

Fylde Local Plan to 2032 – Matters, Issues and Questions

Response Statement

Hollins Strategic Land
March 2017

1 Introduction

1.1 This Response Statement (RS) relates to the Inspector's Matters, Issues and Questions for the Stage 1 Hearing Sessions. It is demonstrated that:

- Wyre Council is very likely to require significant assistance from Fylde Council to meet its Objectively Assessed Need (OAN) and Fylde must commit to a review of the emerging Local Plan at the earliest opportunity, including during the examination process if necessary; and,
- Fylde Council must use the 2014 sub-national household projections as the starting point for identifying the appropriate OAN.

1.2 Additionally, the Hollins Strategic Land (HSL) Representation Statement on the Publication Version of the eLP demonstrated that the following two sites should be allocated for housing and this RS provides an update on both:

- Land off Dowbridge, Kirkham; and,
- Land off Woodlands Close, Newton with Scales.

2 Matter 1 – Compliance with statutory procedures and legal matters

Issue 1 – Has the Council met the statutory duty to cooperate as set out under Sections 20(5)c and 33A of the Planning and Compulsory Purchase Act 2004?

2.1 HSL would only like to respond to Question 3e.

Question 3e – In light of Wyre Borough Council’s statement that they will be unable to meet their own objectively assessed housing need (OAN): should the plan include a commitment to help meet any unmet housing needs or to review the plan?

2.2 The LP correctly states that Wyre Council (WC) has identified that the supply of deliverable land is constrained by highways capacity, flood risk and Green Belt. HSL has an appeal running in Wyre and, as a result, is aware of the highways capacity issues on the A585 and A6. HSLs current understanding is that Lancashire County Council (LCC) Highways Department has told WC that:

- The A585 issues contribute towards Poulton le Fylde not being able to accommodate any further development beyond extant permissions and pending applications, and that this is based on an, as yet, unpublished Highways Capacity Study; and,
- The A6 can accommodate the development that is currently being proposed via pending applications, but that it cannot only accommodate a very limited amount of development once these applications have been approved.

2.3 It is likely that LCC will be able to provide further information on this issue during the Examination Hearing Sessions, but it is understood that the evidence to support these statements will not be published in advance of the Hearing Sessions.

2.4 It is also of note that FBC is the only authority that can make a significant contribution towards accommodating WCs unmet housing need. Opportunities in other neighbouring authorities are very limited. FBC is already providing a significant amount of land for Blackpool Council’s employment requirements due to BCs land shortage; Lancaster has published a draft Local Plan in which it seeks to release significant swathes of Green Belt land to meet its own housing need; and, the northern part of Preston that is best connected to Wyre also suffers from A6 capacity issues.

2.5 On the basis that it appears very likely that WC will not be able to meet its own OAN, HSL considers it imperative that the FBC LP commits to helping meet any unmet

housing needs or a review of the plan. However, whilst FBC considers that this should only be done following adoption of the LP, HSL considers that FBC must commit to a review as soon as possible; for example, if WC provides sufficient evidence to warrant a review during the Examination period, FBC must postpone the progress of the LP until the WC requirements have been fully considered.

3 Matter 2 – Objectively assessed need and economic needs

Issue 3 – Is the identified objectively assessed housing need (OAHN) soundly based and supported by robust and credible evidence and is it consistent with national policy?

3.1 HSL would like to respond to Question 12.

Question 12 – the SHMA and its addendums identify the OAN figure for Fylde as a range, based on the 2012-based sub-national household projections (SNHP). The DCLG released its 2014-based SNHP in July 2016. The Council refers to there being only a 1% difference in projected household numbers between the 2012 and 2014-based projections, though this is over slightly different timescales. Further to my initial questions to the Council, its response indicates that the actual increase is less than 1% taking account of the different periods and it is not considered that this has any significant implications for the OAHN. Is this justified by the evidence? Is the use of the 2012-based sub-national household projections as a ‘starting point’ for identifying the OAHN appropriate? What bearing, if any, would the latest household projections have on the assessment of the OAHN?

3.2 The National Planning Practice Guidance (NPPG) states that “*wherever possible, local needs assessments should be informed by the latest available information*” (Reference ID: 2a-016-20150227). The Council must acknowledge this and make use of the 2014 based SNHP as a ‘starting point’ for identifying the appropriate OAHN.

3.3 The Council correctly states that there is a 1% increase between the percentage changes of the 2012 and 2014 based SNHPs. However, that additional 1% is the equivalent of 461 households, or 18 households per annum. It represents an increase of 8.4%. This is a significant amount and should be fully accounted for in the Local Plan.

4 Land off Dowbridge, Kirkham

- 4.1 It is considered that land off Dowbridge, Kirkham¹ should be allocated for housing in the Local Plan.
- 4.2 On 27/07/16, the FBC Planning Committee resolved to approve an application (no. 15/0827) by HSL for outline planning permission for up to 95 dwellings on the southern parcel of the land off Dowbridge, Kirkham (subject to a 106 Agreement). The decision notice was issued on 19/12/2016. The Council has proposed a minor modification (MNR009) to include this land in the Kirkham Strategic Location.
- 4.3 Also on 27/07/16, the Committee decided to follow Officer's recommendation to defend appeal 3144925 on the basis of three putative reasons for refusal. The appeal was against FBCs failure to determine an HSL application for outline planning permission for up to 170 dwellings on the entire site in the appropriate time period. An Inspector heard the appeal at a Hearing on 23/11/16 and the appeal was allowed on 23/01/2017 (see document EL4.001).
- 4.4 It is therefore considered that the entirety of the land off Dowbridge should be allocated for housing as part of the Kirkham Strategic Location (policy SL4).

¹ Appendix 1: Location Plan

5 Land off Woodlands Close, Newton-with-Scales

5.1 The land off Woodlands Close² is within the Kirkham-Newton Area of Separation (AoS), as defined in the eLP. However, an application (no. 16/0554) for outline planning permission for the erection of up to 50 dwellings was submitted by HSL on 22/07/16 and was recommended for approval by Officers³.

5.2 Despite the following Committee Report extracts, the Committee refused the application⁴ on landscape and visual impact grounds:

With regards to the Area of Separation it is considered that the proposal would not result in the coalescence of Newton with Kirkham.

The development represents a rounding off of the defined Village Boundary in this locality, enhanced landscaping to open countryside and outward facing development will provide a transitional buffer between urban and rural and act to enhance the village setting. The site is in a prominent location, though retention of natural features and strengthening of landscaping to the site boundaries would ensure that any harm to landscape character and visual amenity is minimised

5.3 An appeal (3166394) has been submitted against the refusal. HSL and the LPA agree that the appeal should be dealt with by a Hearing but as yet, the date of the Hearing is unknown. The submitted Planning Statement of Case (PSoC) and Landscape Statement of Case (LSoC)⁵ demonstrate that the appeal should be allowed and that the site should not be within the AoS because it would not compromise the sense of separation that currently exists between Kirkham and Newton.

5.4 The LSoC has been prepared by Influence, chartered landscape architects. Influence has also considered the Area of Separation Background Report (Document ED010) and has provided the following analysis:

The area shown on the proposed mapping within the Area of Separation Background Report (AoSBR) suggests an AoS between the western edge of Newton with Scales, covering the area south of the Blackpool Road up to the small dyke on the lower topography (approximately 10m AOD) to the west, which also marks the boundary of the Green Belt, and to the south approximately level with the southern end of the Site.

² Appendix 2: Location plan

³ Appendix 3: Committee Report 16/0554

⁴ Appendix 4: Decision Notice 16/0554

⁵ Appendix 5: Landscape Statement of Case

The summary of the findings recommends that the area identified is put forward as an AoS in the eFLP because it meets the sequential assessment criteria due to:

- *Being within 1200m of each other;*
- *That there is significant ribbon development between the two settlements;*
- *That there is development pressure from enquiries about land east of Newton; and*
- *That there is risk of the developments merging if further ribbon development is allowed to expand.*

As a result of the AoSBR, the eFLP now proposes an AoS between Kirkham and Newton with Scales, which in addition to the area described above also crosses to the north of the Kirkham Bypass beyond the settlement of Dowbridge, the northern and eastern boundaries following New Hay Lane and follows the settlement boundary of Newton with Scales to the south as far as the end of Grange Lane.

This area is significantly larger than the area which was assessed as part of the evidence base and despite following the settlement boundary for the majority of its eastern edge it excludes two pieces of land outside the settlement boundary, one of which is a proposed housing allocation site and the other which has no allocation other than 'Countryside'. There is no explanation or assessment in the AoSBR or the Policy to support this change in boundary or the exclusions from it.

5.5 Influence also considers that an AoS can be provided simply by protecting land between Kirkham and the ribbon development along the A583⁶.

5.6 It is considered that the eLP should be amended so that the land off Woodlands Close is not within the AoS and is allocated for housing.

⁶ Appendix 6: AoS Plan

6 Conclusions

6.1 This RS has demonstrated that:

- Wyre Council is very likely to require significant assistance from Fylde Council to meet its Objectively Assessed Need (OAN) and Fylde must commit to a review of the emerging Local Plan at the earliest opportunity, including during the examination process if necessary;
- Fylde Council must use the 2014 sub-national household projections as the starting point for identifying the appropriate OAN;
- Land off Dowbridge, Kirkham should be allocated for housing via policy SL4; and,
- Land off Woodlands Close, Newton with Scales should be allocated for housing via policy SL5.

Appendix 1

Appendix 2



Newton-with-Scales

Appendix 3

Item Number: 3

Committee Date: 07 December 2016

Application Reference:	16/0554	Type of Application:	Outline Planning Permission
Applicant:	Hollins Strategic Land LLP	Agent :	
Location:	LAND WEST OF WOODLANDS CLOSE, NEWTON WITH CLIFTON		
Proposal:	OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT OF UP TO 50 DWELLINGS (ACCESS APPLIED FOR WITH ALL OTHER MATTERS RESERVED)		
Parish:	NEWTON WITH TREALES	Area Team:	Area Team 2
Weeks on Hand:	19	Case Officer:	Rob Buffham
Reason for Delay:	Need to report to Committee		

If viewing online this is a Google Maps link to the general site location:

<https://www.google.co.uk/maps/@53.7733238,-2.8445058,572m/data=!3m1!1e3?hl=en>

Summary of Recommended Decision: Approve Subj 106

Summary of Officer Recommendation

The proposal for consideration by Members is an outline application for up to 50 dwellings, seeking matters relating to access only, on land west of Woodlands Close, Newton. The site is allocated as a Countryside Area in the adopted Fylde Borough Council Local Plan and within an Area of Separation as designated by the Publication Version of the Fylde Local Plan 2032.

The development falls outside the settlement boundary of Newton, representing encroachment into the countryside and is therefore contrary to Policy SP2 which acts to restrict residential development within such areas. Notwithstanding this, the Council cannot demonstrate a five year supply of housing land and Policy SP2 is in conflict with the NPPF. Consequently Policy SP2 is out of date and the principle of residential development cannot be resisted on this basis.

The Publication Version of the Fylde Council Local Plan 2032 (PV) is yet to be examined in public. Objection has been received to the PV designation of the application site within an Area of Separation, requesting inclusion as a housing allocation, residents have also raised concern to new housing within Newton. Since the PV has unresolved objections with specific reference to housing provision, relevant policies can only have very limited weight in the decision making process and should not be relied upon to either restrict or support housing development in Newton. Notwithstanding this, it is considered that the proposal would not result in the coalescence of Newton with Kirkham.

The proposed development, would result in an expansion of the village of approximately 8% (25% when combined with proposed housing allocations) in a location which relates well to the existing built-up edge of Newton and existing shops, services, and public transport facilities. Accordingly, the scheme is considered sustainable and would not result in the introduction of isolated homes in the countryside. Nor would it have any significant adverse

effects on landscape character and appropriate mitigation can be introduced as part of the scheme in order to minimise impact. The development could result in the loss of a small proportion of the Borough's best and most versatile agricultural land, though this is not considered sufficient to warrant refusal of the proposal and there are no other landscape designations to restrict its development for housing.

Numerous appeals have demonstrated that the principle of housing development cannot be resisted in the Countryside Area providing that it is sustainable in all other respects and that no other demonstrable harm would arise as a result. Whilst the development would result in encroachment into the countryside, it would make a valuable contribution to the delivery of private and affordable new housing in the Borough in the absence of a five year supply, as well as providing 30% affordable homes on the site. Therefore, on balance, it is considered that the benefits arising as a result of the development would outweigh the limited harm which has been identified in visual and landscape terms and, accordingly, that the principle of development is acceptable.

The development provides for satisfactory access to the site and the development would not have a severe impact on the safe and efficient operation of the surrounding highway network. The scheme would result in an acceptable relationship with surrounding uses and appropriate mitigation can be provided to ensure that the development would have no adverse impacts in terms of ecology, flooding and drainage. The proposal would not affect the significance of any heritage assets in the locality and appropriate contributions would be secured to make the development acceptable in planning terms. The proposed development is therefore in accordance with the requirements of the relevant policies of the National Planning Policy Framework and the Fylde Borough Local Plan.

The officer recommendation is that members support the application and delegate the authority to grant planning permission to officers subject to a legal agreement to secure affordable housing and other contributions.

Reason for Reporting to Committee

The application is a major development which is recommended for approval by Officers. In accordance with the Councils adopted Scheme of Delegation the application must therefore be referred to the Development Management Committee for determination. It is also the subject of objections from the Parish Council.

Site Description and Location

The application site is located adjacent to the western boundary of Newton, being bound by Blackpool Road to the north, housing to the east on High Gate, Woodlands Close and Avenham Place, and farm holdings to the south and west. The site is approximately 2.81 hectares in size and is a long, narrow area which stretches in a southerly direction from Blackpool Road, comprising of a relatively flat, grassed parcel of land with centrally located pond adjacent to Woodlands Close. Trees, hedgerow and residential fencing define the current site boundaries.

Details of Proposal

Outline planning consent is sought for up to 50 dwellings on the site, seeking approval of vehicular access arrangements only. Detail relating to appearance, landscaping, layout and scale are to be

assessed through subsequent reserved matter application(s).

The submission indicates that the sole vehicular access to the development will be by provision of a new entrance off the existing cul de sac of Woodlands Close. This proposed arrangement will include continuation of the exiting footpath network on Woodlands Close into the development.

Revision has been received to the indicative layout originally submitted. Housing will now generally be outward facing with the frontage of dwellings, or dual aspect properties opposing countryside boundaries whilst maintaining a back to back relationship with existing dwellings. A central strip of public open space provides for a landscaped entrance to the site, whilst providing a wildlife corridor linkage to the pond and countryside beyond, and open aspect to existing dwellings on Woodlands Close. A landscape buffer is also proposed to the north of the site bounding with the A583. The Planning Statement refers to scale of buildings ranging between 4.5m to 12m, equivalent of 3 storey housing with an estimated density of 18 dwellings per hectare (DPH). Existing boundary hedgerow and trees to the countryside edge are to be retained and enhanced by additional planting.

Relevant Planning History

None

Relevant Planning Appeals History

None

Parish/Town Council Observations

Newton with Clifton Parish Council notified on 02 August 2016 and comment:

The Council **OBJECT** to the proposal and recommend that the application be refused for the following reasons:

- a) *“The proposed development does not conform to the Local Planning Authority’s (LPA) Local Plan revised Preferred Option/emerging Local Plan to 2032 in that it is contrary to several planning policies relating to agricultural land protection, housing, rural areas and sustainable development e.g. Policies SP1/GD1 which only permits development within defined limits and SP2/GD4 relating to development in Countryside Areas which recognises safeguarding the countryside for its own sake is consistent with sustainable development and PPS3 relating to previously developed “Brownfield” sites to be used before “Greenfield” and, consequently, agricultural land and NPPF paragraph 7,17. The proposed development will impact on the openness of the land and its biological value means that the application fails to contribute to the ‘Environmental’ sustainability, as detailed at Paragraphs 7, 17 of the NPPF.*
- b) *Council determined that the submitted transport statement provides insufficient information to determine whether the likelihood of significant adverse highway safety effects can be ruled out. The proposed road access/egress to/from the proposed development is Woodlands Close, Newton-with-Scales. Council therefore considers it reasonable to conclude that the increased traffic generation and related new access/egress is detrimental to highway safety specifically in the Woodlands Close/Bryning Lane locality and the A583 Kirkham Bypass.*
- c) *The proposed development fails to demonstrate satisfactory access/egress with no adverse impact on the safe and efficient operation of the highway network as required to comply with Policy HL2/GD7 Point i and paragraph 32 of NPPF.*
- d) *Drainage is a key issue highlighted in Policy HL2/GD7. It is considered that the proposed*

development does not therefore fully address the capacity issues related to the sewer network. The proposed development if granted planning permission will have an adverse impact on the sustainability of existing infrastructure.

- e) The NPPF confirms that decisions on future strategic land use in the Borough, including any changes to the limits of development in the adopted Fylde Local Plan, should be plan-led via the Local Plan process.*
- f) The site is not now needed to fulfil the LPA's achievable and realistic housing supply. Alternative sites include the Kirkham Triangle and Whyndyke Farm schemes.*
- g) Policy SP2/GD4 presumes against development in the open countryside and limits such development to certain categories including for the purposes of agriculture, horticulture, forestry or other appropriate uses in rural areas. The proposal does not fall within these exceptions.*
- h) The development as proposed fails to meet the objectives of Policies EP10/ENV2 and EP11/ENV1 with regard to the distinct landscape character of the Borough in the context of the Lancashire Landscape Strategy.*
- i) The development as proposed is considered detrimental to the visual amenity and landscape of the area and therefore conflicts with NPPF paragraph 17.*
- j) The proposed development is to the detriment of the biodiversity, ecology and wildlife in the area.*
- k) Concerns prevail with regard to amenities, infrastructure and services and specifically concerns exist in respect of road network capacity, medical facilities, schools and utilities in the parish and the surrounding area which are considered insufficient to accommodate the cumulative expansion in conflict with NPPF paragraphs 17, 21, 157, 162 and 177.*
- l) Decisions on allocation and release of new development sites must be done through the new Spatial Planning Process defined by PPS12, include public consultation, independent inspection and until a Fylde Borough Council Local Development Scheme Core Strategy is adopted together with its Strategic Locations for Development and its emerging Local Plan to 2032 this application must be considered premature.*
- m) The Publication Version of the emerging Local Plan designates the planning application site as part of an 'Area of Separation' i.e. a narrow strip of land between Kirkham and Newton-with-Scales. Proposed development within an Area of Separation is considered premature and the scale of the application is such that it will undermine the emerging Local Plan to 2032. The planning application site is on land which is outside the settlement boundary for Newton-with-Scales under the Fylde Borough Local Plan (as altered October 2005) and is also to be maintained in this part of the settlement under the emerging Local Plan to 2032. Due to its advanced stage towards adoption the document should be a material consideration in the determination of this major planning application.*
- n) The development site should be assessed against The Site Allocations and Development Management Policies criteria. Policy M2, in the Development Plan Document which defines areas within the plan for mineral safeguarding. The Policy states that planning permission will not be supported for any form of development unless the proposal is assessed against six criteria listed in the Policy to the satisfaction of the planning authority. It is considered that the application does not adequately demonstrate such an assessment.*
- o) Attached is a copy representation submitted by a planning consultant engaged by residents of Woodlands Close the content of which is wholly endorsed by the parish council.*
- p) The proposed development, if permitted, will further increase the number of dwellings, extend the settlement boundary, adversely impact on the countryside to an unacceptable degree and therefore is contrary to the local parish plan. Verification from the plan process shows that the location of the parish of Newton-with-Clifton in open countryside is strongly valued by the local community and the perception prevails that there has been too much development in the recent past to the detriment of parish amenity, character and tranquillity."*

Statutory Consultees and Observations of Other Interested Parties

National Grid

National Grid does have a major accident hazard pipeline in the vicinity, (Lostock Hall-Kirkham),

The (Building Proximity Distance for the Lostock Hall-Kirkham Pipeline is 14.5 metres. and it does not appear the proposed works will directly affect the above pipeline.

HM Inspector of Health & Safety

The application site clips the easement for which advice should be sought from the Health and Safety Executive. Importantly the revised scheme has introduced a development free buffer adjacent to Blackpool Road, resulting in dwellings sited outside of the easement. On this basis consultation with the HSE is not considered necessary.

United Utilities - Water

No objection to the proposal subject to conditions requiring implementation of drainage for the development in accordance with the Flood Risk Assessment, no surface water to be permitted to drain directly or indirectly into the public sewer, any variation to the discharge of foul shall be agreed in writing by the Local Planning Authority, and, submission and approval of a scheme for the management and maintenance of sustainable urban drainage systems.

Strategic Housing

No objection to the proposal, subject to the provision of 30% affordable housing within the development. There is currently minimal supply of affordable housing units within Newton and Clifton.

Greater Manchester Ecology Unit

No objection subject to condition requiring:

- a construction environmental improvement plan.
- no removal or works to any hedgerows trees or shrubs during the bird nesting season.
- lighting scheme relative to the pond and safeguarding habitat for foraging bats.
- measures to reduce the risk to amphibians in the design of the development and biodiversity enhancement for bats, the pond and landscaping.

The survey has been undertaken by an experienced ecological consultancy whose work is known to the Ecology Unit. Overall the survey found the site to support agriculturally improved grassland but with a number of features of ecological value including a pond and a number of hedges. The site also lies in close proximity to two other ponds and is part of a much wider network of ponds in the surrounding area. While it is proposed to keep the pond and enhance it, which is welcome, the illustrative layout is not ideal. There are no direct habitat corridors between the on-site pond and those offsite. A better design would be swap the location of the Public Open Space and the houses on the western side of the pond. The ecology report makes a number of recommendations for the retention and protection of ecological features and species on site. These include protection of hedgerows, trees and scrub (paragraph 5.3.1), construction lighting (5.4.2), protection of the pond (5.3.3) and protection of amphibians (Appendix 2).

In addition as the habitats on site could be used by nesting birds.

The ecology survey makes recommendations on the lighting design of the development

(5.4.3) particularly in relation to the pond and for foraging bats.

The survey also makes recommendations for the measures to reduce the risk to amphibians in the design of the development (5.6.6-5.6.7) together with measures for biodiversity enhancement for bats (5.4.7-5.4.8), birds (5.5.4- 5.5.5), the pond (5.6.3-5.6.4) and landscape planting (5.7).

Lancashire CC Flood Risk Management Team

No objection to the proposal, subject to conditions requiring surface water drainage scheme as part of the reserved matters submission, and surface water lifetime management and maintenance plan.

Lancashire County Council - Highway Authority

“Lancashire County Council (LCC) as the Local Highway Authority (LHA) is responsible for providing and maintaining a safe and reliable highway network. With this in mind, the present and proposed highway systems have been considered and areas of concern that potentially could cause problems for the public, cyclists, public transport, motorists and other vehicles in and around the area have been identified.

The developer has submitted a Transport Statement (TS) in support of this development. Whilst there are some issues with the contents of the TS it is not considered necessary to require the developer to produce any further analysis as these will be addressed in this response.

Given the scale of the development it is considered acceptable for the developer to submit a Transport Statement (TS) rather than a Transport Assessment (TA). The TS covers the basic elements of what is necessary to assess the traffic and transportation impact of the development on the highway network.

Trip Rates.

The trip rates produced in the TS are based on edge of town surveys in the TRICS database and as such are not considered to be truly representative. The trip rates for more rural / village locations is likely to produce slightly higher trip rates but not to the extent that the overall number of vehicles in the peak hours would rise by more than 1 or 2 vehicles. For the purposes of analysing this development the traffic forecast produced by the developer is considered reasonable.

Trip Distribution / Traffic Growth / Highway Capacity.

Analysis of these is generally only considered necessary in a TA or when it is known that there are existing junction or highway capacity issues. Whilst it has been observed that queuing occurs on Bryning Lane (southerly arm) it tends to clear each cycle and is a result of the old traffic controllers at this location. The development will add 20 -22 vehicles to Bryning Lane in the AM peak. This is unlikely to put more than 2 or 3 vehicles into the queue on Bryning Lane in any traffic signal cycle time (time taken for signals to go through all their phases). Upgrading the controller would help resolve any existing issues by making the signals run more efficiently.

The developer makes reference to the Preston Western Distributor Road (PWDR) in connectivity terms but does not refer to its impact in highway capacity terms. It is predicted that the PWDR will reduce traffic levels on the A583 once constructed, however, even without the PWDR the traffic signals at the junction of the A583 with

Bryning Lane are unlikely to be at or near capacity in the peak hours in the short term future (regarded as 5 years post completion of the development proposal).

For the purposes of analysing this development Trip Distribution, Traffic Growth and Highway Capacity analysis are not considered necessary.

Road Safety.

The developer has undertaken a 3 year accident analysis in the vicinity of the development site and identified 3 injury accidents all of which resulted in slight injuries at or near the traffic signalised junction of the A583 and Bryning Lane.

LCC expects developers to produce an analysis that covers 5 years. The most recent 5 collision data covers the period 1 January 2011 to 31 July 2016 and shows 6 injury accidents on the A583 at or within 60m of the traffic signals with a 7th injury accident within 220m. Only 2 of the 7 accidents resulted in severe injuries. All collisions involved 2 or more vehicles. None involved pedestrians or cyclists. The extended accident review does not highlight any other accidents than those on the A583. Whilst any accident is regrettable the accident rate is not untypical for a road with the level of traffic that the A583 carries. Further, upgrading the traffic signs is likely to go some way to addressing highway concerns here.

Accessibility.

The National Planning Policy Framework (NPPF) paragraph 17 emphasises a need to "*make the fullest possible use of public transport, walking and cycling*" while paragraph 35 emphasises a need to give priority to the creation of safe & secure layouts which minimise conflict between traffic, cyclists and pedestrian in essence actively managing patterns of growth".

The developer claims an accessibility rating of 27 (using LCC's residential accessibility questionnaire. This score is disputed as distances should be measured from the centre of the development site and train frequency is zero when the distance to the station exceeds 1km. LCC consider the accessibility score to be 20.

The Indicative Layout Plan Rev O1 shows a pedestrian / cycle link is a welcomed addition to the original proposal and is seen as an attempt by the developer to address and promote sustainable transport issues.

A similar link at the southerly end of the site to Avenham Place would provide a shorter walking route to the Post Office / General Store and to Newton Bluecoat Primary School. This route would be a desirable addition.

Whilst the westbound bus stop on the A583 is adjacent to the pedestrian / cycle site access it lacks the raised boarding area new bus stops have to address those with mobility issues. To further promote sustainable travel the bus stop needs upgrading. To further promote sustainable travel the eastbound bus stop should also be upgraded.

The pedestrian route between the development site and the eastbound bus stop requires negotiating the traffic signals at the A583 / Bryning Lane junction. Whilst some pedestrian facilities exist here the signals are old and lack a number of features modern signals provide, e.g. lacks tactile paving and nearside red / green man indicators.

The development is below the scale at which a Travel Plan would be required, however, the developer has indicated that basic travel planning initiatives will be provided in the form of welcome packs which will include walking / cycling information, public transport information and information on efficient car use and parking management.

The development site is conveniently located in term of access to public transport and the currently services are considered adequate to meet the needs of future residents. Whilst LCC frequently request s106 contributions for sustainable transport improvements from large developments none are requested here.

Vehicular Access.

Vehicular access to the site is via a simple priority junction on Woodlands Close. Whilst Woodlands Close is relatively narrow the levels of traffic that the development would generate would not lead to any significant safety issues. The general geometry of Woodlands Close would ensure low traffic speeds and thus the access would meet with the philosophy of Manual for Streets and Creating Civilised Street where residential roads should be design to restrict vehicle speeds to 20mph or below.

Bryning Lane and Woodlands Close are already subject to a 20mph speed limit.

The proposed pedestrian / cycle access to the A583 raise no concerns.

The proposed access arrangements are acceptable.

Layout.

Layout is a reserved matter and as such the layout is only indicative.

Whilst I would not raise an objection to the indicative layout I would suggest that the following points be considered prior to the submission of a reserved matters application (presuming outline permission is granted).

1. All estate roads should be designed to limit speeds to a maximum of 20mph without the use of vertical traffic calming.
2. LCC would expect all roads serving 5 or more dwellings to meet adoption standards.
3. The pedestrian / cyclepath at the northern end of the site should be lit and offered for adoption.
4. Swept paths should be provided for turning heads.
5. Garages should have minimum internal dimensions of 6m x 3m.

Conclusion.

LCC are satisfied that the development proposal with an appropriate level of mitigation will not have a severe impact on highway safety or capacity. In order to promote sustainable travel and address highway concerns it is considered essential that the following be provided:-

1. Pedestrian / Cycle link between the site and the A583.

This needs to be available for use prior to first occupation of any dwelling.

2. Upgrading of eastbound and westbound bus stops on the A583. These need to be provided prior to first occupation and constructed under a s278 agreement. The works to include raised boarding area.
3. Upgrading of the traffic signals at the junction of the A583 / Bryning Lane. This needs to be provided prior to first occupation of any dwelling. The works to include new signal controller and pedestrian facilities.

Suggested Conditions

- wheel wash facilities during the construction period.
- scheme of off site highway works.
- implementation of approved scheme of off site highway works prior to any occupation of the development.

LCC Education Contribution Assessment

No objection to the proposal, subject to the following financial contribution:

- £162, 478.72 for 8 secondary places. - £256,016.07 for 19 primary school places.

An infrastructure project will be provided following approval of the planning application.

Given the outline nature of development, the contribution will be reassessed once accurate bedroom information becomes available.

Regeneration Team (Trees)

"All trees of significance are offsite to some or other degree, and none of these would have to be removed for development. Their root protection areas and crown spreads may influence layouts but none are likely to prevent development. An oak just west of the internal hedge and an ash tree inside this hedge are definitely landmark trees that would add maturity and scale to any development. I would wish these to be retained and given protection (HERAS fencing at RPAs) in any development.

The internal hedge, which will be crucial for screening to the west if development were permitted, is in variable form: sections to the north are depleted of trees and therefore visually permeable, though it must be remarked that views are only to the next field and the boundary hedge of that field. The topography is uneven: land form declines both to the west and south, with the central area being apparently highest.

Southern sections of the internal hedge have a different character. Clumps of blackthorn have outgrown into the field giving a deeper, denser field boundary, and gaps are few and small.

If the prospect of development became likely I would suggest that we looked for landscape planting that paid strong regard to the rural location. That means hedgerow retention is essential, but we should also look for a deep buffer plantation around the development to blend it into the surrounding landscape."

Environment Agency

No comment to make on the application – it is not listed in the 'when to consult the EA' doc or in the Development Management Procedure Order.

Environmental Protection (Pollution)

No objections subject to the following conditions:

1. restriction to the hours of construction on the site to between 08:00 – 18:00 Monday to Friday, 08:00 – 13:00 Saturday and no works on Sundays or Bank Holidays.
2. Submission of, and agreement to a noise, vibration and dust Management Plan during construction. The approved scheme to be implemented for duration of construction works.

NHS Fylde and Wyre CCG

Comment to be provided by update.

Natural England

Based upon the information provided, Natural England advises the Council that the proposal is unlikely to affect any statutorily protected sites or landscapes. Natural England has assessed this application using the Impact Risk Zones data (IRZs) and is satisfied that the proposed development being carried out in strict accordance with the details of the application, as submitted, will not damage or destroy the interest features for which Newton Marsh SSSI has been notified. We therefore advise your authority that this SSSI does not represent a constraint in determining this application.

We have not assessed this application and associated documents for impacts on protected species. You should apply our Standing Advice to this application as it is a material consideration in the determination of applications in the same way as any individual response received from Natural England following consultation. The Standing Advice should not be treated as giving any indication or providing any assurance in respect of European Protected Species (EPS) that the proposed development is unlikely to affect the EPS present on the site; nor should it be interpreted as meaning that Natural England has reached any views as to whether a licence is needed (which is the developer's responsibility) or may be granted.

Neighbour Observations

Neighbours notified:	02 August 2016
Amended plans notified:	n/a
Site Notice Date:	03 August 2016
Press Notice Date:	18 August 2016
Number of Responses	22 - including an objection statement submitted on behalf of residents of Woodlands Close and objection statement from Newton Residents Association.
Summary of Comments	The main concerns raised by residents are summarised below:

- Principle of development with reference to the site being designated in the Publication Version of the Fylde Local Plan 2032 within an Area of Separation which seeks to restrict inappropriate development that would result in a coalescence of two distinct and separate settlements. In this case Kirkham is a large market town, Newton is a small village and both need to maintain their identity, this development would seek to close the gap between the two and is therefore inappropriate.
- Need for homes fulfilled by housing allocations for 115 houses in the Publication Version of the Local Plan 2032. Proposal would result in 50% more than this requirement.
- Highway safety at the junction of Bryning Lane and Blackpool Road (A583), reference to 3 serious accidents which has not been acknowledged in the Transport Assessment. The development will place further pressure on the junction.
- Highway safety at the junction of Woodlands Close and Bryning Lane, reference to poor visibility when egressing from Woodlands Close being obscured by trees and fences. Additional traffic will place increased pressure and present a danger to highway safety. This junction was designed to accommodate traffic associated with 10 dwellings or less. Highway issue for vehicles turning south on Bryning Lane to go to shops/ services, vehicles, at peak time, would have to cross queuing traffic increasing the potential for accidents.
- Woodlands Close is 4.8m in width and unsuitable to accommodate passage of emergency and service vehicles. Presence of on street parking reduces this to 1.5m – 1.8m, causing access

problems and potential for dangerous reversing manoeuvres out on to Bryning Lane in the event of vehicles meeting head on. Current problems exiting to Bryning Lane during rush hour due to queuing traffic. There is no other access for emergency vehicles if Woodlands Close is blocked. Additional vehicles associated to the development will increase congestion.

- Highway infrastructure not capable to support existing village.
- Loss of residential amenity to 3 and 5 Woodlands Close, as well as all other properties on Woodlands Close, from car head and break lights exiting the application site shining directly into habitable rooms. Loss of light or overshadowing to properties east of the development. Overlooking of properties to the west. Loss of visual amenity. Noise and disturbance of Bryning Lane from additional traffic.
- Loss in property value.
- Loss of open aspect and views.
- Loss of agricultural land.
- Visual amenity – development out of keeping with the existing settlement which is bordered by open fields, there is no development along the eastern boundary of Newton, other than Parrox Lane, the visual appearance of the existing boundary to the settlement is open, unspoilt countryside.
- Damage to rural character of the village.
- Heritage – impact on Newton Hall Farm House (Grade II).
- Pressure on school services, Newton Bluecoat Primary and Carr Hill High School are at capacity.
- Lack of health services, with those in Kirkham being stretched and no NHS dental practices locally.
- Poor wastewater and drainage. Aging surface and foul water infrastructure. UU have commented that Bryning Lane to Grange Lane foul sewer being hydraulically overloaded and in need of upgrade.
- Village is adjacent to a high flood risk area, existing problems of surface water drainage results in water logged garden
- Poor electricity supply, current problems of power cuts and additional development will only add to this problem.
- Ecology – hunting ground for barn owls, proposal would destroy this habitat. Kestrel and Sparrowhawk feeding, wildlife including bats, rabbits, sheep, horses use the field.
- Pressure on existing services, such as additional parking requirements.

Relevant Planning Policy

Fylde Borough Local Plan:

SP02	Development in countryside areas
HL02	Development control criteria for new housing proposals
HL06	Design of residential estates
EMP5	Hazardous installations
TR01	Improving pedestrian facilities
TR05	Public transport provision for large developments
TREC17	Public Open Space within New Housing Developments
EP10	Protection of important landscape and habitat features
EP11	Building design & landscape character
EP12	Conservation trees & woodland
EP14	Landscaping of new developments
EP18	Natural features
EP21	Archaeology
EP19	Protected species
EP22	Protection of agricultural land

EP26	Air pollution
EP27	Noise pollution
EP29	Contaminated land
EP30	Development within floodplains

Fylde Local Plan to 2032:

NP1	Presumption in favour of Sustainable Development
S1	Proposed Settlement Hierarchy
DLF1	Development Locations for Fylde
SL5	Development Sites outside Strategic Locations for Devt
GD1	Settlement Boundaries
GD3	Areas of Separation
GD4	Development in the Countryside
GD7	Achieving Good Design in Development
GD9	Contaminated Land
H1	Housing Delivery and the Allocation of Housing Land
H2	Density and Mix of New Residential Development
H4	Affordable Housing
HW1	Health and Wellbeing
INF1	Service Accessibility and Infrastructure
INF2	Developer Contributions
T4	Enhancing Sustainable Transport Choice
T5	Parking Standards
CL1	Flood Alleviation, Water Quality and Water Efficiency
CL2	Surface Water Run-Off and Sustainable Drainage

Other Relevant Policy:

NPPF:	National Planning Policy Framework
NPPG:	National Planning Practice Guidance

Site Constraints

- Pipelines
- Within countryside area
- Within countryside area

Environmental Impact Assessment

This development does not fall within Schedule 1 or 2 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011 as amended.

Comment and Analysis

The main issues pertinent in the assessment of this proposal are:

- Principle of development.
- Relationship with Surrounding Development.
- Highways.
- Flood risk and drainage.
- Ecology.
- Trees.
- Heritage.

Principle of Development

Policy Context and Site Allocation

Paragraph 38 (6) of the Planning and Compulsory Purchase Act 2004 indicates that development proposals should be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF advocates a presumption in favour of sustainable development. In terms of decision taking, this means approving development proposals that accord with the development plan without delay. Where the development plan is absent, silent or relevant policies are out-of-date, planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in Framework. It advises that planning decision takers should seek to approve applications for sustainable development where possible.

The site is located within the Countryside Area as defined on the Proposals Map of the FBLP and PV. Policies SP2 and GD4 are of relevance and seek to safeguard the natural quality of the countryside area by supporting development related to agriculture, horticulture, forestry or other uses appropriate to a rural area only. The development proposed cannot be categorised as such and is therefore contrary to Policy SP2 and GD4. Newton with Clifton Parish Council have raised objection to the proposal on principle grounds.

Notwithstanding this, assessment of principle against the NPPF and other material considerations must be made to determine whether there is sufficient justification to outweigh this position.

Housing Need

The NPPF emphasises the importance of housing delivery. Indeed, paragraph 47 requires the significant boosting of housing, local authorities should use their evidence base to meet the full objectively assessed needs for market and affordable housing in their area. A five year supply for market and affordable housing, with an additional 5% buffer (20% for those local authorities consistently under providing), should be maintained. Paragraph 49 states that housing applications should be considered in the context of the presumption in favour of sustainable development and that relevant policies for the supply of housing are not considered up to date if a 5 year supply of deliverable sites cannot be demonstrated.

The Council's most recent five year housing land supply position statement, as of 31 March 2016, indicates a supply of 4.8 years (including the 20% buffer for a persistent under delivery). In the absence of a five year supply, policies of the development plan which relate to housing supply, including FBLP Policy SP2, cannot be considered up to date and in conflict with the NPPF. Therefore, the release of housing sites in the countryside area is acceptable in accordance with paragraphs 47 and 49 of the NPPF, provided that there are no overriding policy or other material considerations to indicate that development should be refused. The delivery of housing in the absence of a five year supply is considered to weigh in favour of the development.

Policy DLF1 of the PV Local Plan sets out a targeted strategy for new residential development within Fylde, identifying Newton as a Tier 1: Larger Rural Settlement location. Justification text to Policy SL5 confirms that Tier 1 locations can accommodate between 100 and 150 homes over the plan period with delivery, in part, made by allocation of 115 units spread between two sites namely School Lane (HS51) and Oak Lane (HS52). It should be noted that the figure of 150 units is not a ceiling for development. Collectively, unit numbers in this current proposal combined with those of the allocated sites will exceed the 150 units specified within Policy SL5, though it is considered that the proposal will make a significant contribution to meeting this overall target.

Paragraph 216 of the NPPF indicates that “from the day of publication, decision-takers may also give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

Whilst the PV Local Plan is a material consideration, it is yet to be examined in public.

Representation has been received to the application site being re-designated from an Area of Separation to a housing allocation, residents and the Parish Council have also raised concern to additional residential development. Since the PV has unresolved objections with specific reference to the sites proposed designation and housing supply, relevant policies can only have very limited weight in the decision making process. This position has been emphasised in a number of recent appeal decisions and on this basis relevant Policies of PV relating to housing provision, including the Area of Separation, cannot be relied upon to restrict or support housing development in Newton.

Does the proposal deliver sustainable development?

The National Planning Policy Framework requires developments to be sustainable. There are many aspects to be considered in that assessment, with the key issues for a residential scheme in this location being availability and accessibility of services, scale of development and visual impact.

Accessibility and Availability of Services

Objectors have suggested that there is a lack of services which are capable of supporting a development of the size proposed. Particular reference is made to a lack of medical facilities, schools and key services such as electricity and drainage in Newton.

Newton is identified settlement within Policy SP1(4) of the FBLP and a Tier 1 settlement in the PV. This is an acknowledgement that Newton is capable of accommodating sustainable growth up, albeit that it may have a dependency on other larger settlements for some services.

The application site is located to the west of the village on the edge of (but wholly outside) the defined settlement boundary of Newton. Newton has a number of local services including convenience store, post office, primary school, cash point, equipped play area/ amenity area, Village Hall and public house. It is recognised that the village does rely on connections to other villages and Kirkham, for some services including health and secondary education.

According to the Lancashire County Council web site, closest bus stops are located adjacent to the site on Preston Old Road, accessible on foot by the existing footpath network. This provides the 61 service between Blackpool, Kirkham and Preston, 61c Wrea Green to Preston College, 75 Fleetwood to Preston via Thornton, Poulton and Kirkham and 75a Myerscough to Preston via Gt Eccleston and Kirkham.

Concern has been raised by residents with regards to pressure on existing health and education facilities. Comment from the NHS with regards to this matter is outstanding and will be provided via update to Committee. It is acknowledged that this matter does impinge on the sustainability of the site, however it is considered that this matter alone is not sufficient to refuse the development on sustainability grounds. LCC Education comment that there is currently a shortfall of primary and secondary school places and that the development will add to this. On this basis, financial

contributions are requested from the development which will be used to increase provision, in this circumstance 19 primary school places equivalent to £256, 016.07 and 8 secondary school places equivalent to £162, 428.72 is sought.

As identified in paragraphs 34 and 38 of the NPPF, it is inevitable that sites within the countryside will not benefit from the same accessibility to services as those within the urban area. It does not, however, follow that all development within the rural area is always unsustainable and, as acknowledged at paragraph 55 of the NPPF, the introduction of housing in rural areas is capable of enhancing the vitality of rural communities by supporting local shops and services. Indeed, the test in paragraph 55 of the NPPF is to avoid new isolated homes in the countryside.

The proposed development, by virtue of its location on the edge of the settlement, would be well connected to existing facilities and would not be isolated from them in comparison to existing dwellings within the village envelope. Moreover, the addition of up to 50 dwellings would help sustain and could act as a catalyst for the development of local facilities and services. The site is accessible by 2 main bus services which provide sustainable connectivity to larger settlements of Blackpool, Preston, Kirkham, Poulton and Thornton and the services provided therein.

In summary, although the application site is located within the countryside, it is located in close proximity to Newton and the development would have reasonable access to shops, services community facilities and public transport that Newton provides. On this basis, with regards to accessibility and availability of services, the site is considered to be in a sustainable location. Therefore whilst the application would be contrary to Policy SP2 of the FBLP in this instance there is greater weight to be given to the NPPF due to the sites sustainable location, housing objectives and presumption in favour of sustainable development.

Scale of Development

The scale of development proposed is intrinsic to the scheme design, the NPPF states that design is a key aspect of sustainable development and that permission should be refused for development of poor design. Policy HL2 of FBLP supports residential development subject to a number of set criteria, with reference to scale of development this criteria includes development to be in-keeping with the character of the locality and a density of between 30-50 units per hectare. Policy EP11 states, amongst other criteria, that new development in rural areas should be of a high standard of design and matters of scale, features and building materials should reflect the local vernacular style.

The indicative layout provides for a density of approximately 18 dwellings per hectare (DPH), based on a site area of 2.81 hectares referred to in the submitted application form. This DPH figure is low in comparison to policy requirements, though it is recognised that a large amount of open space is provided indicatively within the scheme. Furthermore, density requirements of Policy HL2 are not representative of a village setting or location of the development within countryside, being akin to a higher density urban area. The application site represents a transition between the village boundary and countryside beyond and on this basis a lower density scheme providing a sense of openness is more appropriate and could be supported.

The nature of the outline application dictates that elevation drawings are not requisite for the submission. The submitted Design and Access Statement provides scale parameters, referring to height of buildings ranging from 4.5m to 12m, equivalent to a 3 storey dwelling. It is recognised that there is a mix of dwellings in the locality; dormer bungalows define the character of Woodlands Close/ Highgate Close and 2 storey dwellings are present on Bryning Lane/ Avenham Place. It is expected that the proposal is consistent with the existing scale of properties, from a design perspective dwellings adjacent to those on Woodlands Close should be bungalows to appear as a

continuation of this street scene into the development. It is recommended that appropriate conditions to restrict the size of dwellings are attached to any subsequent approval notice.

There are approximately 651 properties (inclusive of commercial and residential) in the village of Newton. Based on this total, the proposal of 50 units will therefore result in an 8% increase in the village size. Cumulatively with allocated sites proposed (115 units in the PV), the village has the potential to grow by 25%. It is not considered that this is an unacceptable scale of growth to the settlement and that there are sufficient services within the settlement to meet the needs of existing and prospective occupants. Members should note that these figures are intended only to give a quantitative context to the level of expansion which would arise as a result of the development. There is, in policy terms, no set percentage restricting the degree to which an existing settlement can expand. Instead, the consideration is whether any impacts arising as a result of the development's size, scale and relationship to the settlement would give rise to significant and demonstrable harm which would outweigh the benefits that it would otherwise deliver. The development's impact on the character and appearance of the area in visual and landscape terms are considered to be of principal significance in this regard.

Visual and Landscape Impact

Policy HL2 supports new residential development which is compatible with adjacent land uses and would be in-keeping with the character of the locality. Policy EP10 indicates that the distinct character and important habitats of Fylde will be protected, identifying that particular priority will be given to the protection of important landscape and habitat features, including broadleaved woodland, scrub meadows, hedgerows, wetlands, ponds and watercourses. Policy EP11 states that new development in rural areas should be sited so that it is in keeping with landscape character, development should be of a high standard of design and matters of scale, features and building materials should reflect the local vernacular style. Policy EP12 states that trees and hedgerows which make a significant contribution to townscape or landscape character, quality and visual amenity will be protected. Policy EP14 requires new housing developments to make suitable provision for landscape planting. This reflects guidance contained within the PV and NPPF.

A revision has been received which reduced the amount of developable by providing a 40m buffer of open space to the northern edge of the site, adjacent to Blackpool Road.

The applicant has submitted an Arboricultural Impact Assessment (AIA) which includes a survey of trees within and overhanging the site in respect of their condition, retention category and root protection area. The assessment concludes that trees are of moderate quality and value and that those on/ surrounding the site do not pose a significant limitation to development. The indicative site layout shows retention of existing vegetation to the site periphery, which includes trees and mature hedgerow, and the pond. Accordingly, the most valuable landscape features on the site would be retained. Conditions are suggested requiring the implementation of tree protection measures and the submission of a landscape strategy which provides for the retention of these features.

The site is situated on the western edge of the settlement boundary of Newton and forms part of an area of open countryside which extends to the west of the village. Aerial images dating back to the 1940's indicate that Newton has evolved through infill development of farm land bound by the A583, Bryning Lane and School Lane, the 1960's saw further expansion to the west side of Bryning Lane. This historic development has resulted in an east to west linear settlement with a strong northern boundary definition formed by Blackpool Road. The sites eastern boundary abuts the built up area of the village adjacent to dwellings on Woodlands Close and Avenham Place. With the exception of dwellings on Woodlands Close which have a front facing or side on relationship to countryside, the

majority of housing in the locality has a rear facing aspect, with rear gardens and associated boundary treatment adjoining countryside. A mix of trees and hedgerow form a natural boundary to other elevations of the site. The site is considered to be in a prominent location adjacent to Blackpool Road, though this is tempered by peripheral vegetation, with only glimpsed views being available through gaps in the built form when entering the village via Bryning Lane. Parrox Lane is located to the west, and provides glimpsed views of peripheral vegetation to the site and existing housing. There are of course more prominent views of the site when seen at close quarters from Woodlands Close. There are no adopted Public Rights of Way in the vicinity.

It is considered that the application site is a natural expansion of Newton and is consistent with the historic expansion pattern of the settlement. The development relates well to the defined Village boundary designated in the FBLP and emerging PV. The proposal provides for an outward facing development, with retained trees/ hedgerow acting as a soft barrier to assimilate the proposal into the countryside setting, enhancing the appearance of the village edge when compared to that existing. Such features are intrinsic to the proposal making a successful transition between urban and rural, forming appropriate mitigation against the countryside encroachment. This is an important feature of the proposal, providing mitigation of the development's visual and landscape impact along its most sensitive boundary.

The site is allocated as an Area of Separation in the Fylde Local Plan 2032. Policy GD3 is of relevance and states that these areas are designed to *"preserve the character and distinctiveness of individual settlements by restricting inappropriate development that would result in a coalescence of two distinct and separate settlements"* Kirkham and Newton are named as two distinct and separate settlements in the policy. The policy explains that this will be achieved by assessing the impact that a proposal has on the harm it causes to the openness of the land between settlements, and how it would compromise the identity and distinctiveness of settlements. The policy's main aim is to prevent the coming together of Kirkham and Newton to form a single mass. Members should note that there is specific objection to the application site being designated as an Area of Separation, with the site being put forward as a housing allocation. Since there are unresolved objections with specific reference to housing provision in Newton and the Area of Separation, relevant policies, including GD3, can only have very limited weight in the decision making process.

The application site forms part of a larger Area of Separation land designation, washing over land and buildings between Kirkham and Newton. Importantly it covers the ribbon development located on Blackpool Road between these two settlements. Agricultural fields currently detach Newton from this ribbon development and in essence give the village its own distinct identity. Development which results in the joining up of Newton to this ribbon would therefore prejudice this identity and character of the village as it would encourage the incremental expansion of the village toward Kirkham – of which GD3 is envisaged to avoid. Notwithstanding this, an adjoining field sandwiched between the application site and ribbon development prohibits the physical merger with Newton. A revision to the scheme has located the built form of development further away from Blackpool Road (circa 40m), enabling an area of wildflower grassland planting within the development to be provided. The revision, combined with retention of existing trees and hedgerow will act to provide a sense of openness to the northern edge of the development, reinforcing separation of the village envelope to the ribbon development and maintaining Newton's identity as a separate entity. On this basis, irrespective of the weight applicable to Policy GD3, it is considered that the development would not result in the coalescence of Newton with Kirkham.

It must be accepted that the proposal will result in the urbanisation of a countryside location, with resultant harm to landscape character. Notwithstanding, this is the case for the majority of sites in the Countryside Area and it follows that site-specific considerations will be important in determining

the degree of harm arising. The development would diminish openness and would interrupt existing external views across the site where available. Notwithstanding, resultant harm would be minimised by virtue of the development's close relationship with existing buildings on the edge of the settlement, retention of existing features and provision of new landscaping within the proposal. It is not considered that the limited visual harm to landscape character would be sufficient to outweigh the benefits of the scheme to a degree which would warrant refusal of the application. Moreover, mitigation would be introduced in order to ensure that any adverse impact in this regard is minimised.

It is important that the parameters of the Indicative Layout Plan are provided within any subsequent reserved matters planning application, this can be controlled by condition.

Loss of agricultural land

Paragraph 112 of the NPPF stipulates that Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality. In addition, Policy EP22 states that development will not be permitted which would involve the permanent loss of the best and most versatile agricultural land (grades 1, 2 and 3a) where it could reasonably take place on previously developed sites, on land within the boundaries of existing developed areas or on poorer quality agricultural land. Policy EP22 identifies that there is no Grade 1 agricultural land within the borough, with Grades 2 and 3a considered the best and most versatile.

The Agricultural Land Classification Map is based on the Ministry of Agriculture, Fisheries and Food Soil Survey of England and Wales 1969 which is intended for strategic purposes. The map indicates the site to be Grade 2, though is only accurate to about 80ha and is not accurate for use in assessment of individual sites.

The applicant has not submitted an Agricultural Land Appraisal to determine the precise grade of land. Assuming a worse case scenario, the development could therefore result in the loss of Grade 2 land. The submitted Planning Statement confirms that the site is occasionally used for grazing purposes. Notwithstanding this, it is recognised that the Fylde Borough has significant amounts of Grade 2 agricultural land available, loss of 2.81ha through possible redevelopment of this site is not therefore considered to detrimentally impinge on this provision to an extent that refusal should be recommended.

Principle of Development – Conclusion.

The site lies within the Countryside Area and outside the settlement boundary of Newton as identified on the FBLP Proposals Map. The proposed residential development does not fall within any of the categories of appropriate development outlined in FBLP policy SP2 and is therefore in conflict with this policy. However, given the absence of a five year supply of housing land, housing supply policies, including those restrictive Policies such as SP2, are considered out-of-date and in conflict with the NPPF. As a result, little weight can be attached to Policy SP2 in the decision making process. For the same reasons, the settlement boundary cannot be relied upon as a tool to limit the expansion of the village.

The PV Local Plan is yet to be examined in public. Representation has been received to inclusion of the application within the Area of Separation, requesting inclusion as a housing allocation, residents have also raised concerns to new housing. Since the PV has unresolved objections with specific reference to housing provision, relevant policies can only have very limited weight in the decision making process and should not be relied upon to either restrict or support housing development in

Newton. Notwithstanding this, with regards to the Area of Separation it is considered that the proposal would not result in the coalescence of Newton with Kirkham.

The application site is considered to be in a sustainable location and would not result in the introduction of isolated homes in the countryside. The scale of development is considered appropriate and would not unacceptably undermine the character of Newton. The development represents a rounding off of the defined Village Boundary in this locality, enhanced landscaping to open countryside and outward facing development will provide a transitional buffer between urban and rural and act to enhance the village setting. The site is in a prominent location, though retention of natural features and strengthening of landscaping to the site boundaries would ensure that any harm to landscape character and visual amenity is minimised.

Numerous appeals have demonstrated that the principle of housing development cannot be resisted in the Countryside Area providing that it is sustainable in all other respects and that no other demonstrable harm would arise as a result. Whilst the development would result in encroachment into the open countryside, it would make a valuable contribution to the delivery of new housing in the Borough, in the absence of a five year supply. Additional benefits occur in this case as the development would deliver up to 30% affordable housing on the site. On balance, it is considered that the benefits arising as a result of the development would outweigh the limited harm which has been identified in visual and landscape terms and that the principle of development is acceptable, having particular regard to the requirements of the Development Plan and NPPF.

Relationship with surrounding development:

Policy HL2 supports new residential development that would have no adverse effect on the amenity and privacy of neighbouring properties. This amenity impact includes to privacy, dominance, loss of light, over shadowing or disturbance resultant from the development itself on neighbours, or during the construction period. The SPD provides additional guidance with particular reference to separation distances between dwellings to ensure the amenity of residents is safeguarded.

The Indicative Layout Plan sites development adjacent to the western boundary of Newton and there are a number of dwellings adjacent which could be affected by the proposals. Indeed amenity concerns have been raised with particular reference to residents on Woodlands Close from loss of light, overshadowing and overlooking from proposed dwellings. Reference is also made to car headlights/ brake lights shining directly into habitable room windows, noise and disturbance from increased vehicular movements, loss of open aspect and views and impact to property values.

The planning application is made in outline form with detailed siting of dwellings being reserved for subsequent application, the relationship between dwellings proposed and neighbours cannot be considered at this time. Notwithstanding this, Policy HL2 is clear that amenity of existing residents must be safeguarded and it is expected that any subsequent reserved matters application is compliant with this Policy. The majority of dwellings on Woodlands Close are bungalows, to ensure transition between the existing built form and the application site, the development must ensure provision of bungalows adjacent to those existing. This requirement would also act to improve the amenity relationship between bungalows on Woodlands Close and dwellings proposed. A condition requiring bungalows on Plots 1, 2, 40 and 41 is suggested.

With regard to matters raised by residents, the proposal will intensify use of the site and increase the number of vehicles on access roads, including Woodlands Close and Bryning Lane. The level of vehicle activity associated with the development is not considered to have a significant noise impact on adjacent residents and is therefore unlikely to cause an unacceptable disturbance. 3 and 5 Woodlands Close have a front facing aspect to the application site and proposed site access

arrangement. It is acknowledged that ground floor room windows may be affected by car headlights/ brake lights when entering or leaving the site. However it must also be acknowledged that impact from headlights would be restricted to certain parts of the day and that brake lights are only used temporarily when breaking. The frequency of impact is therefore considered to be low and in itself not sufficient to warrant refusal of the development. The reserved matters submission will safeguard the amenity of residents by ensuring appropriate separation distances between dwellings, though it must be recognised that the current open aspect and countryside views witnessed by residents adjacent to the application site will be eroded by the development. Impact to property values is not a consideration which can be used in assessment of planning applications.

It is inevitable that there will be some disruption for residents during the construction period. This disruption however is temporary, for duration of the build and is therefore acceptable. Conditions can be imposed to reduce this disruption for neighbours and construction hour's restriction, wheel wash facility and noise, vibration and dust controls are recommended. Damage to neighbouring dwellings resultant from the construction of development is a private matter and not something that can be taken into consideration when determining this application. For information purposes, a construction company or contractor must carry insurance to cover the unfortunate circumstances where damage does occur to neighbouring property. This insurance would be used to make good any damage. It is recommended that any neighbours concerned take private professional advice on this matter as the Council cannot be held accountable or liable for the actions of private building companies.

Highways:

The outline application refers to matters relating to access, it is therefore appropriate to assess the access arrangements and road network impact as a result of additional vehicles associated to the development.

Paragraph 32 of the NPPF states that decision makers should take account of whether safe and suitable access to the site can be achieved for all people, and, improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. Policy HL2 supports new residential development provided satisfactory access and parking arrangements are provided, and do not adversely affect the safe and efficient operation of the highway network, either individually or cumulatively with other permitted developments. Policy TR1 also encourages the improvement of facilities for pedestrians to encourage walking as an alternative means of travel. PV Policy GD7 refers to similar highway safety matters.

Objection to the proposal has been received in relation to highway safety and existing congestion problems. Reference is made to additional pressure on junctions adjacent to the site, including Bryning Lane/ Blackpool Road and Bryning Lane/ Woodlands Close, including 3 serious accidents which have not been acknowledged in the Transport Assessment. The Woodlands Close/ Bryning Lane junction is stated to have poor visibility when egressing from Woodlands Close being obscured by trees and fences. Safety concerns for vehicles turning right onto Bryning Lane which would have to cross queuing traffic to go to shops/ services at peak times, increasing the potential for accidents. Woodlands Close is stated as being unsuitable to serve the needs of the development, on street parking reduces width of the road making passage difficult and increasing potential for dangerous reversing manoeuvres out on to Bryning Lane in the event of vehicles meeting head on. Current problems exiting to Bryning Lane during rush hour due to queuing traffic. There is no other access for emergency vehicles if Woodlands Close is blocked.

The submission indicates that the sole vehicular access to the development will be via a new access off Woodlands Close and the existing footpath network will be continued into the application site. The applicant has submitted a Transport Statement (TS) in support of the application. The TS confirms that the site has good accessibility, with the site having good pedestrian linkages to local amenities and cycle network and public transport infrastructure within walking distance providing sustainable travel options to larger settlements of Blackpool, Preston, Kirkham and Poulton. The trip generation assessment indicates that the proposal will generate 27 vehicle trips in the AM peak and 25 in the PM peak, concluding that the development is of an inconsequential level in terms of impact on the operation of the local highway network.

LCC Highways comment that the proposal, with an appropriate level of mitigation, will not have a severe impact on highway safety or capacity.

With regards to anticipated trip rates associated with the development, it should be noted that the TS is not truly representative being based on a edge of town survey as opposed to rural/ village location which if used would produce slightly higher rates. Overall vehicle numbers would not rise by more than 1 or 2 vehicles during the peak hours. The Highway Officer observed that queuing does occur and is resultant from old traffic controllers on the junction which do not clear each cycle. The development will add 20-22 vehicles to Bryning Lane in the AM peak, but this is unlikely to put more than 2 or 3 vehicles into the existing queue in any traffic signal time. Upgrading of the traffic controllers on this junction would improve efficiency. Reference is made to the Preston West Distributor Road (PWDR) which is predicted to reduce traffic levels on the A583, though even without this improvement it is unlikely that the A583/ Bryning Lane junction will be at or near capacity in peak hours in the short term.

In relation to highway safety, it is expected that the applicant analyses a 5 year period, as opposed to the 3 years provided. LCC Highways confirm that most recent accident data indicates 6 injury accidents on the A583 at or within 60m of the traffic signals, and a 7 injury accident within 220m. Only 2 of the 7 accidents resulted in severe injury, involved 2 or more cars and no pedestrians/ cyclists. LCC Highways comment, that whilst regrettable the accident rate is not untypical for a road with the level of traffic the A583 carries. Upgrading of traffic signs is likely address some highway safety concerns.

LCC Highways disagree with the TS accessibility rating of the site, but comment accessibility to bus/ cycle networks is improved through inclusion of footpath linkage to the north of the site. Members should note that revision has been received removing this linkage from the development since it was considered to increase visibility of proposed housing when viewed from Blackpool Road. This results in residents having to walk/ cycle via Woodlands Close/ Bryning Lane, though is not considered to be onerous on residents. The west and east bound bus stops on Blackpool Road lack a raised boarding area and upgrades are requested to improve accessibility. Pedestrian access to the east bound stop would also be improved by alteration to the traffic signals to the Blackpool Rd/ Bryning Lane junction.

With regards to the site entrance LCC Highways state that the proposed access arrangements are acceptable. They comment that whilst Woodlands Close is relatively narrow the levels of traffic that the development would generate would not lead to any significant safety issues. The general geometry of Woodlands Close would ensure low traffic speeds and thus the access would meet with the philosophy of Manual for Streets and Creating Civilised Street where residential road design should restrict vehicle speed to 20mph or below.

Whilst the highway concerns raised by residents is noted, in light of the LCC Highways assessment of

the proposal it is considered that the development provides for safe and suitable access and that impact on the network would not be severe, in accordance with Policy HL2 and the NPPF. Off site highway works are requested in the form of bus stop improvements and traffic signal upgrades at the junction of the A583 and Bryning Lane, and can be provided by condition.

Parking:

The planning application is made in outline form with detailed assessment of parking provision being reserved for subsequent application. Parking arrangements cannot be assessed at this time. Notwithstanding this, Policy HL2 is clear that residential development provides for appropriate car parking and it is expected that any subsequent reserved matters application is compliant with this Policy.

Flood Risk and Drainage

The site falls entirely within flood zone 1 (land with a less than 1 in 1,000 or <0.1% annual probability of river/sea flooding) as defined on the Environment Agency's Flood Map. Since the site is over 1 hectare in area, a Flood Risk Assessment (FRA) has been submitted with the application.

Paragraph 100 of the NPPF states that "inappropriate development in areas at risk of flooding (land within Flood Zones 2 and 3; or land within Flood Zone 1 which has critical drainage problems and which has been notified to the local planning authority by the Environment Agency) should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere".

Policy EP30 of FBLP indicates that development will not be permitted which would itself be subject to an unacceptable risk of flooding, create an unacceptable increase in the risk of flooding within the development site, or elsewhere, adversely affect the water environment as a result of an increase in surface water run-off, result in excessive culverting or prejudice essential access requirements to watercourses or flood defence. Policy EP25 stipulates that development will only be permitted where foul sewers and sewerage treatment facilities of adequate design and capacity are available to meet additional demand or their provision can be secured as part of the development. Policies CL1 and CL2 of emerging policy reflect EP25 and EP30, and encourage use of sustainable urban drainage systems.

Residents have raised concern with regards to existing poor waste water and drainage resultant from an aging system and that the Village is adjacent to a high flood risk area with current problems of surface water drainage water logging gardens.

The FRA refers to the site being located within Flood Zone 1 and has been assessed to be at very low or low risk from flooding. There is evidence of a pond and land drainage ditches to the western and southern boundaries, which are also considered to be of low flood risk. This positioned is evidenced through a lack of any evidence relating to historical flooding of the site. Based on ground conditions, infiltration is unlikely to provide a viable drainage solution for the development, use of existing watercourses is considered though these features are not known to connect to any formal surface water system. United Utilities has confirmed that they will not accept surface water into their own system until all other options in the hierarchical approach (including infiltration and watercourse) have been discounted. The alternative strategy would be to discharge into the public surface water sewer on Woodlands Close. Rate of run off should be restricted to the equivalent existing greenfield run off rate. The public open space area, including pond provide good opportunity for sustainable urban drainage such as holding ponds and basins. The on site water drainage system will need to prevent overland run off from storm events.

The proposal has been considered by the Lead Local Flood Authority, Environment Agency and

United Utilities who have not raised objection to the proposal, but do require specific conditions to be attached to any subsequent approval notice. Such conditions include submission of a detailed drainage strategy to ensure that the rate of surface water discharge from the site does not exceed the pre-development (greenfield) run off rate, that separate systems are installed for the discharge of foul and surface water, detail of finished floor levels, provision of pond/ detention basin prior to main construction phase, and that appropriate management and maintenance plans are put in place in respect of any sustainable drainage system. On this basis, whilst the concerns of residents is noted, it is considered that adequate measures can be put in place in order to ensure that the development poses no unacceptable risk in terms of flooding in accordance with the development plan and NPPF.

Ecology

Paragraph 109 of the NPPF states that the planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible. Paragraph 118 states that local planning authorities should aim to conserve and enhance biodiversity, if significant harm 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, opportunities to incorporate biodiversity in and around developments should be encouraged.

The site has no specific nature conservation designation in the Local Plan, though is within a Site of Special Scientific Interest (SSSI) impact risk zone associated to a SSSI south of the site. Policy EP15 indicates that development affecting the integrity of a designated European Site will not be permitted. Policy EP16 states that development proposals within or likely to prejudicially affect SSSIs will not be permitted unless damaging impacts on the nature conservation interest of the site can be appropriately avoided or mitigated. Policy EP18 encourages the retention/replacement of existing natural features and the introduction of additional features as part of the development in order to provide biodiversity enhancements. Policy EP19 identifies that development which would have an adverse impact upon species specifically protected under schedules 1, 5 or 8 of the wildlife and countryside act 1981, (as amended) or their habitats will not be permitted. Emerging Policies ENV1 and ENV2 reflect this current policy position.

Residents have raised concern to the development impinging on the current ecological value of the site, including loss of habitat and foraging for barn owls, Sparrowhawk, bats, rabbits, and grazing of sheep and horses.

An ecology survey has been submitted in support of the application. The survey confirms that the site is of sufficient distance from the statutory designated SSSI, any impacts can therefore be reasonably discounted. Similarly, due to a separation distance of 80m, the proposals are not considered to have any impact on the Newton Crossroads BHS which is designated for the presence of a Black Poplar. On this basis the report concludes that the development would have no adverse impact on statutory or non-statutory designated sites of conservation. The survey also confirms that none of the habitats on the site are of significant interest, but trees, hedgerow and shrubs are of local value being suitable for breeding birds and foraging bats. Survey work has been undertaken at the site to discount the presence of badger, roosting bats, reptile species and water vole. The pond on site has been surveyed for Great Crested Newts in which none were found to be present. The survey recommends that existing habitat such as pond, hedgerow and trees be retained, enhanced and protected and reasonable avoidance measures are implemented during the construction, lighting of the development should be sensitive to bat foraging habitat, provision of bats and bird boxes within the development and no site clearance during the bird nesting season.

The ecology survey demonstrates that the development is capable of being carried out without adversely affecting important habitats and species on/adjacent to the site. Features of ecological significance are capable of being retained, replaced or introduced as part of the scheme in order to provide appropriate mitigation, biodiversity enhancements, and to ensure that the development does not affect the favourable conservation status of protected species. This can be achieved through the imposition of appropriate conditions, as recommended above. Indeed GMEU have no objection to the proposal subject to condition, and Natural England advise that the proposal is unlikely to affect any statutorily protected sites or landscapes. The proposal is therefore in accordance with the objectives of the development plan and the NPPF.

Trees

There are a number of trees on the site which afford amenity value to the locality, though are not protected by Tree Preservation Order. Policy EP12 states that trees and hedgerows which individually or in groups make a significant contribution to townscape or landscape character will be protected. Emerging Policy GD7 seeks to protect existing landscape features.

The submitted Tree Survey states that all trees on the site are generally in good condition, though a single Ash has been assessed to be in poor condition. 9 trees are classified as being Grade B of moderate value, and 7 with low value. The report states that the trees do not offer any constraints to the development, but acknowledges that the final site layout should take account of building proximity to root protection areas and canopies. Retained trees should be protected during the construction period.

The Tree Officer concurs with the submitted survey, seeking retention and construction protection of specific trees on the site including an Ash and Oak. Additional planting is expected which must pay strong regard to the rural location. Conditions are requested requiring tree protection during the construction period and replacement planting.

On this basis the proposal is considered to accord with Policy EP12, subject to protection of retained trees and hedgerows, and provision of additional tree planting within the development which can be controlled by condition.

Heritage

There are three Grade II Listed buildings located to the south of the application site on Grange Lane, namely 8 Grange Lane, Dagger Cottage and Dixons Farmhouse. Given the presence of these listed structures, the planning authority are obliged to consider the impact of the proposal on the setting of these designated heritage assets.

Paragraphs 132 and 133 of the NPPF make clear that any development causing substantial harm or total loss to the significance of a designated heritage asset (including its setting) should be refused, other than in exceptional circumstances. This approach is supported by FBLP policy EP4 which states that development which would prejudice the setting of a listed building will not be permitted.

The grade II heritage assets are located approximately 230m to the south. Buildings on Oak Lane and Grange Lane act to obscure a direct line of sight between the Assets and the application site. Given this separation and since there is no direct line of sight, it is not considered that the development would have any harmful impact, nor would it diminish significance on the setting of the listed heritage assets, in accordance with the development plan and NPPF.

Other issues

The Parish Council has objected on grounds that the application should be assessed against criteria

within Policy DM1 of the Joint Lancashire Minerals and Waste Local Plan. This policy relates to the level of need and spatial distribution for the provision of minerals and waste within Lancashire and is not therefore relevant to assessment of this current proposal. The site has no specific minerals or waste designation within this Local Plan.

Open space:

Policy TREC 17 supports new residential development subject to the provision of amenity open space (including facilities for children's play where appropriate) in accordance with standards relevant to the number of bedrooms within each dwelling provided. The outline nature of the application means that there can be no clarity on this matter, however the illustrative layout shows areas of open space within the development. It is appropriate to require on-site provision of open space for a development of this size and the illustrative masterplan indicates provision. Accordingly, adequate open space is capable of being delivered on site in accordance with the requirements of TREC17.

Affordable housing

The Council's Strategic Housing team have commented on the application and support the development subject to provision of 30% affordable housing on the site stating that there is currently an under provision in the locality. If members are minded to approve the scheme, the Applicant will have to enter into a section 106 agreement to ensure the provision of 30% of the site as affordable dwellings.

The applicant has provided a Heads of Terms document which provides agreement to such requirements.

Education

It is expected that development provides for any identified shortfall in local education provision. Policy CF2 is of relevance and places such a requirement on development through sealing of a section 106 Legal Agreement.

The response from LCC Education confirms that there is a shortfall of secondary school capacity and that the development will be required to provide a financial contribution equivalent to 8 secondary school places of £162, 478.72 and 19 primary school places equivalent to £256, 016.07

If members are minded to approve the scheme, the Applicant will have to enter into a Section 106 Legal Agreement to ensure provision of 30% affordable dwellings within the development.

The Legal Agreement will secure the contribution amount and any required phasing of the payment. Given the outline nature of development, the contribution will be reassessed once accurate bedroom information becomes available.

Conclusions

The development falls outside the settlement boundary of Newton, representing encroachment into the countryside and is therefore contrary to Policy SP2 which acts to restrict residential development within such areas. Notwithstanding this, the Council cannot demonstrate a five year supply of housing land and Policy SP2 is in conflict with the NPPF. Consequently Policy SP2 is out-of-date and the principle of residential development cannot be resisted on this basis.

Whilst the PV Local Plan is a material consideration, it is yet to be examined in public. Since the PV

has unresolved objections with specific reference to the Area of Separation and housing provision, relevant policies can only have very limited weight in the decision making process and should not be relied upon to either restrict or support housing development in Newton. Notwithstanding this, it is considered that the proposal would not result in the coalescence of Newton with Kirkham.

The proposed development, would result in an expansion of the village in the order of approximately 8% (25% when combined with proposed housing allocations) in a location on the edge of the settlement boundary which relates well to the existing built-up edge of Newton and existing shops, services, and public transport facilities available both within and outside the village. Accordingly, the scheme is considered sustainable and would not result in the introduction of isolated homes in the countryside. Nor would it have any significant adverse effects on landscape character and appropriate mitigation can be introduced as part of the scheme in order to minimise impact. The development could result in the loss of a small proportion of the Borough's best and most versatile agricultural land, though this is not considered sufficient to warrant refusal of the proposal and there are no other landscape designations to restrict its development for housing.

As has been demonstrated through numerous appeals, the principle of housing development cannot be resisted in the Countryside Area providing that it is sustainable in all other respects and that no other demonstrable harm would arise as a result. Whilst the development would result in encroachment into the countryside, it would make a valuable contribution to the delivery of new housing in the Borough in the absence of a five year supply. Additional benefits occur in this case as the development would deliver 30% affordable homes on the site. Therefore, on balance, it is considered that the benefits arising as a result of the development would outweigh the limited harm which has been identified in visual and landscape terms and, accordingly, that the principle of residential development on the site is supported.

The development provides for satisfactory access to the site and there is sufficient capacity to ensure that the level of traffic generated by the development would not have a severe impact on the safe and efficient operation of the surrounding highway network. The scheme would result in an acceptable relationship with surrounding uses and appropriate mitigation can be provided to ensure that the development would have no adverse impacts in terms of ecology, flooding and drainage. The proposal would not affect the significance of any heritage assets in the locality and appropriate contributions would be secured to make the development acceptable in planning terms. The proposed development is therefore in accordance with the requirements of the relevant policies of the National Planning Policy Framework and the Fylde Borough Local Plan.

Recommendation

That the authority to GRANT planning permission be delegated to the Head of Planning and Regeneration on completion of a Section 106 agreement that will secure:

- provision, retention and operational details for 30% of the proposed dwellings to be affordable properties
- a contribution towards addressing the shortfall of primary and secondary education capacity to serve the occupants of the development. This is expected to be £162,478.72 equivalent to 8 secondary places and £256, 016.07 equivalent to 19 primary school places, with the agreement also clarifying the phasing of its payment and the projects it is to be spent on.

And that the Planning permission be granted subject to the following conditions (or any amendment to the wording of these conditions or additional conditions that the Head of Planning &

Regeneration believes is necessary to make otherwise unacceptable development acceptable):

1. Application for approval of reserved matters must be made not later than the expiration of three years from the date of this permission and the development must be begun not later than:
 - the expiration of three years from the date of this permission; or,
 - two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To comply with the requirements of section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The approval of the Local Planning Authority shall be sought in respect of the following matters before the development is commenced:
 - Layout.
 - Scale.
 - External appearance.
 - Landscaping.

Reason: The application is granted in outline only under the provisions of Article 4 of the Town and Country Planning (Development Management Procedure) Order 2015 and details of the matters referred to in the condition have not been submitted for consideration.

3. This permission relates to the following plans:
 - a) Drawing number LOC 001 (Location Plan).
 - b) Amended drawing number 001 revision 03 received on 7th November 2016 (Indicative Layout Plan).
 - c) Drawing number SK21630-001 (Proposed Site Access General Arrangement).

Except as provided for by other conditions to this permission, any application for approval of reserved matters submitted pursuant to condition 2 of this permission shall accord with the outline permission insofar as it relates to the means of access to the site and the maximum number of dwellings.

Reason: The application is granted in outline only in accordance with the provisions of Article 4 of the Town and Country Planning (Development Management Procedure) Order 2015. Access has been applied for and any application for reserved matters must be in accordance with and/or not exceed the parameters established as part of this permission.

4. Any application which seeks approval for the reserved matter of layout pursuant to condition 2 of this permission shall accord with the parameters shown on amended drawing number 001 revision 03 received on 7th November 2016 and the submitted Design and Access Statement with respect to:
 - a) the developable areas of the site.
 - b) the areas to be laid out as open space and landscape buffer.
 - c) the scale of development being no greater than 2 storeys in height.
 - d) should the final layout reflect drawing number 001 revision 03 then provision shall be made for bungalows on Plots 1, 2, 40 and 41.

Reason: To ensure that any application for the approval of reserved matters accords with the parameters shown on the masterplan with respect to the developable and non-developable areas

of the site in the interests of ensuring a pattern and layout of development which is sympathetic to the character and setting of the site and to minimise the development's visual impact on the surrounding landscape, in accordance with Policies HL2 and EP11 of the adopted Fylde Borough Council Local Plan as altered (October 2005) and the National Planning Policy Framework.

5. Any application which seeks approval for the reserved matter of landscaping pursuant to condition 2 of this permission shall provide for a development which demonstrates compliance with the principles of the landscape strategy indicated the Indicative Layout Plan drawing number 001 revision 03 received on 7th November 2016. The scheme shall include, but not be limited to, the following details:
- a) retention of existing trees, hedgerows and other vegetation on/overhanging the site.
 - b) a compensatory planting scheme to replace any trees or hedgerows to be removed as part of the development.
 - c) Soft landscaped areas to provide an entrance to the development, linkages to the existing pond and countryside beyond.
 - d) the introduction of additional planting within the site which forms part of the internal development layout and does not fall within (1) to (3).
 - e) the type, size, species, siting, planting distances and the programme of planting of hedgerows, trees and shrubs. Reference should be made to paragraph 5.7 of the submitted Ecology Survey and Assessment (August 2016).
 - f) Enhancement measures of the pond as per 5.6.3 and 5.6.4 of the submitted Ecology Survey and Assessment (August 2016).

The approved landscaping scheme shall be carried out during the first planting season after the development is substantially completed and the areas which are landscaped shall be retained as landscaped areas thereafter. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that a suitable landscaped buffer is introduced between the site and adjoining land in order to soften the development's visual impact on the open countryside, and to ensure the introduction of appropriate compensatory landscaping and habitat replacement as part of the development, in accordance with Policies HL2, EP10, EP12, EP14, EP18, EP19 of the adopted Fylde Borough Council Local Plan as altered (October 2005) and the National Planning Policy Framework.

6. Prior to commencement of the development hereby approved, details of finished floor levels and external ground levels for each plot shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details.

Reason: In order to ensure a satisfactory relationship between the new dwellings and between the development and surrounding buildings in the interests of residential and visual amenity and to minimise flood risk, in accordance with Policies HL2 and EP30 of the adopted Fylde Borough Council Local Plan as altered (October 2005) and the National Planning Policy Framework.

7. As part of any reserved matters application and prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the

public sewerage system either directly or indirectly. The development shall be completed in accordance with the approved details.

Those details shall include, as a minimum:

- a) Information about the lifetime of the development, design storm period and intensity (1 in 30 & 1 in 100 year +30% allowance for climate change), discharge rates and volumes (both pre and post development), temporary storage facilities, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses, and details of floor levels in AOD.
- b) The drainage strategy should demonstrate that the surface water run-off must not exceed the pre-development greenfield runoff rate.
- c) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant).
- d) Flood water exceedance routes, both on and off site.
- e) A timetable for implementation, including phasing as applicable.
- f) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates.
- g) Details of water quality controls, where applicable.

The scheme shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

Reason: To ensure that the development is not at risk of flooding and does not increase flood risk elsewhere, and that adequate measures are put in place for the disposal of foul and surface water, in accordance with Policies EP25 and EP30 of the adopted Fylde Borough Council Local Plan as altered (October 2005) and the National Planning Policy Framework.

8. None of the dwellings hereby approved shall be first occupied until details of a management and maintenance scheme for the surface water drainage system to be installed pursuant to condition 6 of this permission has been submitted to and approved in writing by the Local Planning Authority. The scheme shall cover the full lifetime of the drainage system and, as a minimum, shall include:

- a) arrangements for adoption by an appropriate public body or statutory undertaker, or management and maintenance by a Residents' Management Company.
- b) arrangements concerning funding mechanisms for the ongoing maintenance of all elements of any sustainable drainage system (including mechanical components) to include details such as:
 - a. on-going inspections relating to performance and asset condition assessments;
 - b. operation costs for regular maintenance, remedial works and irregular maintenance of limited life assets; and
 - c. any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.
- c) means of access and easements for maintenance purposes;
- d) A timetable for implementation.

The drainage system shall thereafter be installed in accordance with the details and timetable contained within the approved scheme, and shall be managed and maintained as such thereafter.

Reason: To ensure that satisfactory measures are put in place for the management and maintenance of any surface water drainage system throughout the lifetime of the development, to

minimise the risk of flooding and to limit the potential for surcharging of the sewer network, in accordance with Policies EP25 and EP30 of the adopted Fylde Borough Council Local Plan as altered (October 2005) and the National Planning Policy Framework.

9. All detention basins and flow control devices/ structures are to be constructed and operational prior to the commencement of any other development and prior to any development phase.

Reason: To ensure site drainage during the construction process does not enter the watercourse at un-attenuated rate and to prevent the risk of flooding during the construction period, in accordance with Policies EP25 and EP30 of the adopted Fylde Borough Council Local Plan as altered (October 2005) and the National Planning Policy Framework.

10. There shall be no on site works, including site set up and the removal of any trees or shrubs until a Construction Method Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. The CMS shall include:

- a) arrangements for the parking of vehicles for site operatives and visitors.
- b) details of areas designated for the loading, unloading and storage of plant and materials.
- c) details of the siting, height and maintenance of any security hoarding.
- d) arrangements for the provision of wheel washing facilities for vehicles accessing the site.

Reason: In the interests of highway safety and general amenity of the area, in accordance with Policy HL2 of the adopted Fylde Borough Council Local Plan as altered (October 2005) and the National Planning Policy Framework.

11. Prior to commencement of the development hereby approved, a scheme to protect retained trees and hedgerow during the construction period shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall indicate trees and hedgerow for retention and provide for a Construction Exclusion Zone around the Root Protection Areas of those trees/hedgerows identified as being retained. The Construction Exclusion Zone shall be provided in the form of protective fencing of a height and design which accords with the requirements BS 5837: 2012 and shall be maintained as such during the entirety of the construction period.

Reason: To protect existing trees and hedgerows on or overhanging the which are to be retained as part of the development, in accordance with Policy EP12 of the adopted Fylde Borough Council Local Plan as altered (October 2005) and the National Planning Policy Framework.

12. No clearance of trees and shrubs in preparation for or during the course of development shall take place during the bird nesting season (1st March - 31st August inclusive) unless an ecological survey has first been submitted to and approved in writing by the Local Planning Authority which demonstrates that the vegetation to be cleared is not utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no clearance of trees and shrubs shall take place until a methodology for protecting nest sites during the course of the development has been submitted to and approved in writing by the Local Planning Authority. Nest site protection shall thereafter be provided in accordance with the duly approved methodology.

Reason: In order to prevent any habitat disturbance to nesting birds, in accordance with Policy EP19 of the adopted Fylde Borough Council Local Plan as altered (October 2005) and the National Planning Policy Framework.

13. Construction of the development hereby permitted shall only take place between the hours of:

08:00 - 18:00 Monday to Friday.

09:00 - 13:00 Saturday.

There shall be no on site works on Sundays or Bank Holidays.

Reason: To safeguard the amenity of neighbouring residents, in accordance with Policy HL2 of the adopted Fylde Borough Council Local Plan as altered (October 2005) and the National Planning Policy Framework.

14. Prior to commencement of the development hereby approved, a scheme to safeguard the amenity of neighbouring residents from noise, dust and vibration during the period of construction shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be used throughout the construction process.

Reason: To protect the amenity of neighbours of the development, in accordance with Policies HL2 and EP26 of the adopted Fylde Borough Council Local Plan as altered (October 2005) and the National Planning Policy Framework.

15. There shall be no on site works, including any site clearance, ground works or site up, until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP must include:

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones".
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECOW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure adequate protection of on site ecological features, in accordance with Policies HL2, EP18 and EP19 of the adopted Fylde Borough Council Local Plan as altered (October 2005) and the National Planning Policy Framework.

16. Prior to occupation of the development hereby approved, a "lighting design strategy for biodiversity" for all areas to be lit shall be submitted to and approved in writing by the local planning authority. The strategy shall:
1. identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
 2. show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To safeguard bat habitat on the site post construction, in accordance with Policies EP18 and EP19 of the adopted Fylde Borough Council Local Plan as altered (October 2005) and the

National Planning Policy Framework.

17. There shall be no on site works, including any site clearance, ground works or site set up, until a Reasonable Avoidance Method Statement (RAMS) for the protection of amphibians during works on the site is submitted to and approved in writing by the Local Planning Authority. The approved RAMS shall be implemented for duration of all works on the site associated to the approved development.

Reason: To ensure adequate protection of on site ecological features, in accordance with Policies HL2, EP18 and EP19 of the adopted Fylde Borough Council Local Plan as altered (October 2005) and the National Planning Policy Framework.

18. Prior to commencement of the development hereby approved, a scheme for the provision of bat boxes and bird nesting opportunities within the development shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to last occupation of the development and retained thereafter.

Reason: To ensure enhanced provision of bat and nesting bird habitat, in accordance with Policies HL2, EP18 and EP19 of the adopted Fylde Borough Council Local Plan as altered (October 2005) and the National Planning Policy Framework.

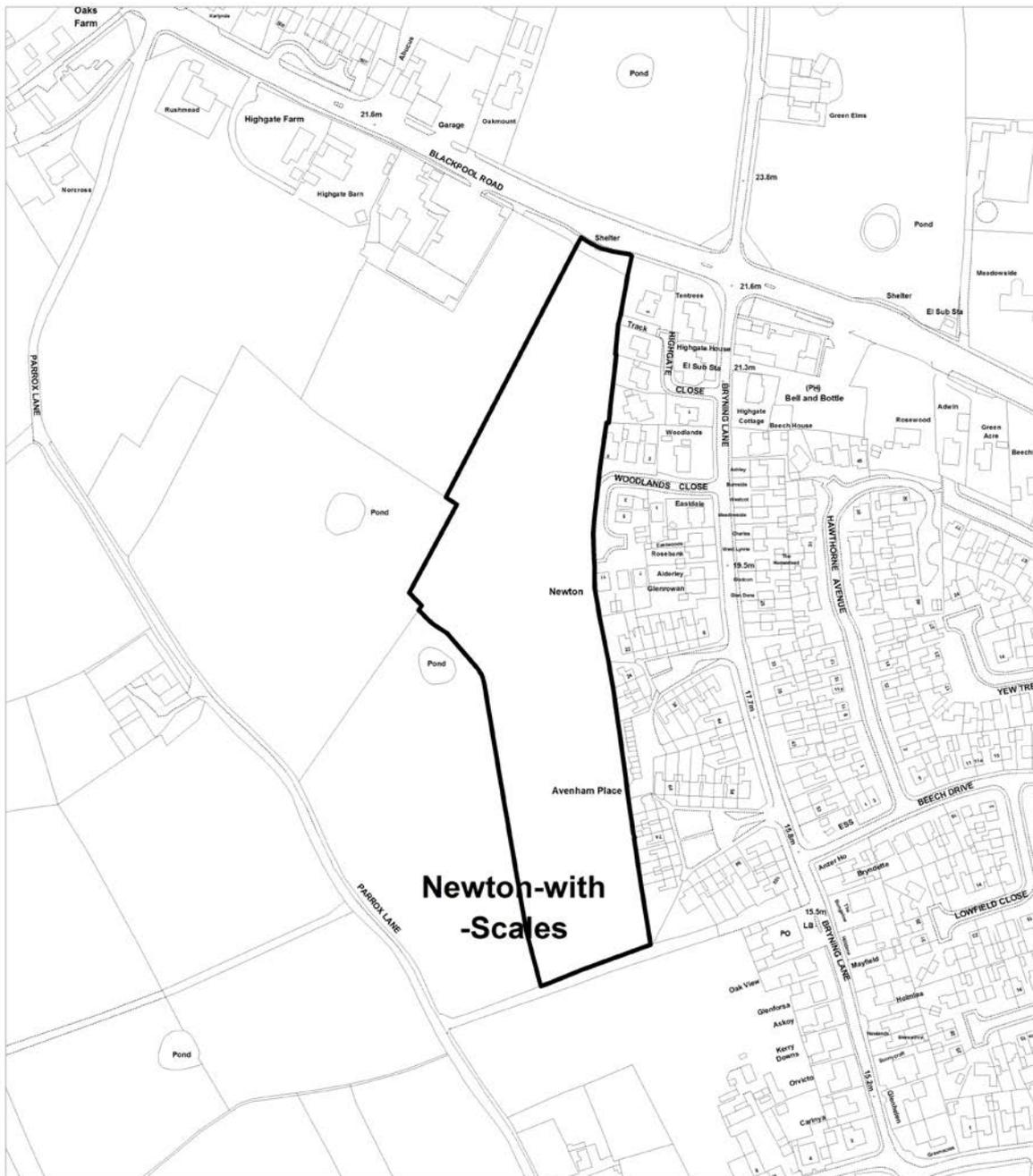
19. Prior to commencement of the development hereby approved, a scheme for the construction of the site access and the off-site works of highway improvement shall be submitted to and approved in writing by the Local Planning Authority. The off site highway works shall provide for the following:

- a) upgrading of the east and west bound bus stops on the A583 adjacent to the junction of Bryning Lane and the A583.
- b) upgrading of traffic signals at the junction of Bryning Lane and the A583, to include but not limited to, upgrading the traffic controller, tactile paving and nearside red/ green man indicators.

The approved works shall be implemented prior to first occupation of the development and retained thereafter.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any equivalent order following the revocation or re-enactment thereof) the site access visibility splay shall thereafter be kept free of any obstructions (including buildings, walls, fences, hedges, trees, shrubs or any other obstruction).

Reason: To ensure a satisfactory means of access and commensurate off site highway works relative to the impact of development, in accordance with Policy HL1 of the adopted Fylde Borough Local Plan as altered (October 2005) and the NPPF.



Development Services Fylde Council		(c) Crown Copyright and database right (2016). Ordnance Survey (100006084).	
Application No. 5/16/0554	Address Land west of Woodlands Close, Newton	Grid Ref. E.3444 : N.4310	Scale 0 15 30 45 60 m

Item Number: 4

Committee Date: 07 December 2016

Application Reference:	16/0609	Type of Application:	Full Planning Permission
Applicant:	Conlon Living Ltd.	Agent :	Croft Goode Limited
Location:	BUSH NURSERIES, LAND OFF RUSKIN ROAD, FRECKLETON, PRESTON, PR4 1DR		
Proposal:	ERECTION OF 11 DWELLINGS WITH ASSOCIATED PARKING		
Parish:	FRECKLETON WEST	Area Team:	Area Team 1
Weeks on Hand:	12	Case Officer:	Alan Pinder
Reason for Delay:	Not applicable		

If viewing online this is a Google Maps link to the general site location:

<https://www.google.co.uk/maps/@53.7524329,-2.8709063,286m/data=!3m1!1e3?hl=en>

Summary of Recommended Decision: Grant

Summary of Officer Recommendation

The application site is a former flower outlet and storage area in Freckleton. It currently benefits from an outline planning permission for the erection of 11 new dwellings and conversion/extension of the existing dwelling on site to form 3 dwellings to give a total of 14 properties (15/0088 refers). This application seeks full planning permission for the erection of 11 new dwellings, the layout of which differs slightly from that approved under 15/0088, without any works being proposed to the dwelling.

The site is located within the settlement where development is supported and is previously developed land that has residential properties on three sides and the health centre on the fourth. The principle of housing in such circumstances is acceptable and the design, scale, access and layout arrangements proposed are also acceptable. Accordingly the proposal is in compliance with the relevant policies of the Fylde Borough Local Plan and the guidance in the NPPF, and is recommended for approval.

Reason for Reporting to Committee

The proposal involves major development, and as officers are in support of the proposal it must be determined at Committee.

Site Description and Location

The site is located within Freckleton village and just off the main village thoroughfare (Lytham Road), approximately half way between Derwent Drive and Clitheroes Lane junctions with Lytham Road. The site is a former floristry retail premises with a large customer car parking area and measures approximately 80m x 40m. The site has an existing access from Ruskin Avenue at the north, and the

southern end of the site is a large detached dwelling ('The Refuge'), which is accessed from Douglas Drive. To the west is Freckleton Health Centre and to the east are the back gardens of houses on Bramwell Road. Ruskin Road serves the application site and two dwellings: No's 1 & 3 Ruskin Road.

Details of Proposal

This application seeks full planning permission for the clearance of the site and the construction of 11 dwellings. These would comprise of 2 x detached dwellings, 6 x semi-detached dwellings, and a small terrace of 3 dwellings. All would be two storeys in height. The two detached dwellings would have integral garages and the overall site would provide 20 off street parking spaces. The dwellings would be accessed from Lytham Road via an extension to Ruskin Avenue which is a formed into a cul-de-sac with turning head and the dwellings arranged around. The dwellings would be red brick constructions and be of typical modern housing stock design.

Relevant Planning History

Application No.	Development	Decision	Date
15/0088	PROPOSED VARIATION OF CONDITIONS 3 AND 16 ON PLANNING PERMISSION 13/0262. (CONDITION 3 CONFIRMS THE APPROVED PLANS AND CONDITION 16 RELATES TO PROVISION OF ACCESS TO LYTHAM ROAD)	Granted	07/04/2015
13/0262	OUTLINE APPLICATION FOR SUB-DIVISION OF EXISTING HOUSE (THE REFUGE) INTO 3 DWELLINGS, AND ERECTION OF 11 DWELLINGS TO REAR WITH ASSOCIATED GARAGING, PARKING AND LANDSCAPING. (ACCESS AND LAYOUT APPLIED FOR WITH ALL OTHER MATTERS RESERVED.)	Granted	31/07/2013

Relevant Planning Appeals History

Application No.	Development	Decision	Date
13/0262	OUTLINE APPLICATION FOR SUB-DIVISION OF EXISTING HOUSE (THE REFUGE) INTO 3 DWELLINGS, AND ERECTION OF 11 DWELLINGS TO REAR WITH ASSOCIATED GARAGING, PARKING AND LANDSCAPING. (ACCESS AND LAYOUT APPLIED FOR WITH ALL OTHER MATTERS RESERVED.)	Allowed	05/12/2013

Parish/Town Council Observations

Freckleton Parish Council notified on 15 September 2016 and comment *“The Parish Council Supports the application.”*

Statutory Consultees and Observations of Other Interested Parties

BAe Systems

No objections

Ministry of Defence - Safeguarding

No safeguarding objections

Lancashire County Council - Highway Authority

They comment on the application as follows:

“LCC as highway authority have no objections to this application on highways grounds.

An existing outline consent approved the number of dwellings in principle and the access, including visibility splays, however I would point out that the access shown in drawing 16-2161-PN001 extends beyond the red line boundary of the application. And as such would need to be done through a S278 agreement with LCC and this should be conditioned.

LCC's Section 38 expert has pointed out that the current layout, as submitted in drawing 16-2161-PN001, fails to reach adoptable standards under a Section 38 agreement, this includes (but is not exclusive to)

- a) 500mm service strip required opposite 4 – 9 (or 800mm if street lighting is added)*
- b) 2m service strip fronting 12 – 14 and 10 – 11, this cannot be behind private parking bays*
- c) Access Gates to "The Refuge" are marked as outwards opening*
- d) The parking spaces in front of 01 – 03 should have a 45degree splay at the ends to allow vehicles to manoeuvre in and out of them.*

Where the applicant wishes to offer the road for adoption this should be done under a section 38 agreement with Lancashire County Council. The current highway layout may not be suitable for adoption and guidelines regarding acceptable prescribed highway adoptable layouts can be found on the Lancashire County Council Residential Road Design Guide and the Lancashire County Council Specification for Estate Roads 2011 edition. Some minor variations to these documents may be considered on a case by case basis but the emphasis will be on highway safety and maintenance.

If you are minded to accept this planning application I would kindly request that the following notes and conditions are attached to the permission.”

They then list standard notes and conditions associated with the legal requirements for working in the highway, to secure the details of the access and the ensure wheel washing is put in place.

United Utilities - Water

They confirm a lack of objection subject to the implementation of the site drainage in accordance with the submitted Flood Risk Assessment.

Lancashire CC Flood Risk Management Team

They raise no objections to the development subject to conditions including the provision of an appropriate surface water drainage scheme prior to development and mechanisms for its on-going maintenance.

Regeneration Team (Trees)

“There are no trees of any merit here. Some isolated Leylandii, and one tree that has been recently felled, but that too appears to have been multi-stemmed and of no great amenity value. No objections.”

Strategic Housing

They have provided the following comments on the application:

“There will be a requirement for 30% affordable housing contribution on this site which equates to 3 units. The site is close to local facilities and amenities. Freckleton is in an area identified in the SHMA Analysis of Housing Need Addendum November 2014 determines that Kirkham/Wesham and Freckleton/Warton have the second highest levels of newly arising housing need at 89 new households per annum. The submission comments on adjoining sites and there will be an overall affordable housing contribution across the sites. The site has a mixture of housing types and the layout has smaller units at plots 7/8 and 10/14.”

Lancashire County Education Authority

An education request for 1 primary school place totalling £20,303.59 and 2 secondary school places totalling £26,949.06 is made.

Neighbour Observations

Neighbours notified: 15 September 2016
Number of Responses None

Relevant Planning Policy

Fylde Borough Local Plan:

SP01 Development within settlements
HL02 Development control criteria for new housing proposals

Fylde Local Plan to 2032:

GD7 Achieving Good Design in Development
H2 Density and Mix of New Residential Development
H4 Affordable Housing

Other Relevant Policy:

NPPF: National Planning Policy Framework
NPPG: National Planning Practice Guidance

Site Constraints

None

Environmental Impact Assessment

This development does not fall within Schedule 1 or 2 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011 as amended.

Comment and Analysis

Principle of Residential Development

The principle of residential development on this site has already been established by the granting of outline planning permission for 11 dwellings on 07 April 2015 (15/0088 refers), which is extant and so could be implemented at any time.

Design and Layout

The proposed dwellings would be of typical modern design, with red brick construction that would not appear at odds with the general domestic vernacular of this area of Freckleton. The proposed layout generally replicates that previously approved under 15/0088 but in this instance replaces the three pairs of semi-detached properties on the eastern boundary with two pairs of semis and two detached dwellings. This substitution of dwellings does not adversely impact on the overall layout, which is considered acceptable.

Neighbour Relationships

The site is adjacent to the health centre on the eastern side and takes advantage of this by placing the gable end of dwellings in close proximity to the boundary. Elsewhere, the site is tight to residential properties to the north, east and south. These generally back onto the site, with a couple of side-on relationships. It is considered that all these relationships are acceptable, although as a reflection of the tight relationships it is appropriate to remove future permitted development rights so that the scale of any extensions can be properly assessed.

Access and Parking

Access to the development site would be via the existing access from Ruskin Road. The junction of Ruskin Road and Lytham Road provides good visibility in both directions and there are no issues from the highway authority in this respect. The proposal provides for on street parking for No.93 Lytham Road and No's 1 & 3 Ruskin Road, and one off street parking space for No.93 Lytham Road. Whilst these alterations to Ruskin Road would not accord with adoptable standards they reflect the access arrangements previously supported by LCC Highways and approved under planning permission ref.15/0088. Accordingly the use of this access, together with the proposed alterations, is acceptable.

With regard to the internal road layout and parking arrangements LCC Highways have raised no objection but advise that some aspects of the layout fail to accord with adoptable standards. Whilst it would be best practise for the road to be built to adoptable standards it is not uncommon for small cul-de-sacs to be built to lesser standards and this is not an issue of overriding concern. The matters raised relates to the size of some parking bays and other relatively minor matters and so are not of a fundamental nature such as would be the case were emergency access to be unachievable for example.

Affordable Housing

The scale of the development is such that it is over the threshold where policy H4 of the emerging Fylde Local Plan to 2032 requires the provision of affordable housing. The developer asserts that the provision of affordable housing would result in the scheme being financially unviable, and has submitted a simple viability appraisal in support of the application. This appraisal is lacking in detail and hence is not considered to support the developer's assertion. However, this notwithstanding the application site still benefits from the extant previous permission (ref. 15/0088) for 11 dwellings, and under which no affordable housing provision was required due to the then threshold of the IHP not being exceeded. This viable fall-back position would allow the developer to achieve a greatly similar development and hence it is not considered that a requirement for this application to provide affordable housing could be legitimately requested in this case.

Public Open Space (POS) & S106 Contributions

Both policy TREC17 of the adopted Fylde Borough Local Plan and policy ENV4 of the emerging Fylde Local Plan to 2032 require the provision of POS for residential schemes of this scale. Where the development site is considered unsuitable for the provision of on-site POS then a financial contribution towards the provision or improvement of nearby POS. However, given that no POS was required for the previous, and still extant, permission (15/0088) for 11 dwellings it is considered that, as discussed above under affordable housing, the requirement for POS contributions could not reasonably be requested for this proposal.

This application has also resulted in a request for a contribution towards education contributions from LCC. No such contributions were requested by LCC for the previous permission for 11 dwellings and given that this permission remains extant it is not believed that contributions could legitimately be requested for this application.

Conclusions

The proposal involves the redevelopment of a vacant site in Freckleton that formerly in use for the retail of flowers. The site is located within the settlement where development is supported and is previously developed land that has residential properties on 3 sides and the health centre on the fourth. The principle of housing in such circumstances is acceptable and the design, scale, access and layout arrangements proposed are also acceptable. Accordingly the proposal is in compliance with the relevant policies of the Fylde Borough Local Plan and the guidance in the NPPF, and is recommended for approval.

Recommendation

That Planning Permission be GRANTED subject to the following conditions:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: To comply with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. This consent relates to the following details:

Approved plans:

- Location Plan - Dwg no. 16-2161-PN004 Rev A
- Proposed Site Layout - Dwg no. 16-2161-PN001 Rev A
- Topographical Site Survey - Dwg no. 16-2161-PN005
- Proposed House Types - Dwg no. 16-2161-PN002 Rev A
- Proposed House Types Floor Plans Sheet 1 - Dwg no. 16-2161-PN006
- Proposed House Types Floor Plans Sheet 2 - Dwg no. 16-2161-PN007
- Proposed House Types Floor Plans Sheet 2 - Dwg no. 16-2161-PN008
- Proposed House Types Floor Plans Sheet 2 - Dwg no. 16-2161-PN009
- Proposed Elevations - Dwg no. 16-2161-PN010

Supporting Reports:

- Design and Access Statement produced by Croft Goode - ref. 16 2161 PN901
- Planning Statement produced by Shepherd Planning, dated August 2016
- Flood Risk Assessment & Drainage Strategy - Ref No. G2331-FRA-01, dated 13th September

2016 and prepared by PSA Design.

Reason: For the avoidance of doubt and as agreed with the applicant / agent.

3. Prior to the commencement of any development hereby approved a schedule of all materials to be used on the external walls and roofs of the approved dwellings shall be submitted to and approved in writing by the Local Planning Authority. This specification shall include the size, colour and texture of the materials and shall be supported with samples of the materials where appropriate. Once this specification has been agreed it shall be utilised in the construction of the dwellings and only varied with the prior written consent of the Local Planning Authority.

Such details are not shown on the application and to secure a satisfactory standard of development.

4. Prior to the commencement of any development hereby approved a schedule of all hard surfacing materials to be used on the access roads, driveways, paths and any other hard surfaced areas within the development shall be submitted to and approved in writing by the Local Planning Authority. This specification shall include the size, colour and texture of the materials and shall be supported with samples of the materials where appropriate. Once this specification has been agreed it shall be utilised in the construction of the dwellings and only varied with the prior written consent of the Local Planning Authority.

Such details are not shown on the application and to secure a satisfactory standard of development.

5. Prior to the commencement of any development hereby approved, a schedule of all boundary treatments around the site perimeter, between individual neighbouring plots and between plots and the internal roadway shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed in full accordance with this approved schedule of boundaries.

To provide an appropriate finished appearance of the development and to maintain an appropriate level of privacy between dwellings as required by Policy HL2 of the Fylde Borough Local Plan.

6. Prior to the commencement of construction on any dwelling hereby approved, a satisfactory programmed landscaping scheme for the area of residential development including hard surfacing, means of enclosure, planting of the development, indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of the development, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented during the first planting season following the completion of development and any tree or shrub planted which dies or is felled, uprooted, wilfully damaged or destroyed in the first five year period commencing with the date of planting shall be replaced by the applicants or their successors in title.

To ensure a satisfactory form of development and to enhance the visual amenities of the locality, and in order to comply with saved Policy EP14 of the Fylde Borough Local Plan.

7. Prior to the first occupation of any dwelling on the site, details shall be submitted to and approved in writing by the Local Planning Authority of the on-going maintenance of the communal areas of internal access roads and footways, areas of landscaping and all associated features such as streetlighting, signage, drains and boundary treatments that lie within these areas. The

development shall thereafter be maintained in accordance with the approved schedule of maintenance.

To ensure that the development is implemented and maintained to a satisfactory degree into the future.

8. Notwithstanding the provision of Article 3, Schedule 2, Part 1, Classes A, B, C, D, E & F of the Town and Country Planning General Permitted Development Order 2015 [or any Order revoking or re-enacting that Order], no further development of the dwelling[s] or curtilage(s) relevant to those classes shall be carried out without Planning Permission.

[CLASS VARIABLES

A	House Extensions.
B&C	Roof Extensions/alterations
D	Porches
E	Curtilage buildings
F	Hardstanding
G	Flues and Chimneys
H	Satellite antenna]

To ensure that the Local Planning Authority has control over any future development of the dwelling[s] which may adversely affect the character and appearance of the dwelling[s] and the surrounding area.

9. Notwithstanding the provision of Classes A & B of Part 2 to Schedule 2 in Article 3 of the Town and Country Planning General Permitted Development Order 2015 [or any Order revoking or re-enacting that Order], no further development of the dwelling[s] or curtilage(s) relevant to those classes shall be carried out without Planning Permission.

[CLASS VARIABLES

A	Gates, walls, fences
B	New access
C	Exterior treatment]

To ensure that the Local Planning Authority has control over any future development of the dwelling[s] which may adversely affect the character and appearance of the dwelling[s] and the surrounding area.

10. Prior to any on site construction a Construction Plan shall be submitted to, and approved in writing by, the Local Planning Authority. The Plan is to include method and details of construction; including vehicle routing to the site, construction traffic parking and any temporary traffic management measures, times of construction, access and deliveries. Such a Construction Plan is to be implemented and adhered to during the construction of the development.

To maintain the safe operation of the pedestrian and highway network in the area during construction given the proximity to residential properties.

11. Prior to the commencement of development, a detailed levels plan indicating the existing and proposed ground levels and proposed finished floor levels throughout the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in full accordance with this plan, unless variations from it are previously agreed in writing by the Local Planning Authority.

To ensure the site is constructed in a manner that ensure a satisfactory relationship with neighbouring dwellings and the land is appropriately drained as required by Policy HL2 and EP30 of the Fylde Borough Local Plan

12. The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Flood Risk Assessment & Drainage Strategy (Ref No. G2331-FRA-01, Dated 13th September 2016) which was prepared by PSA Design. No surface water will be permitted to drain directly or indirectly into the public combined sewer. No development shall commence until details of the design, based on sustainable drainage principles, and implementation of an appropriate surface water sustainable drainage scheme have been submitted to and approved in writing by the local planning authority. Those details shall include, as a minimum:
- a) Information about the lifetime of the development, design storm period and intensity (1 in 30 & 1 in 100 year +30% allowance for climate change), discharge rates and volumes (both pre and post development), temporary storage facilities, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses, and details of floor levels in AOD;
 - b) The drainage strategy should demonstrate that the surface water run-off must not exceed the pre-development greenfield runoff rate.
 - c) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);
 - d) Flood water exceedance routes, both on and off site;
 - e) A timetable for implementation, including phasing as applicable;
 - f) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates;
 - g) Details of water quality controls, where applicable.

The scheme shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

Reason: To ensure that the proposed development can be adequately drained, that there is no flood risk on or off the site resulting from the proposed development, and that water quality is not detrimentally impacted by the development proposal

13. No development shall commence until details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development have been submitted which, as a minimum, shall include:
- a) the arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company
 - b) arrangements concerning appropriate funding mechanisms for its on-going maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as:

- a. on-going inspections relating to performance and asset condition assessments
- b. operation costs for regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime;

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

The plan shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the sustainable drainage system shall be managed and maintained in accordance with the approved details.

Reason: To ensure that appropriate and sufficient funding and maintenance mechanisms are put in place for the lifetime of the development, and to reduce the flood risk to the development as a result of inadequate maintenance

14. All attenuation storage systems and flow control devices/structures are to be constructed and operational prior to the commencement of any other development and prior to any development phase.

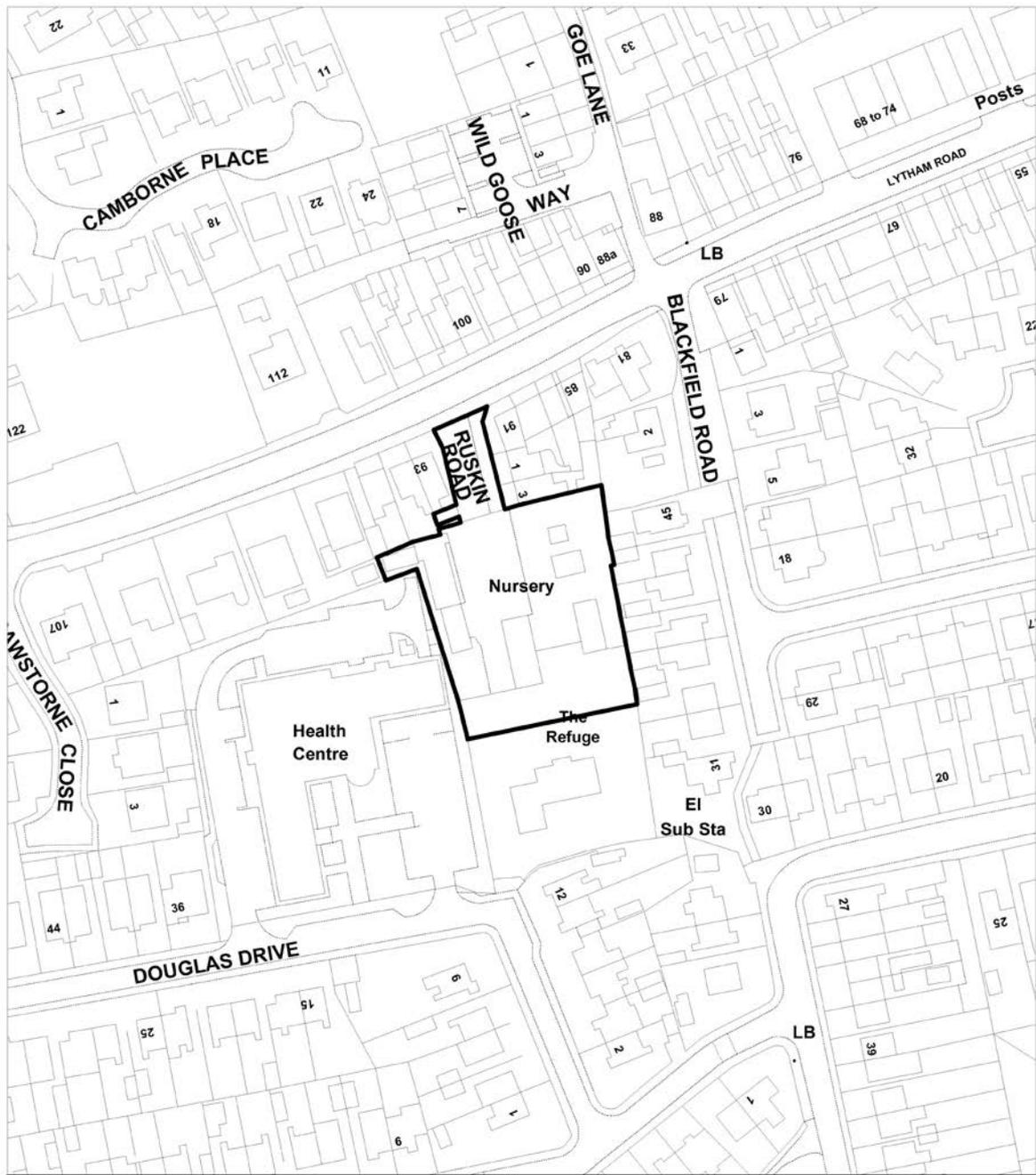
Reason: To ensure site drainage during the construction process does not enter the watercourses at un-attenuated rate, and to prevent a flood risk during the construction of the development

15. No part of the development hereby approved shall commence until a detailed scheme for the construction of the site access has been submitted to, and approved by, the Local Planning Authority. This scheme shall be based on the details shown on the approved site layout plan defined in condition 3, and shall include the improved width of the access way, the construction of footways at both sides of this access way, and their connection to the existing footpath network on Lytham Road, the appropriate lighting of this access way, and the introduction of appropriate drainage. The scheme shall also include phasing arrangement for these works and shall be implemented in accordance with this agreed phasing.

Reasons: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site and to enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users.

16. Prior to the commencement of any development hereby approved, a detailed scheme for the upgrading of the two bus stops closest to the site (on the north and south sides of Lytham Road) to Quality Bus Stop standard shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented prior to the first occupation of any of the approved dwellings.

To secure appropriate improvements to the highway network around the site to encourage sustainable transport as required by Policy HL2 of the Fylde Borough Local Plan.



Development Services Fylde Council		(c) Crown Copyright and database right (2016). Ordnance Survey (100006084).	
Application No. 5/16/0609	Address Bush Nurseries, Land off Ruskin Road, Freckleton	Grid Ref. E.3426 : N.4288	Scale 0 6 12 18 24 m

Appendix 4



Town and Country Planning Act 1990

Town and Country Planning (Development Management Procedure) (England) Order 2015

Outline Planning Permission Refused

Part 1 - Particulars of Application

Application Number: 16/0554

Location: LAND WEST OF WOODLANDS CLOSE, NEWTON WITH CLIFTON

Description: **OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT OF UP TO 50 DWELLINGS (ACCESS APPLIED FOR WITH ALL OTHER MATTERS RESERVED)**

Part 2 - Particulars of decision

The Fylde Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that PERMISSION HAS BEEN REFUSED for the carrying out of development referred to in Part 1 hereof for the following Reason(s):

- 1 The application site has a close relationship to the existing settlement boundary, can be viewed from various vantage points that ensures its residential development will have a significant detrimental visual impact on the landscape character of the area. This incongruous proposal will be highly visible from a large number of receptors both wide and localised which combine to make the development a very dominant feature in the local landscape. As such, it is considered that the open landscape character of the area, which has been identified as an Area of Separation, would be harmed to the detriment of the enjoyment of the countryside by all users. This impact on the local community is not outweighed by the housing supply that may be realised by the proposal, and it is therefore contrary to policies contained within the National Planning Policy Framework, specifically paragraphs 17, 58 and 109; to criteria 1 and 2 of Policy HL2 and Policies EP10 and EP11 of the Fylde Borough Local Plan; and to Policy GD3, Policy ENV1 and criteria c, g, h and j of Policy GD7 of the emerging Fylde Local Plan to 2032.
- 2 The proposed development of this site would result in substantial harm to the setting of Newton as a rural village, and would extend development of the village in a westerly direction when viewed from Blackpool Road, which would result in a coalescence of Newton with the peripheral development around Kirkham. This is a detrimental impact on the separation between the settlements that provides their distinctive character as two separate settlements and will conflict with Policy GD3 of the emerging Fylde Local Plan to 2032 which designates the application site as part of a wider Area of Separation between these settlements.
- 3 The proposed development is required to make contributions towards the delivery of affordable housing and public open space on the site and financial contributions off-site towards the provision of new primary and secondary school places, and transport improvements. The applicant has failed to put any mechanism in place to secure these contributions and, accordingly,

the development is contrary to the requirements policies TREC17, CF2, TR1 and TR5 of the Fylde Borough Local Plan; policies INF2 and H4 of the emerging Fylde Local Plan to 2032; and the National Planning Policy Framework.

Notes to decision:

1. For the avoidance of doubt, this decision relates to the following plans:
 - Drawing number LOC 001 (Location Plan).
 - Amended drawing number 001 revision 03 received on 7th November 2016 (Indicative Layout Plan).
 - Drawing number SK21630-001 (Proposed Site Access General Arrangement).

Date of Decision: 12/12/2016

Signed:



Mr P. Walker
Director of Development Services
Fylde Borough Council
Town Hall
Lytham St Annes, FY8 1LW

Hollins Strategic Land LLP
Suite 4
1 King Street
Manchester
M2 6AW

**IMPORTANT – PLEASE CAREFULLY READ THE NOTES BELOW AS FAILURE TO COMPLY
COULD MAKE THE DEVELOPMENT UNAUTHORISED**

- 1) These notes should be read in conjunction with the decision notice issued by the Local Planning Authority in respect of the application which you have recently submitted to the Council.

IN CASES WHERE PERMISSION/CONSENT HAS BEEN GRANTED

- 2) Any permission/consent is granted on the basis of the approved plans listed in the decision notice. The development should be undertaken in strict accordance with the approved plans, as any deviation will constitute unauthorised development which may be liable to enforcement action. Any amendments to the approved plans are likely to require the submission of a further application to the Council. Should such changes be desired, you are advised to contact the Development Management Service to determine the most appropriate means by which any revisions could be considered.
- 3) Any permission/consent granted is subject to the conditions set out in the decision notice and it is the responsibility of the developer to ensure that these conditions are fully complied with. Any conditions that require work to be carried out or details to be approved before any development can take place form a “condition precedent”. If a condition precedent is not complied with, the whole of the development will be unauthorised and may result in enforcement action being taken by the Council.
- 4) The applicant is reminded of the need to obtain formal approval of those details required by the conditions of any planning permission/consent before development may lawfully commence on the site (or any other relevant trigger as set out in each condition). Formal applications for the approval of matters reserved by condition are currently subject to fees (per request) of £28 for householder applications and £97 in all other cases. Any breach of the imposed conditions may leave you liable to enforcement action or may require you

to submit a new application in order to regularise any unauthorised works.

- 5) If the applicant is aggrieved by any of the conditions imposed as part of the planning permission, they may appeal to the Planning Inspectorate. Any appeal against the grant of permission subject to conditions to which the applicant objects needs to be made within 6 months of the date on the decision notice.
- 6) In undertaking any development you should ensure that you have also secured any necessary approval under the Building Regulations or any other approvals or consents required including consent from the landlord or obligations under the Party Wall Act.
- 7) For developments that need a new address or address change, please contact addresses@fylde.gov.uk or 01253 658515. New addresses need to be done at the earliest stage to enable Utility connections for the new properties.

IN CASES WHERE PERMISSION/CONSENT HAS BEEN REFUSED

- 8) If the applicant is aggrieved by the decision of the Local Planning Authority to refuse planning permission/consent, they may appeal to the Planning Inspectorate. The relevant time limits to lodge an appeal following the Local Planning Authority's refusal of permission/consent are as follows:
 - a) For **householder** planning applications – **12 weeks** from the date on the decision notice.
 - b) For **advertisement** consent applications – **8 weeks** from the date on the decision notice.
 - c) For **minor commercial** development applications – **12 weeks** from the date on the decision notice.
 - d) For **any other** types of planning application – **6 months** from the date on the decision notice.

SAVE THAT in circumstances **where an enforcement notice has been served** for the same or very similar development, the time limit to lodge an appeal (in all cases) is:

- within **28 days** from the date of the Local Planning Authority's decision if the enforcement notice was served before the decision was made, yet not longer than 2 years before the application was made.
- within **28 days** from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the normal appeal period).

Appeals must be made directly to the Planning Inspectorate and can be dealt with by exchange of written statements or heard before an Inspector at an Informal Hearing or at a Public Inquiry. Further information regarding the appeals process (including application forms) can be obtained from the Planning Inspectorate via their website - <https://www.gov.uk/appeal-planning-decision>.

Appendix 5



Landscape Statement of Case

**Woodlands Close, Newton with
Scales**

Date: 02/02/2017

Ref: INF_N0414_HS

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Table of Contents

1	Introduction	3
	Qualifications and Experience	3
	Outline	3
2	Planning Context	5
	Introduction	5
	National Planning Policy Framework (NPPF)	5
	Local Planning Policy	5
	Emerging Planning Policy	7
	Relevant Evidence base for the eFLP	9
	Scope of this report	10
	Methodology	11
	Site Visits	11
3	Landscape and Visual Baseline Conditions	12
	Study Area	12
	Landscape Baseline	12
	Visual Baseline	15
4	The Proposal	17
	Introduction	17
5	Review of Landscape and Visual Impacts	19
	Introduction	19
	Landscape Impacts	19
	Visual Impacts	20
6	Performance against Planning Policy	24
	NPPF	24
	Local Planning Policy	24
	Emerging Planning Policy	25
7	Summary and Conclusions	28

Appendices

Appendix A	Influence Standard Assessment Methodology
Appendix B	Relevant Local Planning Policy Extracts
Appendix C	Appeal Decision – Land south of Nanpantan Road
Appendix D	Indicative Layout Plan 1610 001 Rev 03
Appendix E	Supporting Figures
Appendix F	Historic Mapping
Appendix G	Email conversation between Hollins Land and FBC

Figures

INF_NO414_PL01	Site Location with ZTV
INF_NO414_PL02	Topography Plan
INF_NO414_PL03	Planning Policies Plan
INF_NO414_PL04	Photo Viewpoint Location Plan with Landscape Constraints
INF_NO414_VP01-12	Photo Viewpoints
INF_NO414_PL06	Physical Constraints Plan
INF_NO414_PL07	Area of Separation Plan

1 Introduction

Qualifications and Experience

- 1.1 My name is Sara Howe. I am a Director of Influence Environmental Ltd (Chartered Landscape Architects, Urban Designers and Environmental Planners).
- 1.2 I hold a BA Hons and Postgraduate Diploma in Landscape Architecture from Leeds Metropolitan University and am a Chartered Member of the Landscape Institute. I have worked as a Landscape Architect for over 15 years, at Hyland Edgar Driver, before joining Influence as a founding Director in 2008.
- 1.3 I have significant experience in advising on landscape matters, on a range of projects in all sectors. These include carrying out Landscape and Visual Impact Assessments, Feasibility Studies, developing Strategic Masterplans and advising on mitigation.
- 1.4 The evidence which I have prepared and provided for this Appeal APP/M2325/W/17/3166394 ("the Appeal") in this Statement is true. It has been prepared and is given in accordance with the Code of Practice of the Institute of Environmental Management and Assessment and I confirm that the opinions expressed are my true and professional opinions.

Outline

- 1.5 Influence Environmental Ltd (Influence), a Landscape Institute registered practice of landscape architects, urban designers and environmental planners, was appointed by Hollins Strategic Land to prepare this Hearing Statement in relation to the Appeal.
- 1.6 The Appeal is against the refusal of outline planning permission for the erection of up to 50 dwellings (approval of access detail sought, but with all other matters reserved for later approval).
- 1.7 The planning application was submitted to the Fylde Borough Council (FBC) in July 2016 with a decision to refuse made by FBC on the 12 December 2016. An LVIA was not requested by FBC as part of the application documentation. This scheme is further referred to as the 'Proposal'.
- 1.8 FBC officers prepared a report in respect of the Proposal ("the Officer's Report"). Their recommendation was to grant planning permission (subject to conditions and planning obligations). The Officer's Report contained an analysis of effects on the landscape and visual resource. The Officer's Report concluded that the Proposal would not have any significant adverse effects on landscape and visual interests.
- 1.9 FBC's Reasons for Refusal (RfR) 1 and 2 includes reference to planning policies within the adopted Fylde Borough Local Plan (FBLP) 1996-2006, in relation to landscape and visual resources, namely HL2 Housing, EP10 Building Design and Landscape Character and EP11 Landscape Character, and also included reference to policy within the emerging Fylde Local Plan (eFLP) to 2030, namely, policies GD3 Areas of Separation, ENV1 Landscape and criteria c, g, h and j of policy GD7 Achieving Good Design in Development.

1.10 The relevant Reasons for Refusal ("RfR") state that:

- 1) *The application site has a close relationship to the existing settlement boundary, can be viewed from various vantage points that ensures **its residential development will have a significant detrimental visual impact on the landscape character of the area.** This incongruous proposal **will be highly visible from a large number of receptors both wide and localised which combine to make the development a very dominant feature in the local landscape.** As such, it is **considered that the open landscape character of the area,** which has been identified as an Area of Separation, **would be harmed to the detriment of the enjoyment of the countryside by all users.** This impact on the local community is not outweighed by the housing supply that may be realised by the proposal, and it is therefore contrary to policies contained within the National Planning Policy Framework, specifically paragraphs 17, 58 and 109; to criteria 1 and 2 of Policy HL2 and Policies EP10 and EP11 of the Fylde Borough Local Plan; and to Policy GD3, Policy ENV1 and criteria c, g, h and j of Policy GD7 of the emerging Fylde Local Plan to 2032.*
- 2) *The proposed development of this site would result in **substantial harm to the setting of Newton as a rural village, and would extend development of the village in a westerly direction when viewed from Blackpool Road, which would result in a coalescence of Newton with the peripheral development around Kirkham.** This is a detrimental impact on the separation between the settlements that provides their distinctive character as two separate settlements and will conflict with Policy GD3 of the emerging Fylde Local Plan to 2032 which designates the application site as part of a wider Area of Separation between these settlements'. (emphasis added)*

2 Planning Context

Introduction

- 2.1 The landscape policy context relevant to this appeal is summarised below with reference to national, regional and local policy.

National Planning Policy Framework (NPPF)

- 2.2 I am aware of the National Planning Policy Framework (NPPF) and, in particular, the following key policy strands:
- Paragraph 10, which states that decisions need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas;
 - The core planning principle (within paragraph 17) that requires planning to 'take account of the different roles and character of different areas... recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it'¹;
 - In relation to paragraph 58, the NPPF emphasises that decisions should respond to local character and history, reflect the identity of local surroundings and materials;
 - Paragraph 109, under Section 11, in relation to conserving and enhancing the natural environment, which references the requirement on the planning system to contribute to enhancement of the natural and local environment through the protection and enhancement of valued landscapes, among other matters.

Local Planning Policy

- 2.3 The adopted Local Plan as referenced in the RFR is the Fylde Borough Local Plan 1996 -2006. The relevant provisions of those policies have been cited below (for convenience) with the full wording found in Appendix B

Policy HL2 Housing

- 2.4 Parts of this policy relate to landscape character and visual amenity. The relevant parts are set out below (the emphasis is added by myself).
- 2.5 *'Planning applications for housing will only be permitted where the development:*
- 1. is acceptable in principle and is compatible with nearby and adjacent land uses;*
 - 2. would be in keeping with the character of the locality in terms of scale, space around buildings, materials and design;**
 - 3. would be developed at a net density of between 30 - 50 dwellings per hectare net with greater intensity of development (ie more than 50**

¹ Communities and Local Government, March 2012, *National Planning Policy Framework*, page 5, paragraph 17, bullet 5

dwelling per hectare net) at places with good public transport availability;

4. would not adversely affect the amenity and privacy of neighbouring properties;

5. maintains or enhances bio-diversity in the locality and retains or replaces within the scheme important features and habitats including trees, hedgerows, woodlands, ponds and watercourses;

6. takes into account the archaeological and historic features within the site having regard to other policies of the development plan on these matters;

7. is in a sustainable location having regard to the local availability of shops, schools, employment sources, public transport and other community facilities;

8. would not prejudice the future development of a larger area of developable land;

9. would have satisfactory access and parking and would not have an adverse effect on the safe and efficient operation of the highway network, either individually or cumulatively with other permitted developments;

10. would not overload existing essential services, including drainage; and

11. where development involves the subdivision of a garden, both the existing and proposed dwellings have adequate amenity space, commensurate with the size and scale of the buildings.

- 2.6 The policy states that 'Previously developed sites (including the conversion of existing buildings) should be developed before greenfield sites, in accordance with the sequential approach set out in paragraph 32 of PPG3'.

Policy EP10 Building Design and Landscape Character

- 2.7 This policy states that:

'The distinct character and important habitats of Fylde Borough will be protected, both in terms of its coastal and inland elements. In particular, priority will be given to the protection of important landscape and habitat features, including sand dunes, mud flats, marine marshes, beaches, broadleaved woodland, scrub meadows, hedgerows, wetlands, ponds and watercourses.

Important management of these features will be encouraged generally and particularly by the imposition of planning conditions, by the use of planning agreements and by entering into management agreements with landowners and developers where appropriate.'

- 2.8 With relevance to the Site, the justification text sets out that priority will be given in the Amounderness character tract 'to the renewal and enhancement of the landscape by: woodland and hedgerow management, pond conservation and creation, sympathetic new woodland planting and the creation of wetland and semi-natural habitats and habitat links'.
- 2.9 It goes on to state that 'the council recognises the importance of both protecting and enhancing the character of each of the defined landscape types and where landscape

proposals are submitted, the council will ensure they are broadly compatible with the Lancashire Landscape Strategy (LLS)'.

Policy EP1 1 Landscape Character

- 2.10 This policy follows on from the above in relation to the historical and vernacular elements of the area and states that *'New development in rural areas should be sited in keeping with the distinct landscape character types identified in the landscape strategy for Lancashire and the characteristic landscape features defined in policy EP10. Development must be of a high standard of design. Matters of scale, features and building materials should reflect the local vernacular style'.*

Emerging Planning Policy

- 2.11 The emerging Fylde Local Plan (eFLP) to 2032 includes 'Strategic and Non-Strategic Allocations for new homes and employment land, sites for Gypsies, Travellers and Travelling Showpeople, leisure, retail, tourism and community use, or a mixture of such uses. The Plan also comprises Development Management policies, which will inform decisions on planning applications and appeals; together with policies to protect the natural and built environment and heritage assets. The Fylde Local Plan, once adopted, will supersede the current saved policies of the Fylde Borough Local Plan (As Altered: October 2005)'.
- 2.12 For the reasons set out in the Appellant's Planning Statement of Case (PSoC), draft policies within the eFLP should be afforded very limited weight.
- 2.13 Relevant provisions of draft policies from the eFLP are set out below with the full wording found in Appendix B.

Policy GD3 Areas of Separation

- 2.14 The emerging policy states that *'An Area of Separation is designed to preserve the character and distinctiveness of individual settlements by restricting inappropriate development that would result in a coalescence of two distinct and separate settlements.*

Areas of Separation identified on the Policies Map are designated to avoid coalescence and to maintain the character and distinctiveness of the following settlements:

- *•• Kirkham and Newton; and*
- *•• Wrea Green and Kirkham.*

*Development will be assessed in terms of its impact upon the Area(s) of Separation, including any harm to the openness of the land between settlements and, in particular, **the degree to which the development proposed would compromise the function of the Area(s) of Separation in protecting the identity and distinctiveness of settlements.** Extensions to existing homes will be permissible within the Area(s) of Separation. No new homes will be permitted within the curtilage of existing homes in the Area(s) of Separation.*

The Areas of Separation will be a focus for Green Infrastructure. So far as is consistent with the predominantly open and undeveloped character of the area, opportunities to improve

public access and appropriate recreational uses will be supported. Similarly, opportunities to conserve, enhance and restore biodiversity and geodiversity value will be encouraged.

- 2.15 The justification goes on to explain the evidence base for the proposed policy including reference to the LPA's background paper produced in 2014, which sets the criteria to assess potential Areas of Separation, namely:
- Distance between settlements or built-up areas (at narrowest point);
 - Current land use;
 - Landscape character;
 - Topography;
 - Development pressure;
 - Planning application history;
 - Local Plan designation; and
 - Other relevant designations.
- 2.16 Finally, the policy identifies the proposed Areas of Separation and states that *'There is a narrow strip of land measuring 1,023 metres between Newton and Kirkham'*. Consequently, the policy identifies two Areas of Separation, one between Wrea Green and Kirkham and the other between Kirkham and Newton.

ENV1 Landscape

- 2.17 The emerging policy states that *'Development will have regard to its visual impact within its landscape context and the landscape type in which it is situated. Development will be assessed to consider whether it is appropriate to the landscape character, amenity and tranquillity within which it is situated, as identified in the Lancashire Landscape Character Assessment, December 2000 or any subsequent update. In addition:*
- *a. A landscaped buffer of appropriate depth and species will be provided for development that impacts upon land in or adjacent to the Countryside, and wherever necessary includes advanced planting, in order to limit the visual impact of development;*
 - *b. Development proposals will ensure that existing landscape features will be conserved, maintained, protected and wherever possible enhanced through increased tree and shrub cover including soft edge / transitional areas of planting;*
 - *c. In the event of the loss of landscape features, the impact will be minimised or, where loss is unavoidable, their like-for-like replacements will be provided. Where such features, including trees, woodlands, hedgerows and field ponds, are lost and replaced, measures will be put in place to manage these new features;*
 - *d. Suitable landscape planting of native species, appropriate to its context should be incorporated within or, where appropriate, close to new development. Measures should be put in place for the management of such landscaping. Specific consideration should be given to how landscaping schemes will minimise the rate of surface water run-off;*
 - *e. Details of the ongoing maintenance of all landscaping areas will be presented for approval by the Council'.*

Supporting text to the draft policy goes on to state:

'The landscape of Fylde contributes to the local distinctiveness of the Borough and it includes the Lancashire Amounderness Plain National Character Area (NCA). Development that takes place outside settlements introduces urban elements into a rural landscape and can introduce 'hard edges'. Such development is likely to change the character of the landscape and is likely to be prominent in the gently undulating topography that characterises the Borough. It also threatens the functions of the landscape, including the loss of wildlife habitats such as hedgerows and field ponds, in addition to other functions such as recreation and agriculture.

In addition to the requirements of policy GD7: Achieving Good Design in Development, development should be based upon an understanding of its landscape context, so that any overall detrimental impact upon the landscape is minimised. This understanding should be based upon evidence contained within the Landscape Strategy for Lancashire, 2000, prepared LCC in partnership with the former Countryside Agency and the Lancashire Historic Landscape Characterisation, which identified a broad range of landscape character areas within Fylde, worthy of conserving, protecting and enhancing:

- *Fylde Coast Dunes (Coastal Dunes)*
- *Ribble Marshes (Open Coastal Marsh)*
- *Clifton and Hutton Marsh (Enclosed Coastal Marsh)*
- *The Fylde (Coastal Plain)*
- *South Fylde Mosses (Mossland)*

*In addition, new development adjacent to existing settlements that would impact upon the landscape should incorporate a **landscaped buffer in order to avoid further 'hard edges' being visible**. It is expected that landscape buffers will predominantly consist of tree planting using native species. New infrastructure should also be screened using a landscaped buffer, comprising of substantial shelter belts of native planting. Where new highways are effectively landscaped using tree planting, such landscaping also has the benefit of forming a barrier against noise and pollution. The Council will encourage appropriate landscaping on new development sites, including tree planting, which complements existing natural features such as hedges and ponds. In rural areas all tree, shrub and hedge planting schemes should make use of native species. The Council intends to prepare a Valued Landscapes SPD in 2017, to accompany policy ENV1'.*

GD7 Achieving Good Design in Development

- 2.18 This policy sets out the requirements of a Design and Access Statement and is fully cited in Appendix B.

Relevant Evidence base for the eFLP

Area of Separation Background Report (AoSBR) November 2014

- 2.19 Following public consultation on the eFLP between 27th June and 22nd August 2013, where the AoS Policy GD2 first appeared, FBC commissioned the AoSBR to assess the appropriateness of the 12 additional AoS which were proposed as a result of the 159 objections registered to the proposed policy. The original policy concentrated only on the proposed AoS between Wrea Green and Kirkham.

- 2.20 Within Section 4 of the AoSBR the criteria required to establish the AoS is set out followed by the 12 suggested AoS to be assessed. Land between Kirkham and Newton is Area E with the proposed AoS mapped on page 95 of the report.
- 2.21 The area shown on the proposed mapping suggests an AoS between the western edge of Newton with Scales, covering the area south of the Blackpool Road up to the small dyke on the lower topography (approximately 10m AOD) to the west, which also marks the boundary of the Green Belt, and to the south approximately level with the southern end of the Site.
- 2.22 The summary of the findings recommends that the area identified is put forward as an AoS in the eFLP because it meets the sequential assessment criteria due to:
- Being within 1200m of each other;
 - That there is significant ribbon development between the two settlements;
 - That there is development pressure from enquiries about land east of Newton; and
 - That there is risk of the developments merging if further ribbon development is allowed to expand.
- 2.23 As a result of the AoSBR, the eFLP now proposes an AoS between Kirkham and Newton with Scales, which in addition to the area described above also crosses to the north of the Kirkham Bypass beyond the settlement of Dowbridge, the northern and eastern boundaries following New Hay Lane and follows the settlement boundary of Newton with Scales to the south as far as the end of Grange Lane. This area is significantly larger than the area which was assessed as part of the evidence base and despite following the settlement boundary for the majority of its eastern edge it excludes two pieces of land outside the settlement boundary, one of which is a proposed housing allocation site and the other which has no allocation other than 'Countryside'. There is no explanation or assessment in the AoSBR or the Policy to support this change in boundary or the exclusions from it. This is shown on our Figure INF_0414_PL07.
- 2.24 This policy and the eFLP in its entirety are subject to a number of objections and the Council's Officers accept that limited weight should be attributed to it². For the reasons set out in the PSoC, the policy should attract very limited weight.

Scope of this report

- 2.25 This Hearing Statement has been produced as part of the suite of additional information in support of the Appeal.
- 2.26 The aims of this report are as follows:
- Provide a professional opinion with reference to the RfR and in respect of the key matters on the potential landscape and visual impacts of the Proposal;
 - Review of the eFLP draft policy GD3 'Areas of Separation' and its application;
 - Provide comments on any other national and local planning policies relevant to landscape matters.

² Officer Report Page 58, paragraph 3 '*Since there are unresolved objections with specific reference to housing provision and the Areas of Separation, relevant policies including GD3, can only have limited weight in the decision making process*'

Methodology

- 2.27 This Landscape Statement does not represent a full Landscape and Visual Impact Assessment (LVIA) but provides a review of the potential landscape and visual impacts based on my professional experience, site visit and baseline studies. I consider this to be an appropriate level of analysis for the Proposals. My approach is supported by the fact that no LVIA was requested by FBC as part of the original planning application.
- 2.28 My review of landscape and visual impacts has been carried out in accordance with national guidelines contained within the Landscape Character Assessment Guidance (Former Countryside Agency and Scottish Natural Heritage, 2002, plus 2014 update by Natural England)³ and the Guidelines for Landscape and Visual Impact Assessment, Third Edition⁴ ('GLVIA3') published by the Landscape Institute and the Institute of Environmental Management and Assessment in 2013. Our standard assessment methodology is provided for reference in Appendix A.

Site Visits

- 2.29 I visited the Site and the wider landscape on 10th January 2017. Photographs were taken using a Canon EOS 500d (DSLR) camera with 35mm fixed frame lens. Where viewpoints consisted of more than one frame the relevant frames were merged together using Adobe Creative Cloud software.
- 2.30 Views relevant to this Statement are included within the Photo Viewpoints at Figure 5 Appendix E.

³ Former Countryside Agency and Scottish Natural Heritage, 2002, *Landscape Character Assessment Guidance for England and Scotland*, CAX 84F, plus update by Natural England, 2014, *An Approach to Landscape Character Assessment*

⁴ Landscape Institute and Institute of Environmental Management, 2013, *Guidelines for Landscape and Visual Impact Assessment (GLVIA)*, 3rd Edition

3 Landscape and Visual Baseline Conditions

Study Area

- 3.1 Prior to the site visit being carried out a desk based analysis of the site and its surrounding landscape were carried out. As part of this a Computer-Generated Zone of Theoretical Visibility (ZTV⁵) was produced. This can be viewed in Appendix A.
- 3.2 Following the site visit this was refined to a Zone of Visual Influence (ZVI). A ZVI is prepared through site analysis. The ZVI is representative of the views available within the landscape. It illustrates the potential area within the landscape which the development proposals may be visible from when elements such as the topography, trees, hedgerows and buildings are judged to restrict the visibility.
- 3.3 This ZVI also supports the identification of an appropriate Study Area for both the landscape and visual baseline and assessment. The Study Area for the purposes of this Hearing Statement are shown on Figure INF_04_PL04 in Appendix E.

Landscape Baseline

Designations

- 3.4 The Site is not located within any national landscape designation, such as National Park or Area of Outstanding National Beauty.
- 3.5 The Site is currently located within the locally designated 'Countryside Areas' (Policy SP2). This is reviewed within Section 5. A figure showing both the current and emerging Fylde Local Plan designations is provided in Appendix C.

Landscape Character

- 3.6 The Site lies within the 'Lancashire and Amounderness Plain (32)' National Landscape Character Area (NLCA), Natural England 2014. Within the 'Statements of Opportunity' SEO 3 includes:
 - *'Promote the sense of place of the coastal and inland settlements, and protect the remaining rural character of the wider landscape from further loss and change from development pressures. Manage urban fringe development to ensure that it does not negatively impact the rural character of the area, and ensure that all development is of an appropriate type and scale. Provide good green infrastructure links to enhance people's enjoyment of and access to the varied landscapes and valuable recreational assets that the area provides'.*
- 3.7 Within the local landscape, the Site lies within the 'Coastal Plain' wider character area and 'The Fylde 15d' Local Landscape Character Area (LCA), as defined in 'A Landscape Strategy

⁵ A ZTV plan is produced to illustrate the worst case extent of the potential visibility of the Proposal. The ZTV identifies the maximum area over which it is theoretically possible to see some part of the Proposal, but does not take account of screening that may result from vegetation, localised variations in topography and built form. The ZTV is created using a terrain model, which is based on Ordnance Survey (OS) data, modelled with contours at specified intervals.

for Lancashire' the Lancashire County Council Landscape Character Assessment December 2000.

3.8 The Fylde LCA covers the inland areas of the Fylde Coast to the north of the Ribble Estuary. The Site is located centrally towards the southern part of this LCA.

3.9 Its **Key Characteristics** are:

- Gently undulating farmland... between Blackpool to the west of Preston and the M6 corridor...
- ...naturally poorly drained...Field ponds are a particularly characteristic feature of this area and provide important wildlife habitats.
- The predominant land use is dairy farming on improved pasture and lowland sheep farming with a small amount of arable...
- Field size is large and field boundaries are low clipped hawthorn, although hedgerow loss is extensive. Blocks of woodland are characteristic...
- There are many man-made elements; electricity pylons, communication masts and road traffic are all highly visible in the flat landscape'.

3.10 This study makes no comment on the sensitivity of this landscape character area.

The Site

3.11 The Site is a single field compartment of pasture/grassland with an open aspect along the existing development edge, particularly to the northern end, of the cul de sac of Woodlands Close. Two properties on Woodlands Close face directly into the Site otherwise the gable end only of other properties on Woodlands Close face the Site. This part of the boundary is open with a post and rail fence.

3.12 Further south along the eastern boundary, the boundary is predominantly that of rear back gardens with a small number of garages associated with residents along Avenham Place.

3.13 This eastern boundary is relatively 'hard' with very little vegetation or softer elements.

3.14 Mature hedgerows and hedgerow trees form the northern, western and southern boundaries. There are breaks in this hedgerow in places especially to the west.

3.15 The topography falls southwest across the Site with a level change of approximately 7m between the northeast corner and the southwest corner. The nature of the landscape boundaries' features creates an enclosed character to the Site and the open aspect to the east means the Site connects perceptibly and physically to the existing settlement edge. The gently sloping topography allows views across the landscape to the west and provides some visual connection.

3.16 There is a small 'dew' pond in the northern central part of the Site otherwise there are no internal landscape features.

Local Landscape Character

3.17 As identified on Figure INF_0414_PL01 the Study Area for the local landscape comprises the edges of the settlements of Newton, Freckleton, Kirkham and the 'ribbon development' and the landscape between them.

- 3.18 Adjacent to the site boundary to the east is the settlement of Newton with Scales (further referred to as 'Newton'). The settlement is located to the south of Blackpool Road, with a small number of farms located north of the road. Historic maps show that the original settlement formed around the existing southern element of the village (Thames Street and School Lane), which is evident on the ground by the older buildings in this part of the village. It appears that the villages of Newton and Scales were historically separate. Mapping from the mid 1960s show that the village still remained predominantly concentrated around the southern part with some ribbon development up to Blackpool Road and a built connection to Scales.
- 3.19 There is an airfield at Warton, close to the boundary of Freckleton and main roads to the north (Blackpool Road, connecting Newton with Scales to Kirkham), and to the south (Preston New Road, at Freckleton) from which associated noise can be heard and flight activity frequently experienced within this landscape.
- 3.20 There is the sense of continuous development along the Blackpool Road, to the west, with only a perceptible break where the road bypasses around Kirkham and the Dowbridge Road forks to the north. The ribbon development is formed of agricultural and former agricultural uses, residential and small commercial units.
- 3.21 The settlement of Kirkham is a large multi-functional town, with schools, supermarkets, office and commercial and residential development. The historic core of the town is along Moor Street, Poulton Street and Preston Street. Residential development has grown along the town's extremities, to the east merging with Dowbridge, south to the Bypass and beyond the railway line to the north. This is punctuated with Business Parks, Schools and Industrial Estates.
- 3.22 The town of Kirkham and the group of houses to the south known as Higher Ho have become merged due to HMP Kirkham on the former RAF site and intervening light industry.
- 3.23 The open 'undeveloped' landscape to the south of Blackpool Road is typical of the LCA, undulating with a shallow valley to the Dow Brook towards the central portion of this area. The grazing/pastoral fields are generally small in size and regular in pattern with some deviations in relation to topographical changes. The boundaries are commonly hedgerow with a few mature trees and there are a number of 'dew' ponds located centrally to these fields. The landscape pattern remains largely intact with reference to the historic maps.
- 3.24 In accordance with the LCA, although there are pockets of tranquillity and a perception of a more rural landscape setting along the route of the footpath and the rural roads in the intervening landscape, the general experience of the landscape is active and busy due to the varying surrounding land uses including the pylons which cross the landscape, the residential edges of the settlements and the noise from the airport and surrounding roads.
- 3.25 Although the landscape is open, topography and vegetation reduce views and make the experience one of a small-scale landscape.

Public Rights of Way

- 3.26 There are no Public Rights of Way (PRoW) in the Site. There are limited PRoW in the local landscape and the identified study area. The site visit and baseline studies have identified three routes, the Bridleway 5-9-BW 16 to the west of the Site which runs from Lower Lane, at

Higher House, east then west to join to the southern section of Lower Lane, Bridleway 5-9-FP 5 which runs southwest from Thames Street in Newton with Scales and PRow 5-9-FP 2 to the north of Blackpool Road, off New Hey Lane. These routes are shown in Appendix C.

Landscape Sensitivity

- 3.27 I consider that the local landscape has some value in terms of the recreational opportunities for residents provided by the PRow and rural roads and the countryside outlook it provides. Some of the elements such as the pockets of more rural landscape and the features of the topography are sensitive to change from the Proposal however the landscape is not distinctive or uncommon in the area. The susceptibility of the local landscape character is reduced due to the busy and active landscape setting, the dominant residential edges to the settlements and features such as pylons and I consider that the sensitivity of the Site and the local landscape character to the Proposal is no more than 'medium'.

Landscape Receptors

- 3.28 Considering the information outlined above the key landscape receptors that the Proposal would have impact on are (with reference to the RFR):
- The Landscape Character of the Site; and
 - The Landscape Character of the immediately surrounding area.
- 3.29 The impact on these landscape receptors is discussed in Section 5.

Visual Baseline

- 3.30 Following the site visit and the ZVI, I consider that the Site is predominantly visible from local (as opposed to wider) public vantage points which include views from the identified PRow to the west, south and north, rural lanes in the intervening landscape and the roads on the edge of the surrounding settlements. Some private residential properties on Woodlands Close and a small number of the properties to the east have views of the Site and the Proposal. Residential properties to the west and northwest on the edge of Kirkham and Higher Ho may have views of the Site and the Proposal. These potentially sensitive receptors are described in more detail below.
- 3.31 From the north, receptors include the public right of way 5-9-FP 2 which runs north – south over rising ground to the north of the Site.
- 3.32 From the northwest, receptors include vehicular, residential and pedestrian users of Blackpool Road, the B5192 and Manor Drive. Views are transient, glimpsed and/or limited due to the nature of the receptor and the intervening features, such as the roads, pylons and vegetation. Receptors include private properties and people at work from locations along these roads.
- 3.33 From the west, receptors include road users of Parrox Lane, a rural lane, users of bridleway 5-9-BW 16, vehicular and pedestrian users of Freckleton Road, Kirkham Road and Lower Lane along with some private properties and farmsteads.
- 3.34 From the southwest, receptors include users of Lower Lane and public rights of way 5-5-FP 4 and 5-5-FP 2. These receptors are at a distance of 1km or beyond.

- 3.35 From the south, receptors include users of the bridleway 5-9-FP 5 and users and private properties of Oak Lane.
- 3.36 In summary, the key visual receptors analysed as part of this Statement include:
- Users of public footpaths within the local landscape;
 - Users of roads and lanes within the local landscape;
 - Residents to the immediate Site boundary on Woodlands Close, Highgate Close and Avenham Place;
 - Properties in the local landscape at Manor Drive to the north of Kirkham Bypass and those found to the edge of Kirkham on Kirkham Road and Lower Lane.
- 3.37 Having visited the Site and the surrounding landscape, I consider that while parts of the Site may be partially visible from the north, west and southwest, the general visibility of the Site is relatively limited and affects a small number of permanent visual receptors due to the topography and intervening vegetation on the Site's boundary and within the wider landscape. Several of the visual receptors are users of the local road network and experience only transient views which are not continuous.
- 3.38 The impact on the identified visual receptors is analysed in Section 5.

4 The Proposal

Introduction

- 4.1 The Proposal application/appeal is in outline, meaning that the proposed site layout plan is only indicative and demonstrates how the Site could potentially be developed. Therefore, the proposed site layout does not necessarily represent the final layout of the development and the Appeal is for the principle of development on the Site, and how it is accessed only. All future details of the development, including the final layout and landscaping, would be agreed in a reserved matters application, should an outline planning permission be granted. It should be noted that the submitted masterplan was developed through discussion with the relevant officers as part of the pre-application process. The Indicative Layout Plan proposes an area of undeveloped land to the northern extent of the Site to continue the perceived break in development from along Blackpool Road. The inclusion of this space was in direct response to discussions between the applicant and LPA during the application process. (Appendix G)
- 4.2 To illustrate the current proposed site layout, an Indicative Layout Plan 1610 001 rev 03 has been prepared (see Appendix D), illustrating the extent of the retained landscape features, plus areas of proposed open space and the proposed landscaped buffer areas.
- 4.3 The application boundary of 2.8ha presents the opportunity to develop 50 dwellings within an area of approximately 1.9ha. An overall density of 18dph provides a low density development which is lower than the current overall density to those properties to the east of the Site, within Newton with Scales. The layout allows an area of approximately 25-30% for public open space and landscaped buffer to the existing northern and western boundaries.
- 4.4 The Site access is proposed to link from the existing settlement at Woodlands Close including road carriageway and the extension of the existing pedestrian footpath which currently terminates adjacent to 6 Woodlands Close. Opposite those properties which face directly into the Site will be a landscaped area of Public Open Space (POS) (recognising the sensitive residential receptors and their current view across a green field) whilst retaining and enhancing the pond and providing an area of POS for both the future and existing residents.
- 4.5 The design includes a central spine road, which follows the existing topography of the Site, with properties to the east running back to back with the existing domestic back gardens (to local standards to mitigate any potential overlooking). To the west, the illustrative layout is for several private drives which results in limited built form along the western, more rural boundary. This layout responds to the existing settlement structure whilst taking the opportunity to reduce the current hard edge to the village created by the rear boundaries of existing domestic properties.
- 4.6 Along this western boundary, the existing hedgerow will be conserved and enhanced to retain the identified ecological corridor and assimilate the Proposal into the wider landscape setting.
- 4.7 The Proposal also includes enhanced wild flower grassland within the POS which would aid increased site biodiversity overall.

- 4.8 SUDs and drainage proposals would include utilising the existing site pond with increased capacity as necessary.
- 4.9 Finally, the proposed layout responds to the request of the LPA to provide a buffer of undeveloped land to the northern extent of the Site allowing the perceived break in development from along Blackpool Road and PRow 5-9-FP 2, both to the north of the site.

5 Review of Landscape and Visual Impacts

Introduction

- 5.1 In this section I analyse the landscape and visual effects of the Proposal in line with the appended methodology.
- 5.2 The Proposals are set out in Section 4 of this Statement and this analysis addresses the Illustrative Masterplan.
- 5.3 The consideration of the Proposal's landscape and visual impact must take account of the landscape mitigation measures currently proposed in outline form and the general design considerations, such as the proposed density, open space provision and existing retained landscape features including the boundary vegetation. Those measures can all be secured through planning conditions and reserved matters approvals.

Landscape Impacts

- 5.4 As established within Section 3, the Site itself is a greenfield grazing site on the edge of the settlement of Newton, which, apart from the dew pond, is devoid of internal landscape features. Although it provides a pleasant outlook for some residents, the Site is not distinctive or uncommon.
- 5.5 The local landscape is active with varying land uses including residential, roads, farmsteads and grazing, local industry and national facilities such as the HMP Kirkham and pylons traversing the landscape. There are pockets of tranquillity and a perception of a more rural setting in parts. The activity from the surrounding roads and the airport have an impact on this tranquillity. The character of the local landscape is strongly influenced by residential built form, infrastructure and roads and the activity associated with them.
- 5.6 I consider the Site and the local landscape to generally have a medium sensitivity to the Proposals. Regarding the impact on the Site and the local landscape character, my analysis is as follows.

Effects on the Site

- 5.7 Self-evidently, there will be direct effects upon the Site itself, most significantly from the loss of the greenfield and the change to residential, however the pond and hedgerows will remain intact and will be enhanced through the Landscape Strategy.
- 5.8 The Proposals will have a permanent effect on the Site and will cause a noticeable change to the existing landscape of the Site. The boundary to the east is currently 'hard' due to the boundary treatments to the domestic residential properties, and the open nature of the northeast aspect allow quite clear views particular of the gable ends to Woodlands Close. The enhancements along the western boundary, the POS around the pond and the proposed landscape through the whole development will assimilate not only the Proposal but also the existing residential edge into the local landscape.
- 5.9 I consider the Proposal will have a medium magnitude of effect on the Site.

Effects on the Local Landscape Character

- 5.10 The existing settlement edges, the surrounding busy and active landscape and the 'manmade' features such as pylons, roads and the airport mean the character of the local area is that of a rural area with strong urban and suburban influences. The proposals are characteristic of the surrounding local landscape (which includes built development associated with Newton and Kirkham). Due to the undulating topography and the intervening vegetation restricting the perceptual and actual impacts on the local landscape character, the Proposal would cause only a small notable change in the local landscape experienced in relatively close proximity to the Site itself. Therefore, the magnitude of effect on local landscape character is no more than low.
- 5.11 The scheme also brings landscape enhancements, such as SUDs facilities, areas of new native planting which would safeguard the existing boundary hedgerows, plus areas of ornamental planting to the open space areas and a proposed area of wildflower grassland which would contribute to increasing the Site's overall biodiversity. The proposed landscape strategy further assimilates the proposals into the landscape and contributes to the softening of the existing edge, particularly on Woodlands Close.

Conclusions on Impacts on Landscape Character

- 5.12 Accordingly, I am of the opinion that the Proposals will have an overall Minor Effect on local landscape character. Although it is a permanent change, the Proposal is appropriate in landscape character terms and the change is barely perceptible. The development does not affect key characteristics of the landscape and any more tranquil parts of the landscape will remain intact.

Visual Impacts

- 5.13 A series of 12 representative viewpoints (Appendix E) are utilised to demonstrate the visual envelope of the Site. The photographs show that other than a limited number of peripheral properties, there are no significant full views of the Site from more distant identified receptors.
- 5.14 These photographs and the field survey have established that the Site and Proposals are experienced by receptors within a local geographical area. Those key visual receptors that the Proposal would have an impact upon are:
- Users of public footpaths within the local landscape;
 - Users of roads and lanes within the local landscape;
 - Residents to the immediate site boundary on Woodlands Close, Highgate Close and Avenham Place.
 - Properties in the local landscape at Manor Drive to the north of Kirkham Bypass and those found to the edge of Kirkham on Kirkham Road and Lower Lane.

Residential Receptors

- 5.15 Residents of properties on Woodlands Close (VP 01 and 02), directly to the east of the Site, would be subject to the greatest degree of change as their current open outlook, albeit open to the extent of the field boundary hedgerow situated to the western edge of the Site, would

become populated with new development. There are few properties which directly face the Site; most have a rear or side facing aspect. The initial major adverse effect to these properties during construction would decrease slightly on completion and over time as the development and associated landscape matures. However these high sensitivity receptors will experience a high magnitude of effect resulting in a Major Adverse Significance of Effect.

- 5.16 Residents of the immediately surrounding streets (VP 03) are less sensitive to the development as even those experiencing views of the Proposals do so in the context of existing residential built form and therefore experience a Medium Magnitude of Effect which results in a Major Adverse Significance of Effect.
- 5.17 These receptors are limited to a relatively small number in the context of Newton with Scales and the surrounding residential areas.
- 5.18 The residents of Manor Drive, to the north of Blackpool Road/Kirkham Bypass, and of Lower Lane in Higher Ho, to the south of Blackpool Road (VP 09, 10 and 11) currently view the residential edge of Newton with Scales over the Blackpool Road or within the context of a busy landscape, featuring pylons, office units and residential built form. The views are intermittent due to the intervening topography and vegetation and not experienced by many receptors. Although they remain a high sensitivity receptor, the change in their view is low as it results in a small change in the view, barely perceptible once complete, of the type, scale and nature common within the view. This is judged as being a Moderate Adverse Significance of Effect during construction however on completion and once the implemented landscape matures there is likely to be a Negligible Significance of Effect. The residents of Greenbank Farm and Freshfields Farm, (VP 08) will experience a similar view.

Users of Public Rights of Way

- 5.19 Walkers and users of Bridleway 5-5-BW 16 (VP 06, 07, 08 and 09) to the west of the Site currently experience intermittent and glimpsed views of the Site due to the intervening topography and vegetation. Although the users of the bridleway have general interest in their surroundings and the access to the countryside is a valuable local recreational resource, the Site is not the focus of the view. Where available the views are wide and although predominantly of the landscape between the settlement edges, built residential edge is visible in the whole view, as well as pylons, vehicles on the Blackpool Road and a communication transmitter. Users of the Footpath 5-9-FP 5 (VP 04) currently experience an open but not far reaching view across the open land between the settlements. The built edge of Newton with Scales is visible in the fore and mid ground of the view, along with the pylons crossing the centre of the view. There are glimpsed views of some of the properties on the eastern boundary of the Site, through the existing vegetation. I consider that the users of these two routes have a medium sensitivity to the Proposals.
- 5.20 During construction, the users will be aware of the Proposals but on completion, in part due to the intervening topography and the existing vegetation, proximity to the Site, the existing context and the proposed mitigation assimilating the Proposal in to the landscape, the change will be low and the resulting significance of the effects is Minor. The Proposal will not break the existing tree line and only the southern part of the development is likely to be visible.

- 5.21 The users of the PRoW to the north on 5-9-FP 2 (VP 12) currently look south towards the Site across a grazing field and the Blackpool Road. The view is close range, foreshortened by the road, the built form on the edge of Newton with Scales and the 'ribbon development'. The centre of the view, looking at the break between Kirkham and the ribbon development, is open for a small portion and there are slightly longer views available. The view is 'busy' with the Blackpool Road and associated elements such as telegraph poles and the built settlement edges including commercial units. The edge of the Site is lined along the road with mature trees. Although this route has some local value users currently experience a range of components (rural and urban) within an active landscape and therefore has a medium sensitivity to the Proposal.
- 5.22 The development proposals provide for an area of POS to the northern end of the Site and although there will be views of the elements associated with construction, on completion there will be little change in the view due to the mitigation proposed and the offset of the built form from the northern boundary, resulting in a low level of change and a Minor Significance of Effect.

Users of the Local Roads and Lanes

- 5.23 Visual impacts were assessed along Blackpool Road, the main road north of the Site, Freckleton Road, Kirkham Road and Lower Lane to the extent of the study area to the west and Parrox Lane, a rural country lane within the more rural landscape to the west of the Site.
- 5.24 Blackpool Road (which becomes Kirkham Bypass) is a fast-moving route and views are transient and glimpsed occasionally over and through a mature hedgerow boundary and built form of the ribbon development. Existing vegetation and the topography of the intervening landscape mitigate views which will be further reduced once the landscape strategy has been implemented and matured. The road users are judged to have a low sensitivity to development and will experience very little change to their views as a result of the Proposal, judged to be negligible.
- 5.25 Users of Freckleton Road, Kirkham Road Lower Lane (VP10) currently experience a range of uses as they journey along the route, including commercial units, a prison and residential development. The built development is predominantly to the west with the more open and rural aspect to the east. Despite the landscape to the east being more rural the built and active elements of the landscape are still apparent, such as the built edges of Kirkham and Newton with Scales, the pylons and Blackpool Road. The users of these roads are judged to have a low sensitivity to the development. Due to the intervening topography, the experience of the existing land uses and built development and the proposed mitigation these visual receptors will experience a low change to their view and a Minor Significance of Effect.
- 5.26 The users of Parrox Lane are located within the more tranquil and less active part of the local landscape, however these visual receptors will predominantly be road users and currently experience the built edge of Newton with Scales, above existing field hedgerows and directly where there are breaks in the boundaries. I consider there is some recreational value of the route for users but overall it has a low sensitivity to the Proposal.
- 5.27 Views of the Proposal would be restricted by the proposed mitigation along the Site's western and southern boundaries, the existing vegetation along the lane's eastern boundary and the

intervening topography. However, it is likely that as the landscape mitigation matures only rooftops from the Proposal will be visible. The context of the view is in part the built settlement edge and this will not change. In parts, it will be improved as the field boundaries will be gapped up as part of the mitigation proposals. This will result, in my opinion, in medium change in the view and a Minor Significance of Effect.

Conclusions on Visual Impact

- 5.28 Overall and considering the mitigation presented on the Illustrative Masterplan, the residential visual receptors will experience a major adverse impact from the Proposal however this effects a limited number of visual receptors, directly adjacent to the Site or in the immediate surrounding area. The majority of residents within the study area will experience limited or no change in their view.
- 5.29 Due to the intervening topography, the context of the visual experience within the limited study area and the existing and proposed vegetation the majority of visual receptors will experience an overall significance of visual impact no higher than Minor Adverse.

6 Performance against Planning Policy

6.1 The Planning Statement responds fully to the issues pertaining to planning policy. In support of this I outline how I consider the Proposals perform in landscape and visual terms against relevant policies.

NPPF

6.2 The relevant paragraphs of the NPPF as referred to in the RfR are in relation to the core planning principle of recognising the intrinsic character of different areas, responding to the local character and identity of the local surroundings and conserving and enhancing the natural environment.

6.3 As set out below, with reference to the FBC Local Plan Policies, the Proposal is in line with the principles set out in the NPPF.

6.4 Regarding Paragraph 109 of the NPPF, I consider that this landscape does not qualify as a 'valued landscape'. The Inspector on a recent Appeal decision⁶ stated that 'The *Framework* does not define what is a valued landscape for the purposes of applying paragraph 109. The range of factors set out in Box 5.1 of GLVIA3 are generally agreed to influence value, and may be useful in determining whether a landscape is a valued landscape, but the concepts are not synonymous. However, GLVIA3 does assist in defining what 'landscape' is'⁷

6.5 The Inspector found that the 'more helpful' approach to assessing the landscape was through considering the Site and the wider area against the factors in Box 5.1 and then assessing both the Site itself and its role or value within the wider area. This is consistent with the approach in my Proof.

6.6 I have already assessed (paragraph 3.27) that this landscape is quite typical of the LCA and has some elements of more rural landscape, however it is generally a busy landscape with dominant residential edges and suburban features and is not distinctive or uncommon in the area. The footpath network is relatively limited within the local area and although there is a local value attributed to them, the nature of the undulating topography and the intervening vegetation result in limited views, glimpsed at most of the appeal proposals, set against the context of suburban development. Based on this assessment I find that this is not a valued landscape for the purposes of applying paragraph 109 of the *Framework*.

Local Planning Policy

Policy HL2 Housing

6.7 In relation to landscape and visual matters, the purpose of this policy is to set out the requirements of new housing development, to ensure it is in keeping with the character of the

⁶ APP/X2410/W/15/3028159 Land south of Nanpantan Road, Loughborough, Leicestershire

⁷ Above reference, paragraph 18

locality, is sustainable, maintains and enhances biodiversity and is of an appropriate scale and mass in relation to the surrounding residential properties.

- 6.8 The Indicative Layout Plan demonstrates a layout which is sensitive to the character, scale and density of the settlement patterns of Newton with Scales. The scheme is an appropriate density and is suitable in terms of scale and massing. Proposals include two substantial areas of strategically located POS, the retention of and improvements to the pond located within the Site and enhancements to the existing hedgerows which contribute to the biodiversity of the Site. Therefore, I consider that the Proposal is compliant with this policy in terms of landscape and visual matters.

Policy EP10 Building Design and Landscape Character

- 6.9 This policy endeavours to protect distinct character and important habitats of FBC and ensure that new development responds to the character of the defined landscape and is compatible with the LLS.
- 6.10 The development seeks to minimise the impact on the existing landscape features of merit which are typical of the defined landscape character as set out in paragraphs 3.9 of this Statement and includes the boundary vegetation and existing field pond. These elements are retained and enhanced through the proposals. The topography of the Site is unaltered through the development proposals and the local landscape features are unaffected. There is a local loss of the grazing/pastoral land within the Site itself.
- 6.11 Despite the loss of the grazing land, the Proposal is broadly compatible with the LLS and therefore compliant in landscape and visual terms.

Policy EP11 Landscape Character

- 6.12 Following on from the above policy, EP11 sets out to ensure new developments are in keeping with the historical and vernacular qualities of the landscape character types and are high quality design.
- 6.13 Further to the judgement I make above, and recognising that this is an outline planning application and all matters of detail, including building materials, will be dealt with through conditions or reserved matters, I consider the Proposal to be compliant with this policy.

Emerging Planning Policy

Policy GD3 Areas of Separation

- 6.14 For the reasons set out in the Planning Statement of Case and in support of the Officers Report⁸, this draft policy attracts very limited weight.
- 6.15 Nonetheless, FBC's RfR states that, '*the proposed development of this site would result in **substantial harm to the setting of Newton as a rural village**, and would **extend development of the village in a westerly direction when viewed from Blackpool Road**, which would **result in a coalescence of Newton with the***

⁸ Reference where previously quoted

peripheral development around Kirkham. *This is a detrimental impact on the separation between the settlements that provides their distinctive character as two separate settlements and will conflict with policy GD3 of the emerging FLP to 2032...’.*

- 6.16 The emerging policy states that the AoS is ‘**designed to preserve the character and distinctiveness of individual settlements by restricting development that would result in coalescence of two distinct and separate settlements’**. The Proposal should be assessed in terms of its impact upon this function.
- 6.17 Through the RfR, FBC have stated that the ways in which this development compromises that function is:
- by causing substantial harm to the setting of the village of Newton as a rural village; and
 - by extending development of the village in a westerly direction when viewed from Blackpool Road.
- 6.18 Through an analysis of the landscape character of the study area, I have established that the Proposal is not out of character with local landscape character, which, in this location includes the settlement of Newton. The settlement of Newton is not distinctive and contributes to the overall landscape character of the local area. Residential development is a significant feature of that area. The landscape character analysis concludes that there is only a small notable impact on the local landscape character from the Proposal, experienced in relatively close proximity to the Site itself. There is no direct impact on physical features in the local landscape such as topography and land use types. The perceptual elements of the landscape through qualities such as tranquillity, openness and a rural experience, which have already been compromised to an extent through the pylons, roads, and surrounding land uses, suffer no significant harm as a result of the Proposal.
- 6.19 Therefore, I judge that there is no substantial harm to the setting of the village of Newton.
- 6.20 The Proposal does represent a relatively minor extension of the village in a westerly direction in the simplest physical sense. However, it does not lead to either actual or perceived coalescence of Newton with Scales and Kirkham. As for perceived coalescence, the RfR refers to the extension of development westwards when viewed from Blackpool Road. The visual analysis within this Statement has found that users of Blackpool Road will experience very little change as a result of the Proposal due to the mature boundary hedgerow, existing vegetation and topography and the proposed landscape mitigation.
- 6.21 Overall the visual impact of the Proposal on visual receptors throughout the study area is considered to be no higher than Minor Adverse in the study area. The visual analysis confirms my view that there will be no perceived (or actual) coalescence of Newton with Scales and Kirkham.
- 6.22 In conclusion, I find that the development does not result in a physical or visual impact on the character and distinctiveness of the settlement of Newton with Scales and the peripheral development around Kirkham and that due to the very limited physical reduction in the currently undesignated gap, the limited intervisibility and the effect of the proposed mitigation, there is no perceived or physical coalescence of settlements. Therefore, the Proposal is not contrary to the emerging policy.

- 6.23 This opinion is supported by the Officer's Report which states that *'irrespective of the weight applicable to Policy GD3⁹, it is considered that the development would not result in the coalescence of Newton with Kirkham'¹⁰.*

ENV1 Landscape

- 6.24 This policy sets out the requirements of development to have regard to the visual impact within its landscape context and establishes criteria against which it will be assessed.
- 6.25 The proposals meet the required criteria as they:
- Provide a landscape buffer to the northern end of the Site and enhance the existing boundaries to the west and south which assimilate the Proposal into the surrounding landscape and contribute to the lack of visual impact;
 - Conserve and enhance the pond in the Site and the existing boundary hedgerows;
 - No features within the Site are lost as a result of the proposals, however the landscape strategy allows for new areas of wildflower planting to improve the biodiversity opportunities; and
 - Providing for native planting where possible, appropriate and agreed with FBC as part of any reserved matters application, along with a management plan for the ongoing maintenance of the Site.
- 6.26 As stated in the supporting policy text, new development often introduces hard edges into a rural landscape, however as a result of the landscape strategy providing a much-enhanced western boundary there will be a reduction in the hard edge of Woodlands Close currently visible and experienced in the study area. This is further supported by the Officer Report which states that *'the proposal provides for an outward facing development with retained trees/hedgerows acting as a soft barrier to assimilate the proposals into the countryside setting, enhancing the appearance of the village edge when compared to the existing'¹¹.*
- 6.27 As the Proposal retains and enhances the features of the Site such as the hedgerows and ponds there is no loss of those identified wildlife habitats and no threat to the function of the landscape.
- 6.28 I consider that the Proposal is in accordance with emerging Policy ENV1.

⁹ The Officers report previously advises that limited weight should be applied.

¹⁰ Officer report page 58, paragraph 4.

¹¹ Officer report page 58, paragraph 2.

7 Summary and Conclusions

- 7.1 The Site is located on the western edge of the settlement of Newton with Scales. The most sensitive parts of the Site and the local landscape are the green field nature of the Site itself and the pockets of more rural character in the surrounding landscape. Those character features most sensitive to change are the undulating topography and intact field pattern along with the ponds, hedgerows and trees. The landscape is not designated and is not out of the ordinary or uncommon in the area. It does not fulfil the suggested criteria for a 'valued landscape' in reference to the Framework and paragraph 109.
- 7.2 While I consider that these are elements of the landscape which are sensitive to change, overall I consider the landscape to have a 'medium' sensitivity.
- 7.3 The Proposal is low density and retains the pond (within the Site) enhancing it as part of an area of POS located around the access point. The existing boundary hedgerows and trees are conserved alongside a scheme of mitigation which provides additional boundary planting particularly to the north, west and southern boundaries.
- 7.4 I am of the opinion that the impacts of the Proposal would be no more than of a Minor Significance.
- 7.5 In terms of visual receptors, although the Site is clearly visible from some receptors on Woodlands Close and the immediately adjacent street, the general visibility of the Site is relatively limited and effects a small number of receptors, primarily along the Bridleway 5-5 BW 16 to the west of the Site, footpath 5-9 FP 5 to the south east of the site, users of Blackpool Road, Parrox Lane and Lower Lane and the residents in the local landscape at Kirkham.
- 7.6 For the residents of Woodlands Close the visual change will be High and of Major Significance. However, the majority of residential receptors will experience limited or no change in their view.
- 7.7 The users of the PRow and local roads will experience limited and glimpsed change to their view as a result of the Proposals due to the intervening topography, the context of the visual experience within a limited study area and considering the existing vegetation and the proposal landscape strategy the overall Significance of Visual Effect will be no higher than Minor Adverse.
- 7.8 In terms of policy the Proposals consider the impacts upon the character of the locality and visual effect of the proposed development as set out in Policies HL2, EP10 and EP11 of the adopted Local Plan and emerging Policies GD3 and ENV.
- 7.9 Therefore, I find that the Proposals do not have a significant detrimental visual impact on the landscape character of the area and will not be highly visible from a large number of receptors both wide and localised. The development will not be a very dominant feature in the local landscape and the landscape character would not be harmed to the detriment of the enjoyment of the countryside by all users. I do not consider that the proposed development of the Site would result in substantial harm to the setting of Newton as a rural village and the

development of the Site would not result in the perception of coalescence between Newton and the ribbon development when viewed from Blackpool Road.

Appendices

Appendix A - Influence Standard Assessment Methodology

Appendix B - Relevant Local Planning Policy Extracts

Appendix C - Appeal Decision – Land south of Nanpantan Road

Appendix D - Indicative Layout Plan 1610 001 Rev 03

Appendix E -

Supporting Figures

INF_NO414_PL01	Site Location with ZTV
INF_NO414_PL02	Topography Plan
INF_NO414_PL03	Planning Policies Plan
INF_NO414_PL04	Photo Viewpoint Location Plan with Landscape Constraints
INF_NO414_VP01-12	Photo Viewpoints
INF_NO414_PL06	Physical Constraints Plan
INF_NO414_PL07	Area of Separation Plan

Appendix F - Historic Mapping

Appendix G - Email conversation between Hollins Land and FBC

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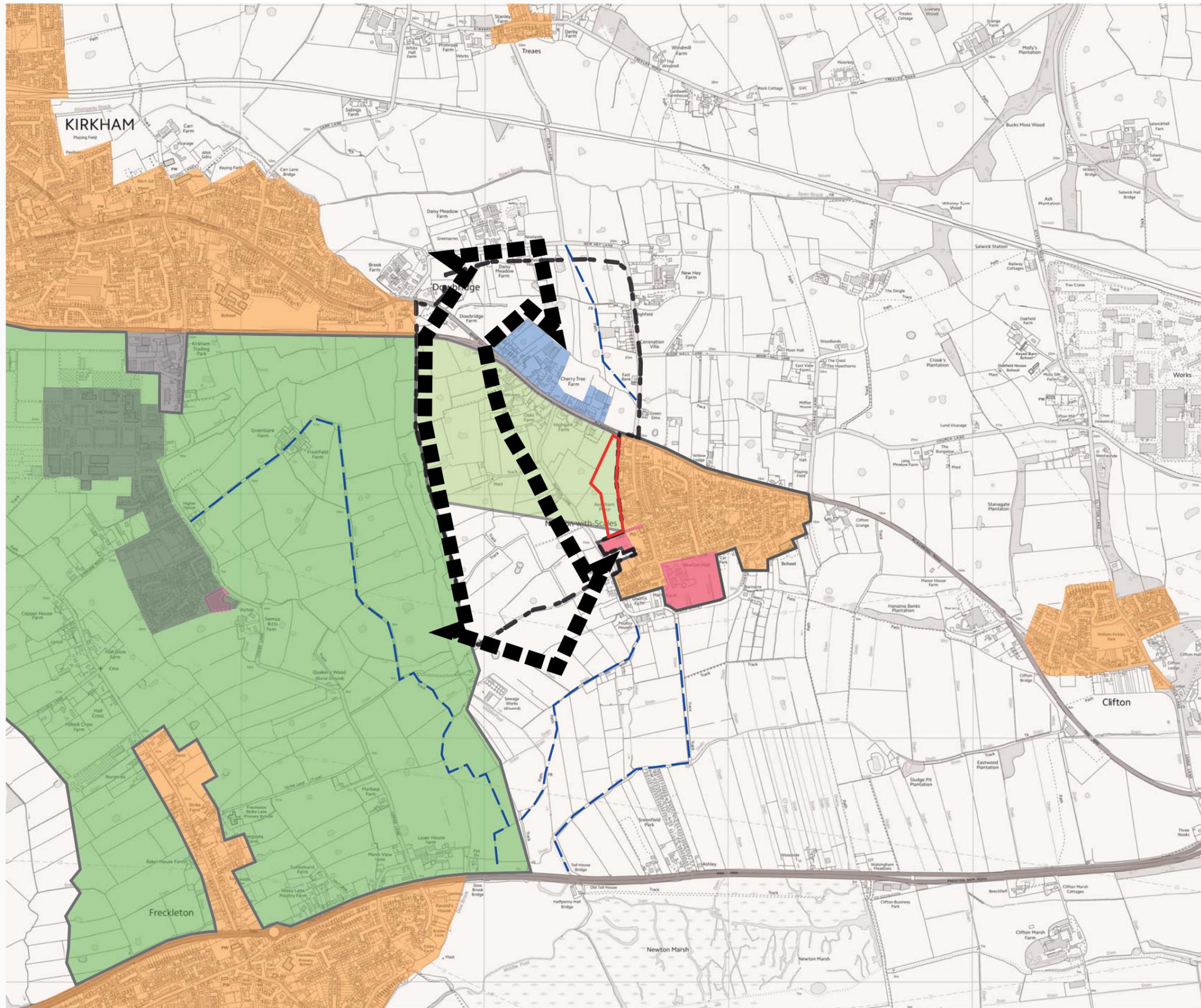
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Appendix 6



Legend

- Application Site
- Emerging Local Plan Policy**
- Green Belt
- Limits of Development
- Non-strategic Housing Sites
- Area of Separation
- Area of Separation (as assessed in the AoS background paper 2014)
- Zones of Visual Influence
- Ribbon Development
- Settlement Areas
- Influence Assessed Strategic Gap
- PRoWs

Representative Zone of Visual Influence (ZVI) prepared through site analysis. The ZVI illustrates the potential area within the landscape which the development proposals may be visible from when elements such as the topography, trees, hedgerows and buildings are judged to restrict the visibility. Additional views may occur outside the ZVI, although the significance of these potential receptors has decreased due to distance or elements which filter or restrict this view.



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PROJECT
Woodlands Close, Newton with Scales

CLIENT
Hollins Strategic Land

TITLE
STRATEGIC GAP PLAN

STATUS	ISSUE	DATE	MARCH 2017
SCALE	NTS	CHECKED	
DRAWN	PmJ		

JOB NO:	DWG NO:	REV NO:	ORIGINAL SIZE
N0414	PL010	-	A3

