

FOX PLANNING CONSULTANCY

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PLANNING STATEMENT INCORPORATING DESIGN AND ACCESS STATEMENT

**FULL PLANNING APPLICATION FOR
THE ERERCTION OF ONE DETACHED BUNGALOW
FOR THE "OVER 55's"**

**AT SITE OF FORMER BAGULEYS GARDEN CENTRE
MIDGELAND ROAD
BLACKPOOL
LANCS FY4 5HE**

4 April 2024

Contents:

- 1.0 Introduction
- 2.0 The Application Site
- 3.0 The Proposed Development
- 4.0 Site Ownership
- 5.0 Design
- 6.0 Access
- 7.0 Residential Amenity
- 8.0 Flood Risk
- 9.0 Drainage
- 10.0 Ecology
- 11.0 Landscaping
- 12.0 Planning History
- 13.0 Local Housing Need
- 14.0 National Planning Policies And Guidance
- 14.1 National Planning Policy Guidance
- 15.0 The Blackpool Council Plan 2019-2024
- 16.0 The Blackpool Local Plan And Core Strategy
- 17.0 Blackpool Local Plan (June 2006) Saved Policies
- 18.0 Blackpool Local Plan Part 1 Core Strategy (2012-2027)
- 19.0 Blackpool Local Plan Part 2: Site Allocations & Development Management Policies
- 20.0 The Marton Moss Neighbourhood Plan
- 21.0 Public Open Space
- 22.0 Design and Room Spacing Standards
- 23.0 Conclusion

1.0 INTRODUCTION

This application seeks full planning consent for the erection of an additional dwelling on part of the site of the former Baguleys Garden Centre.

The proposed bungalows for persons aged over 55 is consistent with the Phase One and Phase Two development adjacent to the site. This will similarly contribute towards meeting identified housing needs as identified in the Fylde Coast Strategic Housing Market Assessment (FCSHMA). The bungalow will meet the needs of both an ageing population (55 years and over) and those members of the population who may suffer from a disability or have restricted mobility.

The application site has a history of residential planning consents which is discussed below.

This report should be read in the context with the submitted drawings and reports.

2.0 THE APPLICATION SITE

The site is located within the Birchwood Gardens development situated to the east of Midgeland Road, to the north and west of Stockydale Road.

The current application site was indicated as an open area as part of the previous planning application however the size of the POS provided within the site alongside the current proposal is adequate to serve the overall development.

The adjacent Phase One development of 12 houses has recently been completed and is fully occupied. The approved Phase Two development is the subject of a current discharge of conditions application and construction is due to commence in the near future.

3.0 THE PROPOSED DEVELOPMENT

The proposed development is the erection of a single storey 2-bed bungalow of a similar design to the other dwellings approved on the adjacent site.

The development would continue the high standard of residential development consistent with the Phase One scheme and in keeping with area and the surrounding properties, many of which are bungalows. The overall development has resulted in the removal of dereliction and enhancement to the character, appearance and amenity of the area.

All existing hedgerows on the site will be retained and a landscaping scheme will be submitted.

4.0 SITE OWNERSHIP

At the application submission date, the applicant owned the application site, the adjacent Phase Two development site and the access roads within the site.

5.0 DESIGN

The architectural style of the dwelling and site layout was designed to complement the adjoining development which was approved by the Council in recognition that it respected the character and appearance of the area.

The bungalow has been designed to provide fully accessible accommodation that would also be suitable for disabled persons or those with restricted mobility thereby complementing the diversity of the housing stock.

The development recognises the market forces driving successful occupation of housing stock and an awareness of the requirement within the FCSHMA to provide dwellings that meet a need for both the elderly and members of the community who are disabled or suffer from mobility issues, has led to the continuation of the adjoining development. The success of the Phase One development and its appeal to over 55's has resulted in a waiting list for the Phase Two development.

The remaining area of open space is adequate to meet policy requirements to cater for the overall development.

The bungalows have hipped/pitched roofs. The proposed external materials are set out in the submitted Schedule of Materials. The use of Hanson Rannock red-multi facing brick or champagne coloured K Rend for the external walls with Marley Modern Anthracite roof tiles will complement the adjacent development. The proposed materials have been selected to match the traditional styles of the locality, but are sufficiently varied to allow a mix of external finishes that add a slight variety to the site.

6.0 ACCESS

Access to the site is off Birchwood Gardens. The development will use the highway infrastructure that has already been approved as part of the Phase Two development.

There are no unacceptable impacts on highway safety and the Council's Highways Officer has previously agreed the access layout onto Midgeland Road to secure a safe access/egress at the site.

It is anticipated that the highway will remain unadopted.

Car parking is provided to required levels in the form of detached garaging and off-street driveway parking for each dwelling.

Pedestrian access is singular from the road junction at Midgeland Road and connects directly to the local highway/footpath infrastructure.

In terms of accessibility bus stops accessing routes in both main directions are within walking distance of the site. The site is close to local amenities, shops, employment, schools etc.

The site levels, circulation, and building configuration are designed to and will be compliant with Part M of the Building Regulations to ensure inclusive access for all.

7.0 RESIDENTIAL AMENITY

The proposed bungalow is situated adjacent and existing bungalow and an area of landscaped POS would be provided to the east of the proposed dwelling. The area of POS being provided is adequate to serve the whole development of Birchwood Gardens and complies with the Council's POS standards.

The distance between dwellings complies with the Council's spacing standards and would achieve and maintain a high level of amenity and privacy.

The proposed development would provide a good quality home with a good standard of amenity for future occupiers and no adverse impacts on residential amenity are anticipated.

8.0 FLOOD RISK

The application site is situated within Flood Zone 1, which is classified as not being at risk of flooding. The proposed development would not exacerbate flood risk off the site. The size of the site being less than one hectare does not necessitate the submission of a FRA.

9.0 DRAINAGE

Full drainage details have been submitted and these are consistent with the drainage submission for the discharge of conditions for the adjacent site.

10.0 ECOLOGY

The site has been the subject of previous ecological surveys and the associated documents have been resubmitted with this application.

An Ecological Enhancement Plan has also been submitted for approval.

11.0 LANDSCAPING

In consideration of landscaping provision, the Council's Greening SPD requires 2 trees to be planted for a 2-bed house, Biodiversity Net Gain is also encouraged in the form of additional planting. The application site includes the proposed plot and the adjacent area of POS and there is ample scope to provide additional tree and shrub planting to meet policy requirements.

A landscaping plan and Landscape Management and Maintenance Plan for Areas of Soft Landscaping has been submitted for approval.

12.0 PLANNING HISTORY

The most relevant planning consent is 22/0054 which was approved on 8 August 2023 for the erection of 5 dwellings. An application to discharge conditions 3-13 thereon has recently been submitted. An earlier application for 7 dwellings (21/0850) was withdrawn.

The application site has previously been included within the application site of separate planning approvals for housing as part of the overall development identified as the former Baguleys Garden Centre Site as set out below.

- Planning application 12/0894 granted outline consent for up to 36 houses on 13 November 2013.
- Full planning application 18/0642 for 12 bungalows and an area of public open space comprises the adjoining Phase One scheme with which the currently proposed Phase Two development integrates. The approved red edged application site encompassed the whole of the Phase Two area and included the drainage infrastructure works.
- Reserved matters application 16/0196 for 22 houses was granted on 16 May 2016.
- A further planning application, ref 17/0301, for the erection of 4 detached dwellings on the site described as land adjacent to 27 Stockydale Road was refused on 30 August 2017. The application site included the whole of Phase Two and part of Phase One development. The application was refused on highway grounds, no other reasons for refusal were raised. This application sought to provide an amended scheme on part of the site that already had an extant planning consent. The applicant did not appeal, instead decided to pursue the development with access from Midgeland Road as previously approved in the 2013 and 2016 consents.
- Application 18/0077 for the erection of four dwellings on land adjacent to 27 Stockydale Road was presented to the Planning Committee on 14 August 2018 with a recommendation to defer for delegation an approval with 21 planning conditions. The officer report stated that the proposal accords with Priority One of the Plan – The Economy – Maximising growth and opportunity across Blackpool and Priority Two of the Plan – Communities – creating stronger communities and increasing resilience. The proposed development with access off Stockydale Road required off-site highways works on land that was not within the ownership/control of the applicant and could not be achieved. Hence the Committee refused the application on 14 August 2018 on highway grounds.

13.0 LOCAL HOUSING NEED

The provision of housing for persons aged over 55 years old is proposed to meet an identified as part of the Blackpool in the Fylde Coast Strategic Housing Market Assessment (FCSHMA).

The application site has previously been included in conjunction with the Phase One development area as part of developments for 36 and subsequently revised to 22 houses. The Council's Housing Market Report (HMR) 2017-2018 included both the Phase One and current Phase Two area identified as the "former Baguleys Site", being identified under application 16/0196 as a committed site for 22 No dwellings on a site area of 1.75 hectares.

Blackpool's Housing Monitoring Report (HMR) (2019 – 2020) published January 2021 sets out the housing situation as at 31 March 2020. It states the requirement of a five-year supply of deliverable housing sites and also for years 6 – 10 and, where possible, also for years 11 – 15. The HMR 2019-2020 confirms the commitment for 12 houses on the adjacent part of the former Baguleys Site (Phase One) under application 18/0642 with a site area of 1.08 hectares.

Taking into account the various planning approvals for residential development on the site, and the Council's identified need for aged persons' accommodation in Blackpool it is submitted that the Phase Two proposal is consistent with the NPPF and the housing needs of the Borough.

The Housing Plan for the Ageing Population 2017-2020 acknowledges that the town has a large and growing older person population that needs appropriate housing. Objective 6 refers to the need for specialist housing that meets the needs of older people. The proposed development seeks to meet the needs of older people in the provision of bungalows for the over 55s.

The FCSHMA document covers the three Fylde Coastal authorities of Blackpool, Fylde and Wyre. The proposal for bungalows reflects the requirement to provide for housing to meet the requirements of an ageing population as identified in the Fylde Coast Strategic Housing Market Assessment (FCSHMA).

Paragraph 7.73 states:

"As the analysis throughout the SHMA has shown the ageing of the population within all of the Fylde Coast authorities and indeed England will have a notable impact on the changing profile of households. This is illustrated when considering in particular projected changes in one person and couple households without dependent children which are the categories in which most older persons households are defined".

Paragraphs 7.75 and 7.76 state:

"Across all three authorities it is evident that the increase represented by older person households within both of these household categories is significant. Under all of the scenarios they constitute the vast majority of couple households and a significant proportion of one- person households.

This growth in these older person household types reflects the ageing of the population with the reclassification of households as older person single or couple households once children move out. It is evident given the scale of change that consideration needs to be given to meeting the changing needs of these households".

Further, Paragraph 7.77 states:

“In considering these needs it is important to reflect on the fact that a substantial proportion of older person households currently under-occupy their stock. It is likely, based on household aspirations and the limited availability of alternative housing options, that this trend continues without a fundamental change to the overall stock profile through new supply. This has an implication in considering the provision of an appropriate level of housing suitable to meet the needs of this group over the plan period. There exists the potential to ‘free up’ existing family housing through the provision of appropriate accessible dwellings which match the aspirations of a growing older person cohort”.

In terms of older peoples housing, paragraph 10.4 states;

“It is necessary to provide housing for older people to enable them to live independently at home for as long as possible, as well as providing a range of more specialised older persons accommodation, reflecting the context of an ageing society in the UK”.

Table 10.1 of the FCSHMA, deals with “Projected change in older persons (2011 – 2030)”. This identifies the following projected increases in the identified age ranges in Blackpool, as follows:

- 65 - 74 - 15% increase
- 75 – 84 - 20% increase
- 85+ - 36.3% increase

Paragraph 10.6 states:

“As shown, the older person population is forecast to significantly grow in the period to 2030, with the most substantial increases in Fylde and Wyre. Across the Fylde Coast, the older person population in 2030 will grow by over 25,000 people, with Wyre and Fylde accounting for around 40% and 35% of this growth respectively”.

In a nutshell, these figures prove that 1) we (as a population) are living longer and that, 2) we need to provide appropriate accommodation to suit an ageing population. The proposal for 12no bungalows makes provision for the housing needs of an ageing population in Blackpool as identified in the FCSHMA (2014).

Paragraph 50 of the Executive Summary states:

“Older people – the population of 65+ residents is expected to grow across the Fylde Coast authorities, with increases of 19.4%, 33.8% and 41.2% in Blackpool, Wyre and Fylde respectively. There is particular proportional growth forecast in the 85+ age bracket, which will necessitate the provision of specialised accommodation to meet specific housing requirements. The tenure of older persons housing also provides an indication of the kind of housing required, with older persons in the Fylde Coast typically opting to own their own home – at a higher rate than seen nationally. There is also a lower level of reliance on the social rented sector for older persons accommodation, although there are more instances of private renting”.

It is clear that the proposal would make a positive contribution towards providing appropriate housing and meeting an identified need of ageing population within Blackpool. The proposal to provide accommodation for persons aged over 55 will enable residents to downsize their homes and facilitate the freeing-up of larger family homes and this is an important aspect of sustainable development. The FCSHMA also notes that by providing such suitable accommodation, that family sized properties will then be freed-up by older persons downsizing to appropriate property that suits their age and needs.

14.0 NATIONAL PLANNING POLICIES AND GUIDANCE

The NPPF was revised in 2023. It retains the key objective of achieving sustainable development and hence there is a presumption that planning applications proposing sustainable development ought to be approved. It provides advice on a range of topics and is a material planning consideration in the determination of planning applications.

Sustainability comprises economic, environmental and social components. Sustainable development implies a preference for developing brownfield land and part of the site can be classified as partly brownfield and the proposed development would result in the removal of degradation and enhancement.

Economically, the construction of the development would support employment in terms of the applicant's staff who all live locally and also local contractors. Employment in the building trades, materials supplies, local architectural, surveying, legal and estate agents' services would be generated during construction and sales of the dwellings. Additionally the creation of new residential units would make a positive contribution towards the local economy in terms of the new residents supporting local shops and services.

The site is within walking distance of local schools, shops and bus routes and there are nearby employment opportunities. The proposal is considered to be economically sustainable.

Environmentally, the development would not result in any unacceptable impacts on trees or biodiversity at/near to the site as a result of the proposed development. Additional landscaping would enhance the appearance of the site and make a positive contribution towards biodiversity.

Environmental controls will prevent any unacceptable impacts on air, land or water quality. Biodiversity will be safeguarded and enhanced through landscaping and other ecological enhancements such as bird boxes. The development would not have an unacceptable visual impact and the design of the properties is in-keeping with the adjoining completed and approved development.

The development would not be at risk of flooding and would not exacerbate flood risk elsewhere.

The NPPF contains the requirement that Local Planning Authorities should maintain a minimum of a five-year supply of deliverable housing sites. Each LPA is required to publish a Housing Monitoring Report and five-year housing supply statement to indicate their current housing supply situation. Having previously benefited from planning consent and being considered a sustainable development of a largely

brownfield site in a sustainable location the principle of housing on the site accords with the NPPF and meets an identified social need for aged persons accommodation.

The proposal accords with the NPPF.

14.1 NATIONAL PLANNING PRACTICE GUIDANCE (NPPG)

The National Planning Practice Guidance (NPPG) expands upon the NPPF and provides clarity and additional guidance. The most relevant sections to this application are:

- Design
- Flood risk and coastal change
- Health and well-being
- Natural environment
- Planning obligations
- Travel plans, transport assessments and statements in decision-taking

The proposal accords with the NPPG.

15.0 THE BLACKPOOL COUNCIL PLAN 2019-2024

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

This application accords with both priorities.

16.0 BLACKPOOL LOCAL PLAN AND CORE STRATEGY

Local Plan Part 1 Core Strategy was adopted by the Council on the 20 January 2016. Policies in the core strategy replace many of the policies of the Blackpool Local Plan 2001-2016. The core strategy along with the 'saved' policies are set to be used to determine planning applications and priorities for the town over the plan period (2012-2027).

The identified housing need and the provision of aged persons housing supported by policy together with the planning history of the site are however material planning considerations that justify approval

The site clearly relates to and is seen in context with the adjacent new housing development on the adjacent former Baguleys Site, together with other housing development in the urban area along Midgeland Road. The site has previously clearly been “counted” towards the council’s five-year supply figure. As such, this is considered to be a material planning consideration of weight, when considering this application. The Council has previously relied upon this site to provide their required five-year supply figure. As the Council’s HMR states, they should also provide sufficient housing land for years 6 – 10 as well (and where possible, for years 11 – 15).

17.0 BLACKPOOL LOCAL PLAN (JUNE 2006) SAVED POLICIES

The following saved policies in the Plan are most relevant to this application:

- LQ1 - Lifting the Quality of Design
- LQ2 - Site Context
- LQ3 - Layout of Streets and Spaces
- LQ4 - Building Design
- LQ6 - Landscape Design and Biodiversity
- BH3 - Residential and Visitor Amenity
- BH10 - Open Space in New Housing Developments
- AS1 - General Development Requirements (Access and Transport)

18.0 BLACKPOOL LOCAL PLAN PART 1 CORE STRATEGY (2012-2027)

The Blackpool Local Plan: Part 1 Core Strategy (2012-2027) was adopted by the Council in January 2016. The following policies are most relevant to this application are:

- CS1 Strategic Location of Development
- CS2 Housing Provision
- CS6 Green Infrastructure
- CS7 Quality of Design
- CS9 - Water Management
- CS11 - Planning Obligations
- CS12 - Sustainable Neighbourhoods
- CS13 - Housing Mix, Density and Standards
- CS14 - Affordable Housing
- CS15 - Health and Education
- CS26 - Marton Moss

Approval of the previous outline and the Reserved Matters applications for this site demonstrates that the Council has previously considered the principle and details of development on this site as falling in compliance with the above policies. The proposed design and layout is similar to the previous approvals and hence it is considered that both the principle and details of the development ought to be supported.

Policy CS13 requires new residential development to provide an appropriate mix of quality homes which would help to rebalance Blackpool's housing supply, having regard to the specific character, location and viability of the site and making the most efficient use of land.

The development would deliver an additional accessible, detached dwellings for aged persons accommodation in a sustainable location.

Policy CS14 relates to affordable housing and for developments of between 3 and 14 houses, outside of the Inner Area, the policy requires a contribution towards off-site provision of affordable housing in accordance with the calculations in an Affordable Housing SPD. However, at this point the Affordable Housing SPD has yet to be finalised or published for consultation and therefore no contribution towards affordable housing provision for smaller sites can currently be justified. Furthermore the proposed restriction for persons over 55 years is a material planning consideration.

Policy CS6 requires development to incorporate new or enhance existing green infrastructure and confirms that financial contributions will be sought from development for open space and green infrastructure. Saved Policy BH10 requires developments of three or more residential units to make a financial contribution towards the provision or improvement of off-site public open space.

Given the small scale of the development and provision of aged persons accommodation, no contributions towards health or education would be required.

Figure 18: South Blackpool Growth and Enhancement



Key

Housing Growth	Employment Growth	Road
Green House Road	Blackpool Airport Corridor	M55
Wharfedale Farm	Northern Data Industrial Estate	M55 Junction 4
Marton Moss (Neighbourhood Planning Area)	Wharfedale Farm	Railway Station
	Preston New Road	Tramway
	Office Road Sites	Blackpool Airport
	Wharfedale Farm	

The site, together with the majority of the adjoining Phase One and the whole of Phase Two housing development, is located within the Marton Moss Neighbourhood Forum area (orange hatched area) as shown in the Core Strategy excerpt opposite.

Policy CS26 states:

Policy CS26: Marton Moss

1. The character of the remaining lands at Marton Moss is integral to the local distinctiveness of Blackpool and as such is valued by the local community. A neighbourhood planning approach will be promoted for this area to develop neighbourhood policy which supports the retention and enhancement of the distinctive character, whilst identifying in what circumstances development including residential may be acceptable.

2. Prior to developing a local policy framework through the neighbourhood planning process development on the remaining lands of the Moss will be limited to:

- a. Conversion or change of use of existing buildings for agricultural or horticultural purposes
- b. Outdoor recreational uses appropriate to a rural area
- c. New homes that meet the requirements of NPPF paragraph 55
- d. Extensions or replacement dwellings in keeping with the scale and character of the area and not exceeding 35% of the original ground floor footprint of the existing dwelling.

Para 8.24 states:

8.24 Whilst there is support to safeguard the essentially green open nature of the Moss, at the same time there is the view that the Countryside Policy in the current Blackpool Local Plan (2006) is overly restrictive. Proposing a neighbourhood planning approach therefore provides the community with the opportunity to directly determine the future for their area improving the interest and value of the Moss lands. Policy CS26 does not propose any housing development on the remaining lands on the Moss unless this emerges through the neighbourhood planning process from the community, in which case it will be set out in a Neighbourhood Plan or a Site Allocations Development Plan Document.

In this case the planning history of the site is relevant with outline and reserved matters consents having been approved for the development of housing on the current application site. The Marton Moss Neighbourhood Forum supports the principle of residential on this site linking with the adjacent Phase One housing. Para 55 of the NPPF supports housing developments that meet identified needs. In this case the development will meet the identified housing needs for aged persons accommodation and the development complies with criterion 1 of Policy DM3 Supported Accommodation and Housing for Older People. Therefore, on balance, taking all these factors into account, the proposal does not conflict with Policy CS26.

On balance it is considered that the proposed development would not conflict with the NPPF or any development plan policies. The development specifically accords with the NPPF Para 55 and criterion 1 of Policy DM3 Supported Accommodation and Housing for Older People. Therefore it is submitted that there is no sound basis to resist the development.

Socially, the scheme would provide good quality aged persons accommodation that meets an identified need. The scheme would contribute towards the borough's housing provision two-fold firstly via the provision of two bedroom aged persons housing and secondly by potentially freeing-up family sized dwellings within the existing housing stock as existing residents down-size their homes towards their retirement.

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

Blackpool Local Plan Part 2: Site Allocations and Development Management Policies (emerging policies) have been subject to an informal consultation exercise and will be subject to formal consultation later in 2021. At this point in time limited weight can be attached to the proposed policies. The following policies in Part 2 are most relevant to this application:

- DM3: Supported Accommodation and Housing for Older People
- DM1 Design Requirements for New Build Housing Development
- DM17 Design Principles
- DM21 Landscaping
- DM31 Surface Water Management

- DM35 Biodiversity
- DM36 Controlling Pollution and Contamination
- DM41 Transport requirements for new development

Of particular relevance is Policy DM3 Supported Accommodation and Housing for Older People. It is considered that the proposal meets the requirements of Criterion 1 as set out below:

3.32 Supported Accommodation ensures those with support needs can lead a healthy and fulfilling life within their own home and community. Supported housing services range widely, but they all play a crucial role in providing a safe and secure home with support for people to live independently. Housing for Older People refers to those people over or approaching retirement age, including the active, newly retired, through to the very frail. This type of housing can include accessible adaptable general needs homes, specialised housing with support and nursing homes.

3.33 Policy DM3 provides specific criteria to ensure that there is a sufficient supply of a range of good quality and well managed accommodation for older people and people with specialist needs close to their own communities.

Policy DM3: Supported Accommodation and Housing for Older People

1. Proposals for supported accommodation (falling under Sui Generis or Use Class C2) and housing for older people (falling under Use Class C2 or C3) will be permitted where the development meets all of the following criteria:

- a. there is a demonstrable need for the type of accommodation in Blackpool and is targeted at meeting the needs of local residents and supported by the relevant commissioning managers where appropriate;
- b. the site or property is suitable to meet the needs of the intended occupiers, carers and visitors;
- c. the site has a good level of accessibility to public transport, shops, services and community facilities appropriate to the intended occupiers;
- d. sufficient good quality and accessible landscaped amenity areas for residents and visitors to enjoy;
- e. contributes positively to the creation and maintenance of healthy and balanced communities;
- f. the scale and intensity of the use would not have a harmful effect on the amenities of the occupiers of adjacent properties;
- g. the proposal maintains or enhances the residential character of the surrounding neighbourhood;
- h. a detailed Management Plan is submitted.

2. In order to protect the character and amenities of residential areas and avoid any undue concentration of Supported Accommodation and/or Housing for Older People (other than older person independent living schemes (use class C3)):

- a. no more than 10% of any one block will be permitted in such use
- b. no supported accommodation or housing for older people will be permitted where there is evidence of an existing property meeting similar needs within 400 metres.

Supported Accommodation

3.34 Supported Accommodation is any housing where accommodation is provided alongside care, support or supervision to help people live as independently as possible in the community. This includes:

- Accommodation for young people, e.g. children's residential care homes and semi-independent living for 16-18yr olds
- Accommodation for older persons
- People with learning, mental health and physical disabilities
- Emergency accommodation, e.g. for people at risk of homelessness or domestic abuse
- Rehabilitation accommodation, e.g. for people recovering from homelessness or drug or alcohol dependency; or offenders and ex-offenders

3.35 Supported accommodation also includes include hostels, care homes and other types of accommodation that is built, adapted or managed to meet specialist needs. This type of development may also offer accommodation on a temporary or longer term basis.

3.36 C2 uses and hostels³

(Use Class sui generis) are typically more intensive than C3 residential uses and over concentrations of C2 and sui generis uses can also be detrimental in residential areas due to increased pressures on parking, increased comings and goings and increased noise and refuse.

20.0 THE MARTON MOSS NEIGHBOURHOOD PLAN

The Marton Moss Neighbourhood Plan (MMNP) was formally adopted by the council on 29 November 2023. The plan runs until 31 March 2030.

The application site lies within the Marton Moss Strategic Site. The and the MMNP identifies the wider site as being with an area suitable for the erection of 5 dwellings. Therefore, the principle of residential development on the site is accepted. Further the granting of application 22/0054 for 5 dwellings on the site is a material consideration. That consent is extant and development is set to commence shortly following the discharge of conditions.

Notwithstanding that the MMNP only identifies the site for 5 dwellings, this does not mean that additional dwellings must be refused. The material planning considerations prevail and these include the fact that the application site is surrounded by existing or approved residential development, the density of the approved and proposed development is appropriate to the area, the area of POS provided meets the POS policy requirements, there is a need for over 50's housing and no detrimental impact will result from the proposed development. The character of the site is urban being surrounded by residential development.

21.0 PUBLIC OPEN SPACE

Supplementary Planning Guidance Note 11: Open space: provision for new residential development and the funding system – this document was adopted in October 1999 as sets out the amount of open space required per person and per property depending upon size. It also sets out the equivalent financial contributions that can be made in lieu of on-site provision.

The area of the central area of POS which is unaffected by the proposed development amounts to around 1,350 square metres and this exceeds the overall requirement for the residential development as set out in Table 1 below. The additional area of POS that would be provided as part of the current proposal adjacent to the proposed plot amounts to 500 square metres. Therefore, the total area of POS available for the development would be 2,050 square metres.

The POS SPD sets out a requirement for POS based upon the No of bedrooms per dwelling. The requirements are 48 square metres of POS for each 2-bed dwelling and 72 square metres for each 3-bed dwelling.

The red edged application site amounts to around 1,400 square metres, half of which is proposed to form the new dwelling plot. Therefore, following the provision of the proposed dwelling an area of around 700 square metres will be available for open space provision. In addition to the central area of POS of 1,350 square metres this will result in an overall POS provision of 2,050 square metres.

TABLE 1: PUBLIC OPEN SPACE REQUIREMENT CALCULATION				
Phase	No of 2-bed Dwellings	No of 3-bed Dwellings	Total No Dwellings	Total POS Requirement Square Metres
Phase One 12 Dwellings	11	1	12	
POS Requirement Sq m	11 x 48 sq m	1 x 72 sq m		600
Phase Two 5 Dwellings	5			
POS Requirement Sq m	1 x 48 sq m			48
Current Proposal One Dwelling	1			
POS Requirement Sq m	1 x 48 sq m			48
TOTAL POS REQUIREMENT				696
TOTAL POS PROVISION AVAILABLE				2,050

The 12 dwellings approved in Phase One provided one 3-bed dwelling and 11 2-bed dwellings. The 5 dwellings approved in Phase Two provided 5 2-bed dwellings. The proposed additional dwelling would provide an additional 2-bed dwelling. Therefore, the total residential development of Birchwood Gardens, including the current proposal, would amount to 17 2-bed dwellings and one 3-bed dwelling.

Table 1 above illustrates that the total POS SPD requirement for the 18 dwellings amounts to 696 square metres. The onsite provision of 2,050 square metres therefore considerably exceeds the policy requirement. In addition to open space, the extra area provides scope for increased landscaping and biodiversity net gain.

The proposed development accords with the open space requirements.

22.0 DESIGN AND ROOM SPACING STANDARDS

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

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

Department for Communities and Local Government Technical Housing Standards – Nationally Described Space Standards – this document was published in March 2015 and sets out the national minimum standards for new homes. These standards have yet to be adopted for new build dwellings in Blackpool.

23.0 CONCLUSION

The proposal seeks an opportunity to provide an additional dwelling within the residential development to meet local needs for over 55's housing of which there appears to be a national shortage and a high demand in the local area.

The development on an undeveloped area within the residential development will not result in any detrimental impact upon amenity or open space provision. The level of open space provision within the development considerably exceeds the POS SPG requirements. The design of the proposed bungalow reflects the house designs previously approved on the adjacent site and would integrate well with the design and layout of the approved development.

The development provides ample scope for landscaping incl tree planting and biodiversity net gain.

The planning history of the site is a relevant material planning consideration and indicates a consistent support for the residential development across the whole site.

The development will make a positive contribution towards the maintenance of a five-year supply of deliverable housing sites and meeting a local housing need for the over 55's housing, in a sustainable and accessible location with good links to all the usual urban facilities of schools, shops, public transport and employment.

The Phase One bungalows have proved to be in high demand and the applicant has a waiting list of local persons who want to down-size from their family sized homes and move into bungalows on Phase Two for their retirement. Similar to the Phase One

development the bungalows have been designed to meet a need for older persons housing providing fully accessible accommodation that would also be suitable for disabled persons or those with restricted mobility. This meets the Council's identified need for aged persons homes as set out in the FCSHMA and supported by emerging Policy DM3 Supported Accommodation and Housing for Older People and complies with the social aims of the NPPF. The emerging status of Policy DM3 ought not to be weighted against the proposal given the clear identified need set out in the FCSHMA and the unlikelihood that these needs will be adequately met by other developments.

Socially, the scheme would provide good quality aged persons accommodation that meets an identified need. The scheme would contribute towards the borough's housing provision two-fold firstly via the provision of two bedroom aged persons housing and secondly by potentially freeing-up family sized dwellings within the existing housing stock as existing residents down-size their homes towards their retirement.

The MMNP supports the principle of residential on this site linking with the adjacent Phase One housing. Notwithstanding that the MMNP only identifies the site for 5 dwellings, this does not mean that additional dwellings must be refused. The material planning considerations prevail and these include the fact that the application site is surrounded by existing or approved residential development, the density of the approved and proposed development is appropriate to the area, the area of POS provided meets the POS policy requirements, there is a need for over 50's housing and no detrimental impact will result from the proposed development. The character of the site is urban being surrounded by residential development.

It is clear that this proposal combines a unique set of circumstances that render the site different to all other sites in the MMNP Strategic Site and hence would not set a precedent. The proposal involves the provision of aged persons accommodation on a site that is supported for development as part of the Marton Moss Neighbourhood Plan. The planning history of the site demonstrates a support for residential development on the site and following the Phase Two development which is shortly due to commence the current application site will be surrounded by residential development in an urban setting.

The approval of this application would not set an undesirable precedent as the circumstances of the site are unique and similar circumstances are unlikely to be replicated or attempted to be relied upon elsewhere in the Marton Moss Forum Area. Hence given the existence of the broader material planning considerations and the social benefits that weight in favour of approval of the proposed development, it is submitted that the proposal ought not to be resisted on any basis of being considered in conflict with the Marton Moss Neighbourhood Plan, the NPPF or the development plan.

It is submitted that given the particular circumstances of the site there are no material planning considerations that would justify refusal and it is requested that the application is approved without undue delay in order to enable the applicant to provide continued employment to his staff who are currently in the process of completing works on the adjoining Phase One development.

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4 April 2024