points and consideration of other sustainable energy options
- **Attractive environment**
 - Inclusion of appropriate public open space including a children's play area and community green space
 - Dedicated area of green space to be provided to Boundary Primary School
 - A strong urban design
 - Suitable landscaping
 - Improve connections
- Promote a **strong community**

5.2 Constraints and Opportunities

Edges and Adjacencies

Site A has a simple rectangular geometry. Proximity to the school creates a sensitive boundary and a relationship with existing housing on Chepstow Road.

Site B has an awkward geometry with two different residential built form layouts to the east and west. A long curved pedestrian route runs along the south western boundary. Community uses, including, @ The Grange, a children's centre and an access point to Boundary Primary School, are found along the boundaries.

Views and Orientation

Site A has a key established relationship from Fulwood Avenue, with a long view into the site. The Northern part of the site enjoys views toward Gateside Park.

Site B is bounded by a long path to the southwest and is mainly visible from Dinmore Avenue. The site is highly visible from the Community Centre.

Topography and Green Spaces

The topography of Site A is mounded towards the northern end and banked up higher than the neighbouring school site. There is an existing designated POS in the south west corner and Gateside Park to the north.

The topography of Site B has a level change of a metre across the site to the lowest point in the southern corner. The site is currently an open green space which is publicly accessible but not maintained.

Access

Site A is currently accessed via a vehicle loop road from Chepstow Road. There is also pedestrian access north/south along the eastern boundary.

Site B is accessed from the north east and north west corners from Dinmore Avenue and Dingle Avenue with a pedestrian path between the two. There is also an informal desire path which cuts the site diagonally from Dinmore Avenue through to Rodwell Walk.

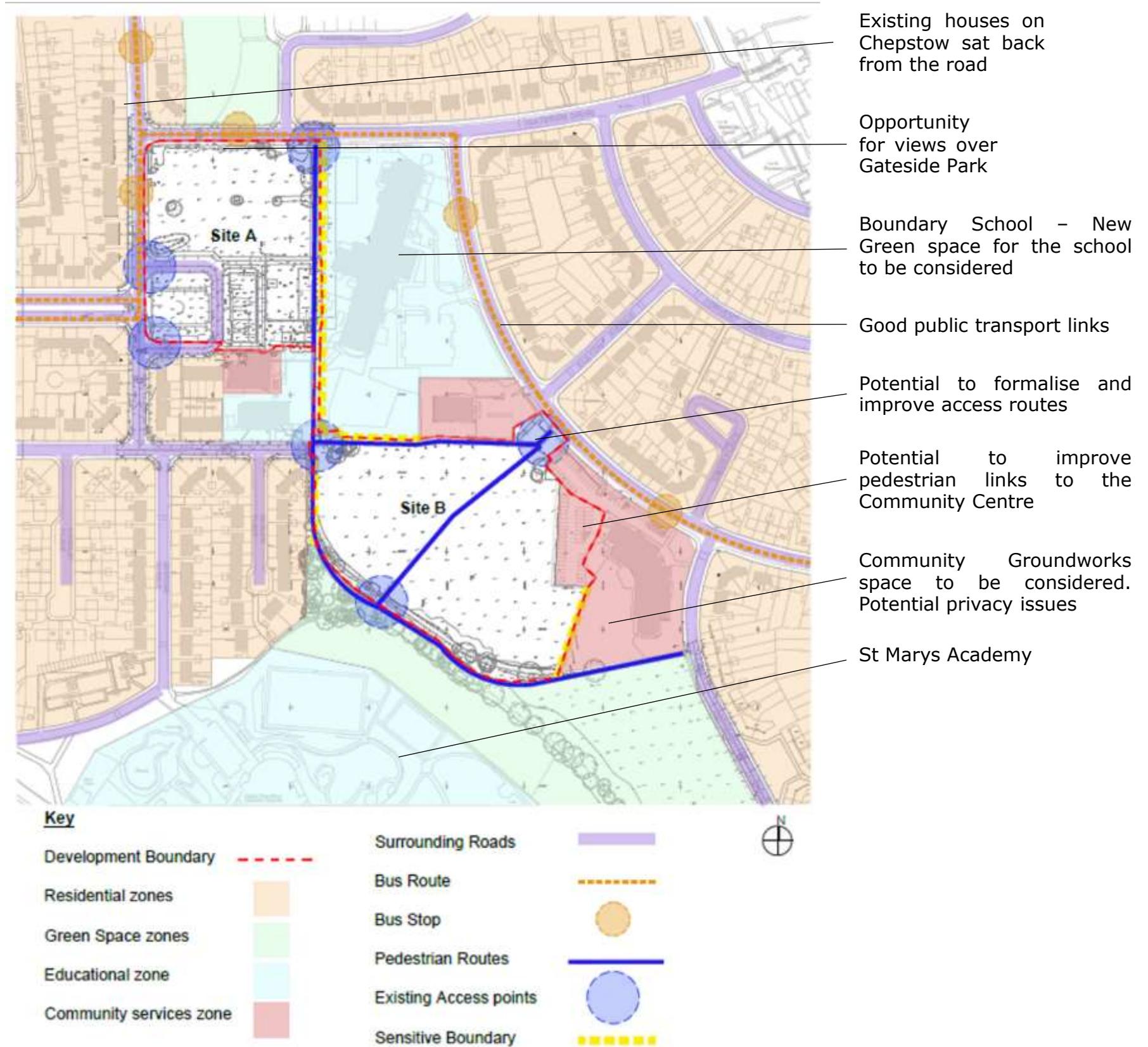


Figure 12 – Constraints and Opportunities Plan

5.3 Precedents

Examples of best practice precedents that display some approaches that contribute to well-designed places and are relevant to the Grange Park scheme have been reviewed.

The materials and typical building forms are similar, with brick and pitched roofs. However, there are some additional key features that can help to enhance the identity and lifespan of the built form, such as:

- Drainpipes, gutters and meter boxes are integrated into the wider design to avoid a cluttered appearance
- Services, lighting and water systems to be discreet and well designed, they are also easy to access, clean and maintain
- Consideration of detailing to link with the context but also contribute to visual appeal

We aim to design developments that are made to last, that are robust, easy to use, enable their users a sense of ownership and are adaptable to the users changing needs.



5.4 Project Evolution

A well designed new development responds well to the features of the site and surrounding context by enhancing the positive aspects and improving the negative ones. Well designed places have characteristics which work together to create its physical character.

Ten characteristics of well designed places are set out within the National Design Guide, the consideration of which will guide the design evolution of this project.

These characteristics are defined as:

Context – enhance the surroundings

Movement – accessible and easy to move around

Identity – attractive and distinctive

Built Form – coherent pattern of development

Nature – enhanced and optimised

Public Space – safe, social and inclusive

Uses – mixed and integrated

Homes and Buildings – functional, healthy and sustainable

Resources – efficient and resilient

Lifespan – made to last

Initial design concepts were prepared to assess how the client's brief could be accommodated across the sites and to review matters, such as the characteristics above.

Land at Chepstow Road / Gateside Drive (Site A)

As existing, the site comprises previously developed land to the north and east, having previously accommodated a church and associated buildings and a row of shops / maisonettes. The south-western section of the site contains an area of grassland which had previously sat in front of the shops.

An initial review of the site and neighbouring uses identified sensitive boundaries to the east and south.

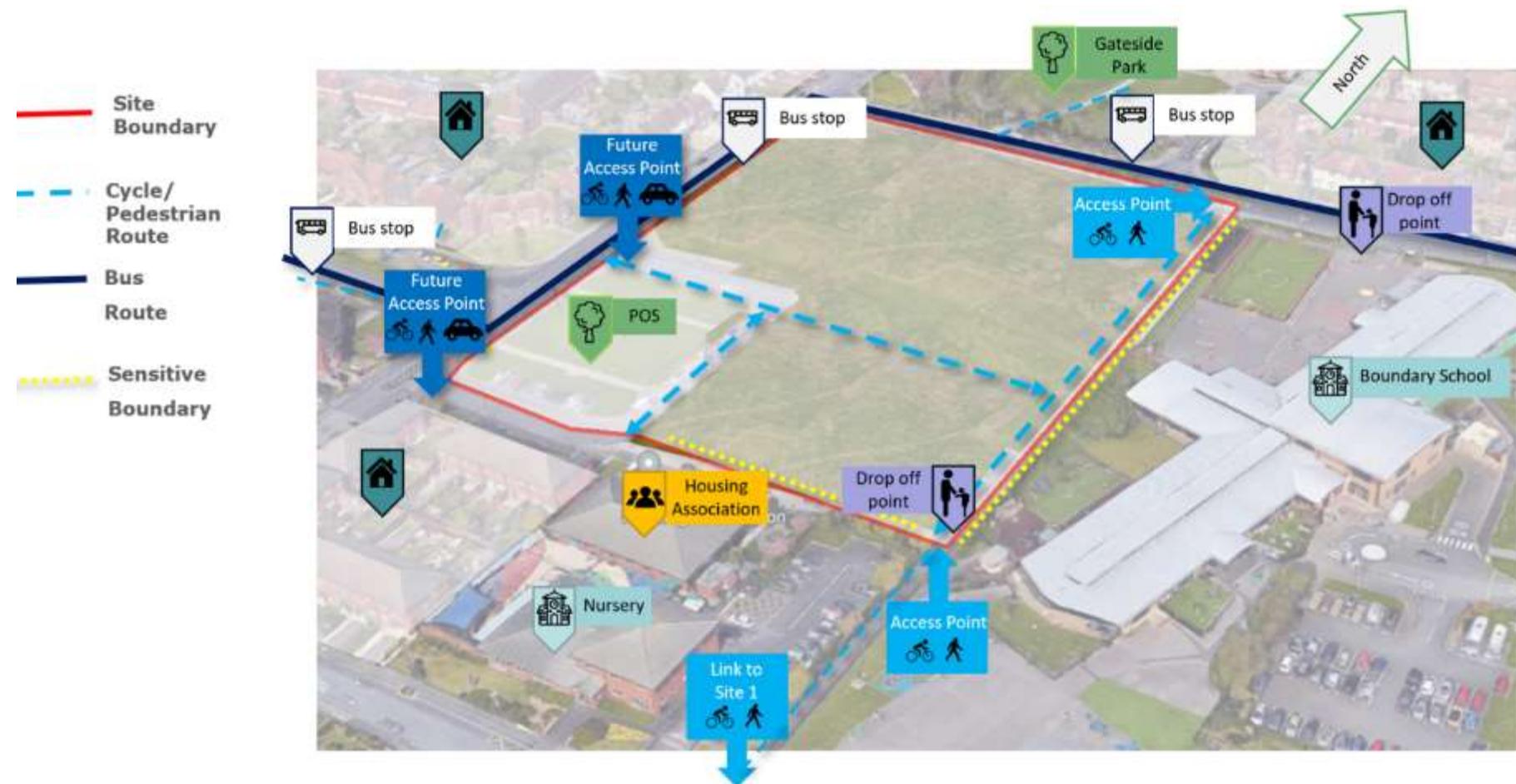
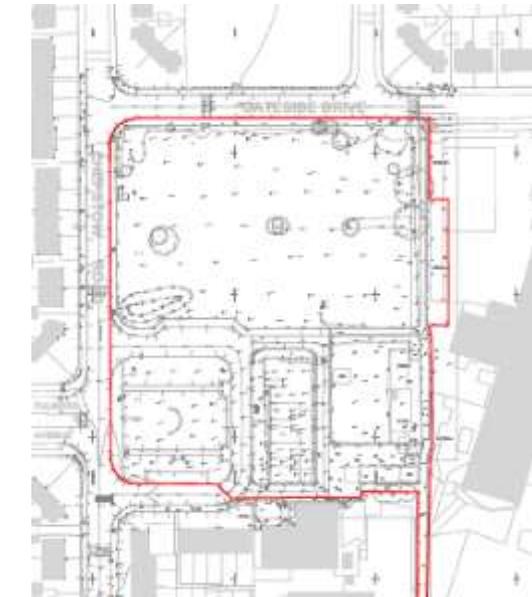


Figure 13 – Design Considerations for Site A

This is due to the location of the site adjacent to a Primary School and existing footpath routes.

The site is well connected with a variety of routes through, within and around the site.

The extracts on this page, identify some of the initial design-led options for the redevelopment of Site A.

The area of green space on the eastern boundary of the site, respects a pre-existing agreement by the Council to provide a grassed area for the primary school to supplement their existing playground provision. This element of the proposal was therefore fixed.

Following examination of these considerations three concepts were developed; the Avenues, the Gardens and the Urban Room.

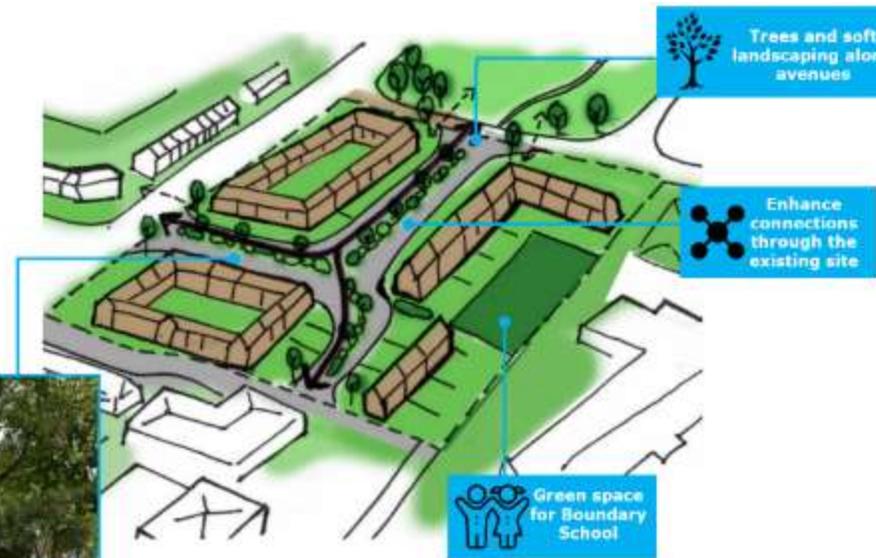
The Avenues seeks to incorporate natural features into the movement network, such as trees and grassed areas, to provide natural views and extend the flow of green space from Gateside Park.

The Gardens concept is centred on a shared open space that is landscaped to encourage social interaction, relaxation and play. An arrangement like this provides a safe development with elements of natural surveillance with car free pedestrian routes linking into the wider network.

The Urban Room approach seeks to create car free openings along the rear of dwellings. This shared space encourages friendly neighbourly interaction and creates a safe environment for occupants of all ages. In a development where space will be an important key factor there is the opportunity for shared amenities and to generate a real sense of community.

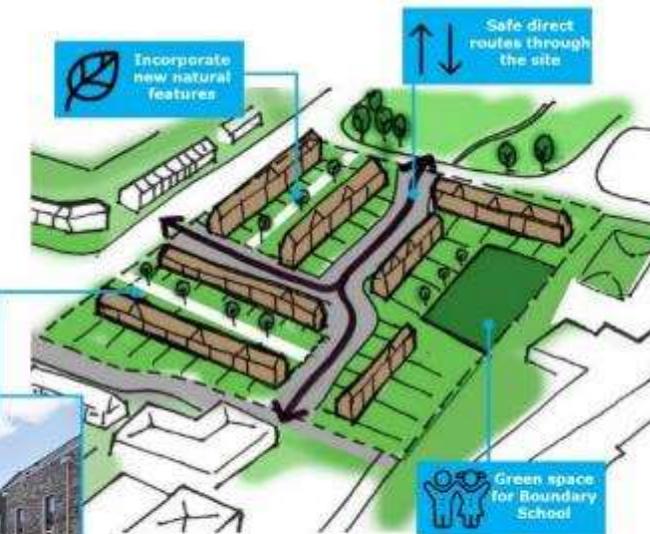
The Avenues

Tree lined boulevards define the key safe routes through the site and provide a connection to nature for residents.



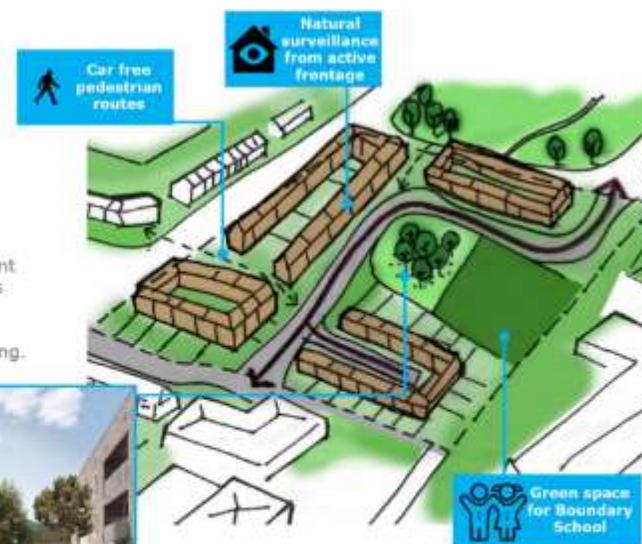
The Urban Room

A family-friendly and car-free 'street' through the development. A shared space encouraging neighbourly interaction.



The Gardens

At the centre of the development is a shared open garden that is beautifully landscaped to incorporate trees and areas for relaxation, play and food-growing.



Initial designs were developed to explore the relationship between the immediate context of Gateside Park and the surrounding residential streets and Boundary School. It was established early on that the School wanted to create a safer boundary through shielding it with the residential development and a link to the proposed School Green.

Early designs explored the balance of creating new key pedestrian and vehicle link routes through the site, alongside the development of accessible landscaped areas.

The initial designs also sought to integrate aspects of the Bungalow and flat requirements which were later migrated to Site B.

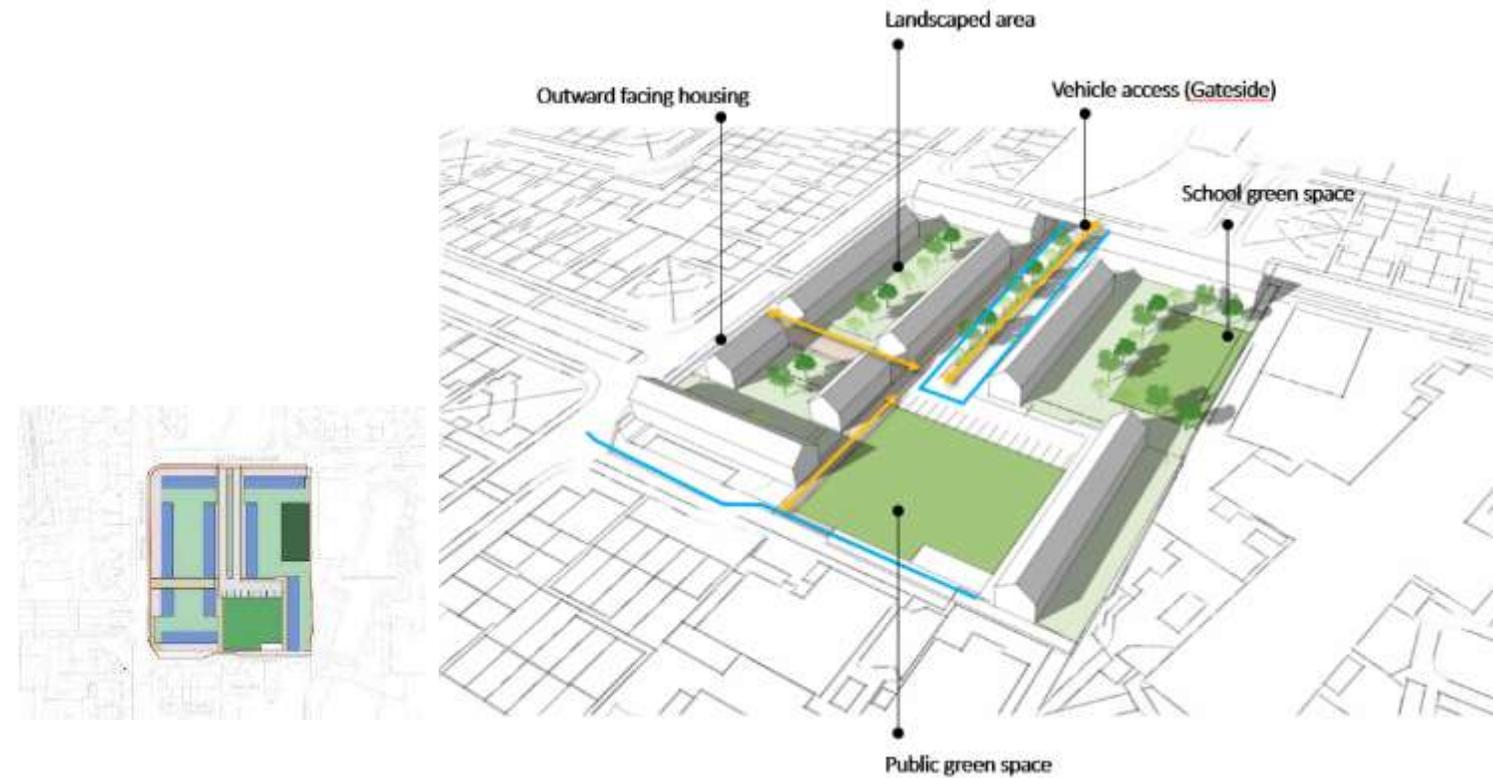


Figure 14 – Early 3D layout for Site A

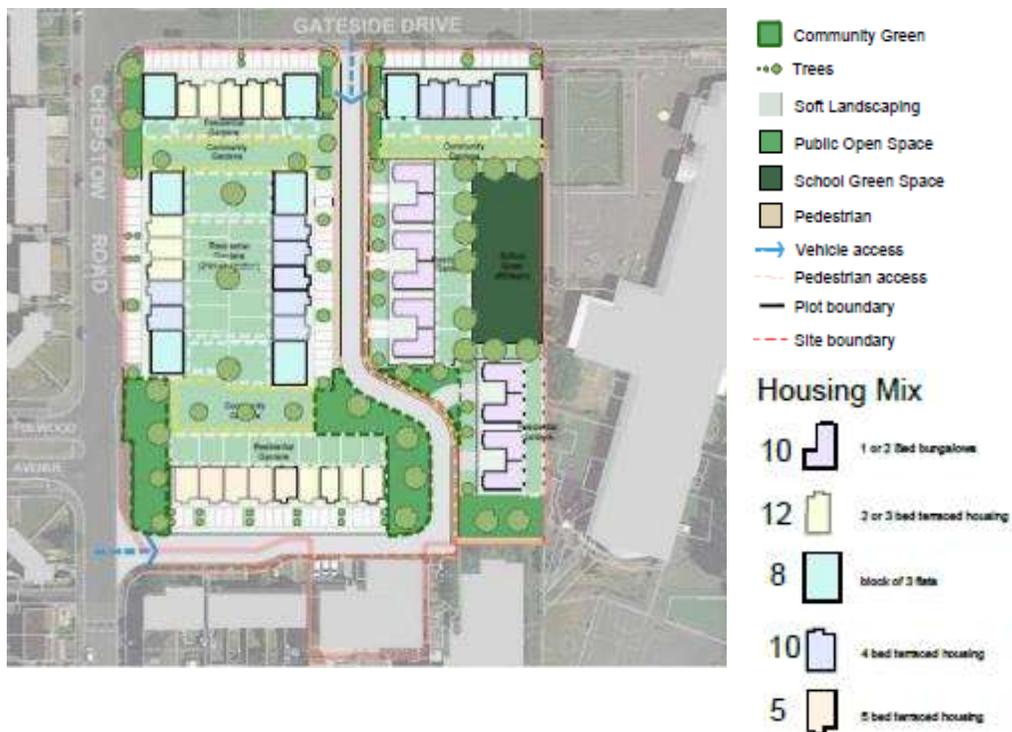


Figure 15 – Initial indicative scheme including bungalows



Figure 16 – Initial indicative scheme including bungalows

Land at Dinmore Avenue (Site B)

Site B, the parcel of land at Dinmore Avenue, comprises an area of open green space, intersected by a number of informal footpath routes, linking Dinmore Avenue to the east and Dingle Avenue to the west. It also comprises part of the existing car park at @ The Grange.

An initial review of the site identified the sensitive boundaries to the north and east in relation to the school and Community Centre as well as a range of potential access points into and across the site. This provides an understanding of how the site is navigated and used currently.

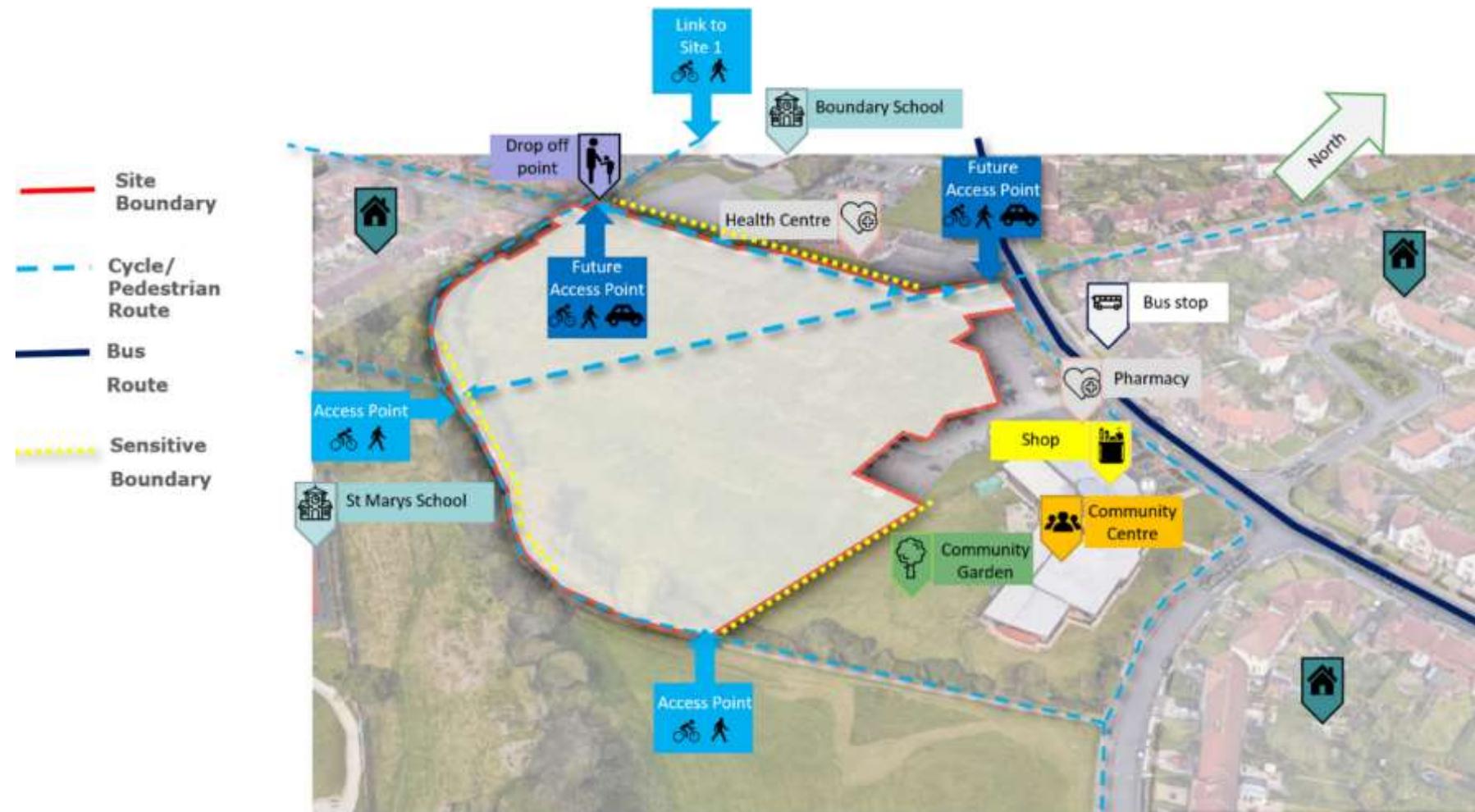
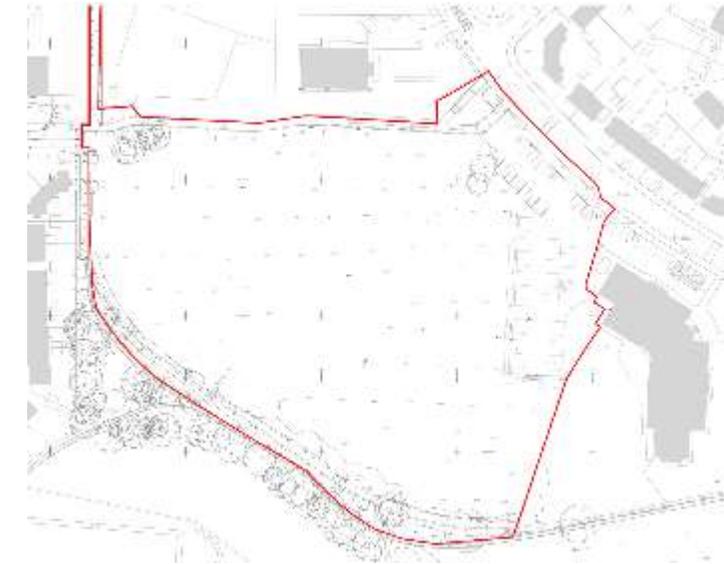


Figure 20 – Design Considerations for Site B

The extracts here identify some of the initial design-led options for redevelopment of the site.

A desire to provide formal green space adjacent to @ The Grange for community use formed a part of the client brief and along with the requirement for a new children's play area, provided a starting point for the landmark features of the site.

Three further concepts for Site B were applied to explore how a well designed place may be developed.

The Waterways approach creates a key connection route and retains the existing pedestrian routes through the site. The community green space is linked close to the Community Centre and a children's play area is located in close proximity to the community cafe. Sensitive boundaries are conceived with water features to form part of an integrated system of landscape, biodiversity and drainage. They create natural breaks between sensitive boundaries and enhance water management for creating a sustainable drainage system.

The Destination concept locates a community green space to form a new landmark public space. This space could support a variety of activities and encourage social interaction. It would also be well connected to the surrounding movement network. The new housing would be located around the perimeter so they have natural views and create a safe environment through natural surveillance.

The Trails focuses on maximising the open public network through the site to encourage sustainable methods of transport in connection with the housing development, the surrounding schools and community centre. Natural features support a diverse ecosystem whilst creating an environment for residents to enjoy. The design of the landscape helps influence the microclimate and promote a sense of tranquillity.



Initial designs were developed to explore the relationship between the immediate context of the Community Centre, including arrangement of the key components of the Community Green space and the Children's play area, alongside developing pedestrian and vehicular access options.

Designs were based around two vehicle access points, (Dingle Avenue and Dinmore Avenue) and provided aspirations for how the Community Green could be integrated into the residential development.

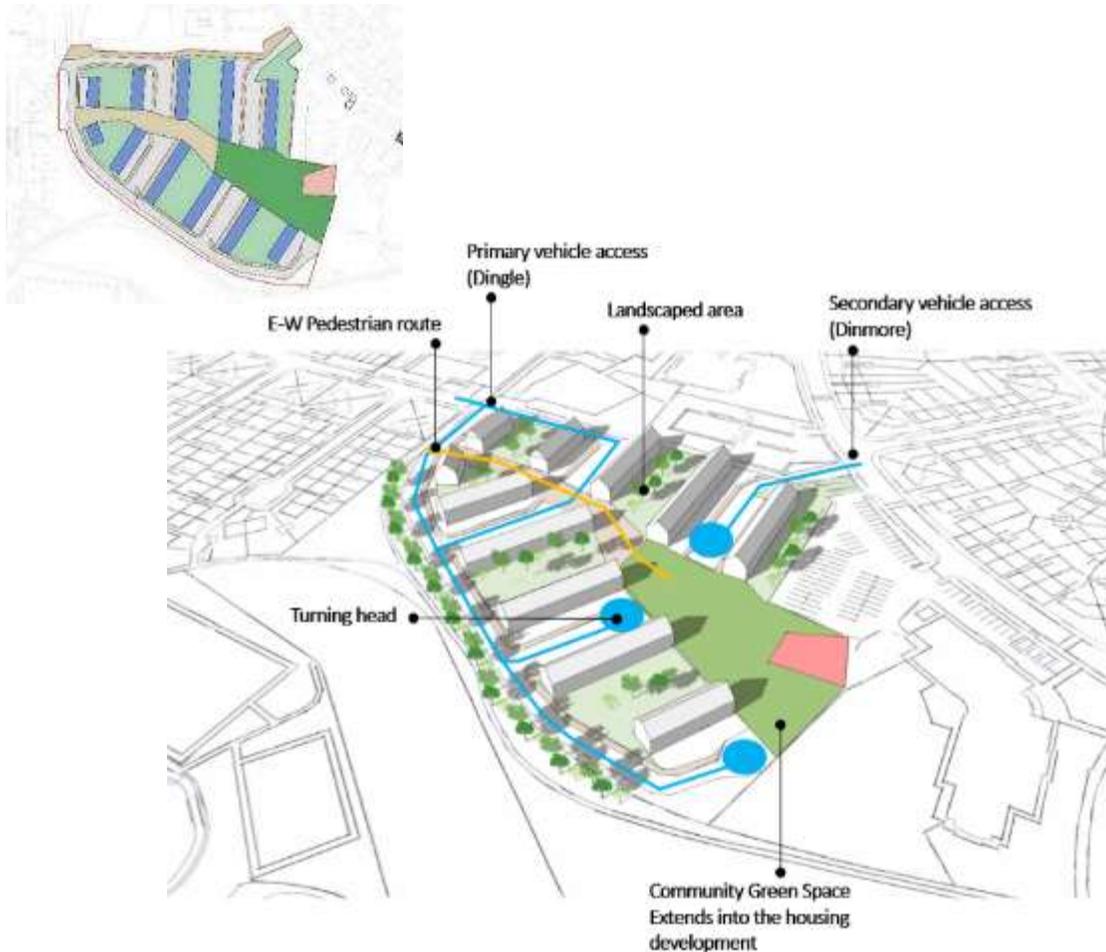


Figure 22 – Early 3D layout for Site B

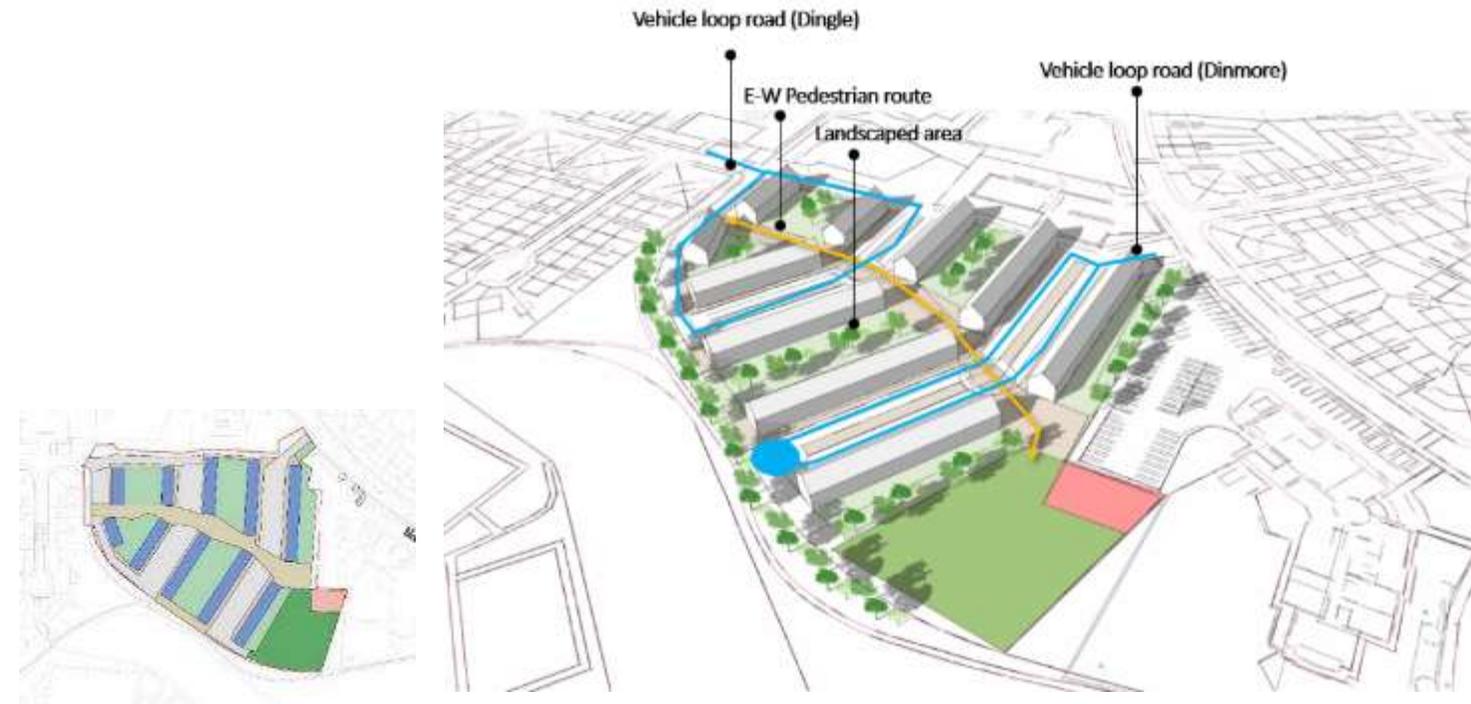


Figure 21 – Early 3D layout for Site B

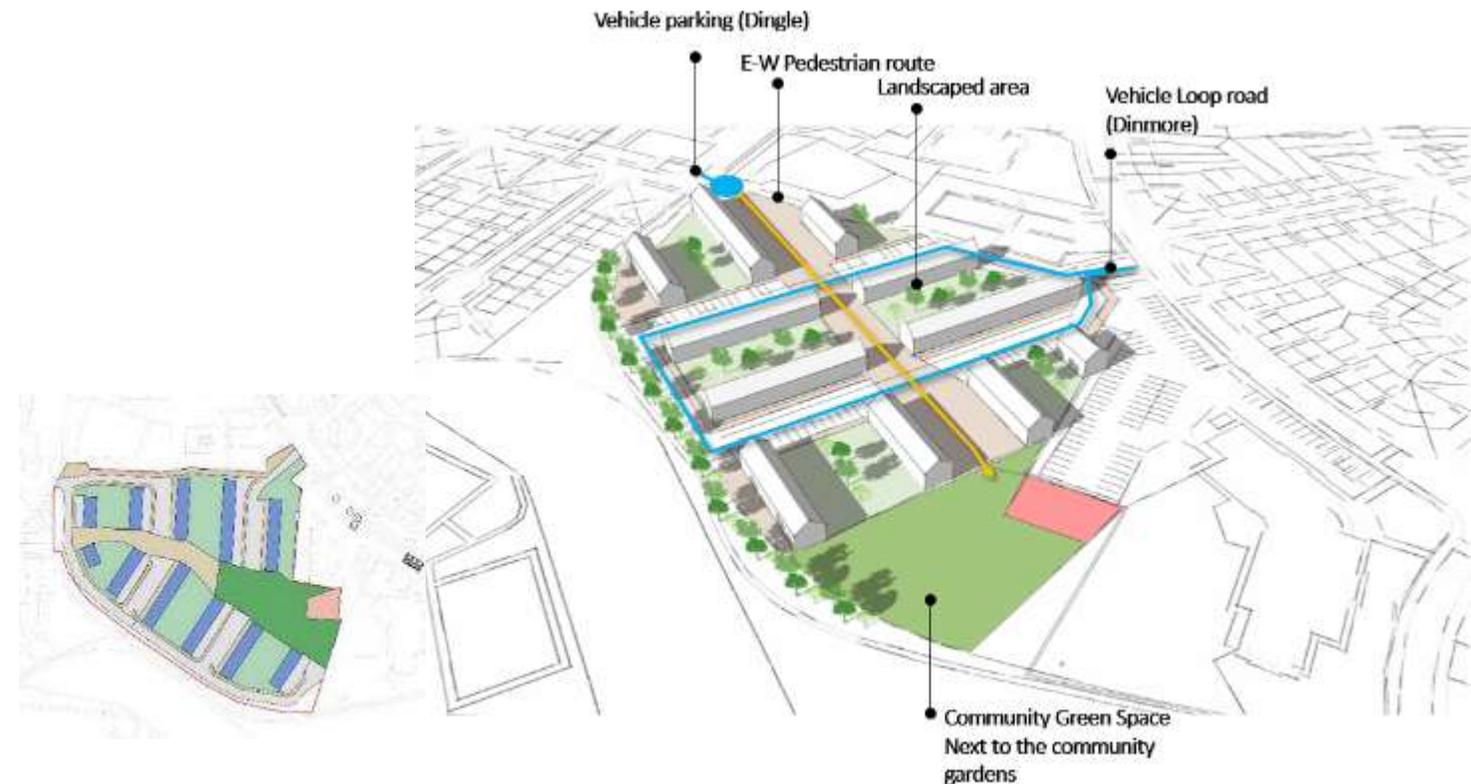


Figure 23 – Early 3D layout for Site B

Further iterations in the design were developed based on the integration of house types and examination of the surrounding built form.

The designs sought to establish key pedestrian routes through the site based on the analysis of the existing movement network.

The designs at this time aimed to provide attractive open spaces in balance with the scale and types of houses identified as needed within the community. The designs showed options as to how a community green space could connect key access points of the site and create accessible landscaped zones.



Figure 24 – Initial site layout for Site B



Figure 25 – Initial site layout for Site B



Figure 26 – Initial site layout for Site B

Following ongoing conversations with the client team and design team the designs developed in response to consideration of drainage strategies, landscaping opportunities and distribution of different dwelling types.

At this stage in the design there was a clear requirement, based upon local housing need, for a mix of bungalows, 2-6 bed dwellings and 1 bed flats. The designs sought to examine the creation of a sheltered housing zone located close to the Community Centre and to distribute the 3 storey flat elements amongst the dwellings to read as part of the domestic scale and proportion of the rest of the site.



Figure 27 – Initial site layout for Site B



Figure 28 – Initial site layout for Site B



Figure 29 – Initial site layout for Site B

In response to a more detailed definition of house type requirements and the required viable density of the site, the site plan evolved to include a sheltered housing zone to the south east corner of Site B. Previously conceived as an area of bungalows it was determined that this would not provide the housing numbers that were required to meet the identified need.

Iterations of the sheltered housing arrangement can be seen on the following pages.

Further to this was a shift in the relationship to the built form of the street formation. Previous designs had taken reference from the formation of the built form on Dinmore Avenue but in an effort to reduce the area of roads and meet the required dwelling numbers the approach was revised to reflect the more linear nature of the avenues to the west of the site.



Figure 30 – Initial site layout for Site B



Figure 31 – Initial site layout for Site B



Figure 32 – Initial site layout for Site B

Sheltered Accommodation (Site B)

The designs on this page illustrate a selection of options explored to provide sheltered housing flats for the scheme.

The designs were developed with the goal of providing a shared garden space with accessible parking and a design that has a logical relationship with the Community Groundwork, community green space and the proposed residential dwellings.

The design evolved towards options that reflect the massing and scale of the dwelling designs with the aim to create a visual community across the site.

The final options propose a two storey block adjacent to @ The Grange community garden due to the sensitive nature of the existing use.

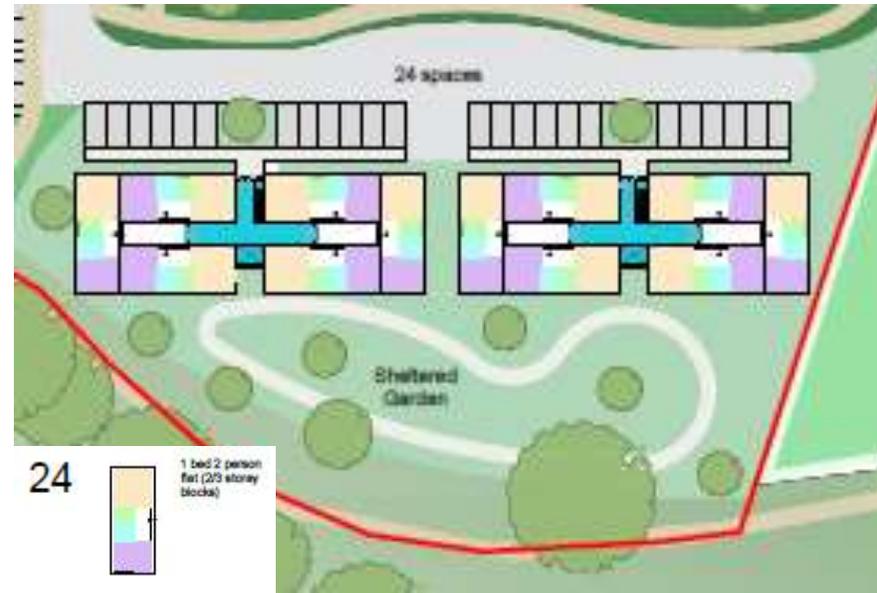


Figure 33 – Options for design and layout of sheltered accommodation development on Site B



Sheltered Accommodation (Site B)

3D visual studies were used to examine the potential arrangement of the flat blocks for the sheltered housing scheme as viewed from the community green.

The use of materials, form and proportion of the design was developed with a continuity of the design of the 2-6 bed dwellings.



Figure 34 – 3D options illustrating appearance of sheltered accommodation options

6.0 PRE-APPLICATION CONSULTATION

6.0 PRE-APPLICATION CONSULTATION

6.1 Pre-Application Discussions with LPA

A virtual meeting was held between the applicant’s architectural and planning team and the Head of Development Management at Blackpool Council and the Highways Officer on 18th February 2021. This meeting primarily considered the proposals for Site A, although some comments were made in respect of Site B also. A written response followed the meeting.

In principle, residential development on the site was considered acceptable and therefore advice was further given to the relevant material considerations.

Matters considered included:

- The potential requirement for planning obligations to include educational provision and a contribution toward off-site provision or improvement of public open space
- The requirement to assess the housing mix against Policy CS13 of the Core Strategy
- The need for appropriate separation distances
- Native planting to be encouraged unless ornamental trees are more appropriate for space pressure
- The position of taller properties to book-end the rows is accepted but should be dual-aspect to address both street frontages where applicable
- Use of a traditional building format and varied materials palette is welcomed

The validation requirements for an application were also set out.

6.2 Public Consultation

The Council is committed to working with the community to ensure that the development improves the estate for all, by improving quality of life and providing a mix of housing and public open spaces which meet local needs. The proposals have therefore been informed through conversations with local communities and stakeholders.



Figure 35 – Extract of drawings submitted to LPA under pre-application advice request

The primary ambition was that the development benefit not only new residents but also the wider communities and those attending the local schools.

In February 2018, local residents were invited to a public consultation held at Grange Park Children's Centre where they could view initial proposals for development at Grange Park. This initially involved three sites although one has not been brought forward.

In total, 81 no. people attended the consultation event. Of those residents who provided feedback, 73% said that the development would make the estate a better place in which to live.

Other comments raised included:

- Facilities that allow residents to meet and chat were highlighted as important as well as providing areas specifically for young people
- A preference for a mix of family homes and bungalows was highlighted
- The need to provide maintained, green / open space that can be used by all ages

The applicant has held a number of meetings with Boundary Primary School's headteacher and Business Manager to ensure that the proposals meet the needs of the school whilst also integrating into the proposed development.

A further consultation was carried out in March – April 2021. Due to current Covid-19 restrictions this was undertaken online via the Blackpool Council website, with boards illustrating the plans also installed as window displays at @ The Grange.

130 no. comments were received. Following this, Blackpool Council published a formal response to the comments on its website, as follows:

The new development will mean more vehicles parking on the estate roads causing congestion and raising safety concerns, especially for children.

Every new house will have designated off road parking, providing a minimum of one space per new home and up to three spaces relative to the size of the property. There is also a number of additional visitor parking spaces included.

Safety of all residents is a primary concern and the design of the new houses looks to create a safe and attractive place for residents of all ages. The design provides dedicated pedestrian and cycle routes and traffic calming will be included on the new roads.

A dedicated travel plan is being developed as part of the package of information that will support the scheme's planning application and which looks to reduce the dependence of residents on travel by private car.

New homes are being built but other new facilities such as shops, leisure amenities and parks are not being provided

Following feedback from residents at previous consultations the council investigated if there was interest in providing new shops and other local services.

Unfortunately there wasn't enough market interest to justify the building of retail units due to the risk of them being empty/unused. The scheme will not prevent this being considered in the future if circumstances change.

Included in the scheme design are areas of formal and informal community green space. The site off Chepstow road (Site A) will incorporate a 'pocket park' at a focal point at the junction of Fulwood Avenue and Chepstow Road. The site off Dinmore Avenue (Site B) includes over 2,000 m² of formal community green space along with a new dedicated children's play area. This green space will be available for use for community events linked to services and activities provided by @ The Grange. Once completed, new pedestrian hardstanding paths will also be included to link the sites to other existing footpaths (e.g. the 'Black Path') and highway footpaths.

The travel plan (being prepared to support the planning application) analyses the proximity of the two development sites in relation to a range of local amenities, both on foot and cycling. This highlights that both sites are very accessible (within 2 km) to a range of local amenities including schools, pharmacy, parks, play areas, MUGAs and food stores. In addition the sites are both served by a number of bus routes which provide viable alternatives to car journeys.

The provision of new homes will result in an increase in crime in the local area

Safety and security is always a key consideration in designing any new housing scheme, it has been a priority for the council in informing this design process.

The new homes and associated public spaces have been designed to maximise natural surveillance meaning paths and public areas benefit from overlooking by new and existing housing.

In addition all parts of the development will have suitable lighting ensuring residents can access homes and local amenities at any time of day.

The planning process takes account of security in liaison with the police. In a practical sense the local police representation are based in @ The Grange which is adjacent to the Dinmore Avenue (Site B) which provides a strong physical connection to the development sites.



Figure 36 – Extract of drawings presented for public consultation

Feedback highlighted concern for, and how the development might affect local nature and wildlife

The scheme includes new landscaped green and open space as well as private garden spaces. The design team, who have provided expert professional support in drafting the scheme, includes a landscape architect.

To support actions in regards to the council's climate emergency declaration the landscape design focuses on maximising the contribution to local biodiversity. In support of the planning application a range of ecological surveys have been undertaken.

These include a specialist survey of the existing trees and one which outlines the presence of existing wildlife, such as bats and birds. The results of these surveys have also been used to inform the landscape design process, ensuring existing habitats are maintained wherever possible and appropriate new ones are incorporated into the scheme landscaping.

The landscaping within the scheme will include:

- Native tree species (of various sizes) including flowering trees that encourage pollinators and provide food for birds
- Areas of meadow/ long grass and scrub which improves habitat for bugs and insects
- Native hedgerows to provide habitat for insects, birds, hedgehogs and bats. Hedges also act as 'wildlife corridors' which allows lots of wildlife to move across the local area using safe spaces
- Community orchard fruit trees encouraging pollinators and broadening the habitat types
- Amenity grassed areas for use by the general community

In agreeing the design it will also be important to ensure there is a balance between the overall visual effect, ensuring the space is usable by all members of the community and that it can be adequately maintained.

Allowing people who don't have access to the internet going to have their say

Unfortunately, due to the COVID19 restrictions we weren't able to host the usual face to face 'drop-in' style consultation or do leaflet drops. The consultation period was extended to allow those without home access to the internet to access public facilities as local libraries or @ The Grange.

The proposed scheme will result in loss of parking, access and refuse areas for operators and deliveries to @ The Grange/ associated shops in the building

The revised parking @The Grange keeps the same number of spaces available and access to allow servicing of the retail and community functions will be maintained. Storage and collection of refuse will continue. Further consultation with stakeholders within the building will be carried out to discuss specific requirements ahead of starting any works on site.

Ensuring safety of all residents during construction

During the construction phase the safety of all, residents and site staff will be of critical importance.

Details of site operations will be set out in a detailed management plan by the selected contractor. The sites, once under construction, will be secured with a 3 m high metal mesh fence and will be monitored by CCTV with additional site security as required.

All appropriate signage will be installed and maintained by the contractor warning against unauthorised entry to site. The contractor will carry out visits to local schools to help educate the local children regarding safety.

Specific areas of key activity adjacent to the sites (e.g. @ The Grange, schools, Children's Centre etc) will be clearly outlined to the contractor and contact made with relevant stakeholders, as required, to understand operations and manage requirements. Site operations will be planned and carried out with due care for the activities in the immediate area (e.g. school drop off/ pick up times).

Any issues which are raised during construction by residents will be acted upon by the council. Local residents will be kept informed of key activity on site through regular newsletters.

Will the development worsen land drainage in the immediate vicinity, particularly along the 'Black Path'?

Each of the development sites will have a full surface water and foul drainage system which will ensure all water will be drained by the sites.

Dedicated water storage and release (attenuation) systems will operate to ensure that the sites drain and that there is no worsening of the drainage in any area adjacent to the sites.

While the 'Black Path' is outside of the development area new pedestrian routes to connect to it will be made and it is likely that proper drainage installed on the southern site (Site B) will reduce current excess water that ponds in areas adjacent.

Will properties be adapted for people with disabilities?

The scheme includes five 2 bed true bungalows and two blocks of 30 retirement flats that are designed so they can be lived in by wheelchair users.

All the housing meets a defined national standard that is 'accessible and adaptable' and so allows for the resident to remain living in the property throughout their life (e.g. allow for ground floor wheelchair use, downstairs toilet and allow for installation of a stair lift). This requirement provides reasonable provision for most people to access the dwelling and includes features that make it suitable for a range of potential occupants, including older people, individuals with reduced mobility and some wheelchair users.

Closing the footpath from Gateside Drive to Dingle Avenue

The footpath that runs along the western boundary of Boundary School, from Gateside Drive to Dingle Avenue will be closed. Pedestrians will be able to walk on the new road which runs through the middle of the northern site. For those dropping children at Boundary School the differing bands of drop off times set out by the school for different age groups will provide the time to allow different drop offs to take place.

Impact of the new housing on existing education provision.

As part of the planning application process the need for education provision resulting from the additional residents will be assessed and if required a contribution will be made to fund the education requirements outlined as needed.

Apply for the new homes

More information about how to apply for one of the new homes will be provided when they are close to the point of them being ready for occupation. This development will not be started for some time so if you are in need of housing now then please visit [Home - My Home Choice Fylde Coast](#) for more information about the way the council allocates properties and how you can make an application to be rehoused.

Home > Residents > Housing > New housing developments > Grange Park proposed residential development – Public consultation



Grange Park proposed residential development – Public consultation

Like Modified April 08, 2021

Grange Park proposed residential development

The details provided below sets out the Blackpool Council's proposal for new housing development on the two vacant sites within the Grange Park estate – one off Chapstow Road and the other off Dinmore Avenue (behind @The Grange).

This proposal is for new social housing which would be managed by Blackpool Coastal Housing and will incorporate a range of housing types and new green space. The consultation seeks to capture the views of local residents and all interested parties on the proposed scheme.

Northern site

The northern site is land at the corner of Gateside Drive and Chapstow Road.




Logos: Blackpool Council, Blackpool Coastal Housing, Classify Kaitera

Southern site

The southern site is located at Dinmore Avenue/Bathurst Avenue.




Logos: Blackpool Council, Blackpool Coastal Housing, Classify Kaitera

Figure 37 – Extracts of information provided on Blackpool Council's website as part of public consultation in April 2021

The main aim of this proposal is to provide a residential development in a manner which both maximises potential to provide new homes, whilst respecting the local surroundings and providing improved green space for use by all residents on the estate.

Responding to the local demand within the wider context of the climate crisis, the goal is to create a mixed and inclusive community that promotes wellbeing and healthy lifestyles.

Across both sites it is proposed to construct 131 properties comprising 101 houses and 30 apartments. There would be a mix of semi-detached and terraced homes and bungalows with associated parking on driveways to the front and private gardens to the rear.



Terrace row with mixture of 2, 4 and 5 bedroom homes



Proposed new road layout - Northern site



Semi-detached 2 and 3 bedroom homes



Southern site view of flats across community green

Accompanying the houses is a retirement apartment development with allocated parking, views over the community green and a shared garden space to the rear.

The mix of proposed accommodation is listed below:

- 50 - 2 bed 4 person homes
- 17 - 3 bed 5 person homes
- 16 - 4 bed 6 person homes
- 12 - 5 bed 7 person homes
- 3 - 6 bed 8 person homes
- 5 - 2 bed 4 person bungalows
- 30 - 1 bedroom sheltered apartments

Benefits for existing local communities

Informed through conversation with local communities and local stakeholders, including Boundary Primary School and @ The Grange, the ambition is that the development will benefit not only the new residents but the wider community and those attending the surrounding local schools.

The northern site incorporates a new school green space and the southern site defines a community green space to be used informally with a children's play area and for formal community events.

Movement and accessibility - vehicle, walking and cycling

The key connections and desire lines within the immediate area have been carefully considered, including those that connect key services. To contribute to improved connectivity a cycle path is planned connecting Dinmore Avenue and Dingle Avenue.

The scheme provides opportunity for safer journeys when walking to school and improved access to the local facilities at @ The Grange Community Centre.

The form of the new terraced homes helps provide a sustainable density but reduce the overall footprint and therefore aids in maintaining as much green, open space as possible.

Both sites will be an example of a new residential development designed to complement the existing neighbourhood, adding new vibrancy. These proposals include:

- Cycle and pedestrian routes through the sites connecting the local schools, parks and community facilities
- Provision of high quality formal and informal communal and public open spaces including pocket parks and communal green spaces for all residents, encouraging neighbourly activity and social interaction
- A new children's play area at the heart of the southern development site



Pocket park on northern site

Relating to the local context

The layout, choice of materials and massing of the development has been informed through considering the physical, historical and cultural context of the surrounding community.

The homes proposed will meet local housing need ranging from 1 bedroom retirement apartments to 6 bedroom houses designed for larger families. All of the homes are designed to meet the changing needs of households, having their own front doors and level access to the surrounding streets.

The proposals will use a range of materials that are sympathetic to the surrounding homes and robust to stand the test of time. Brick detailing, ginnels and book end terraces are key features that will seamlessly integrate the development into the immediate local context.

Sustainability and biodiversity

The development has been designed to better connect people to the local facilities by improving routes to open space and other community spaces such as @ The Grange.

The aspiration is to create more sustainable homes through the inclusion of improved energy efficient of the buildings (e.g. increased insulation) and the introduction of sustainable technologies such as a mechanical ventilation system.

Adding to local biodiversity is a key factor in the climate change agenda and biodiversity as part of this development is encouraged through a variety of landscape offerings. In the northern site a pocket park provides an opportunity for nature to flourish through the inclusion of meadow grassland and mature trees.

On the southern site an open greenspace, with accompanying area designated for the community has been designed for growing fruit trees, this will add to local biodiversity as well as encouraging social interaction and combatting loneliness. Hedges and trees are retained where possible and enhanced with additional hedgerows and established tree planting.

Following this public consultation the next step in the development process will be to submit a formal application to Planning. We welcome your feedback on these proposals and look forward to building new homes and spaces for the Grange Park community.

Have Your Say Now



7.0 FINAL DESIGN PROPOSALS

7.0 FINAL DESIGN PROPOSALS

Following the review of design options, set out in Chapter 5 and discussions with relevant parties, the final design proposals were arrived at.

This proposal seeks to both maximise the potential to provide new homes on the site, whilst also respecting the local surroundings and providing improved green space for use by all residents of Grange Park.

Across both parts of the site, the development comprises the construction of 131 properties (101 no. dwellings and 30 no. apartments).

The dwellings would be a mix of semi-detached and terraced homes and bungalows with associated parking on driveways to the front and private gardens to the rear.

The mix of proposed accommodation is listed below:

- 50 no. 2-bed 4 person homes
- 15 no. 3-bed 5 person homes
- 16 no. 4-bed 6 person homes
- 12 no. 5-bed 7 person homes
- 3 no. 6-bed 8 person homes
- 5 no. 2-bed 4 person bungalows
- 30 no. 1-bed sheltered apartments

The sheltered apartments comprise a retirement development with allocated parking, views over the community green and a shared garden space to the rear.

The layout, choice of materials and massing of the development has been informed through consideration of the physical, historical and cultural context of the surrounding community, with the homes proposed meeting an identified local housing need, ranging from 1 no. bedroom retirement apartments to 6 no. bedroomed homes, designed for larger families. All of the homes have been designed to meet the changing needs of households, having their own front doors and level access to the surrounding streets.

The proposals will utilise a range of materials that are sympathetic to the surrounding homes and robust to stand the test of time.

Brick detailing, ginnels and book end terraces are key features that will seamlessly integrate the development into the immediate local context.

The aspiration is to create more sustainable homes through the inclusion of improved energy efficiency of the buildings and the introduction of sustainable technologies, such as a mechanical ventilation system.

The proposals include provision of both high quality formal and informal communal and public open spaces including pocket parks and communal green spaces for all residents, and a new children's play area, encouraging neighbourly activity and social interaction.

An area of green space will be gifted to Boundary Primary School to supplement their outdoor space for pupils to use.

Appropriate bin storage space will be provided for each unit. Ginnels would be incorporated into the design of the terraced properties to provide access.

On Site B, a community green space will be created within an associated children's play area and community orchard which will link to the existing community groundworks site. Part of the existing car park at @ The Grange will be retained and used for community events throughout the year. A number of walking routes will be retained and provided across the site.

The development has been designed to better connect people to the local facilities by improving routes to open space and other community spaces such as @ The Grange.

The key connections and desire lines within the immediate area have been carefully considered, including those that connect key services. To contribute to improved connectivity a cycle path is planned to connect Dinmore Avenue and Dingle Avenue.

The scheme provides opportunities for safer journeys when walking to school and improved access to the local facilities at @ The Grange Community Centre.

The form of the new terraced homes helps provide a sustainable density but reduce the overall footprint and therefore aids in maintaining as much green, open space as possible.

Adding to local biodiversity is a key factor in the climate change agenda and biodiversity as part of this development is encouraged through a variety of landscape offerings. In Site A, a pocket park provides an opportunity for nature to flourish through the inclusion of meadow grassland and mature trees. On Site B, an open greenspace, with accompanying area designated for the community, has been designed for growing fruit trees. This will add to the local biodiversity as well as encouraging social interaction and combatting loneliness. Hedges and trees are retained where possible and enhanced with additional hedgerows and established tree planting.

Both sites are an example of a new residential development designed to complement the existing neighbourhood, adding new vibrancy.



Figure 40 – Final Development Proposals for Site A



- Key**
- Existing Trees/ Hedges Retained
 - Existing Trees/ Hedges Removed
 - Proposed Trees/ Hedges
 - Public Green Space
 - Residential Gardens
 - Childrens Play
 - Pedestrian
 - Upgraded Cycle/ Pedestrian route
 - Parking Space

- Housing Mix**
- DT1 30 No. 1 bed 2 person Flats
 - DT2 23 No. 2 bed 4 person 2 Storey Home
 - DT3 6 No. 3 bed 5 person 2 Storey Home
 - DT4 7 No. 4 bed 6 person 2 Storey Home
 - DT5 4 No. 5 bed 7 person 3 Storey Home
 - DT6 3 No. 6 bed 8 person 3 Storey Home
 - DT7 5 No. 2 bed 4 person Bungalow

Figure 41 – Final Development Proposals for Site B

8.0 DESIGN CONSIDERATIONS

8.0 FINAL DESIGN PROPOSALS

This Design and Access Statement supports a full planning application for the construction of 131 no. residential properties (101 no. dwellings and 30 no. apartments) with associated parking and outdoor private amenity space, new vehicular and pedestrian access, public open space, drainage, landscaping and provision of a school green for Boundary Primary School.

The following chapter will establish the design principles behind the proposals. The Government is committed to delivering sustainable development (Paragraph 8 of the NPPF) and encourages local planning authorities to promote urban regeneration to improve the wellbeing of communities, improve facilities, promote high quality and safe development and create new opportunities for people living there.

8.1 Amount and Use

The application site comprises an area of 3.85 hectares.

Within this site, full planning permission is sought for the following uses:

- 131 no. properties comprising 101 no. dwellings and 30 no. apartments
- Each dwelling to have associated parking and private gardens
- Apartments to have associated car park and shared garden
- Pocket park
- Grassed area for Boundary Primary School
- Landscaping strips along road frontages and new planting
- New vehicular, cycle and pedestrian routes within the site
- Children's play area
- Community green and hardstanding

The accommodation mix is set out as follows:

	Size	Number	%
2 bed 4 person	81.8 sqm	50	38.2
3 bed 5 person	93.6 sqm	15	11.4
4 bed 6 person	108.9 sqm	16	12.2
5 bed 7 person	128.6 sqm	12	9.2
6 bed 8 person	145.8 sqm	3	2.3
2 bed 4 person bungalow	79.5 sqm	5	3.8
1 bed 2 person apartment	53/54.6 sqm	30	22.9
Total		131	100

Table 4 – Accommodation Mix

8.2 Layout

The development has been set out to make the most efficient use of the space available on site, to meet end user requirements, to provide a legible scheme and to take account of local character and amenity.

The proposed layout has been informed by the design parameters that exist on and around the site which include:

- Site shape and boundaries
- Site levels
- Location of adjacent properties and uses

Taking into account the above parameters, the final design proposal was selected following a detailed options review, details of which are set out within Chapter 5.

The final design proposals allow for the number of residential units required to be accommodated across the site as well as ancillary facilities such as new areas of public space to be provided.

These features will support both existing and future residents at Grange Park.

Block Types

There are four block types which comprise of the following:

Block Type 1: 2B4P, 4B6P & 5B7P

Block Type 2: 2B4P & 4B6P

Block Type 3: 2B4P & 3B5P

Block Type 4: 2B4P & 6B8P

The narrative of the block types is to provide a mixture of affordable and sustainable dwellings that can cater for a range of family types.

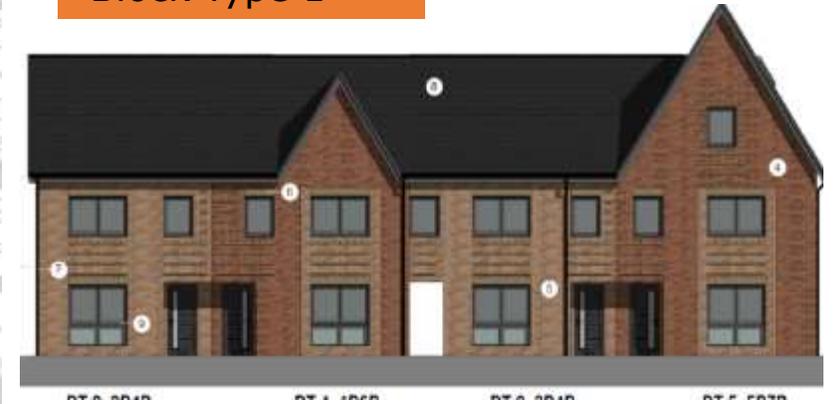
Each dwelling type that makes up the general composition of each block type has adopted the same consistent architectural rationale regarding functional technical standards M4(2) and aesthetic treatments. The following pages will explain the architectural rationale behind the design of these dwelling block types (reading and response). This will critically analyse how the designs have evolved and their rationale in response to the surrounding context.

The material composition of all dwelling block types are consistent, however their general form and elevation fenestration subtly differs. This proposal ensures architectural variety and richness in street elevation, whilst adhering to a consistent aesthetic generally.



Block Type Key Plan

Block Type 1



Block Type 2



Block Type 3

Block Type 4



Figure 42 – Illustration of Block Types across the Application Site

House Types

Each property will contain an open plan kitchen / dining / living space (some with separate lounges), alongside bedrooms and associated bathrooms.

Summary of Access Provision:

The design aims to provide buildings that are accessible to all, and steps have been taken during the design process to ensure that the aims of the Equality Act 2010 can be met. The proposals seek to incorporate principles of inclusive design wherever possible.

Designs have been prepared with reference to Building Regulations, Part M 2015. The majority of housing has been developed in the spirit of the Lifetime Homes and M4(2) standards.

Sheltered flats and 2 bed Bungalows will meet the M4(3) standard for Wheelchair Adaptable Homes.

All house are accessed at ground level with their own private driveway and garden or planting strip. All external landings are level and thresholds are to be accessible.

The hard surfaces will be developed to provide appropriate slip resistance and level access to stores. There will be external lighting to provide appropriate light levels.

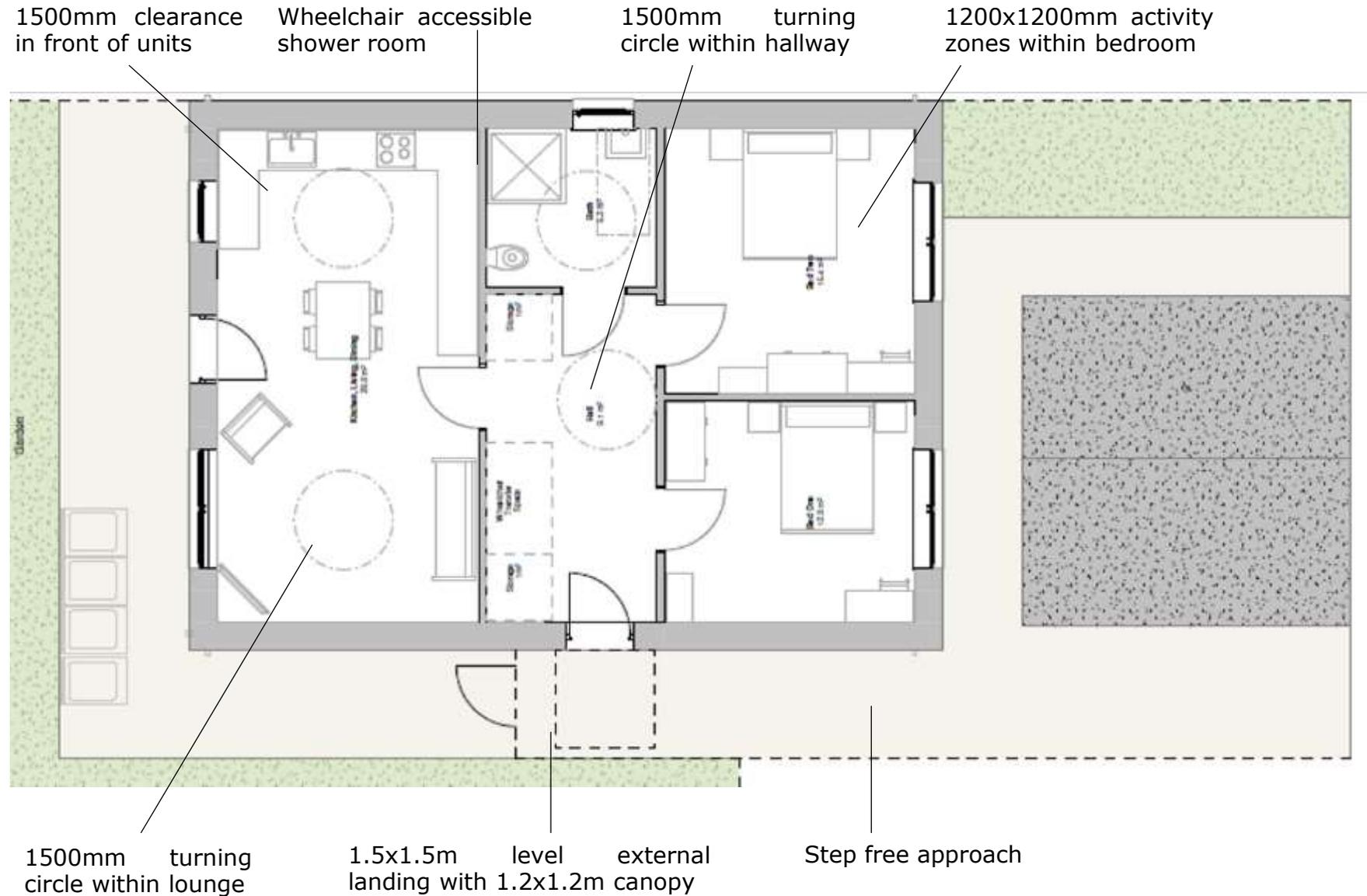


Figure 43 - Typical Bungalow Layout to M4(3) Standard

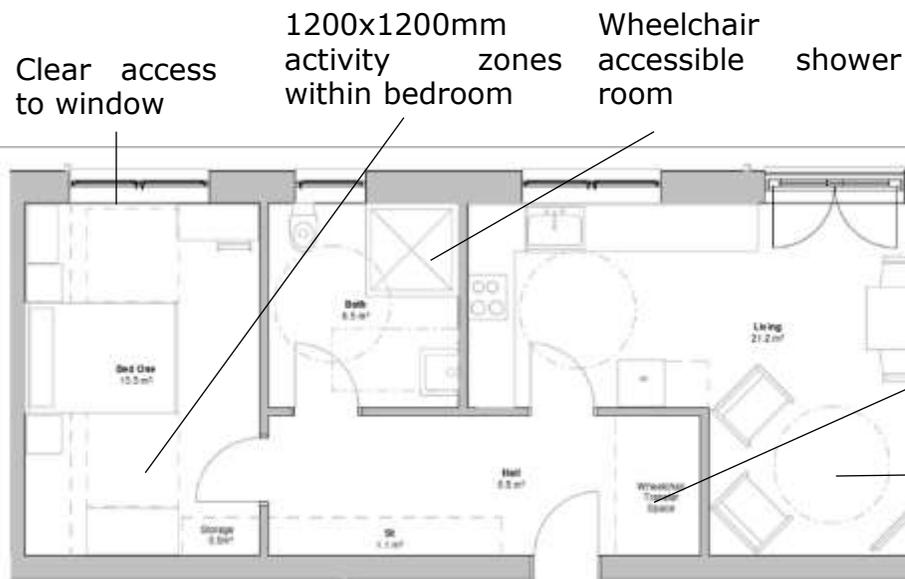


Figure 44 - Typical Sheltered Flat Layout to M4(3) Standard

House Types



The Client's brief was to design a mixture of affordable dwelling types to accommodate a range of occupancies. The layout of each dwelling type has been designed to enable adaptable and flexible methods of living, enabling for sustainable lifestyles that can be adapted to cater for a number of age groups.

Designs have been prepared with reference to Building Regulations, Part M 2015. The majority of the dwellings have been developed in the spirit of the Lifetime Homes and M4(2) standards. All proposed dwellings have adopted an open plan, allowing for a more 'contemporary' feel internally.

Whilst it was important to consider the function and end user, it was also equally as important to consider the external aesthetic and appearance of these dwellings. The form and mass of each dwelling type has been considered to provide both aesthetic interest and functional requirements e.g. front entrance with overhang. Other key features such as the ground floor window within the main living space adheres to the technical requirements whilst visually presenting an appropriate proportion within the general elevation.

All dwelling types are consistent in length and have adopted different plot widths to achieve the required floor space. This conforms to technical housing standards for the required end user, whilst enabling aesthetic variety and richness within all block type elevations (plot division).

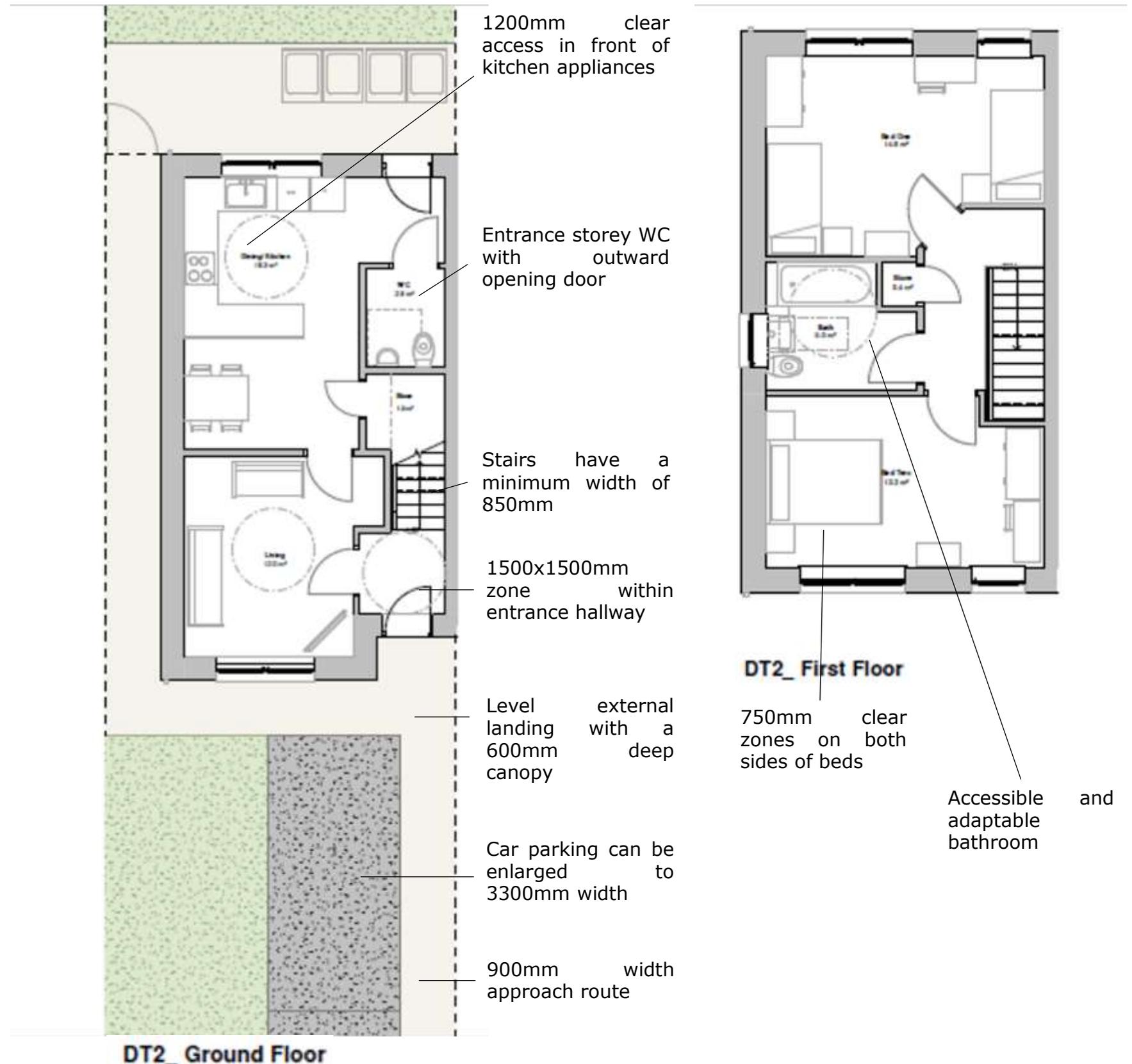


Figure 45 – Internal Plans of House type 2

8.3 Scale

Whilst the proposals will result in additional built development in this location, it has been designed to be of an appropriate scale to its use and in relation to its setting.

The characteristics of the site and its location within an existing residential area is considered to lend itself to accommodating the scale of development proposed comfortably.

The heights have been designed to reflect the existing eaves and ridge heights of the surrounding existing dwellings.

Existing eaves heights are approximately 5m to 5.5m and ridge heights of between 7.5m to 10m on larger properties.

This analysis is reflected in the proposal with eaves heights of between 4.8m to 5.1m and 8.4 to 8.9m on the majority of proposed house type two-storey dwellings. These are accompanied with three storey 'book end' properties with matching eaves heights but an increased ridge that accommodates habitable bedroom spaces. By using this approach, and avoiding building fully three storey house types, the houses reflect the characteristics of the surrounding terraced properties whilst providing a home that fulfils the needs of the local community.

Further to this the rhythm and aesthetic of the proposed housing mix is reflective of the existing residential developments with a mix of semi detached and terraced housing. Key approaches such as gabled book end terraces are reflective of the existing vernacular style.



Existing Semi-Detached Dwellings – Chepstow Rd



Proposed Semi-Detached Dwellings – Chepstow Rd



Existing Terraced Dwellings – Chepstow Rd



Proposed Terraced Dwellings – Chepstow Rd



Existing Flats – Dinmore Avenue



Proposed Flats – Site B

8.4 Appearance

The development proposes to respond to the requirements of the client and character of the surrounding built context. The existing 'post-war' built context has been rigorously analysed to put forward a contemporary but contextual design rationale. These acquired design variables have been categorized into a design hierarchy spectrum, ranging from macro to micro.

Macro variables have considered land use, street pattern, permeability and massing and scale. Micro variables have considered proportion, materiality and elevation detail.

The design rationale is to enhance the general urban environment through place making. The proposal seeks to strengthen the relationship of integration between user, building and external space.

Macro Scale

Land Use: The existing site is brownfield and detracts from the general quality of the area. There is a poor relationship between the existing site and surrounding context.

Response: Enhance the urban realm by way of creating a stronger more robust community through building design and external spaces for community integration, richness and diversity for the local neighbourhood. This has been achieved through rich external landscaped spaces and attractive building design to create active street frontage.

Street Pattern & Enclosure: This is the major determinant of overall character. The existing context presents a 'perimeter block' layout creating strong relationships which define private and public space. However, the post-war layout was based on managing traffic and vehicular circulation and as a consequence many of the streets are dominated by carriageway which creates a weaker sense of enclosure, detracting from more contemporary ways of creating attractive spaces for social interaction, as identified in the photographs.



Photographs of existing context

3D visuals of proposed development with active frontage

Response: Provide buildings which create a more intimate form of enclosure (commensurate with highway and parking requirements) and as a consequence offer a positive contrast with the general form and layout of the surrounding development. The assertive gables and vertical proportion as proposed seeks to arrest forward visibility and provide the perception of greater enclosure and overall visual interest.

Permeability: The existing site is of poor urban quality. This creates isolation and segregation between sites and surrounding context.

Response: Creating new desire lines and paths will enhance the permeability of spaces and movement of people. This will enable users to interact more with the local environment. A greater selection of access routes will enhance connectivity within and adjoining the development as well as other neighbourhoods of the town e.g. cycle routes and pedestrian paths. This includes opening up the southern boundary of Site B with the adjacent Black Path, which will provide natural surveillance of this existing and well used path.

Massing and Scale: The existing context is of a domestic scale with a mixture of building form. This adds variety to the streetscape and skyline. This is achieved through roof gables, chimneys a plot heights. However, as shown in the photographs of existing block types, certain rooflines are not well defined. There is little architectural expression, presenting mundane and 'flat' elevations with little visual richness. The Grange Park development was the product of post-war mass housing development to standardise plans and a particular architecture philosophy.

Response: Steeper pitched roofs with greater overhangs have been employed to enhance the significance of the buildings visual and physical composition. Stronger, more defined shadow lines and a more pronounced roofscape will positively enhance the proportion, visual delight and depth of elevations. Dwellings designed to accommodate a larger occupancy, namely that of five and six beds, have been purposely designed in this manner to achieve a 'hierarchy' within street elevations. This technique provides greater richness within the roofscape and skyline, reinforcing the significance of building plot edges and boundaries.



Permeability & legibility: key points of interest to attract movement



Photographs of existing block types



Proposed block types (massing and scale)

Micro Scale

Grain: Each dwelling that makes up the housing block has been designed to echo a relatively 'fine grain' layout. This will present visual variety within the elevation, through emphasis of vertical proportions.

Materiality: The local materiality presents red brick and white render primarily. However, each dwelling has little or no visual contrast throughout the estate. This weakens the sense of legibility and presents a character of overall sameness.

Response: All dwellings accommodate a palette of two materials. Red brick has been chosen to subtly contrast with the local development to provide a more attractive system of proportion and visual intricacy. Contrasting buff brick is used to enhance the visual intricacy and laying of proposed dwellings (to emphasise the verticality of the development and striking gables in particular). This will serve as an 'uplifting' contrasting response to the local area.

Vernacular precedents, as found within the town, have been used within to inform the aesthetic composition of the scheme. The contrast in materiality within certain front facing elevations has been adopted to reinterpret the bay window in a contemporary format. This not only articulates the elevation to provide visual intricacy but also indicates the functional hierarchy of spaces within the building.

Elevation Detail: There is minimal detailing within neighboring existing elevations which detract from the general quality of the built environment.

Response: Brick detailing, through the adoption of solider courses and extruding face brickwork has been adopted within primary facing elevations to serve as a positive amenity to the overall composition of the dwellings. This has been used to emphasize the relationship of solid to void and the general semiotics of the buildings. The proposed level of detailing will provide necessary layering to primary elevations which will add richness, depth and visual intricacy to the streetscape.



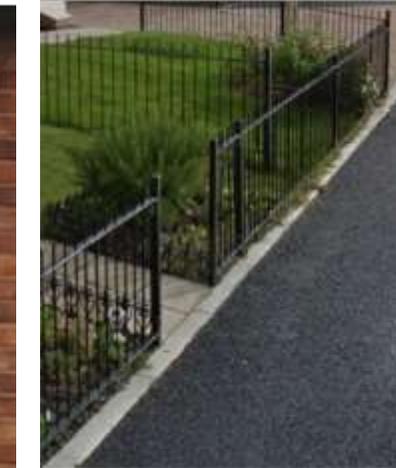
Existing Ginnel



Vernacular Brick Window Detailing



Vernacular Brick



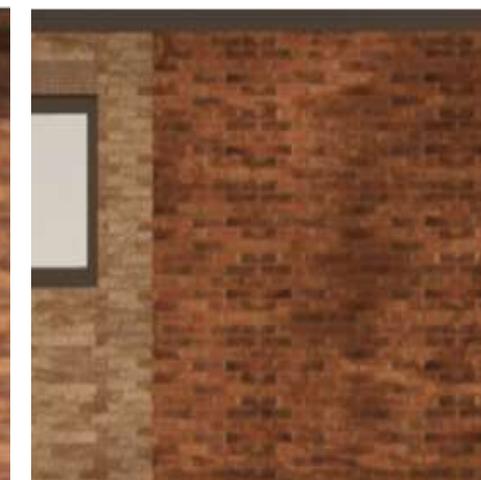
Existing Front Garden Fencing



Proposed Ginnel



Proposed Example Brick Detailing



Proposed Brick



Proposed Front Garden Fencing

8.5 Landscaping

The landscape design has been developed incorporating ideas from the wider project team, design team and local community, whilst ensuring the ambitions of the design are met. A summary of the landscape design is provided below, and the landscaping scheme for the site is provided in the accompanying package of drawings.

The landscape principles contribute to the overriding principle of sustainable development. This is achieved by:

- Creating streetscapes with appropriate trees, where eventual size and spread are matched to the space available. This has involved the consideration of both underground services, extent of soft landscape available to sustain the trees and impacts on dwellings
- Prioritising bio-diversity within amenity spaces where this is compatible with the aims of the spaces. This has involved using mainly native tree species and those noted for bio-diversity benefits such as flowering trees to encourage pollinators and provide food for birds. Where suitable, areas of long grass have been proposed to improve habitat for invertebrates and where possible with low mounds to provide a variety of habitats. Where possible, areas of long grass and native scrub have been incorporated into the area to provide habitat for invertebrates, birds, hedgehogs and bats. Providing new hedges as boundary features which will serve as wildlife corridors
- Encouraging community involvement with a proposed new Community Green, children's play area, community orchard and providing places where residents and active members of the community can further develop and enhance their local environment

Maintenance of the proposed landscaping will be carried out by Blackpool Coastal Housing via a maintenance regime.



Figure 46 – Landscaping Proposals for both Site A and B

Ecology

The landscape design has been developed in accordance with the Ecology recommendations summarised below. These recommendations have been provided by Bowland Ecology.

Habitats

Measures will be undertaken to mitigate the potential impacts to mature trees and the hedgerow:

Trees will be retained where possible. Where this is not possible, suitable mitigation for their loss will be implemented within the landscaping plans for the Site. Species used for planting will be native, appropriate to the locality and sourced locally. Planting will be undertaken at an appropriate time of year (autumn or early spring when there is no ground frost) and specimens protected from grazing.

A large area of semi-improved grassland will be lost as part of the development of the Sites. Therefore, compensation for the loss of this habitat will be in the form of wildflower planting using seed mixes of local provenance and the use of low fertility substrates within areas set aside for grassland management:

Site A; within the pocket park and around the school green,

Site B; around the community green and sheltered garden. It is also advised that a less intensive management/mowing regime of wildflower grassland areas is implemented to allow grasses and herbs to flower and seed.

Bats

Further surveys were recommended in respect of a tree adjacent to Site B's southern boundary, however, following a night-time survey, the potential has been concluded as low due to the presence of very low bat activity and no emergence was noted.

Potential mitigation for the loss of bat roosting habitat comprises the installation of two Schwegler 2F general purpose bat boxes on two suitable, mature trees that are to be retained.

The bat boxes will be orientated south/south westerly, to ensure they receive sufficient sunlight and are sheltered from strong winds. If damaged, the boxes will be repaired or replaced on a like for like basis.

Birds

No works to the hedgerow, trees and scrub should be carried out during the breeding bird season (March to August inclusive) to avoid impacts on nesting birds.

Any works to the aforementioned habitats that must be carried out within the breeding bird season will be subject to a pre-clearance bird survey carried out by a suitably experienced ecologist.

Enhancement Measures

- Additional plantings within the new developments would provide foraging habitat for a variety of species, and therefore have the potential to increase the biodiversity value of the areas. Native, nectar rich plants that attract insects would be recommended as they will enhance foraging opportunities for bats and birds in the local area;
- Additional planting of trees and shrubs will also provide terrestrial habitat for amphibians and arisings from vegetation removal can be retained and used to create hibernacula in recreational areas of the developments;
- Provision of artificial or natural hedgehog boxes located in a quiet, undisturbed area with ground covering vegetation, preferably against a hedgerow, wall or fence. For example, three or four logs may be arranged to leave an appropriate sized hole for a hedgehog to nest in (big enough for the hedgehog and its nest) and covered with masses of twigs and leaves.

8.6 Access and Parking

The scheme is being proposed to meet current parking standards.

During the pre-application process, the parking strategy has developed with the highways officers and the planning application shows the off-road, private curtilage parking as a mitigation measure taken to protect parking levels in surrounding streets.

The spaces provided are in line with the Council's standards of:

- 1 space for 1 bed
- 2 spaces for 2 or 3 bed
- 3 spaces for 4+ bed

Parking Spaces

- » Site A - 123 x vehicular parking spaces;
- » Site B - 141 x vehicular parking spaces

Bicycle

- » Site A - Cycle parking and cycle storage will be provided in the curtilage of each dwelling with secure parking in garages and rear gardens.
- » Site B - Cycle parking and cycle storage will be provided in the curtilage of each dwelling with secure parking in garages and rear gardens. For the flats, due to their nature, cycle parking will be provided within the associated scooter storage facility.



Figure 47 – Refuse vehicle tracking for sites A and B

8.7 Sustainability Statement

The sustainability approach has been developed in response to the requirements of the client to understand the most appropriate mix of renewable technology options that take account of achievable carbon savings, capital expenditure, resident running costs and maintenance in accordance with the Engineers recommendations summarised below. These recommendations have been provided by Kingswood.

The general ethos for the development is to provide a reasonable reduction in energy usage and carbon emissions through the introduction of enhanced U-values and energy saving / recovery & renewable technologies.

The project has been designed in the spirit of the aspirations of carbon reduction / energy efficiency proposed by the upcoming Building Regulation Part L.

The use of technologies will be split across the site with some using a combination of:

- Building fabric improvements combined with:
 - Air Source Heat-Pump (ASHP) for Heating & Hot Water
 - Upstairs / Downstairs Zone Control
 - Shower Flow rate of 9 Litres/Minute
 - Lighting Efficacy of 75 Lumens / Circuit Watt
- Building fabric improvements combined with:
 - High efficiency Gas combi boiler for Heating & Hot Water
 - Upstairs / Downstairs Zone Control
 - Flue Gas Heat Recovery (FGHR)
 - Whole House Mechanical Heat Recovery (MVHR)
 - Wastewater Heat Recover (WWHR)
 - Shower Flow rate of 9 Litres/Minute
 - Lighting Efficacy of 75 Lumens / Circuit Watt

Further information can be found in the Sustainability Statement document.



8.8 Waste Management

It is considered that the chosen contractor will follow the waste minimisation hierarchy, which consists of the following elements:

1. Avoid
2. Reduce waste
3. Reuse waste
4. Recycle waste
5. Dispose of waste

This hierarchy illustrates that the top priority of any waste minimisation strategy must be to avoid the creation of waste altogether. The next priority should be to reduce unnecessary waste; the reuse of any remaining waste can then further limit waste production. Recycling has a lesser priority than reuse, as it often requires an energy input to change the form of the waste. The last resort is dealing with waste disposal.

During operations on site, the contractor will adopt the waste minimisation hierarchy which will ensure that the amount of waste generated by the building operations will be minimised.

A commitment to waste minimisation on objectives will be sought from all parties of the construction element of the development. This will include direct labour and sub-contractors. The success of the waste minimisation strategy will rely upon its implementation by both the site management and on-site workers. Accordingly, careful attention will be paid to the following issues and practices:

- Staff training;
- Careful material handling by site staff;
- Segregation of materials on-site for reuse and recycling;
- Material delivery and storage on-site;

- Role of the site manager and other site staff to minimise waste generation on-site. It is recommended that the responsibility for monitoring waste minimisation be designated to an appropriate person/s on site;
- Avoid over-ordering of materials and arrange material delivery at the stage of construction when needed;
- Incentivise waste minimisation. Distribute financial benefits of waste minimisation to the entire project team.

At an early stage the site manager will discuss implementation issues of the waste management strategy with the project team to ensure, for example, the adequate provision for loading and unloading areas, storage areas and supporting infrastructure during the construction period. This infrastructure will be located in an appropriate position, with adequate space and access to facilitate waste minimisation.

Post-construction, waste will be stored within bins provided to each property to then be collected by a refuse collection service. Separate provision for the storage and collection of recyclable waste will be available.

9.0 PLANNING MATTERS

9.0 PLANNING MATTERS

Section 38[6] of the Planning and Compulsory Purchase Act 2004 requires that the starting point for planning applications is the Development Plan. Applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise. The following chapter assesses the application proposals against the relevant Development Plan considerations, including:

- Principle of Development
- Justification of Need
- Publication Local Plan Allocation
- Open Space Assessment
- Residential Amenity
- Sustainability
- Other Material Considerations

Each of these matters will now be considered in turn.

9.1 Principle of Development

The overarching aim of this development is to provide new build, social housing, whilst respecting the existing local surroundings and providing improved public green space for the enjoyment of all residents of Grange Park.

The NPPF puts significant weight upon the need to increase the supply of homes through the provision of a sufficient amount and variety of land which can come forward where needed to address the needs of groups with specific housing requirements (Chapter 5).

The development of the application site would make a notable contribution towards meeting an identified housing need in Blackpool for modern homes, which will be available at an affordable rent. A variety of house sizes are proposed across the site to meet a range of living requirements. The evidence of housing need which led to the final proposals is set out in further detail within Section 9.2 of this Chapter.

It was noted within a recent committee report (for application ref: 19/0241) in January 2021 that Blackpool can currently demonstrate a 5.4 year housing land supply. Irrespective of this, it is considered that the development of this site with a social housing scheme would be beneficial to the housing stock within Blackpool and aid in maintaining the housing land supply.

The scheme would provide 100% affordable units, above the requirements of local policy (Policy CS14). The application site is under the ownership of the Local Authority and is therefore ready and available to be brought forward for development without delay. It is intended for the application site to be developed by Blackpool Council and then ultimately managed by Blackpool Coastal Housing.

The Publication Local Plan Part 2 document illustrates the continued need to identify and release land for housing development irrespective of the current housing land supply to maintain this provision, by allocating appropriate sites. The application site itself is identified as part of a wider housing allocation within this document, reference HS1.5. However, the Local Plan Part 2 document is not yet adopted and the application site is not currently allocated for a particular use within the adopted Development Plan. Although parts of the site are designated; as public open space, playing field and a local centre.

Policy CS2 of the Core Strategy states currently that it is intended that both allocated and windfall sites will aid in meeting the Borough's housing delivery figure of 4,200 new homes between 2012 and 2027. Within the designated urban area of Blackpool, in which the application site sits, Policy HN4 of the Local Plan permits windfall housing on derelict, vacant, underused and previously developed land as long as it is not required to maintain amenity or correct deficiencies in the character or amenities of an identified priority neighbourhood and it has not been identified for safeguarding for another use within the Local Plan.

Both parcels of land which comprise this application site are currently vacant, having last been occupied by a range of community, retail and residential development prior to their demolition. Whilst parts of the site are designated as public open space, playing field and as a local centre, within the current Local Plan, justification

and mitigation for their re-development will be provided later within this Chapter.

The application site is located within an outer estate priority neighbourhood, as identified under Policy CS12 of the Core Strategy. Under this policy it is stated that the Council will support development where it provides high quality housing with an appropriate mix of types and tenures and high quality community facilities, amongst other things.

The application site is considered to represent such high quality development, in a suitable location and with the additional benefit of proposing associated green space provision within the existing urban area and in a sustainable location.

Within Site A, an 829sqm area of green space is proposed for use by Boundary Primary School to supplement their current outdoor play space. Alongside this, on Site B, a community green, children's play area and area of hardstanding, will provide opportunities for public use. This provision will be of benefit to both existing and future residents alike.

Policy CS15 of the Core Strategy supports development that provides improved educational facilities and the inclusion of this grassed area will add to the range of outdoor teaching and play space that the school offers. Chapter 8 of the NPPF supports proposals for new social, recreational and cultural facilities. The new public spaces within the proposals will provide opportunities for outdoor recreation, in addition to existing local green spaces at Gateside Park and Boundary Park, providing formal areas which are safe and accessible to use. Improved pedestrian and cycle routes will also improve connectivity between both existing and proposed areas of open space and aid in integrating the proposed development with the existing residential area.

The site of the former parade of shops at Chepstow Road is designated as a local centre in the Local Plan. However, this has already been demolished and the local centre within this area is now located at @ The Grange on Dinmore Avenue. As such, the designation is regarded as out-of-date. Parts of Site A comprise brownfield land, upon which redevelopment for appropriate uses is considered wholly appropriate.

Parts of the site are also designated as public open space and playing fields. Consideration of the planning policy associated with the development of these areas will be addressed within Section 9.4 of this Chapter.

9.2 Justification of Need

Blackpool's Housing Strategy 2018-2023 document states that a priority for the Council is to take forward plans for the redevelopment of land at Grange Park. The document confirms that there is a lack of developable land within the Borough because Blackpool is intensely urban and compact in form, with approximately 80% of the urban area developed and undeveloped land consisting of protected open space, providing important recreational and amenity benefits for residents and visitors, or smaller sites.

The document confirms that as the owner of 5,000 homes in the borough the Council are working to deliver ongoing investment in homes and surrounding neighbourhoods and to deliver new Council homes.

Therefore, the application proposals, representing a Council-led and supported development, enabling the increase in the amount of social housing in the borough, will aid in meeting the Borough's housing agenda. The range of house sizes proposed represents a mixed development which will support local families, couples and older people to remain in the area irrespective of their housing needs.

The Fylde Coast SHMA Report (2014) states that there were 1,352 households on the housing register in priority need for affordable housing across the Fylde Coast, with almost three quarters (1,006) in Blackpool. In 2011, the size of dwellings by tenure illustrates that the majority of social rented properties in Blackpool are smaller sized stock – 1-bed (50.8%), 2-bed (24.5%) and 3-bed (21.2%) properties. The SHMA concludes that there is a predominant requirement for future affordable housing supply to be sized at 1 and 2 bedrooms over the next five years in order to meet the majority of affordable housing needs, with a smaller requirement for larger 3 and 4+bed properties.

Blackpool Council's Housing Strategy Team have stated that of key importance to this development is creating a sustainable community, adding to the already successful community hub at @ The Grange.

Many people living on Grange Park are understood to have grown up in the area and when their housing needs change they wish to stay on the estate to maintain family ties and this is particularly important when residents move into sheltered accommodation.

As such, the intention of this development is to offer several different accommodation types, led by evidenced need, to support the overall housing stock offer within Grange Park. This includes house types that are not currently available, to meet a greater range of requirements.

The Local Authority has confirmed that they do not currently have any fully accessible and adaptable sheltered housing. All of the relevant existing stock is within housing schemes that are not fit for purpose and the upper floor units are not accessible. This is resulting in existing upper floor units being rented to people who do not require adapted properties, leading to a number of lifestyle clashes between residents. The 30 no. unit sheltered accommodation development within this application will represent the first and only fully adaptable and accessible sheltered housing scheme within Blackpool.

Currently, a number of three bed homes within Grange Park are being underoccupied and are requiring adaptations as residents get older. As there are no suitable sheltered housing options for residents to move into within the same area, it is not possible to bring these houses back into the available housing stock for growing families to occupy. Therefore, by introducing a range of house types (between 1 no. and 6 no. bedrooled), the proposals will both provide new housing and also allow for the release of existing housing stock which may be being utilised inefficiently.

Larger units are also being provided as a part of this scheme to offer Homes for Life. No matter what changes happen within the family units, they can accommodate wheelchair access and future lift / hoist arrangements as required, which is also a first for Blackpool.

Within the Local Authority's current housing stock, there are no true two-bed bungalows, yet the housing waiting list contains people that have been waiting for a number of years to acquire this type of accommodation to meet their needs. Therefore, 5 no. of this house type are included within the proposals.

In general, there is a large undersupply of two bed houses across the Local Authority's social housing stock, hence why the largest percentage of dwellings within the application site are proposed to be two-bed units.

A large proportion of those in need of two bed units are already occupying larger units, which due to being underoccupied are resulting in them being subject to the Under Occupancy Penalty, despite there being no suitable downsizing options available for them. Again, there are only a handful of 5 no. and 6 no. bed houses within the existing stock and there are people on the housing waiting list that require these larger sized properties.

Blackpool only has 10% of its housing supply available at affordable rent, which is much lower than many other parts of the country. Therefore, it is a priority to utilise every available piece of land to improve this offer. Grange Park has two cleared brownfield sites, with access to excellent transport networks, a range of local amenities and is a place where families choose to stay for generations. Therefore, the proposals are considered to be entirely appropriate.

100% of the units proposed within this application will be for social housing at an affordable rent. There has been a small increase in the estimated need for affordable dwellings within the Borough, up to 272 per year and the proposals would contribute significantly towards this figure. Under the NPPF, affordable rent homes are defined as those properties where:

- a) The rent is set in accordance with the Government's rent policy for social rent or affordable rent, or is at least 20% below local markets rents;
- b) The landlord is a registered provider, except where it is included as part of a Build to Rent scheme; and
- c) It includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision.

The application site has been identified as a potential housing site since the 2013 SHLAA and was also included within the 2019 update, published in January 2021.

SHLAA Site Reference	Address	Site Size (ha)	2019 Outstanding Capacity	2019 - 2024					2024 - 2027				2027 Onwards	Comments
				2019 - 20	2020 - 21	2021 - 22	2022 - 23	2023 - 24	2024 - 25	2025 - 26	2026 - 27			
SC/112 (Expanded)	Land at Grange Park	5.62	160	0	0	45	45	45	35	0	0	0	0	This land is owned by the local authority and demolition of existing buildings has taken place. Public consultation has taken place on proposals for the sites and a masterplan is currently under preparation.

Table 5 – Application Site identified in the SHLAA 2019 update document (source: Blackpool Council)

As such, it is considered that the proposals will improve the level of choice for social housing within the Grange Park area and increase the number and type of affordable dwellings within the borough as a whole.

The inclusion of the application site within the SHLAA and Blackpool’s Housing Strategy confirms the appropriateness and suitability of new residential development on this site.

9.3 Publication Local Plan Allocation

Both sites are part of allocated site HS1.5 within the Publication Local Plan.

The allocated area covers the land identified bound in red on Figure 48. The allocation sets out an expectation for a total of 160 no. dwellings to be delivered.

The current application only seeks to bring forward approximately two-thirds of the allocation for development, with the southern-most element not comprising a part of the application.

The southern-most element of the allocation was considered for development but was discounted due to issues with flooding and drainage. It's retention will also ensure the balance of development against available public open space is retained.

It is acknowledged that the proposed development does not provide the full proposed allocation of 160 no. dwellings. However, following a thorough site review and evolution of appropriate site layouts it is considered that the proposals make most efficient and effective use of the land available. The current proposals do not preclude future development of the southern portion of the allocation should the identified flooding and drainage issues be overcome.



Figure 48 – Boundary of Allocation HS1.5 (source: Blackpool Council)

The accompanying text for the allocation within the Publication Local Plan sets out a number of considerations that have influenced the final design proposals and current application submission. These are listed and commented on below:

- The preference is for the smaller site to be accessed from the northern rather than the western boundary

The final site layout shows the access road for Site A running north-south through the site.

- Good pedestrian linkages are required to the bus services that serve Dinmore Avenue, Gateside Drive, Chepstow Road and Fulwood Avenue

Pedestrian footpaths are provided for both Site A and B to provide linkages between the new residential properties and existing services, including bus stops.

- Development proposals could give rise to perceptions of excessive traffic flows and speeds, so some form of traffic calming scheme should be considered between the site and the classified road network; this should integrate with the 20mph speed limit in the area

The layout and design of the new vehicular access roads will encourage slower speeds. No through route is proposed for Site B and as such it is anticipated the roads will be used by residents only.

- All highways issues, including access to the classified road network, highway safety and demonstration of adequate parking provision should be addressed in a Transport Assessment. A Travel Plan will be required to encourage residents to adopt more sustainable travel patterns

The scope of the accompanying Transport Statement has been agreed with the Local Authority prior to submission of the application. A Travel Plan has also been prepared in support of the application.

- This is a mixed brownfield and greenfield site

This has been considered and the justification for developing upon this mixed brownfield and greenfield site is set out within this Chapter.

- The land off Dinmore Avenue is identified in the Strategic Housing Land Availability Assessment as a site with potential for housing (since 2014)

This provides further justification of the appropriateness of the application site for this use.

- Public consultation on potential residential development has taken place on these sites and responses are informing the development of a Masterplan

Further consultation has taken place during the preparation of this application submission. Further detail in respect of this is provided in Chapter 6.

- The site lies within Flood Zone 1 (low risk) but some areas are at a higher risk of surface water flooding and this should be taken into account in scheme design and layout

Further investigation of this matter has led to the exclusion of the southernmost portion of the allocation site from these proposals.

An FRA and Drainage Strategy has been prepared to support this application illustrating how the proposals are acceptable.

- The sites do not have any nature conservation designations, but parts are greenfield and a Phase 1 habitat survey will be necessary to support a planning application

A Preliminary Ecological Appraisal has been prepared in support of this application covering the whole application site.

- There are no heritage assets on site, or adjacent to the site

Noted.

- There is no known archaeology on either site, but there is some potential for archaeological remains on the southern site at Dinmore Avenue / Bathurst Avenue. A desk-based study should be undertaken for the southern site and a field investigation is likely to be required prior to its development

This portion of the allocated site does not comprise a part of this application. Therefore, it is not considered that a desk study is required.

- Parts of the sites are public open space. Overall, open space provision in Park ward meets or exceeds the proposed Borough standard as set out the 2019 Blackpool Open Space Assessment.

Noted.

- The open space at Chepstow Road is classified as fair quality in this assessment and the open space at Bathurst Avenue is classified as good. Development of any open space will require compensatory measures including the provision of improved quality meeting the required standards

The relevant planning policy in respect of open space is considered further within section 9.4 of this Chapter.

- Part of the site is identified as playing fields (albeit a lapsed site) that was associated with a previous school use. It has not had formal pitch marking for over 18 years. Further information can be found in the Playing Pitch Strategy (PPS) Update Draft – December 2020. Mitigation through a Section 106 agreement will be required. The monies to be invested informed by the draft PPS and Action Plan

The relevant planning policy in respect of the development of playing fields is considered later within this Chapter.

- Trees and shrubs along the western boundary of land at Bathurst Avenue and Dinmore Avenue should be retained and enhanced

An Arboricultural Impact Assessment has been prepared to support this application. This report identifies the condition of existing trees and the works required to accommodate the proposed development. It is concluded that sufficient mitigation is possible to compensate for the loss of existing trees. A Landscaping Scheme is also provided which illustrates the extent of existing vegetation to be retained and where new vegetation is proposed.

- There are a number of potential access points for the Chepstow Road site and the other sites should be accessed off Dinmore Avenue and Bathurst Avenue

The only access point into Site A will run north-south from Gateside Drive. Site B will be accessed from Dinmore Avenue. Pedestrian / cycle routes are also proposed.

- A number of footpaths run through the sites, which need to be taken account of in the development of the Masterplan

The footpath which runs along the eastern side of Boundary Primary School is proposed to be stopped up to accommodate development on Site A. This will improve security at the school and alternative access arrangements via existing roads to the school are available. The footpath along the south-western boundary of Site B will not be impacted upon by this application. New footpaths will be provided across the development and an improved footpath / cycleway along the northern boundary of Site B.

- There is a primary school to the east of Chepstow Road which generates noise and localised parking issues at peak times

A Noise Assessment is submitted alongside this application to consider the impact of existing noise sources upon the proposed development.

In respect of the above, it is considered that the proposals meet the requirements of allocation reference HS1.5.

9.4 Open Space Assessment

Existing Open Space Provision

The south-west portion of Site A is designated in the saved Local Plan as public open space which is accessed via a loop road from Chepstow Road. This area currently extends to 1,604sqm and is not formalised for a specific use, comprising mown grass with two footpaths running east-west with a landscaped installation in the centre.

The majority of Site B is designated as playing fields and sports grounds under the saved Local Plan 2001-2016, albeit it has not been formally laid out as such for a number of years. Currently, the site comprises an informal area of grassland of 18,250sqm with connections between Dinmore Avenue and Dingle Avenue, the extent of this area is shown on Figure 49.

Previously, a playing field was located on the site of the now Boundary Primary School (which lies to the north of Site B) in association with the former Grange Park Primary School, which was sited on Site B prior to its demolition. The area of this playing field extended to 16,936sqm, as shown on Figure 50. When the proposals for Boundary Primary School were submitted for planning approval, Sport England first objected to the application until it could be confirmed that the existing playing field was to be replaced to an equivalent quantity and quality. In their view this would comprise a senior sized pitch of a minimum of 90m x 45m which would be available to the community. The final approved plans identified a playing pitch of these dimensions on Site B. The total playing field area as approved was 16,843sqm, shown on Figure 51.



Figure 49 – Grassed area within Site B currently



Figure 51 – Area of playing field approved for replacement school, Boundary Primary School



Figure 50 – Area of playing field originally provided for Grange Park Primary School

and grassed areas set around all sides of the school building. This will not accommodate a playing pitch due to it being circa. 20m x 40m in size and therefore not large enough to accommodate an U7/8 pitch.

The Open Space Assessment: Final Open Space Technical Report dated November 2019, sets out the range of open space typologies within the Borough and the amount existing within each ward, alongside an assessment of whether this meets the minimum standards.

Overall, it is noted that there is a slight surplus in open space within Blackpool.

The existing provision of open space within the Park Ward (in which the application site is located) is identified on Figure 51. It is noted that whilst the area of public open space in Site A at Chepstow Road is identified on the plan, no other areas of open space within the application site are shown.

Within the Park Ward, there is a total of 43.12ha of open space, equating to 5.79ha per 1,000 population, which is in excess of the borough wide figures.

When considering each type of open space, these are set out within Table 6.

The only open space typology for which Park Ward does not meet the proposed quantity standard is 'Provision for Children and Young People'.

Planning Policy Framework

Policy BH5, a saved policy from the Local Plan 2001-16, sets out the requirements for appropriate development within areas of Public Open Space, as follows:

- a) The proposal would support existing sport or recreational uses, or would provide facilities for new sports or recreational uses; and
- b) It is incorporated sensitively into its surroundings, maintaining or enhancing the character of the open space; or

This pitch was never constructed and the former Grange Park Primary School buildings were retained until 2013. The buildings were initially used to accommodate displaced pupils from a local school which had been subject to fire damage and then as an educational referral centre, after which they were demolished.

The site was then retained as open grassed land, lying outside of the school boundary.

Immediately south of Site B lies a further area of open grassland designated as public open space in the Local Plan 2001-16, accessible via Bathurst Avenue and from a footpath which runs from Dingle Avenue to the north-west and Bathurst Avenue to the east. Part of this site is included within the same housing allocation as the application site within the Publication Local Plan, although it is not proposed for development under this application.

829sqm of Site A will be set aside for use by Boundary Primary School as a grassed playing area. It is intended that this will supplement the existing playground space at the school which comprises separate areas of tarmac

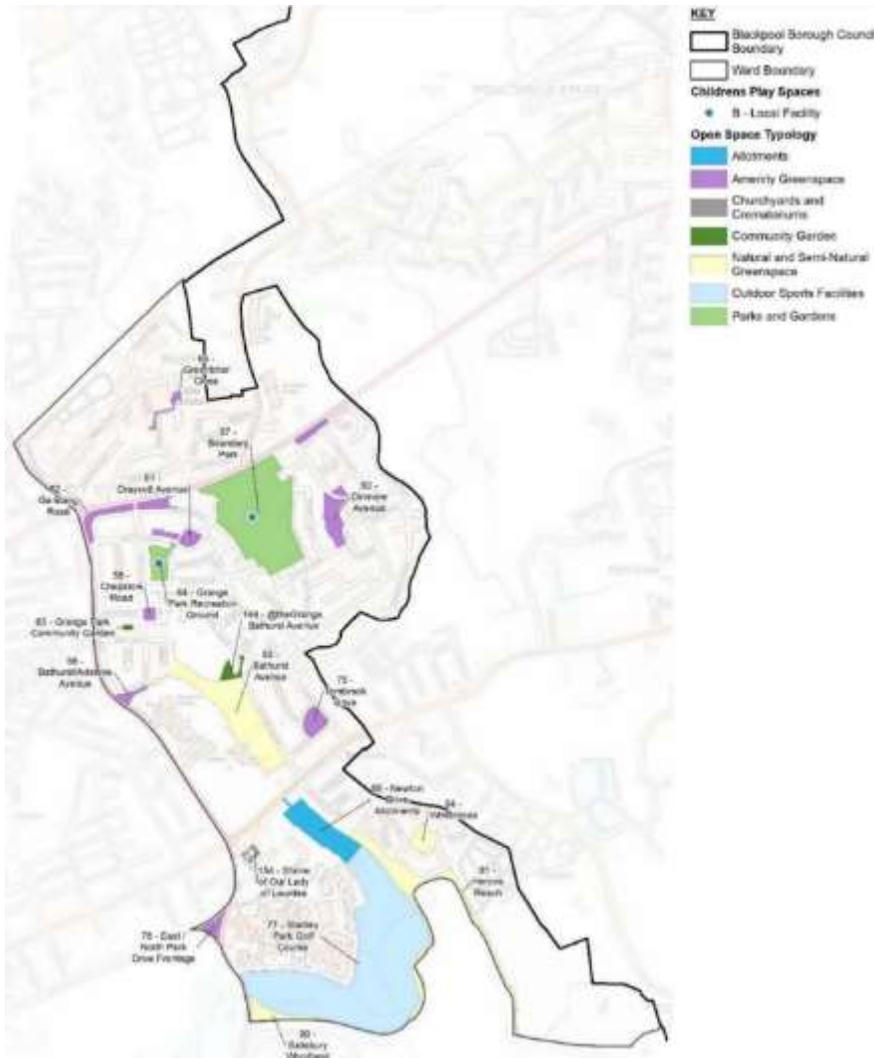


Figure 52 – Open Space Provision in Park Ward (source: Open Space Technical Report Nov 2019)

Typology	Proposed Standard for Blackpool	Park Ward Standard	Is Standard Met?
Parks and Gardens	0.9ha per 1,000 population	1.23ha per 1,000 population	Yes
Natural and Semi-Natural Greenspaces	1.2ha per 1,000 population	1.26ha per 1,000 population	Yes
Amenity Greenspace	0.2ha per 1,000 population	0.59ha per 1,000 population	Yes
Provision for children and young people	0.1ha per 1,000 population	0.09ha per 1,000 population	No
Allotments and Community Gardens	0.2ha per 1,000 population	0.35ha per 1,000 population	Yes
Outdoor Sports Facilities	1.4ha per 1,000 population	2.34ha per 1,000 population	Yes
Green Corridors	No standard	N/A	N/A
Cemeteries and Churchyards	No standard	0.02ha per 1,000 population	N/A
Civic Spaces and Market Squares	No standard	N/A	N/A
Promenade	No standard	N/A	N/A

Table 6 – Open Space Typologies (source: figures taken from Open Space Assessment, Nov 2019)

c) Provision is made for a replacement area of open space that is at least as accessible to current and potential users, and is at least equivalent in terms of size, usefulness, attractiveness and quality.

Policy BH7 of the same document, sets out the circumstances in which development resulting in the loss of existing playing fields and sports grounds will be permitted:

- a) It is ancillary to such use and does not adversely affect the quantity or quality of pitches and their use;
- b) It only affects land which is incapable of forming a playing pitch (or part of one)
- c) The playing fields or sport ground that would be lost would be replaced by equivalent or better quantity and quality of provision in a suitable location

d) It is for an outdoor or indoor sports facility of sufficient benefit to outweigh the loss of the playing field or sports ground; or

e) In the case of school playing fields or playgrounds:

- The land is needed for the expansion of school facilities, and,
- A sufficient area of playing fields / playground is retained to meet existing and future school needs, and,
- The land is not required to meet other existing or potential future community needs and its development is supported by the wider community.

However, it is noted that within recent committee reports it has been stated that Policy BH7 is out-of-date as it does not align with the NPPF and as such, little weight has been attached to it in the decision-making process. In these circumstances, Policy CS6 of the Core Strategy and Paragraph 97 of the NPPF have been referred to.

Policy CS6 concerns the protection, enhancement, creation and connection of green infrastructure. The loss of green infrastructure will only be acceptable in exceptional circumstances, where it is allowed for as part of an adopted Development Plan Document or where provision is made for appropriate compensatory measures, mitigation or replacement, or in line with national planning policy.

With respect to existing open space, sports and recreational buildings and land, including playing fields, these will be protected unless the requirements of Paragraph 74 of the NPPF are met.

It notes that all development should incorporate new, or enhance existing green infrastructure, of an appropriate size, type and standard. Where on-site provision is not possible, financial contributions will be sought to make appropriate provision for open space and green infrastructure.

Currently the SPG11: Open Space: Provision for New Residential Development & the Funding System (dated

October 1999) sets out the requirements for public open space provisions associated with new housing developments, although it is purely quantitative and does not allow for improvements in quality. This document states that if a development includes some provision of on-site open space, then they must make a commuted payment to cover the costs of providing for any shortfall of provision off-site.

Since the adoption of the Core Strategy, the NPPF has been updated and the relevant Paragraph is now, Paragraph 97.

Paragraph 97 states that existing open space, sports and recreational buildings and land should not be built upon unless:

- a) An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- b) The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- c) The development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use

Blackpool Council's Green and Blue Infrastructure Strategy and Action Plan 2019-2029 sets out the Council's ten-year strategy for investing in Blackpool's Green and Blue Infrastructure via enhancing existing parks and open spaces and delivering new high quality green spaces and public realm.

The associated Action Plan document states specifically in reference to Grange Park that 'through community consultation and involvement the potential for rationalising and enhancing existing open space within Grange Park should be reviewed and implemented', with specific programmes including:

- To work with Highways and Blackpool Transport to consider the creation of a pilot green / growing bus shelter, to bring green into street scene

- Link Grow Blackpool @ The Grange, Grange Park, Cherry Tree Allotments, Allotment Federation and the Better Start programme to provide a network of sites
- Fully implement an Urban Farm @ The Grange with Groundwork Cheshire, Lancashire and Merseyside

Blackpool Council's Playing Pitch Strategy (dated April 2021) has recently been formally adopted. Within this document reference is made to the proposed regeneration of Grange Park via the residential development which is the subject of this planning application.

The document references Site B as 'an area of land which is identified on the 2006 Proposals Map as playing fields associated with the school. However, this area of land actually lies outside the school boundary and has not been formally marked out with pitches for the past 18 years'. Due to there having been no pitches marked out in the last 18 years, the site has not been included in the PPS's associated capacity analysis.

The PPS therefore identifies the site as lapsed and sets out two options for the site:

- Continue to identify it as green infrastructure and hold it as a reserve site; or
- Explore the opportunity for redevelopment of the site; and use developer contributions to improve pitch provision at the site or other pitches elsewhere

Lapsed sites are defined as those where the last known use as a playing field is more than five years ago. The PPS states that these sites fall outside of Sport England's statutory remit but have to be assessed against Paragraph 97 of the NPPF.

Sport England's Playing Field Policy and Guidance, Exception E124, allows for the development of lapsed or disused playing fields if a PPS shows a clear excess in the quantity of playing pitch provision at present and in the future across all playing pitch sports types and sizes. Where the PPS cannot demonstrate that the site, or part of a site, is clearly surplus to requirements then replacement of the site, or part of a site, will be required to comply with Sport England policy Exception E4:

IV. The playing field to be lost would be appropriately replaced by new prior to that loss

Public Open Space

The development of areas of existing defined public open space should be assessed against Policy BH5 of the Local Plan and Paragraph 97 of the NPPF, as set out above.

Currently, the area of public open space within Site A is not formalised for a specific use, comprising mown grass with two footpaths running east-west and a landscaped installation in the centre.

As a part of the proposals a pocket park is provided in the broad location of the existing area of public open space within Site A, to comprise 766sqm, compared to 1,604sqm as existing.

A further 829sqm of green space is given to Boundary Primary School as part of the proposals to support their facilities and to provide an alternative type of outdoor learning and recreational space for pupils.

On Site B, the following areas of open space are proposed:

- Community green – 2,325sqm
- Community orchard – 323sqm
- Children's play area – 300sqm
- Grassed areas within site – 1,527sqm

Each new dwelling will also have a private garden area and the apartments are provided with a shared garden.

As such, when taking into consideration the sites as a whole, the existing designated area of public open space is being replaced by a significantly increased provision across the application site. Furthermore, the proposals offer a greater range of recreational facilities to suit a variety of users in a location which is accessible to both future occupiers and existing residents.

These areas would be maintained by BCH year-round.

The existing public open space on the application site is classified as fair quality within the Open Space Assessment (November 2019). The intention is that the quality of the new areas of open space will improve standards due to the assigned maintenance regime. There would also be improved drainage across the site and the inclusion of ancillary features such as footpaths and cycleways to create more usable and accessible spaces. Natural surveillance would also be provided via the positioning of the proposed housing.

The amount of built development has been set by the identified need for housing within the area and the necessary associated infrastructure.

The site is close to a range of existing open spaces, including Gateside Park (noted as being of fair quality within the Open Space Assessment), which lies directly north of Site A and Boundary Park (referred to as being of poor quality) which lies to the east, at the end of Gateside Drive. A further area of open space lies directly to the south of Site B, which is a part of the HS1.5 proposed allocation but not included within this application, on Bathurst Avenue (which is considered of good quality) and a community garden is sited @ The Grange (fair quality). As such, the existing provision of open space within the locality is plentiful.

Improved pedestrian and cycle networks will aid in connectivity between the application site, proposed open spaces and these existing areas. As such, the proposals will support the Borough's wider health agenda by providing new opportunities for recreation within Grange Park, with improved accessibility, of benefit to all residents. Therefore, in light of both existing and proposed open space provision, it is considered that the development is suitably supported by a range of open space.

When considering each type of open space found within the ward, these are set out within Table 6.

The only open space typology for which Park Ward does not meet the proposed quantity standard is 'Provision for Children and Young People'.

The only existing area of open space within the Park Ward which does not meet at least a 'fair' standard of quality is Boundary Park.

The proposals themselves would create an additional 300sqm of play space for children and young people within Site B, which will aid in addressing the shortfall in this typology within the ward.

The community garden will also provide an additional area of amenity greenspace for use by residents, which will be well managed and maintained.

Therefore, it is considered that the proposals would meet criteria b) of Paragraph 97 of the NPPF, by ensuring that the loss of open space resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality.

Nevertheless, in addition to this there is a policy requirement for new residential development to provide sufficient open space provision for new residents. The SPG11: Open Space: Provision for New Residential Development & the Funding System (dated October 1999) provides a starting point for consideration of the open space provision necessary and associated contributions for its provision off-site where required. This report expresses the public open space requirement for new developments as 24sqm per person, calculated with regard to the number of bedrooms per dwelling.

Based upon the figures set out within this document, the proposed development would require 7,776sqm of open space to be provided. In total, not including landscaped areas or the area to be assigned to Boundary Primary School, 3,714sqm of open space is proposed. As such, there is a deficit of 4,062sqm, which would trigger a financial contribution of £58,208.46 if the existing provision of open space within the local area was not considered sufficient to accommodate the developments requirements.

Playing Fields and Sports Grounds

Part of the site, Site B, is designated as playing fields on the Local Plan 2001-16 Policies Map. The total existing grassed area of this site extends to 18,250sqm.

The site is identified as a lapsed site within the adopted Playing Pitch Strategy (PPS) dated April 2021, having not had formal pitch markings for over 18 years. Due to this, the site is not included within the strategy's capacity analysis.

Under Section 6.4 of the PPS, it states that, where a site has lapsed and is identified as a housing allocation in the Local Plan Part 2, consideration will need to be given to Paragraph 97 of the NPPF and Exception 4, to provide appropriate mitigation which is informed by the PPS itself.

Paragraph 97 states that existing open space, sports and recreational buildings and land should not be built upon unless:

- a) An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- b) The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- c) The development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use

Exception 4 states that 'The playing field to be lost would be appropriately replaced by new prior to that loss'.

The PPS provides the following references in respect of the current status of the site:

'Site identified as a project within the Council Homes Investment Programme (CHIP) (Jan 2020) with secure funding. Includes land which lies to the south of Boundary Primary School which was a former school playing field but which has not been formally marked out for 18 years. The area does not lie within the school boundary.'

'As part of the Grange Park re-development housing initiative Blackpool Council and Boundary Primary School have recently agreed an area adjacent to the north-west corner of the school site, part of the former Presbytery site (demolished 2013), for a new informal play area. Executive approval as a project within the Council's Homes Investment Programme (CHIP) January 2020. Academy playing field to the south of the site is unmarked but sufficient to accommodate circa two football pitches adult 11v11 or equivalent.'

Playing Field Area	Size (sqm)	Current Use
Shown on Figure 49 (land now comprising Boundary Primary School but previously the playing field for Grange Park Primary School)	16,936	Redeveloped to accommodate Boundary Primary School in the early 2000s
Shown on Figure 50 (land which was to be provided as a playing pitch for Boundary Primary School under application ref: 01/0781)	16,843	Currently open grassland at Site B within the subject application site
Site B	19,326	Extent of grassed area at Site B within the subject application site

Table 7 – Comparison of playing pitch and grassed areas

The PPS provides two options for Site B, either to continue identifying it as green infrastructure and hold it as a reserve site or to explore its redevelopment and use developer contributions to improve pitch provision at the site or other pitches elsewhere.

As the current application seeks to obtain planning approval for the residential redevelopment of the site, option 2 will be adhered to. Therefore, it has been necessary to anticipate an appropriate contribution for the loss of the existing grass playing field.

As referenced above, the site is not currently marked out as pitches and the site is defined as lapsed. There would be no displacement of existing teams caused by the site’s redevelopment. In respect of the particular ward in which the application site sits, Park ward, there is no shortfall in outdoor sports facilities. As set out within Table 6, there is an excess above the proposed standard in this particular ward, further evidencing that the proposals will not have a detrimental impact upon the provision of playing pitches within the Borough.

Originally, the land to the north (now accommodating Boundary Primary School) was a playing field in association with Grange Park Primary School, which was sited on Site B. The planning application for Boundary Primary School (ref: 01/0781) included the provision of a new community playing field with a pitch to be marked out with dimensions of 45x90m (senior sized pitch). However, whilst the school was built and is operational, the playing pitch was not.

As such, it is considered that this approved but not constructed playing pitch represents the facility for which financial compensation is required in association with this application. A table setting out the associated figures is provided above.

The following financial contribution calculation has been agreed by the Local Authority as appropriate:

Total area of the former playing field at Grange Park(m2) x £13.48 (cost of provision of adult pitch which according to guidance is based on cost of Natural Turf Pitch Senior pitch size (106 x 70 m) 7,420m2 total cost: £100,000. Therefore 100,000/7420 = £13.48 per m2)

Basing this calculation upon the area of playing field which has previously been approved and subject to approval of this planning application for residential redevelopment will not be provided at the site, the contribution equates to; £227,043.64. The Local Authority, led by their Leisure team will identify priority sports pitches and this contribution will be used for their improvement.

As referenced above, part of the application site will be set aside for use by Boundary Primary School as an additional area of grassed play space to support their existing outdoor recreational provision. Whilst this parcel of land is not large enough to accommodate a playing pitch it meets the school’s requirements for a grassed play area, which has been subject to pre-application discussions between the applicant and the school.

As such, the development would meet the requirements of the Action Plan within the PPS, as well as Paragraph 97 b) of the NPPF and Exception 4 of Sport England’s criteria.

It is ultimately considered that the loss of this lapsed playing field site would be replaced by a housing scheme of significant benefit to residents through the provision of an 100% affordable scheme. Furthermore, alternative provision of green space on site will provide new and improved recreational opportunities for existing and future residents alike. Whilst not a quantitative replacement, the new provision would support a range of formalised facilities, such as a children’s play area, identified as a local shortfall, and community areas, with the aim of improving residents activity levels and overall health, combatting loneliness and maintaining a sense of community.

This represents an improvement qualitatively upon provision on site, as the grassed area is not formally defined or maintained currently.

The proposed redevelopment of the site is also supported by local policy, as the site comprises part of a housing allocation within the Publication Local Plan Part 2. The proposals are therefore reflective of the Local Authority’s future intentions for this site.

9.5 Residential Amenity

The application site is located to the north-east of Blackpool town centre, within an existing residential area at the Grange Park estate.

Policy CS13 of the Core Strategy seeks to achieve efficient land use by encouraging developers to optimise proposed densities as appropriate to the character of the site and surrounding area.

This policy also states that new development on sites of 1ha or more should contain a maximum of:

- 10% 1-bed units
- At least 20% 2-bed units; and
- At least 20% 3-bed units or larger

Development sites are to be of a size to contribute towards a balanced mix of housing in the surrounding area.

Policy CS25, states that housing growth in this location should complement rather than compete with inner area housing.

The proposals result in a density of 35 dwellings per hectare. This is considered appropriate in view of the level of public open space and green space which is also included within the proposals.

In total, 22.9% of the total number of units will be 1-bed, 42% of the units will be 2-bed and 35.1% will be 3-bed units or larger. The accommodation will be mixed across both sites.

The percentage of both 2-bed and 3- or more bed units meets the requirements of Policy CS13. Whilst the percentage of 1-bed units is higher than the policy allowance (12.9% higher) the accommodation mix has been led by the identified need for social housing within the area, set out within Section 9.2. 1-bed sheltered accommodation, which is fully adaptable and accessible, is a key component of this development, providing a housing type which is not currently available within Blackpool's social housing stock.

It is considered that this mix will make most efficient use of the site and provide a range of accommodation types. The proposed layout is considered to make best and efficient use of the site whilst the amenity of new residents should not be negatively impacted upon given the overall balance of public open space, gardens and unit types required.

The surrounding area is predominantly characterised by terraced and semi-detached properties.

The type of housing proposed is therefore considered to be appropriate being in the main terraced and semi-detached 2-, 3- and 4+ bed units. Both a need for larger family homes and an element of smaller sheltered accommodation has been identified.

It is evident that the development of this range of housing sizes would contribute to and be in keeping with the overall housing mix in the area. Policy BH3 of the Local Plan states that residential units will need to be provided with a rear or side garden or other area of outdoor amenity space. Within the proposed development, all dwellings will have access to a rear garden whilst the apartments will have a self-contained shared garden, which will provide them with sufficient outdoor amenity space to address this policy.

Separation distances between the proposed and existing dwellings will meet national and local standards. Within the development, separation distances are reduced to allow for an acceptable site layout. The scheme is well-designed, exceeds national technical standards, with well thought out house layouts, provides sufficient car parking, upgrades public open space, while specifically meeting the housing needs locally through the mix provided. These distances will not negatively impact upon residents and are of a similar distance to approved schemes elsewhere within Blackpool, such as Foxhall Village and Queens Park.

It is considered that the proposals represent a high quality design which is in keeping with the wider area and contributes positively towards it. Detailed assessment of the proposals is set out within the Design and Access chapter of this statement.

The proposed use is considered wholly compatible with existing neighbouring uses.

9.6 Sustainability

Under the NPPF, there is a presumption in favour of sustainable development (paragraph 11). With Paragraph 93 requiring planning decisions to consider the social, economic and environmental benefits of estate regeneration.

In seeking to achieve sustainable development there are three overarching objectives; economic, social and environmental, which are interdependent and required to be pursued in mutually supportive ways.

Economically, the proposals would support the local economy through the need to utilise contractors and labour to complete the construction. Future residents will also support local services and facilities.

Socially, the proposals will provide high-quality, social housing within an existing residential area. It is understood that residents have lived on the estate for generations and the provision of new housing stock will allow people to continue to do so even as their accommodation needs change. It will enable families to stay within the area as they grow by providing a wider range of choice of house size. This will aid in retaining a sense of community within Grange Park. New community park and playground facilities will enable social interaction and provide further outdoor recreational facilities for residents to utilise and aid in healthy lifestyles.

Environmentally, parts of the site comprise previously developed land which detracts from the appearance of the wider area. Paragraph 118 gives weight to using suitable brownfield land within settlements for homes and other identified needs. A Preliminary Ecological Appraisal, Arboricultural Impact Assessment and Landscaping proposals are all submitted in support of the application to identify how existing and proposed vegetation is incorporated.

9.7 Other Material Considerations

Highways and Parking

Saved Policy AS1 sets out a range of general development requirements relating to vehicular, pedestrian and cycle accessibility, together with accessibility to public transport.

It is considered that the application site is in a suitable location to accommodate residential development with regards to its general accessibility to amenities including shops, services, employment opportunities, community facilities and open space. The proposals provide new pedestrian and cycle links across the application sites.

Evidence of this is provided within the supporting Transport Statement prepared by Hydrock. A Travel Plan has also been prepared to support the proposals.

Therefore, it is considered that the proposals comply with the requirements of Policy AS1.

Drainage and Flood Risk

The submitted Flood Risk Assessment confirms that the site lies entirely within Flood Zone 1 and is not at risk of flooding and it is not considered that the proposals would increase the risk of flooding at the site or elsewhere.

For Site A, rainwater from roofs, roads and driveways is proposed to drain by gravity into a surface water drainage system and directed to the existing combined statutory undertakers manhole, located in the south-west corner of the site.

Surface water discharge is to be attenuated using a proprietary off line underground storage facility and a flow restrictor valve.

At Site B, all rainwater from roofs, roads and driveways will drain by gravity into a collection attenuation tank with a pumping station located in the south-east corner of the site. The attenuated flow will then be discharged into the existing adopted surface water culvert.

Contaminated Land

A Phase 1 Preliminary Geo-Environmental Risk Assessment and Phase 2 GI Report has also been carried out which provides a preliminary assessment of the geological, geotechnical, mining, hydrological, hydrogeological and contamination setting at the site as well as review of encountered ground conditions.

This assessment concludes that given the historic uses of the site there is low to moderate potential for soil and groundwater contamination.

Arboricultural

A Tree Impact Report has been prepared in support of the application by Bowland Trees. An initial survey of the site found no category A trees, 3 no. individual and 2 no. groups of category B trees, 3 no. individual, 8 no. groups and 2 no. hedges categorised as category C and 4 no. trees and 1 no. group of category U trees.

Of these existing trees, the majority are to be removed to accommodate the proposed development, with 1 no. group of category B trees and part of a category C hedge to be retained. As such, to compensate for this loss new trees, shrubs and hedges will be planted across both sites.

The submitted Landscaping Plans identify the locations of both retained and proposed vegetation.

Ecology

Thorough consideration of matters of ecology are set out within Chapter 8 of this statement. This has been led by the findings of the Preliminary Ecological Appraisal prepared by Bowland Ecology in respect of the application site.

Landscaping

Detailed Landscape Plans have been prepared for both Site A and B by Stephenson Halliday. Comments on the principles of landscaping design are provided in Chapter 8.

A range of predominantly native trees are proposed across the site in areas of landscaping and in some garden frontages.

Native hedgerow and shrub planting, as well as decorative foundation planting is proposed on Site B.

Details of boundary enclosures are also identified on these drawings.

Lighting

Lighting proposals have been designed for both Sites A and B by Kingswood and set out on accompanying drawings. These plans identify where existing lighting columns are to be removed or relocated as well as the locations and specifications for new street lighting within the application site. Amenity lighting is also proposed within the amenity green space areas in Site B.

Noise

A desk-top noise report has been prepared in support of this application by Hydrock. Due to Covid-19 restrictions this has been followed up later by a precautionary on-site assessment.

Given the nature of the proposed and existing uses it is concluded that there are no acoustic reasons that planning permission could not be granted.

Sustainability

The Sustainability Ethos of this development is set out within Chapter 8. A letter prepared by Kingswood is submitted as part of this application setting out a range of possible technologies that could be incorporated into the development proposals.

10.0 CONCLUSION

10.0 CONCLUSION

This statement supports a full planning application for the construction of 131 no. residential properties (101 no. dwellings and 30 no. apartments) with associated parking and outdoor private amenity space, new vehicular, pedestrian and cycle access, public open space, drainage, landscaping and provision of a school green for Boundary Primary School, on land at Chepstow Road, Gateside Drive and Dinmore Avenue in Blackpool.

This statement has sought to address all relevant planning, design and access matters pertaining to the proposed development and concludes that the proposals represent a high-quality scheme, providing affordable rent housing for which there is an identified local need, within an appropriate location.

Good design is a core component of the proposals design process, creating visually distinctive places, which complement the local and wider context. The design of the proposals has been influenced by its setting within Grange Park.

The site offers a sustainable location, with a good supply of sustainable modes of transport and local facilities and services.

It is therefore considered that the development is acceptable in respect of local and national planning policy on these matters and full planning permission should be granted.



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