

Erection of 21 dwellings with associated access, parking, landscaping and public open space

Land to the north of Poulton Drive  
Poulton-le-Fylde

## **Planning Statement**

(inc. Affordable Housing, Housing Mix & Refuse and Recycling)

**Baxter Homes**

**March 2024**

## Contents

|                           | Page |
|---------------------------|------|
| 1. Introduction           | 1    |
| 2. Site and surroundings  | 3    |
| 3. Proposed development   | 5    |
| 4. Planning policy        | 8    |
| 5. Planning assessment    | 13   |
| 6. Planning balance       | 19   |
| 7. Summary and conclusion | 20   |

### **Smith & Love Planning Consultants Ltd**

Rational House  
32 Winckley Square  
Preston, PR1 3JJ  
Tel. 01772 831861

[www.smithlove.co.uk](http://www.smithlove.co.uk)

**smith&love**  
PLANNING CONSULTANTS

## 1 Introduction

- 1.1 This Planning Statement has been prepared by Smith & Love Planning Consultants Ltd on behalf of Baxter Homes in support of a full planning application for the erection of 21 dwellings on land to the north of Poulton Drive, Poulton-le-Fylde.
- 1.2 The Statement sets out the background and context to the application; provides a description of the site and surroundings; explains the proposed development; and, summarises the relevant policies of the statutory development plan and other policy documents. It then assesses the merits of the planning application against the identified policies, national policy in the National Planning Policy Framework ('the Framework') and all other material considerations.
- 1.3 It demonstrates that the proposed development is in accordance with the general technical and development management policies of the adopted Wyre Local Plan and complies with the requirements of the National Planning Policy Framework.
- 1.4 Consequently, having regard to the development plan and all relevant material considerations, there is a clear and compelling case for planning permission to be granted in accordance with the presumption in favour of sustainable development applied under the 'flat' balance at Paragraph 11c of the Framework.

### Supporting information

- 1.5 This Statement should be read in conjunction with the following supporting documents submitted with the application:

- Location Plan FD2406\_04
- Site Layout FD2406\_01A
- External Surfaces Plan FD2406\_02
- Boundary Treatments FD2406\_03A
- Landscape Proposals 7025.01.B
- Drainage Layout D3941-OD-01
- Topo Survey
- Fairhaven Housetype
- Windsor Housetype
- Belfry Housetype
- Windsor Housetype
- Type A Housetype
- Type A (semi-detached) Housetype
- Garages (double and single)

And:

- Design and Access Statement Fylde Design
- Climate Change Statement Fylde Design
- Sustainability Statement
- FRA & Drainage Strategy PSA Design
- Preliminary Geoenvironmental Appraisal ALM Consult

## 2 Site and surroundings

- 2.1 The site comprises an undeveloped parcel of land which extends to circa 1 hectare in size. It is located immediately to the north of Poulton Drive and to the east of Poulton Gardens, which form part of relatively modern residential development which has taken place in recent years to the north of the A586.
- 2.2 The site is relatively flat and currently enclosed by a combination of fencing, trees and scrub foliage. Immediately to the east is a housing allocation (Local Plan ref – SA1/5) which is currently under construction and will deliver in the region of 500 dwellings.



*Figure 1: Location plan*

- 2.3 Poulton-le-Fylde contains a wide range of services and facilities commensurate with its role as an 'Urban Town' within the Council's settlement hierarchy. To the south of the site is a large, established commercial area containing a range of businesses, including a food store. The town centre of Poulton is located less than 1km to the west, which provides for an additional range of services, employment opportunities, retail and leisure facilities, along with access to public transport opportunities including the local train station.
- 2.4 There are also bus stops on Garstang Road East, a short walk from the site, which offer services to the centre of Poulton, Preston, Lancaster, Blackpool and St Annes. The site is therefore highly accessible and benefits from a range of transport options which will reduce reliance on journeys by private vehicle.

### **Relevant planning history**

- 2.5 Planning permission was granted at the site in May 2005 (ref - 04/01484/FULMAJ) for the erection of 13 dwellings and 8 flats. This consent remains extant, with a technical start having been made on this scheme.

### 3 Proposed development

3.1 The application is made in full and seeks planning permission for the following:

*“The erection of 21 dwellings with associated access, parking, landscaping and public open space”*

3.2 The proposed layout seeks to respond to the prevailing character of the developments adjacent, which generally comprise more modern estate homes. The site represents a natural infill plot and is surrounded on four sides by existing built form.

3.3 The primary vehicular and pedestrian access will be taken from Poulton Drive, once entering the site it will split, first turning left to serve a small cul-de-sac of dwellings. The primary access will continue right and follow the eastern boundary of the land, before returning into the site and becoming a private driveway serving plots 5-10. It terminates at this point, with a turning head provided.

3.4 Due to the modest scale of the development, all of the proposed dwellings will be accessed directly from this estate road and the layout allows for vehicles to enter, turn and leave the site in forward gear.

3.5 Each dwelling is set within a curtilage commensurate with its size and reflective of the development pattern found in the surrounding area. The layout is such that it provides for good levels of natural surveillance, with properties overlooking the highway and the areas of public open space to be delivered.

3.6 Pedestrian movements are also accounted for in the layout, which provides good levels of legibility, dedicated footways which link into the wider area and allow for safe travel to surround open space, shops and public transport opportunities.

3.7 The scheme seeks to deliver a range of house types and has been altered when compared to that of the extant permission. No flats are now proposed but the variety in dwelling sizes provides for choice and offer in the local market. The schedule of accommodation is detailed below:

| House Type        | No. | Bedrooms | Floor area        |
|-------------------|-----|----------|-------------------|
| Windsor           | 5   | 5        | 268m <sup>2</sup> |
| Belfry            | 4   | 4        | 227m <sup>2</sup> |
| Fairhaven         | 3   | 3        | 154m <sup>2</sup> |
| Winchester        | 3   | 3        | 152m <sup>2</sup> |
| A (semi-detached) | 4   | 2        | 85m <sup>2</sup>  |
| A (mews)          | 2   | 2        | 85m <sup>2</sup>  |

3.8 The proposed house types provide for variety within the street scene, albeit with a range of

materials utilised, all of which are found in the surrounding area including red brick, render and dark grey roof tiles.

- 3.9 No affordable housing is to be provided due to viability issues, a matter which will be addressed in greater detail later in this Statement. However, plots 16-21 are to be provided as adaptable dwellings. This will be expanded upon in the assessment in Section 5 below.
- 3.10 Public open space is to be provided to the east of the site, adjacent to the entrance and along the eastern boundary. This will comprise landscaped, amenity green space and its location allows for access by all future occupants of the development. This incorporates an area of existing, designated green infrastructure which surrounds an existing pond on adjacent land. It should also be noted that there are significant areas of green space within the vicinity of the site by way of playing fields, sports pitches, parks, sports clubs and the open countryside beyond the settlement. As such the residents in this area are well catered for.

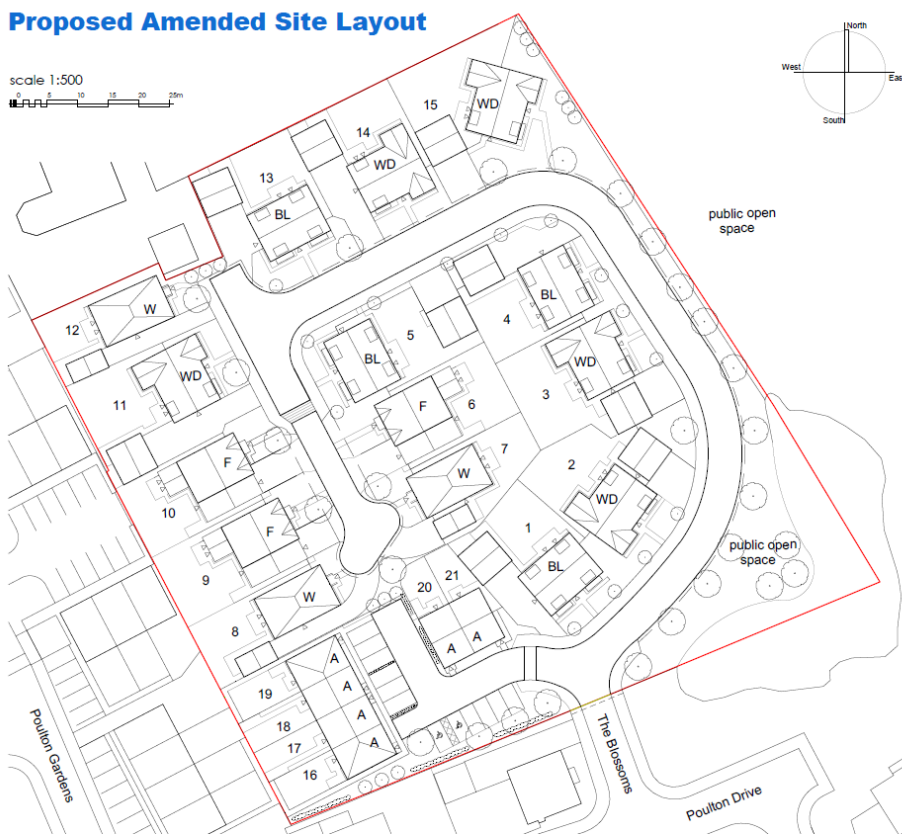


Figure 2: Proposed site layout

- 3.11 The layout recognises the presence of existing dwellings beyond the site boundary and addresses matters of amenity either by way of physical separation or the orientation of properties.



3.12 The same principles are applied internally and the spacing between the dwellings is such that all residents are afforded good levels of amenity and privacy.

## 4 Planning policy

- 4.1 Relevant policy is provided in the statutory development plan for Wyre, the National Planning Policy Framework and planning practice guidance which are important material considerations.

### Development Plan

- 4.2 For the purposes of this application, the Plan comprises the Wyre Local Plan (2011-2031) as partially updated and adopted in January 2023.
- 4.3 The Local Plan Policies Map confirms that the application site is without allocation (white land), located within the settlement boundary, with a small area of green infrastructure to the south east corner of the plot.

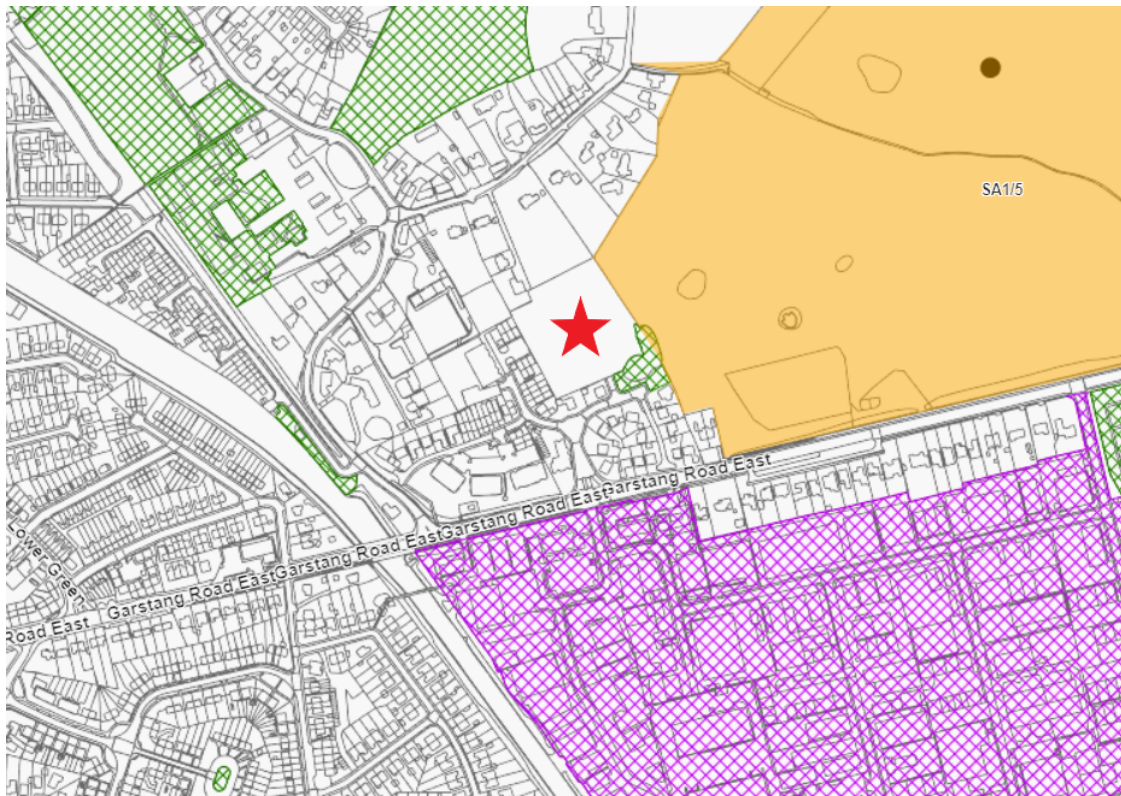


Figure 2: Wyre Local Plan Map excerpt (site denoted by red star)

- 4.4 Accordingly, the most important policies of the Local Plan for determining the application in this context are:

- Policy SP1 Sets out the spatial development strategy for the Borough, confirming the hierarchy of settlements. Poulton-le-Fylde is defined as a 'urban town' which is expected to accommodate the majority

of housing growth along with Fleetwood, Cleveleys, Thornton and Normoss.

- Policy SP2 Confirms that development in Wyre should contribute to the pursuit of sustainable development and the creation of sustainable communities.
- Policy SP7 States that developer contributions will be sought where relevant to the development and as a result of policy requirements.
- Policy SP8 Promotes development which creates healthy communities and helps to maximise opportunities to improve quality of life.
- Policy CDMP1 Requires new development to be compatible with existing land uses and not lead to significant adverse effects on health, amenity and safety of surrounding occupants or users of a proposed scheme, with regard to noise, odour, light, dust or other pollution.
- Policy CDMP2 Requires development to demonstrate that it will not be at unacceptable risk of flooding and not lead to risk elsewhere. Developments will be expected to utilise SuDS and achieve greenfield run off rates in accordance with the stated hierarchy of drainage options.
- Policy CDMP3 Promotes high standards of design in new development which respects the character of the area, achieves suitable densities and provides for appropriate siting, layout, height, scale, massing and orientation. Proposals should not have an unacceptably adverse impact on the amenities of surrounding occupants, provide safe and secure environment and allow for the effective collection of domestic waste.
- Policy CDMP4 Requires development, where possible, to provide enhancements to environmental assets and minimise any impact. Green infrastructure should be protected and provision delivered through new public open space. The impact of proposals on biodiversity, water resources and trees and hedgerows will be considered and any potential harm should be mitigated appropriately.
- Policy CDMP6 Relates to transport considerations, requiring safe access for all users, sufficient off-street parking and access to local public transport opportunities where possible.

- Policy HP1 Confirms the Council's housing requirements across the plan period. It also confirms a windfall allowance, beyond formal allocations, of schemes of 25 dwellings or less.
- Policy HP2 Requires new housing development to widen the choice of dwellings available within the Borough. Developments of over 20 units will require 20% of the scheme to be of a design suitable or adaptable for older people.
- Policy HP3 Establishes a requirement for developments of over 10 units, on greenfield sites within Poulton-le-Fylde to provide 30% affordable housing.
- Policy H9 Requires development of 11 dwellings or more to provide for sufficient provision of green infrastructure, with a preference for on site delivery.

### **Other material policy considerations**

#### **Supplementary Planning Documents**

4.5 The following SPDs are relevant to the planning application;

- Spacing guidance for new housing layouts

#### **National Planning Policy Framework (2023)**

4.6 This sets out the Government's planning policies for England and how they should be applied. Relevant sections of the Framework include;

Paragraph 7 The purpose of the planning system is to contribute to the achievement of sustainable development.

Paragraph 11 The presumption in favour of sustainable development is the heart of the NPPF. It means c) approving development proposals that accord with an up-to-date development plan; or d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless: i) the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed, or ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF as a whole.

- 
- Paragraph 60 A key objective of the NPPF is to significantly boost the supply of homes by ensuring a sufficient amount and variety of land can come forward where it is needed.
- Paragraph 63 Planning policies should identify and understand the types of housing needed for different groups in the community, including older people who may require retirement homes and/or care facilities.
- Paragraph 70 Medium sized sites can make an important contribution to meeting the housing needs of an area.
- Paragraph 96 Planning policies and decisions should aim to achieve healthy, inclusive and safe places and beautiful buildings which promote social interaction, ease of pedestrian movements, the provision of high quality public open space and accessible green infrastructure.
- Paragraph 109 The planning system should manage patterns of growth to support the provision of sustainable transport options.
- Paragraph 115 Development should only be prevented on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- Paragraph 123 Planning decisions should promote an effective use of land in meeting the need for homes and other uses, and which makes as much use as possible of previously-developed or brownfield land, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- Paragraph 128 Development should make efficient use of land taking into account the need for different types of housing and other development and the availability of suitable land; market conditions and viability; availability and capacity of infrastructure; the scope to promote sustainable travel; the desirability to maintain the character and setting of an area or promote regeneration; and the importance of creating well-designed, attractive, healthy and safe places.
- Paragraph 131 The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creating better places in which to live and work and helps make development acceptable to communities.
- Paragraph 135 Planning decisions should ensure that developments: a) function well and add to the quality of areas; b) are visually attractive with good architecture, layout and effective landscaping; c) are sympathetic to local character and

history, while not preventing innovation or change; d) establish a strong sense of place, using streets, spaces and building types to create attractive places to live, work and visit; e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development; and f) create safe, inclusive and accessible places and which promote health and well-being.

Paragraph 165 Development should avoid areas at highest risk of flooding and should be safe for its lifetime without increasing flood risk elsewhere;

Paragraph 186 When determining planning applications, local planning authorities should apply the following principles: a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

Paragraph 189 Development sites should be suitable for proposed use/s taking account of ground conditions and any risks arising from instability and contamination.

4.7 In determining planning applications, the Framework expects local planning authorities to;

Paragraph 38 Approach decisions in a positive and creative way. They should work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible;

Paragraph 55 Consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition;

## 5 Planning assessment

- 5.1 Section 70(2) of the Town and Country Planning Act 1990 requires regard to be had to the provisions of the development plan, so far as it is material to a planning application, and to any other material considerations.
- 5.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 refers to the development plan as a whole, and states that 'if regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise'. Section 39 of this Act also requires decision makers to exercise their functions with the objective of contributing to the achievement of sustainable development. These requirements are emphasised in the Framework which is a principal material consideration and must be given substantial weight.
- 5.3 On this basis, the main issues to be considered in determining this planning application are;
- The principle of development;
  - Viability and affordable housing;
  - Design, layout and housing mix;
  - Access and highway safety;
  - Residential amenity;
  - Drainage and flood risk;
  - Ground conditions; and
  - Refuse and recycling

### **The principle of development**

- 5.4 The application site comprises an undeveloped parcel of land within the settlement boundary. The site benefits from an extant planning permission for residential development and lies within a highly sustainable and accessible location within Poulton-le-Fylde.
- 5.5 The surrounding area is predominantly residential and a strategic housing allocation is under construction to the east. In this regard the delivery of this infill plot for housing is wholly consistent with the prevailing character of the area and will not adversely impact on surrounding land uses.
- 5.6 Policies SP1 and SP2 support sustainable development of this nature, in accordance with the settlement hierarchy, and Policy HP1 makes allowances for non-allocated windfall sites such as this to support a strong housing supply.
- 5.7 In light of this, the principle of development is in fully compliance with the aims and aspirations of the Wyre Local Plan.

---

### **Viability and affordable housing**

- 5.8 Policy HP3 requires that 30% of new residential development of 10 dwellings or more in Poulton-le-Fylde is delivered as affordable housing.
- 5.9 The application is supported by a Financial Viability Assessment (FVA) prepared by Resolve 106, to consider the feasibility of the site in delivering affordable housing and the ability to contribute to other potential contribution requests which might arise during the course of the application.
- 5.10 The Assessment provided has been carried out in accordance with best practice, up to date market information and the relevant sections of the PPG, with regard to inputs, values and how the information should be presented for consideration. It also recognises that the age of the Council's viability evidence, which underpins the Local Plan, is out of date due to changes within the Framework and PPG since that time.
- 5.11 The Assessment considers benchmark land value, alternative use value, construction costs (those expected and abnormal), development duration, anticipated sales, professional fees and necessary contingencies.
- 5.12 The findings of the modelling exercise confirm that for a major development of this size, a developer return of 20% of GDV should be expected, particularly owing to the changes in circumstances since the Council's Local Plan & Site Allocations Viability Study was prepared and published in 2017.
- 5.13 Whilst the PPG (Paragraph: 018 Reference ID: 10-018-20190509) advises that a developer return of 15-20% would be considered suitable in Plan making (not decision taking), it also recognises that reconsideration of viability may be justified "...where a recession or similar significant economic changes have occurred since the plan was brought into force" (Paragraph: 007 Reference ID: 10-007-20190509).
- 5.14 The Assessment confirms that significant economic changes have occurred since 2017, including post pandemic impacts, rising costs of goods and services, interest rates, inflation and the recession as confirmed by the Office of National Statistics at the time of writing.
- 5.15 These factors must be taken into account and it is deemed that a developer return of 20% is in appropriate benchmark in this context. The FVA also considers the return which would be generated by the extant consent and confirms that:

*"The modelling undertaken indicates that even if developed exclusively for market housing, the application proposals are unable to generate a rate of developer return commensurate with that of the extant approval. Consequently, it is not considered viable for the application proposals to support provision of any affordable housing, or make financial contributions toward other planning obligations without prejudicing the deliverability of the project"*



5.16 Despite the lack of affordable housing, the applicant is intending to provide adaptable housing (Plots 16-21) in accordance with Policy HP2. This can be controlled by suitably worded planning condition as per other major housing development in the Borough.

5.17 Taking all of these matters into account, the development presents no unacceptable conflict with the Local Plan and is compliant with relevant national guidance in this regard.

### **Design, layout and housing mix**

5.18 The scheme provides for six different house types, ranging in terms of their size and type (see table on page 5 of this Statement) in order to provide variety in the appearance of the development but also to maximise the offer and mix available to potential buyers.

5.19 The design takes cues from the existing housing developments in the immediate vicinity, by way of fenestration, brick detailing and their overall scale and massing. Red brick would be used throughout, with different types of render applied on certain plots to provide visual interest.

5.20 The proposed layout provides for a single estate road which all of the properties would front, providing good levels of natural surveillance and safe pedestrian routes through the site.

5.21 Each plot would be afforded commensurate outdoor amenity space which would include dedicated off-street parking provision by way of driveways and garages, set back from the highway and located between the gable elevations of the dwellings where possible.

5.22 The layout provides for good levels of spacing between the dwellings internally but also recognises the presence of existing properties off-site ensuring suitable interface distances to protect the amenities of all parties.

5.23 Each plot will contain sufficient capacity for refuse storage and collection will take place in accordance with existing Council arrangements for the area. The internal road layout will allow for refuse (and emergency) vehicles to undertake those collections in accordance with Policy SP2.

5.24 Public open space will be provided to the south eastern corner of the site and will tie into an existing area of designated green infrastructure, which is to be incorporated into the scheme. The level of open space is commensurate with a development of this scale and future occupants will also benefit from links to surrounding areas of POS in the adjacent strategic housing development which is currently underway. A high quality landscaping scheme is also proposed throughout the site which provides for a positive environment for future residents.

5.25 With regard to housing mix, the Council's latest evidence of need is set out in the May 2018 Addendum 3 (Supplementary Note) of the Strategic Housing Market Assessment (SHMA). This sets out an advised mix of 38% 1 and 2 beds, 43% 3 beds and 18% 4+ bed units (subject to a consideration of local need and demand).

- 5.26 The proposed development deviates from this in providing 29% 2 beds, 29% 3 beds and 42% 4+ beds but still provides for a good range in the style and size of properties across the site, with detached and semi-detached properties which will appeal to different households and demographics.
- 5.27 Accounting for the findings of the Financial Viability Assessment, this weighting towards larger dwellings will help to secure the delivery of the site, whilst also providing smaller family properties which will assist in movement in the local housing ladder.
- 5.28 In light of these factors, the proposed development is compliant with Policies CDMP1, 3, 4, HP2 and H9 of the Local Plan.

#### **Access and highway safety**

- 5.29 The development is to be served by a single point of vehicular access from the south, along Poulton Drive.
- 5.30 The site is located a short distance from a primary route (the A586) through Poulton-le-Fylde which provides for high levels of accessibility to local services and facilities. The highway adjacent to the site entrance accommodates two way traffic flows and benefits from pedestrian footways on both sides of the carriageway, with street lighting. The site is therefore well connected to the surrounding network in this regard.
- 5.31 The internal road layout allows for good levels of forward visibility throughout the site, with off-street parking provided directly from the estate road within dedicated spaces for Plots 16-21 and driveways for the remainder of the properties. The layout has also been designed to allow for larger waste and delivery vehicles to safely travel around the site and turn where needed.
- 5.32 A review of activity and accidents along the surrounding highway indicates no fundamental issues with the network and it is not considered that the proposed development will cause undue safety concerns in the vicinity.
- 5.33 With regard to general matters of accessibility, the site offers variety in the way which future occupants may travel other than by private car. There are a number of services nearby which can be reached on foot within accepted walking distance for such journeys. Furthermore, the site is within close proximity to bus stops and primary roads which allow for travel by public transport to the centre of Poulton and beyond.
- 5.34 In light of all of these factors, the development will deliver safe, accessible homes in a sustainable location. The proposals are therefore in full accordance with Policy CDMP6 of the Local Plan.

---

### **Residential amenity**

- 5.35 The proposed development provides for good levels of amenity and separation between dwellings internally within the scheme and interface distances with existing residential properties beyond the site boundary are more than sufficient.
- 5.36 The nearest dwellings are located to the south on Poulton Drive and to the west on Poulton Gardens. Sufficient separation is provided by way of distance and/or orientation, which will protect the amenities of existing and future residents.
- 5.37 The scale of the proposed dwellings is commensurate with the massing and heights found in neighbouring housing developments and in this regard the development would not be seen as overbearing from any adjacent properties.
- 5.38 Within the site, each property will be afforded private outdoor amenity space commensurate with the size of the dwelling and, as referenced earlier in this Statement, future occupants will benefit from access to the range of public open space available in the surrounding area.
- 5.39 Accordingly, the proposed development accords with Policies CDMP1 and CDMP3 of the Local Plan in this regard.

### **Drainage and flood risk**

- 5.40 A Flood Risk Assessment with an indicative drainage strategy has been prepared by PSA Design and is submitted with the application. It confirms that the site lies within Flood Zone 1 and whilst a small part of the wider area is susceptible to a low risk of surface water flooding, this can be addressed by way of the proposed drainage system.
- 5.41 In accordance with the SuDS hierarchy, intrusive ground investigations have been carried out to consider the suitability of infiltration for surface water discharge. It has been confirmed that the underlying ground conditions are such that they are not conducive to soakaways.
- 5.42 In the absence of a suitable watercourse in the immediate vicinity of the site, it is intended to discharge to a surface water drain within Poulton Drive (which in turn discharges to a culverted watercourse some 100m to the south west of the site).
- 5.43 Attenuation will be provided by way of oversized pipes, with the design of the system limiting flows to 6.7l/s. With regard to SuDS features, permeable paving will be provided within the site.
- 5.44 Foul water from the development will be discharged by way of an existing sewer within Poulton Drive.

5.45 The development therefore meets the hierarchy in terms of surface water drainage, provides for suitable foul water disposal and helps to address localised areas of surface water flooding within the site.

5.46 The proposals are therefore compliant with Policy CDMP2 of the Local Plan.

#### **Ground conditions**

5.47 The application is accompanied by a Preliminary Geoenvironmental Appraisal prepared by ALM Consult to consider conditions at the site and the likely scope of any intrusive, Phase II works.

5.48 This Phase I desktop report sets out the baseline geotechnical and geoenvironmental conditions in the area and confirms that the risk of contamination is considered to be low, subject to investigations which confirm or deny the presence of made ground.

5.49 The site is not within a coal mining risk area and there are no known sources of hazardous gas within the vicinity which would affect the proposals. The overall risk to controlled waters receptors is also considered to be low.

5.50 On this basis, it is considered that proposed development can be made safe and acceptable in terms of ground contamination and geotechnical conditions, and is therefore in accordance with Policy CDMP1 of the Local Plan.

#### **Refuse and recycling**

5.51 Each of the properties would be provided with dedicated storage areas for the necessary waste and recycling containers, as shown on drawing no. FD2406\_02.

5.52 The location of the storage areas means that residents are only required to move the containers a short distance for collection. The internal road network is designed in order to accommodate the Council's refuse vehicles and the dwellings will be subject to current refuse arrangements for this area. The proposals are therefore in accordance with Local Plan Policy CDMP3 in this regard.

## 6 The planning balance

- 6.1 In applying the 'flat' planning balance, as required by Section 38(6) of the Planning and Compulsory Purchase Act 2004, in accordance with the presumption in favour of sustainable development at Paragraph 11c of the Framework, it is evident that there are compelling material considerations to support the delivery of housing at this highly accessible and sustainable site, which already benefits from an extant consent for residential development.
- 6.2 It is considered that the revised scheme proposed in this application better reflects current need and provides for an improved layout. It also satisfies all other relevant local and national policy considerations set out in the Local Plan and the Framework.
- 6.3 The proposed redevelopment will also deliver a range of social, economic and environmental benefits for existing and future residents, which carry weight in the decision making process. In summary, the proposals will;
- boost housing supply in accordance with the Framework;
  - diversify and widen housing choice in the area by providing a range of 2, 3, 4 and 5 bedroom properties;
  - delivering accessible properties, all with level access to the front door, ground floor toilet, level access between the living and kitchen accommodation and a room capable of use as a bedroom on the ground floor;
  - deliver modern, energy efficient housing stock, utilising renewable energies;
  - deliver accessible areas of public open space and green infrastructure, providing a high quality environment for future residents;
  - the creation of direct and indirect employment throughout the construction phase;
  - creating expenditure within the local supply chain during construction and longer term household expenditure in the area, sustaining local businesses, services and facilities; and
  - the provision of Council tax payments and associated revenue
- 6.4 In light of all of these factors, it is evident that the scheme delivers a range of clear, tangible benefits which meet the requirements of Section 38(6) and the NPPF.

## **7 Summary and conclusion**

- 7.1 This Planning Statement has been prepared on behalf of Baxter Homes in support a full planning application for the erection of 21 dwellings on land to the north of Poulton Drive, Poulton-le-Fylde.
- 7.2 It assesses the merits of the application against the relevant policies of the development plan, the NPPF and all other relevant material considerations, and demonstrates that the proposed development will boost housing, in an accessible and sustainable location in Poulton-le-Fylde.
- 7.3 The Statement concludes that the proposed development is in accordance with relevant policies of the adopted Wyre Local Plan and Government policy as set out in the Framework.
- 7.4 Consequently, and having regard to the development plan and all relevant material considerations, there is a clear and compelling case for planning permission to be granted in accordance with the 'flat' planning balance per Section 38(6) of the Planning and Compulsory Purchase Act 2004 and the presumption in favour of sustainable development at paragraph 11c of the National Planning Policy Framework.

This page is blank



Prepared by

Smith & Love Planning Consultants Ltd  
Rational House  
32 Winckley Square  
Preston  
PR1 3JJ

Tel: 01772 965376

[www.smithlove.co.uk](http://www.smithlove.co.uk)