

Committee Report**Date: 03.04.2024****Item Number 01****Application Number** 23/00500/LMAJ**Proposal** **Creation of new training ground and academy facilities for Blackpool Football Club, consisting of the erection of a two-storey training facility building, indoor pitch, single storey groundstaff facility building, single storey ancillary building, single storey store building, and creation of 10 outdoor pitches, along with associated infrastructure including floodlighting, on-site parking, hardstanding, footpaths, fencing, engineering works and the creation of a new access off Streeton Road.****Location** **Land Off Steeton Road And Garstang Road West Blackpool FY3 7NZ****Applicant** **Blackpool Football Club Stadium****Correspondence Address** **c/o Mr Daniel Hughes
2 Lockside Office Park Lockside Road Preston PR2 2YS****Recommendation** **Permit****REPORT OF THE HEAD OF PLANNING SERVICES****CASE OFFICER - Mr Rob Clewes**

Site Notice Date: 11.07.2023

Press Notice Date: 21.06.2023

1.0 INTRODUCTION

1.1 This application is presented to Planning Committee at the request of Councillor Roger Berry citing concerns in relation to the scale, size and impact of the proposed development on the Green Belt. A site visit is recommended to enable members to understand the site context beyond the plans submitted and site photographs taken by the Case Officer.

2.0 SITE DESCRIPTION AND LOCATION

2.1 The application site comprises of numerous fields totalling an area of 35.40 hectares and lies between the settlements of Poulton and Blackpool. The entirety of the area is allocated as Green Belt (Parcel 24) as designated in the adopted Wyre Borough Local Plan. Running through the site are two Public Rights of Ways (PROW) FP20-20-11, which runs north-south through the site, and FP20-20-10 which runs west into the site from the east and connects with FP20-20-11.

- 2.2 To the west of the site is the Grange Park housing estate which forms the eastern most edge of the Blackpool Council district boundary. To the east is the settlement of Poulton and the Poulton Plaiz Leisure Park to the north. To the south are further fields and other land leading down to Normoss Road. Adjacent to the southern side of the site is the Benedict Drive housing estate.
- 2.3 Within the site are two Biological Heritage Sites (BHS), the Dinmore Avenue Swamp and Fields (adjacent Steeton Road) and the Poulton-le-Fylde Pond Cluster which consists of five ponds situated throughout the site. Running through the site in a south-north direction is an Environment Agency (EA) main river (Horsebridge Dyke).

3.0 THE PROPOSAL

- 3.1 The proposed development is for the change of use of land to a training ground and academy complex for Blackpool Football Club. The development includes the erection of a two-storey training facility building along with an indoor pitch, single storey groundstaff facility building, single storey ancillary building, single storey store building, and creation of 10 outdoor pitches, along with associated infrastructure including floodlighting, on-site parking, hardstanding, footpaths, fencing, engineering works and the creation of a new access off Steeton Road.
- 3.2 The two-storey training facility building provides 2672sqm of floor space and has an irregular foot print. The overall height of the building is 11.7m and It is situated towards to the centre of the site. Its appearance is contemporary with a range of materials proposed including timber and metal cladding, brick and glazing.
- 3.3 The indoor pitch is covered by a dome which measures 67m by 57m and is 14.5m high at its highest point. The indoor pitch is situated to the west of the site adjacent Steeton Road.
- 3.4 The remaining ancillary buildings are small and situated adjacent the first team pitches to the south and east of the Main training facility building. The ground staff building is single storey with an overall height of 4.8m and a foot print of 14.6m by 24.5m situated to the south of Pitch 6. The First team store is single storey with an overall height of 3.4m and a foot print of 5m by 4.5m situated immediately to the east of Pitch 3. The ancillary building is single storey with an overall height of 3.3m and foot print of 10.7m by 4.5m situated to the north of Pitch 3.
- 3.5 The proposed car park has space for up to 120 parking spaces with the access to the site coming off Steeton Road. It is situated adjacent to the western boundary of the site to the southwest of the main training facility building. Two of the pitches are to be floodlit. These pitches are the ones immediately to the north (Pitch 1) of the main training facility building and the one to the east (Pitch 6). Fencing within the site will comprise of 3m high weldmesh security fencing around the 1st Team Training area (this being the pitches to the south of the training facility building and the Indoor pitch), a mix of 6m high and 3m high weldmesh fence around Pitch 6. Six of the remaining pitches will have 6m high ball stopping netting. The two northern most pitches will have no means of enclosure. There is no perimeter fence around the site and landscaping is proposed to act as a natural demarcation for the site as a whole.

- 3.6 The proposed new areas of landscaping are in and around the site consisting of native trees, hedges and scrub. Much of this is to act as the perimeter to the site. In areas where no development is taking place much of this land is to be converted to wildflower meadow.
- 3.7 The proposal also requires the permanent diversion of the existing Public Right of Way (PRoW) FP20-20-11 so that it follows the southern boundary of the site and then connecting back with FP20-20-10 which remains unaffected. The northern section of FP20-20-11 that runs through the site will also remain unaffected.
- 3.8 In terms of the use of the site it is proposed to serve Blackpool Football Club only and there will be no 'public access' to the site by way of use of the facilities. The facilities are dedicated to the club's players and staff along with those of the academy and the Blackpool Football Club Community Trust.

4.0 RELEVANT PLANNING HISTORY

- 4.1 None

5.0 PLANNING POLICY

- 5.1 ADOPTED WYRE BOROUGH LOCAL PLAN 2011-2031) (INCORPORATING PARTIAL UPDATE OF 2022) AND BARTON NEIGHBOURHOOD PLAN (2019-2030)

- 5.1.1 The Wyre Local Plan (2011-2031) (incorporating partial update of 2022) (WLPPU31) was adopted on 26 January 2023 and forms the development plan for Wyre. The Barton Neighbourhood Plan (2019-2030) was adopted on 30 November 2023 and forms part of the development plan for Wyre, where decisions are made within the Barton Neighbourhood area. To the extent that development plan policies are material to the application, and in accordance with the provisions of section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 the decision must be taken in accordance with the development plan unless there are material considerations that indicate otherwise.

- 5.1.2 The following policies contained within the WLPPU 2031 are of most relevance:

- SP1 - Development Strategy
- SP2 - Sustainable Development
- SP3 - Green Belt
- CDMP1 - Environmental Protection
- CDMP2 - Flood Risk and Surface Water Management
- CDMP3 - Design
- CDMP4 - Environmental Assets
- CDMP6 - Accessibility and Transport

5.2 NATIONAL PLANNING POLICY FRAMEWORK 2023

- 5.2.1 The revised National Planning Policy Framework (NPPF) was published by the Government on 19th December 2023. It sets out the planning policies for England and how these should be applied in the determination of planning

applications and the preparation of development plans. At the heart of the NPPF is a presumption in favour of sustainable development (paragraph 11). The policies in the 2023 NPPF are material considerations which should also be taken into account for the purposes of decision taking.

5.2.2 The following sections / policies set out within the NPPF are of most relevance:

- Section 4 - Decision-making
- Section 9 - Promoting sustainable transport
- Section 12 - Achieving well-designed and beautiful places
- Section 13 - Protecting Green Belt land
- Section 14 - Meeting the challenge of climate change, flooding and coastal change
- Section 15 - Conserving and enhancing the historic environment

OTHER MATERIAL CONSIDERATIONS

5.3 WYRE SUPPLEMENTARY PLANNING GUIDANCE

The following is of relevance to the determination of this application:-

- Supplementary Planning Guidance 2 - Development and Trees

5.3.1 THE CONSERVATION OF HABITATS AND SPECIES REGULATIONS (AMENDMENT) (EU Exit) 2019

5.3.2 THE WILDLIFE AND COUNTRYSIDE ACT 1981 (AS AMENDED)

5.3.3 NATIONAL PLANNING PRACTICE GUIDANCE (NPPG)

5.3.4 THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017

6.0 CONSULTATION RESPONSES

6.1 ACTIVE TRAVEL ENGLAND

6.1.1 No comments received

6.2 SPORT ENGLAND

6.2.1 No objection subject to conditions seeking:

- ground condition assessment;
- design layout;
- management and maintenance scheme;
- community use agreement provided.

6.3 LANCASHIRE COUNTY COUNCIL (HIGHWAYS)

6.3.1 No objections subject to condition requiring a Construction Management Plan (CMP).

6.4 LANCASHIRE COUNTY COUNCIL (LEAD LOCAL FLOOD AUTHORITY)

- 6.4.1 No objections subject to conditions relating to Flood Risk and Surface water drainage management.
- 6.5 LANCASHIRE COUNTY COUNCIL (ARCHAEOLOGY)
- 6.5.1 No objections subject to a condition requiring a phased scheme of investigation.
- 6.6 LANCASHIRE COUNTY COUNCIL (PUBLIC RIGHTS OF WAY)
- 6.6.1 No objection subject to agreement of S106 with regard to PROW improvements. Contribution of £14,437 towards the improvement of Footpath FP0202010 and £67,540 towards to improvement of Footpath FP0202011.
- 6.7 NATURAL ENGLAND (NE)
- 6.7.1 No objections subject to appropriate mitigation being secured, namely:
- The production and implementation of a detailed Construction Environmental Management Plan (CEMP);
 - The provision of advisory leaflets to be distributed to local residents and erection of information boards within the development
- 6.8 GREATER MANCHESTER ECOLOGY UNIT (GMEU)
- 6.8.1 In line with the above policy (CDMP4) and with the established nature conservation mitigation hierarchy, is that the losses to the BHS should in the first instance be avoided before considering the proposed compensation for losses.

Although GMEU have accepted that the special nature conservation interest of the BHS has deteriorated since the site was first designated, the value of the site for nature has not entirely been lost. In particular, areas of reedswamp remain. Some of the habitat value for which the BHS was originally designated therefore remains in situ. Further, GMEU are unconvinced that the restoration of the BHS is not feasible, which appears to be the view of the developer, who takes this view because there is currently no identified mechanism for securing the restoration of the BHS). This does not mean that suitable restoration mechanisms will not arise in the future.

However, if the Council considers that other planning considerations outweigh the need to retain the BHS, and therefore that compensation for habitat losses should be considered, GMEU would conclude that compensation measures summarised in DWG ref. ERAP Ltd 2021-181 are substantive and do have the potential, over time and as habitats mature, to enhance the overall nature conservation value of the remaining semi-natural habitats on the site. This would rely on the proper implementation of habitat and landscaping plans and on appropriate long-term habitat management.

Further details of habitat creation and enhancement, and details of habitat management, will be required to ensure the sustainability of new habitat creation and habitat enhancement.

It is recommended that, if permission is granted to the application:

- A comprehensive long-term (at least 30 years) Habitat and Landscape Creation and Management Plan should be required to be prepared for the proposed habitat compensation areas;
- When more detailed plans become available, Biodiversity Metric calculations should be re-assessed and updated Biodiversity Gain plans should be revisited;
- A Construction Environmental Method Statement should be required to be prepared for the development. The CEMS should include measures to protect the remaining area of the SBI, including measures to prevent water pollution, and measures to mitigate potential noise and visual disturbance during the course of any groundworks and construction activity;
- A Method Statement should be required to be prepared giving details of reasonable avoidance measures to be implemented during any groundworks or construction works to avoid any possible harm to amphibians, reptiles and small mammals;
- No tree felling or vegetation clearance required to facilitate the scheme should be undertaken during the optimum time of year for bird nesting (March to August inclusive), unless nesting birds have been shown to be absent by a suitably qualified person;
- It is essential that an ecologist is involved in the site preparation planning and the proposed programme of works. An Ecological Clerk of Works should be appointed and retained;
- Precautionary, updated surveys of the site for Badgers should be undertaken prior to any groundworks commencing, and updated method statements for the avoidance of harm to Badgers should be prepared using this updated survey information;
- Lighting designs should aim to avoid direct lighting of sensitive habitats (particularly wetlands, watercourses and ponds); and
- A Method Statement must be prepared giving details of measures to be taken to control the spread of invasive plant species during the course of any development.

6.9 ENVIRONMENT AGENCY (EA)

6.9.1 No objections subject to conditions seeking agreement of a Construction Environmental management Plan and Landscape Management Plan.

6.10 NATIONAL HIGHWAYS

6.10.1 No objections

6.11 UNITED UTILITIES (UU)

6.11.1 Request condition relating to surface water drainage scheme.

6.12 PEAK AND NORTHERN FOOTPATHS SOCIETY

6.12.1 Note that the applicant recognises these PRoWs, and proposes to divert them. To date, we have not received any consultation or Order relevant to such diversion. We await the Order, and reserve the right to Object to that Order. The use of the PRoW, and the safety of users must not be affected by any development, nor during the works taking place.

6.13 CAMPAIGN TO PROTECT RURAL ENGLAND (CPRE)

6.13.1 Recommend refusal. Concerns over lighting, flooding and ecology.

6.14 BLACKPOOL AIRPORT

6.14.1 No objections

6.15 WYRE BC HEAD OF ENGINEERING SERVICES (DRAINAGE)

6.15.1 No objections

6.16 WYRE BC HEAD OF ENVIRONMENTAL HEALTH AND COMMUNITY SAFETY (ENVIRONMENTAL PROTECTION - LAND CONTAMINATION)

6.16.1 No objections, recommend that Wyre's standard contaminated land condition is applied to any resulting decision.

6.17 WYRE BC HEAD OF ENVIRONMENTAL HEALTH AND COMMUNITY SAFETY (ENVIRONMENTAL PROTECTION - AMENITY)

6.17.1 No objections, subject to conditions in relation to noise mitigation.

6.18 WBC HEAD OF PUBLIC REALM AND ENVIRONMENTAL SUSTAINABILITY (TREES)

6.18.1 Looking at the Planting Strategy if implemented and established it would provide much gain in tree cover via the generous proportions of native tree matrix and defensive native scrub proposed, along with new native hedgerow. When considering the tree survey provided I would be minded to request an Arboricultural Impact Assessment including Tree Protection Plan for consideration.

6.19 LANCASHIRE POLICE

6.19.1 Advice provided in relation to designing out crime.

7.0 REPRESENTATIONS

7.1 At the time of compiling this report 12 representations have been received objecting to the proposal raising the following (summarised) points:

- The threshold of exceptional circumstances of development within the green belt has not been met.
- The loss of openness to the green belt, visual impact
- The disturbance and loss of ecological and environmental features left undisturbed within green belt and by the land's very designation, could reasonably be expected to be left undisturbed.
- The entire loss of an established Biological Heritage Site (BHS) - Dinmore Avenue Swamp and Fields
- The loss of open farmland suitable for nesting birds such as Lapwing, a red listed species
- Land no longer useful to dog walkers
- Impact on local wildlife and biodiversity
- Agricultural Land usage more valuable than proposed use.
- Noise, light pollution concerns

- Loss of green space for residents
- Added traffic
- Less open space to walk, mental health impact

7.2 At the time of compiling the report 6 representations in support of the proposal have been received raising the following (summarised) points:

- Good facilities
- Vast majority of green space maintained
- Aesthetic benefit
- Route change to footpath is fine
- Improved street scene from Garstang Rd West
- Job opportunities

8.0 CONTACTS WITH APPLICANT/AGENT

8.1 Agent contacted in relation to various matters including, boundary treatments, fences, ecology and levels. An Extension of time has also been agreed.

9.0 ISSUES

9.1 The main issues in this application are as follows:

- Principle of Development and Policy Compliance
- Visual Impact/Design/ Impact on the PROW
- Impact on the residential Amenity
- Impact on Highway/Parking
- Flood Risk
- Drainage
- Ecology
- Trees

Principle of Development and Policy Compliance

9.2 In accordance with the provisions of Section 38 (6) of the Planning and Compulsory Purchase Act 2004, the starting point for the determination of this application is the Development Plan which, in this instance, includes the adopted Wyre Local Plan.

9.3 The application site is within an area defined as Green Belt and Policy SP3, Part 1 of the Wyre Local Plan states that planning permission will not be granted for inappropriate development as defined in national policy (National Planning Policy Framework - NPPF), except in very special circumstances. Policy SP3, Part 2 sets out that any development should meet the requirements of other Core Development Management Policies and should seek to minimise the impact on the openness of the Green Belt. Policy SP3, Part 3 states that the construction of new buildings is inappropriate development in the Green Belt, except for categories of development defined in national policy. Paragraph 154 of the NPPF lists the exceptions which are not inappropriate in the Green Belt, which includes (b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation as long as the facilities preserve the openness of the Green Belt and do not conflict with the purpose of including land within it.

- 9.4 As highlighted above the application site lies wholly within designated Green Belt land. This specific area of Green Belt is identified as Parcel 24 as set out within the Wyre Green Belt Study - Final Report (urban Vision 2016). The report concluded that this area of Green Belt contributed significantly to preventing neighbouring towns merging but had no importance to the setting and special character of the area.
- 9.5 In so far as the proposed development the buildings and structures (also to be classed as buildings for the purposes of applying the policies) proposed including those for use by the grounds staff are classed as appropriate facilities for outdoor sport, therefore complying with criteria (b) of paragraph 154 of the NPPF.
- 9.6 In terms of their impact to the openness of the Green Belt the ancillary building, 1st team store and Ground staff facility will have no detrimental impact due to their small size and being low profile, i.e. single storey in nature. In addition due to their location within the site, away from the site boundaries the ancillary building and 1st team store means they will have no impact on the openness of the Green Belt. Whilst the diverted PRow will pass close to the Ground staff facility building views will remain restricted due to the existing dense landscaping which is to be retained.
- 9.7 In terms of the larger Training facilities building and Dome, these two buildings are significantly larger. With regards to the Dome this is the largest building in both height and foot print. Whilst there will be views of the dome, particularly from the Blackpool side of the site, when taking into account its location, being adjacent Steeton Road and on the edge of the Green Belt boundary adjacent the settlement boundary with Blackpool it is considered that its location means that openness will not be detrimentally impacted. When viewed from the north, i.e. Garstang Road West, it will be viewed with the backdrop of the properties on Steeton Road and the wider Grange Park estate. Views from the south and east will be restricted due to the topography of the land and existing landscaping which is to be retained.
- 9.8 With regards to the training facilities building this is located more centrally within the site and therefore further into the Green Belt. Although it is situated further into the Green Belt views of the building will be limited. The visualisation images provided in support of the application demonstrates how the training building will appear in its location. The vantage points in the visualisations are considered to reflect the most reasonable positions that people will see the site from. Although views of the training building are seen, in particular positions 1, 2 and 3 when taking into account the topography of the surrounding land and the presence of electricity pylons that are nearby within the site the sense or perception of the impact to the openness is not considered harmful. Large areas of openness remain and the building is still sufficiently close to the boundary with Blackpool that it would not appear unduly detached and isolated. As such it is not considered to detrimentally impact on the openness of the Green Belt and therefore does not constitute inappropriate development.
- 9.9 The proposed pitch enclosures and flood lights are also not considered inappropriate development. Whilst some of the enclosures are tall at 6m high due to their nature, being see through and 'light' in appearance there would be no harm to the openness of the Green Belt. The site is not to be surrounded by a perimeter fence but rather landscaping and engineering of

land levels are to be used to provide a more natural appearance to the boundaries of the site. This approach along with the fact that the majority of the site comprises of football pitches will also ensure that the openness of the Green Belt is maintained. With regards to the flood lights when taking into account the presence of the nearby electricity pylons they will not appear inappropriate.

- 9.10 Overall it is considered that the proposed development will not impact on the openness of the Green Belt. The Court of Appeal has ruled (in the Lee Valley case) that, where a development is found to be 'not inappropriate' when applying paragraph 89 or 90 of the Framework (now paragraphs 154 and 155), it should not be regarded as harmful either to the openness of the Green Belt or to the purposes of including land in it. (paragraph 17 of judgment). In this instance the proposed development is considered to comply with Policy SP3 of the Wyre Local Plan and the provisions of the NPPF for the reasons set out above.

Visual Impact / Design / Impact on the PROW

- 9.11 The proposed development is considered to be appropriately designed and the main training facilities building is of a high quality design and appearance. The broad range of materials proposed will result in a building that presents a good level of individualism from a design context. The dome is functional in design and appearance but nevertheless appropriate given the context of its intended use. It is considered a condition on external colour and finish is required. The other buildings are small and functional and so are appropriate for their intended purpose. Overall subject to condition seeking agreement of materials the design and appearance of the buildings which form part of the development are considered acceptable and any visual harm is considered to be minimal. The proposal is considered to comply with the provisions of Policy CDMP3.
- 9.12 In terms of impact to the character of the area the application site as existing is predominantly used for agricultural purposes and so presents a character of undeveloped green fields. The proposed development would result in a significant departure from this existing character. However, although the proposal would result in a character predominantly of football pitches, notwithstanding this it is not considered that the resulting character itself would be unacceptable. Whilst undeveloped and predominantly used for agriculture the area does not have a 'countryside' character. Albeit it a pleasant character there is no large expanse of panoramic views and is bounded by two major settlements which can be seen from various viewpoints within the site. In addition the significant landscaping proposals would compliment the scheme well and act as a natural complimentary feature. It has been confirmed that for most of the site fencing will not be used as perimeter demarcation with the intended use of levels and landscaping to provide a more natural means of enclosure.
- 9.13 The proposal does require the diversion of the existing Public Right of Way (PROW) however this is considered acceptable and the setting of the PROW, whilst impacted due to the very nature of the required diversion, is not unacceptably impacted. The site is not to be enclosed with 'hard' enclosures i.e. fencing but rather bounded for the most part with landscaping and existing and proposed land levels. Overall whilst the character of the immediate area will change due to the proposed use as a training facility the resulting setting

and character is not considered unacceptable. As such the proposal complies with Policy CDMP6 of the WLP31. Lancashire County Councils PROW officer has requested financial contributions towards the improvements of the existing Foot path network. Requested is £14,437 for accessibility improvements to footpath FP0202010 namely widening to a width of 2m with a tarmac finish. In addition £67,540 for footpath FP0202011 to improve accessibility between Hardhorn Way and Ravenswood Avenue. These requests are considered appropriate, justifiable and reasonable and have been agreed by the applicant. These contributions would be secured by way of a Section 106 legal agreement.

Impact on the residential Amenity

- 9.14 The proposal will have no impact on residential amenity. The closest part of the scheme consisting of a structure/building above ground level is the dome for the indoor pitch. The dome is 50m away from the nearest residential property, on Steeton Road, and this distance is considered to be more than sufficient to ensure that there would be no impact from the dome in terms of overbearing or loss of light. There are no other buildings within close proximity to a boundary adjacent any settlement boundary.
- 9.15 In terms of other impacts such as noise and disturbance and light spill from floodlights the Council's Environmental Health Officer has assessed the scheme and raised no objections subject to the imposition of conditions that would require the installation of the suggested mitigation. The inclusion of these conditions are considered reasonable and appropriate.

Impact on Highway / Parking

- 9.16 The access for the proposal is located within land under Blackpool Council's jurisdiction and therefore it is for Blackpool Planning Department to be satisfied that a suitable access can be achieved. In terms of impact to the highway network LCC Highways have assessed the scheme and have raised no objections in terms of highway capacity or safety to the highway network. The proposal includes 120 spaces for vehicles which is considered sufficient for the nature of the development. The proposal is considered to comply with Policy CDMP6 of the WLP31.

Flood Risk

- 9.17 The entirety of the site lies within Flood Zone 1 as such there is no requirement for the application of a Flood Risk Sequential Test. The site however is partially susceptible to surface water flooding. As the site is over 1 hectare a site specific flood risk assessment (FRA) is required. The submitted FRA has been assessed by the Environment Agency who have raised no objections subject to conditions. As such it is considered that the proposal will not create any flooding issue to adjacent land and property.

Drainage

- 9.18 The application site does consist of areas within it that are susceptible to surface water flooding. The proposal includes measures to control these areas of surface water to less critical areas of the site (i.e. first team pitch) and away into drainage areas including the proposed new surface water ditch diversions which discharge into the existing ditch running through the site.

Both the Lead Local Flood Authority and Wyre's Drainage Engineer have raised no objections to the surface water strategy. As such it is considered that there will be no detrimental impact to adjacent land/property from surface water. The proposal is considered to comply with Policy CDMP2 of the WLP31.

Ecology

- 9.19 The proposal would result in the complete loss of the Dinmore Avenue Swamp and Fields Biological Heritage Site (BHS) and have a significant impact on the Poulton-le-Fylde Pond Cluster BHS.
- 9.20 With regards to the Poulton-le-Fylde Pond Cluster BHS the Council's Ecological Consultant states that the proposal would result in direct losses to a part of the BHS and fragmentation of other elements of the BHS, however the planned habitat enhancements as part of the development proposals would serve to mitigate and compensate for the harm caused to this BHS. Taking this into account it is considered that subject to the imposition of a condition requiring the implementation of mitigation the impact this the Poulton-le-Fylde Pond Cluster is acceptable.
- 9.21 With regards to the Dinmore Avenue Swamp and Fields BHS the Council's Ecological consultant has set out that in line with paragraph 12 of Policy CDMP4 of the adopted Wyre Local Plan losses to the BHS's should in the first instance be avoided before considering the proposed compensation for losses. Whilst it is accepted that the special nature conservation interest of the BHS has deteriorated since the site was first designated, the value of the site for nature has not entirely been lost with areas of reedswamp remaining. As such some of the habitat value for which the BHS was originally designated remains in situ. In addition it is considered that the restoration of the BHS remains feasible.
- 9.22 Paragraph 12 of Policy CDMP4 sets out that development that affects habitats or species of local importance including Biological Heritage Sites will not be permitted unless the harm caused is significantly and demonstrably outweighed by other planning considerations and an appropriate mitigation can be secured or as a last resort, the loss replaced or adequately compensated. The submitted information sets out that the proposal will seek to achieve 54% increase in habitat units to compensate for the loss as a result of the development. In addition, the existing watercourse running through the site will be enhanced and maintained in order to boost bio-diversity. In considering the other planning considerations relating to the proposed development this is set out below in the 'Planning Balance' section of this report.
- 9.23 With regards any impact to the Nationally Designated Sites namely Morecambe Bay and Duddon Estuaries SPA, Morecambe Bay SAC, Morecambe Bay Ramsar and Wyre Estuary SSSI, Natural England have concluded that, providing certain mitigation measures are adopted, no harm will be caused by the development to the special interest of the designated sites. As such taking this into account the development will not detrimentally impact on the Nationally Designated Sites subject to the imposition of a condition seeking the required mitigation.

Trees

- 9.24 The proposal requires the removal of some existing trees, some of which have been covered by a Tree Preservation Order (TPO) and a significant strip of hedgerow H15. However despite this the Council's Tree Officer has not raised objections as the proposed planting scheme offers significant gain in relation to the existing site. As such the proposal is acceptable in this regard. A condition is required for the submission of a Tree Protection Plan.

Contamination

- 9.25 Submitted with the application was a Contaminated Land ground investigation. Following review of that document the Council's Environmental Health Officer (EHO) responsible for contaminated land recommended that the Council's standard contaminated land condition be applied. This is due to the size of the site and the limited targeted monitoring and sampling that has been carried out. As such further work is required on better targeted soil chemical analysis and ground gas monitoring. In light of the above the imposition of the standard pre-commencement contaminated land condition is reasonable. Subject to the inclusion of the condition the proposal complies with Policy CDMP1 of the WLP31.

Climate Change

- 9.26 Sub-paragraph 6 of Policy SP2 of the WLP31 requires proposals to demonstrate how they have responded to the challenge of climate change. The landscaping scheme and bio-diversity gains required by condition would achieve benefits in terms of tree and hedgerow planting as well as habitat creation. In addition as the proposed electric vehicle charging point scheme would offer a further meaningful contribution towards climate change objectives. Such schemes would address the requirements of Policies SP2 and CDMP6 of the WLP31 which can be secured by condition. It is therefore considered that this element of these policies is met.

Archaeology

- 9.27 Lancashire County Council Archaeology have advised that they have assessed the submitted Archaeological surveys which support the application. Some of the points made regarding the content of the assessment have been included, but the potential for mid-later prehistoric and Romano-British remains has been largely passed over. Archaeological works have been undertaken on sites on the eastern side of Poulton where elements of a Romano-British settlement were excavated in 2008 and 2014-18. More recent work on the A585 Windy Harbour to Skippool road scheme has revealed Mesolithic to Bronze Age settlement, (including a potentially regionally important Mesolithic-Neolithic transition site) as well as medieval and later activity. Given the topographical and geological similarities between these nearby sites and the present proposed development site, LCC Archaeology advise that a thorough scheme of trial excavation will be required here. The results of this work would then allow the full impact of the scheme to be assessed and the need for and scope of further mitigation works to be specified. As such a pre commencement condition has been requested on any consent granted, which would require a phased scheme of investigation and mitigation to be undertaken prior to development commencing.

Other Issues

Community Use

- 9.28 In so far as the intended use of the site it is for the First Team and Academy of Blackpool Football Club and the Community Trust. The site is not intended for community use in any general capacity i.e. renting of the facilities. Furthermore it has been confirmed that the football foundation have not requested a community use agreement. However Sport England have requested a community use agreement as part of their consultation response. As there will be no community use the applicant will never be able to meet the requirements of the requested condition. Further, wider usage of the facilities and pitches to include rental/community use would require a reassessment of the scheme and would most likely require the need for additional pitches which would not be viable. Additionally, any such usage would have additional planning implications such as highway considerations and impacts upon neighbour amenity. Following further consultation with Sport England it was advised that the requested condition doesn't apply in this instance as the proposal is not going to be a community facility.

Planning Balance

- 9.29 Economic benefits - The proposal would result in the creation of a state of the art training and academy facility for Blackpool Football Club. These state of the art facilities would create the need for jobs given that there is a need to maintain, enhance and secure the facility as well as assist in the day to day activities of the club itself. In assessing the wider economic impacts of the facility one of the key aims of the new training ground is to enable the club to attract new talent as well as retaining and enhancing its existing talent to create a playing squad which is capable of delivering the club's long-term ambition of reaching and maintaining a place in the Premier League. Should the club be able to maintain a higher place in the English football pyramid, it is expected that the club would attract more supporters to its home matchdays at Bloomfield Road. With an increase in matchday attendances, this will attract more people to the area who are likely to also spend their money on local businesses and support the local economy. Whilst this economic benefit would be area wide (i.e. Blackpool, Fylde and Wyre) and not specific to Wyre only it is nevertheless a significant investment to the local area in order to provide the Club with a base that allows for growth both on and off the pitch. As such there are clear benefits from an economic perspective and therefore this is given substantial weight in the assessment of this application.
- 9.30 Social benefits- Within the supporting documents submitted with the application the applicant has set out that one of the key goals of the introduction of the new training facility is to enable Blackpool FC to achieve its long-term vision of reaching and maintaining a place in the Premier League, the top division of English football. If the achievement of this upwards trajectory is achieved it is anticipated to increase the popularity of the club and the sport throughout the local area. This trend would encourage greater sections of the local population to take up sport and increase their amount of activity. Whilst no formal community access is arranged, it has been stated that it is likely that from time to time the club's Community Trust will use the site notably the onsite building for some form of community access. In terms of the weight the social benefits of the scheme would provide neutral weight, given as it is clear that the scheme will be for the private use of the Club only

bar the odd occasion and so those benefits stated cannot be directly attributed to the scheme.

- 9.31 Environmental benefits - The proposal seeks to provide new significant areas of landscaping and bio-diversity gain. Existing hedgerows are to be re-stocked, managed and improved in species and density as part of the proposal to encourage and create new habitat. Existing tree cover is to be assessed and enhanced to maximise connections through green canopies across the site area, creating links from one end to another. This is a key requirement of Policy CDMP4. In addition, the non-playing surface of open grassland margins will be sowed to maximise species that will help in encouraging insects and small mammals back into the landscape. The watercourses are to be retained by the development and will be managed for increased biodiversity and enhanced ecology moving forwards.
- 9.32 In so far as Biodiversity Net Gain (BNG) it is set out that incorporating sustainable and ecological matters have been at the heart of the design for the proposal. In this respect significant biodiversity net gain is secured by the proposal at 54% habitat units. The scheme also seeks to establish a Carbon Net-Zero site. As set out in the submission, the aim is to be net-zero with energy usage and sustainability also at the heart of the proposal in terms of construction and future operation.
- 9.33 In so far as the weight afforded to the planning balance whilst there would be a loss of the BHS, deterioration has taken place as confirmed by the Council's Ecological Consultant. Therefore, judgment on the value of the loss of this deteriorated area of BHS has to be weighed against the benefits of the scheme as a whole. The proposed scheme offers clear BNG gains and meaningful landscape and ecology enhancements as detailed above. In the absence of delivering the scheme, the biodiversity and ecological condition of the site, as evidenced by the BHS deterioration, may well continue to decline, partly by virtue of the existing agricultural use, as opposed to significantly be improved via the delivery of the development. As such taking the above into account it is considered that moderate weight is given in the assessment of this application.
- 9.34 Applying the above in the overall planning balance officers consider that the applicant has demonstrated that the benefits associated with the development would significantly and demonstrably outweigh the loss of the BHS as set out in policy CDMP4 paragraphs 12 and 13 and that whilst it is regrettable that the areas of reed moss will be lost the mitigation measures put forward by the applicant are considered to be acceptable and can be conditioned accordingly as required by paragraphs 12 and 13.

10.0 CONCLUSION

- 10.1 The application site is designated Green Belt in the Local Plan and the proposed development is for a new Training facility to cater for Blackpool Football Club first team and academy. The intended use is for outdoor sport which is listed as an exemption within the Green Belt provided the openness of the Green Belt is preserved. It is considered that the proposal does not detrimentally impact on the openness of the Green Belt as such the proposed development is therefore acceptable in principle.

- 10.2 The application would not result in unacceptable impacts in respect of design, residential amenity, highways safety, flooding, and drainage.
- 10.3 The proposal will result in the total loss of the Dinmore Avenue Swamp and Fields Biological Heritage Site (BHS). Following assessment of the quality of the BHS and consideration of the proposed ecology and bio-diversity enhancements along with the economic benefits of the scheme it is considered that it has been sufficiently demonstrated that the benefits associated with the development would significantly and demonstrably outweigh the loss of the BHS.
- 10.4 All other material impacts have been assessed and found to be acceptable and overall, subject to conditions and a legal agreement, the proposed development is considered to be acceptable and would comply with the relevant policies of the WLP31 and the provisions set out within the NPPF.

11.0 HUMAN RIGHTS ACT IMPLICATIONS

- 11.1 ARTICLE 8 - Right to respect the private and family life has been considered in coming to this recommendation.
- 11.2 ARTICLE 1 - of the First Protocol Protection of Property has been considered in coming to this recommendation.

12.0 RECOMMENDATION

- 12.1 Grant full planning permission for the proposed development subject to conditions and a S106 legal agreement to secure financial contributions towards Public Right of Way improvements. That the Head of Planning and Regeneration be authorised to issue the decision following the satisfactory completion of the S106 agreement.

AND

- 12.2. In the event that a satisfactory Section 106 agreement is not concluded by 1st August 2024, or other date agreed in writing with the Council, delegate authority to the Head of Planning and Regeneration to refuse planning permission on the grounds that the obligations which make the development acceptable have not been legally secured.

Recommendation: Permit

Conditions: -

1. The development must be begun before the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall be carried out, except where modified by the conditions to this permission, in accordance with the Planning Application received by the Local Planning Authority on 19.05.2023 including the following plans/documents:

- Site Location Plan: BFC-AFL-00-00-SK-A-00104 Rev P04
- Masterplan Technical Layout: MLD-XX-EX-DR-L-1001 Rev P08
- Training Facility GA Floor Plan Lvl 0: BFC-AFL-01-00-DR-A-20170 Rev P4
- Training Facility- GA Floor Plan Lvl 1: BFC-AFL-01-00-DR-A-20171 Rev P4
- Training Facility GA Roof Plan: BFC-AFL-01-00-DR-A-20172 Rev P4
- Training Facility GA Elevation North and East: BFC-AFL-01-EL-DR-A-20270 Rev P4
- Training Facility GA Elevation South and West: BFC-AFL-01-EL-DR-A-20271 Rev P4
- Training Facility GA Sections: BFC-AFL-01-SE-DR-A-20301 Rev P4
- Indoor Pitch GA Floor Plan Level 0: BFC-AFL-02-00-DR-A-20131 Rev P4
- Indoor Pitch GA Roof Plan: BFC-AFL-02-00-DR-A-20142 Rev P1
- Indoor Pitch GA East and North Elevations: BFC-AFL-02-00-DR-A-20210 Rev P5
- Groundstaff Facility GA Floor Plan Level 0: BFC-AFL-03-00-DR-A-20145 Rev P4
- Groundstaff Facility GA Elevations: BFC-AFL-03-EL-DR-A-20225 Rev P4
- Groundstaff Facility GA Roof Plan: BFC-AFL-03-RL-DR-A-20146 Rev P4
- Groundstaff Facility GA East and South Sections: BFC-AFL-03-SE-DR-A-20325 Rev P4
- Ancillary Building GA Floor Plan Level 00 and Roof Plan: BFC-AFL-04-22-DR-A-20150 Rev P4
- Ancillary Building GA Elevation, North, East, South and West: BFC-AFL-04-EL-DR-A-20230 Rev P4
- Ancillary Building GA Section A-A: BFC-AFL-04-SE-DR-A-20331 Rev P4
- First Team Store and WC GA- Elevation, North, East, South and West: BFC-AFL-05-EL-DR-A-20240 Rev P4
- First Team Store and WC GA- Section A-A: BFC-AFL-05-SE-DR-A-20341 Rev P4
- First Team Store and WC GA Floor Plan Level 00 and Roof Plan: BFC-AFL-05-ZZ-DR-A-20160 Rev P4
- Proposed Floodlighting: HLS5130
- Masterplan Fencing Layout: 21184-MLD-XX-EX-DR-L-1020 REV P01
- External Landscaping Fence Types: BFC-AFL-Z0-00-M3-A-90401 REV P1
- Ditch Diversions: 0676-011-P3
- Proposed Crossings: 0676-030-P2

The development shall be retained hereafter in accordance with this detail.

Reason: For the avoidance of doubt and so that the Local Planning Authority shall be satisfied as to the details.

3. Prior to the commencement of development a desk study to investigate and produce an assessment of the risk of the potential for on-site contamination shall be undertaken and submitted to and approved in writing by the Local Planning Authority. If the desk study identifies potential contamination, a detailed site investigation shall be carried out in accordance with a written methodology, which shall first have been submitted to and approved in writing

by the Local Planning Authority. If remediation measures are then considered necessary, a scheme for decontamination of the site shall be submitted to, and approved by, the Local Planning Authority in writing and the approved scheme implemented prior to the development of the site, and validation of the approved measures shall be submitted to, and approved by, the Local Planning Authority in writing on completion of the works. Any changes to the approved scheme must be approved in writing by the Local Planning Authority prior to any works being undertaken.

Reason: The development is for a sensitive end use and insufficient information has been submitted with the application as to the potential contamination risks of the site. The potential for contamination must therefore be addressed in order to safeguard the development in accordance with Policy CDMP1 of the Wyre Local Plan (2011-31).

4. Prior to the commencement of development, including any demolition or tree works, a Method Statement and Tree Protection Plan for the retained tree(s) shall be submitted to and approved in writing by the Local Planning Authority. This shall indicate the methods and positioning of tree protection measures such as ground protection (where necessary), Heras protective fencing and details of any specialist demolition or construction methods if appropriate.

The measures contained within the approved Method Statement and Tree Protection Plan with respect to those trees shown as being retained shall be implemented in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the Local Planning Authority.

In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars.

Reason: In order to protect trees from damage or loss in the interests of the amenity of the area in accordance with Policies CDMP3 and CDMP4 of the Wyre Local Plan (2011-31) and to ensure compliance with the Wildlife and Countryside Act 1981. The details are required to be approved prior to commencement of development to ensure timely tree protection measures are in place.

5. Prior to the commencement of development details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development shall be submitted to and approved in writing by the Local Planning Authority. As a minimum, this shall include:
 - a) The arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by the Site Owner.
 - b) Arrangements concerning appropriate funding mechanisms for the ongoing maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as:

- i. on-going inspections relating to performance and asset condition assessments
 - ii. operation costs for regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime;
- c) Means of access for maintenance and easements where applicable.

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

Reason: To ensure that appropriate and sufficient funding and maintenance mechanisms are put in place for the lifetime of the development; to reduce the flood risk to the development as a result of inadequate maintenance; and to identify the responsible organisation/ body/ company/ undertaker for the sustainable drainage system in accordance with policy CDMP2 of the Wyre Local Plan (2011-31) and the National Planning Policy Framework.

6. Prior to the commencement of development, a drainage scheme, which shall detail measures for the attenuation and the disposal of foul and surface waters, together with details of existing and proposed ground and finished floor levels to achieve the drainage scheme and any flood risk mitigation deemed necessary, shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme shall be in accordance with the hierarchy of drainage options outlined in Policy CDMP2 of the Adopted Local Plan 2011-31 or any equivalent policy in an adopted Local Plan that replicates the existing Local Plan.

The scheme 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 + allowance for climate change as set out within the Environment Agency's advice on Flood risk assessments: climate change allowances' or any subsequent replacement EA advice note), discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance and easements where applicable, 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) Demonstration that the surface water run-off would 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.

For the avoidance of doubt, surface water must drain separate from the foul 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.

No part of the development shall be first occupied or brought into first use until the drainage works and levels have been completed in accordance with the approved scheme. Thereafter the agreed scheme shall be retained, managed and maintained in accordance with the approved details.

Reason: To promote sustainable development using appropriate drainage systems, ensure a safe form of development that poses no unacceptable risk of pollution to water resources or human health, to prevent an undue increase in surface water run-off to reduce the risk of flooding and in the interests of visual and residential amenity in accordance with Policies CDMP2 and CDMP3 of the Wyre Local Plan (2011-31) and the National Planning Policy Framework. The condition is required to be approved prior to commencement of development to ensure that full details are provided, that have not been forthcoming with the application, to ensure a suitable form of drainage is provided in that specific area taking into consideration land conditions and proximity to existing services and to ensure that any proposed raising of levels can be assessed and that a coherent approach is taken with regard to the design of drainage and housing layout.

7. Prior to the commencement of development, details of the existing and proposed ground levels of the entire site, taking into account the requirements of conditions 6 and 22 the slab and finished floor levels of the buildings shall be submitted to and approved in writing by the Local Planning Authority.

The ground, slab and finished floor levels shall be constructed and completed in accordance with the approved details.

Reason: To ensure that the development has a satisfactory visual impact on the streetscene, a satisfactory impact on neighbouring residential amenity and has a minimum risk of flooding in accordance with Policies CDMP2 and CDMP3 of the Wyre Local Plan (2011-31). The condition is required to be approved prior to commencement of development to ensure that full details are provided, that have not been forthcoming with the application.

8. No development shall commence until the following documents have been submitted to and approved in writing by the Local Planning Authority:
- (i) A detailed assessment of ground conditions (including drainage and topography) of the land proposed for the playing field as shown on drawing number MLD-XX-EX-DR-L-1001 S2 P08, date: 27/09/2022

which identifies constraints which could adversely affect playing field quality; and

- (ii) Where the results of the assessment to be carried out pursuant to (i) above identify constraints which could adversely affect playing field quality, a detailed scheme to address any such constraints with due regard to 'Natural Turf for Sport', (Sport England, 2011). The scheme shall include a written specification of the proposed soils structure, proposed drainage, cultivation and other operations associated with grass and sports turf establishment and a programme of implementation.

The approved scheme shall be carried out in full and in accordance with the approved programme of implementation before first occupation of the sports facility. The land shall thereafter be maintained in accordance with the scheme and made available for playing field use in accordance with the scheme.

Reason: To ensure that the playing field is prepared to an adequate standard and is fit for purpose.

9. No development shall commence until details of the design, layout and construction of the indoor and outdoor Artificial Grass Pitches shown on drawing number MLD-XX-EX-DR-L-1001 S2 P08, date: 27/09/2022 have been submitted to and approved in writing by the Local Planning Authority. The Artificial Grass Pitches shall not be constructed other than in accordance with the approved details.

Reason: To ensure the development is fit for purpose and sustainable.

10. Prior to the first use of the development hereby approved, a Management and Maintenance Scheme for all of the natural grass turf and artificial grass turf pitches as shown on drawing number MLD-XX-EX-DR-L-1001 S2 P08, date: 27/09/2022, including management responsibilities, a maintenance schedule and a mechanism for review shall be submitted to and approved in writing by the Local Planning Authority, after consultation with Sport England. For the maintenance and management of the natural turf pitches should have due regard to Sport England's Natural Turf for Sport (2011). The approved Management and Maintenance scheme shall also include measures to ensure the replacement of the artificial surface within a specified period. The measures set out in the approved scheme shall be complied with in full, with effect from commencement of use of the new training ground and academy facilities

Reason: To ensure that new facilities are capable of being managed and maintained to deliver facilities which are fit for purpose, sustainable and to ensure sufficient benefit of the development to sport.

11. No development above ground level shall be commenced until details of the materials to be used in the construction of the external surfaces of all of the buildings (including the external walls, roof, and windows) have first been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using the approved materials.

Reason: To safeguard the visual amenities of the locality and in accordance with Policy CDMP3 of the Wyre Local Plan (2011-31).

12. No development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. These details shall include, areas of soft landscaping (including any retained trees, hedgerows and other planting and any replanted or transplanted hedgerows), hard surfaced areas and materials, planting plans specifications and schedules (including plant size, species and number/ densities), existing landscaping to be retained, and shall show how account has been taken of any underground services.

The landscaping works shall be carried out in accordance with the approved details prior to first occupation or first use of any part of the development or otherwise in accordance with a programme agreed in writing by the Local Planning Authority and shall thereafter be retained and maintained.

Any trees or shrubs planted in accordance with this condition which are removed, uprooted, destroyed, die, or become severely damaged or seriously diseased within 7 years of planting, or any trees or shrubs planted as replacements shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the site is satisfactorily landscaped in the interests of visual amenity and ecology in accordance with Policies CDMP3 and CDMP4 of the Wyre Local Plan (2011-31) and to ensure compliance with the Wildlife and Countryside Act 1981 and section 15 of the National Planning Policy Framework. The details are required to be approved prior to commencement of development to ensure landscaping is implemented at an appropriate time during the development.

13. Prior to the commencement of development a comprehensive long term (at least 30 years) Habitat and Landscape Creation and Management Plan, including a timetable for implementation, shall be submitted to and approved in writing by the Local Planning Authority. The Scheme shall identify the opportunities for biodiversity enhancement on site. The scheme must include reassessed Bio-diversity Metric calculations with updated Bio-diversity Gain plans provided.

The Habitat and Landscape Creation and Management Plan shall be carried out in accordance with the approved details.

Reason: Such a scheme was not submitted with the application but is necessary to secure opportunities for the enhancement of the nature conservation value of the site in the interests of ecology and biodiversity in accordance with the Wildlife and Countryside Act 1981, Policy CDMP4 of the Wyre Local Plan (2011-31) and section 15 of the National Planning Policy Framework.

14. Prior to the commencement of development a Method Statement should be required to be prepared giving details of reasonable avoidance measures to be implemented during any groundworks or construction works to avoid any possible harm to amphibians, reptiles and small mammals shall be submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out in full accordance with the agreed reasonable avoidance measures.

Reason: To protect bats in accordance with Policy CDMP4 of the Adopted Wyre Local Plan.

15. Prior to the commencement of development a report which establishes the presence or otherwise of Badgers shall be submitted to and approved in writing by the Local Planning Authority. If Badgers are confirmed to be present the report shall include mitigation measures, including timescales, to avoid and / or mitigate any possible harm to the European protected species. Those approved mitigation measures shall then be implemented.

Reason: To prevent possible harm to ecology if the development were commenced without the necessary mitigation measures in accordance with the Wildlife and Countryside Act 1981, Policy CDMP4 of the Wyre Local Plan (2011-31) and section 15 of the National Planning Policy Framework.

16. Prior to the commencement of development a Method Statement shall be prepared giving details of measures to be taken to control the spread of invasive plant species during the course of any development and shall be submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out in full accordance with the agreed reasonable avoidance measures.

Reason: To protect bats in accordance with Policy CDMP4 of the Adopted Wyre Local Plan.

17. Prior to the commencement of development, including any demolition works, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include and specify the provision to be made for the following:

- (a) dust and dirt mitigation measures during the demolition / construction period; complaint management and arrangements for liaison with the Council's Environmental Protection Team
- (b) control of noise and vibration emanating from the site during the demolition / construction period; complaint management and arrangements for liaison with the Council's Environmental Protection Team
- (c) hours and days of demolition / construction work for the development expected to be 8.00-18.00, Monday to Friday, 08.00-13.00 on Saturday with no working on Sunday and Bank / Public Holidays
- (d) contractors' compounds and other storage arrangements
- (e) provision for all site operatives, visitors and construction loading, off-loading, parking and turning within the site during the demolition / construction period

- (f) arrangements during the demolition / construction period to minimise the deposit of mud and other similar debris on the adjacent highways (e.g. wheel washing facilities)
- (g) the routing of construction traffic and measures to ensure that drivers use these routes as far as is practicable
- (h) external lighting of the site during the demolition / construction period
- (i) erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- (j) recycling / disposing of waste resulting from demolition / construction work
- (k) measures to protect watercourses and Main River against spillage incidents and pollution
- (l) measures to protect the remaining areas of the BHS, including measures to prevent water pollution, and measures to mitigate potential noise and visual disturbance during the course of any groundworks and construction activity.

The construction of the development including any demolition works shall be carried out in accordance with the approved CEMP.

Reason: Such details were not submitted with the application and need to be in place throughout the demolition / construction period in the interests of the amenities of surrounding residents, to maintain the operation and safety of the local highway network, to minimise the risk of pollution and to safeguard the character and appearance of the area in accordance with Policy CDMP1 of the Wyre Local Plan (2011-31).

18. Prior to commencement of development details of the construction site access which shall be introduced for the construction phase and details of the final maintenance vehicle entrance to be used shall be submitted to and approved in writing by the Local Planning Authority.

The agreed details shall be implemented in full prior to the start of construction and the final maintenance vehicle entrance thereafter retained.

Reason: In the interest of highway safety in accordance with Policy CDMP6 of the adopted Wyre Local Plan (2011-2031).

19. No development, groundworks or other excavation, including site clearance/preparation, or demolition shall take place until a programme of archaeological work and investigation (which shall include a phased programme of archaeological investigation, recording and analysis works and the timetable for the investigation) has been submitted to and approved in writing by the Local Planning Authority.

The approved programme of archaeological work and investigation shall be carried out as approved.

Reason: Such a programme of archaeological work and investigation was not submitted with the application but is necessary prior to the commencement of development to ensure that any archaeological remains at the site are recorded and to ensure that there is an understanding of the significance of the heritage asset before it is lost, in accordance with policy CDMP5 of the Wyre Local Plan (2011-31) and Section 16 of the NPPF. The condition is required to be approved prior to commencement of development to ensure full details are provided, that have not been forthcoming with the application, providing a true and accurate record which would not be possible after development.

20. Prior to the first use of the development, hereby approved, an electric vehicle recharging (EVCP) scheme shall be submitted for the development unless it is demonstrated that such provision of EVCP is not practical in communal parking areas or due to other identified site constraints. The development shall not be first used until the electric vehicle recharging point has been provided, and such electric vehicle recharging points shall be maintained and retained for that purpose thereafter.

Reason: To ensure the provision of appropriate on-site mitigation to compensate for the impact on air quality caused by the development in the surrounding area in accordance with Policy CDMP6 of the Wyre Local Plan (2011-31).

21. The proposed Floodlights shall be installed and operated in accordance with the submitted Lighting Impact Study [Blackpool FC Pitch Floodlighting Lighting Impact Study/Overspill Readings - Prepared by Halliday Lighting ref: 4501 - Dated 25.11.2022] and shall thereafter be operated and maintained as per the agreed details at all times thereafter.

Reason: To safeguard residential amenity and in the interests of public safety in accordance with Policy CDMP1 of the Wyre Local Plan (2011-31).

22. Prior to first use of the development hereby approved, a detailed scheme for noise mitigation measures as required within the supporting Noise Assessment submitted with the application [Noise Impact Assessment - Prepared by Acoustic and Engineering Consultants Limited ref: P4523/R3b/AGB - Dated 21.11.2022] shall be submitted to and approved in writing by the Local Planning Authority.

The approved noise mitigation measures shall be implemented in full prior to the first use of the development and thereafter be retained and maintained.

Reason: To ensure there is no adverse effect on the health and quality of life of future occupants and to avoid an unacceptable impact on residential amenity by virtue of noise in accordance with Policy CDMP1 of the Wyre Local Plan (2011-31).

23. Prior to the first use of the development hereby permitted, the means of enclosure [as shown on plans ref: MLD-XX-EX-DR-L-1020 Rev P01: Masterplan Fencing Layout and ref: BFC-AFL-Z)-00-M3-A-90401 Rev P1: Fence Types] shall be implemented in full and the approved details shall thereafter be maintained and retained.

Reason: In the interests of the appearance of the locality and setting of the PRow in accordance with policies CDMP3 and CDMP6 of the Wyre Local Plan (2011-31).

24. No development above ground level shall be commenced until details of the external colour finish of the Indoor Pitch Dome has first been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using the approved details.

Reason: To safeguard the visual amenities of the locality and in accordance with Policy CDMP3 of the Wyre Local Plan (2011-31).

25. The development permitted by this planning permission shall be carried out in accordance with the principles set out within the site-specific flood risk assessment and surface water sustainable drainage strategy (October 2022, Ref 0676, MAB Consultancy Ltd) and Sustainable Drainage Pro-forma.

The measures shall be fully implemented prior to the first use of the development and in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing by the Local Planning Authority.

Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the National Planning Policy Framework, Planning Practice Guidance, Defra Technical Standards for Sustainable Drainage Systems and Policy CDMP2 of the adopted Wyre Local Plan (2011-2031).

26. No tree felling, tree works or works to hedgerows shall take place during the optimum period for bird nesting (March to August inclusive) unless a report, undertaken by a suitably qualified person immediately prior to any clearance, has been submitted to and approved in writing by the Local Planning Authority, demonstrating that nesting / breeding birds have been shown to be absent.

Reason: To protect and prevent unnecessary disturbance of nesting birds in accordance with the provisions of the Wildlife and Countryside Act 1981 and section 15 of the National Planning Policy Framework.

27. The development hereby approved shall not be brought into use until the parking / turning area(s) shown on the approved plan [Masterplan Technical Layout: MLD-XX-EX-DR-L-1001 Rev P08] has been laid out, surfaced and drained. The parking / turning area(s) shall thereafter be retained and maintained and not used for any purpose other than for the parking and manoeuvring of vehicles without express planning consent from the local planning authority first being obtained.

Reason: To ensure that adequate off road parking is provided and retained to serve the development in the interests of highway safety and in accordance with the provisions of Policy CDMP6 of the Wyre Local Plan (2011-31).

28. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (or any Order revoking and re-enacting that Order with or without modification) or Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking

and re-enacting that Order with or without modification) the entire Training and Academy complex, including all associated buildings to be used in connection with the complex, as shown on plan ref: MLD-XX-EX-DR-L-1001 Rev P08 shall be used for the purposes of a Training and Academy complex only [Use Class F2(c)] and for no other purpose or purposes whatsoever without prior express permission from the Local Planning Authority.

Reason: The use of the Training Facilities Building for any other purpose would require further consideration by the Local Planning Authority in accordance with Policies SP1, SP2, SP3, CDMP3 and CDMP6 the Wyre Local Plan (2011-31).

29. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) (or any Order revoking and re-enacting that Order with or without modification) or Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification) the associated buildings hereby permitted and all remaining undeveloped open land within the site shall be used only for purposes which are ancillary to the use of the site hereby permitted as a Training and Academy complex [Class F2(c)] and for no other purpose whatsoever without prior express planning permission from the local planning authority, and none of the associated buildings and remaining undeveloped open land within the red edge of the application site shall be used as separate unit without prior express planning permission from the local planning authority.

For the avoidance of doubt in this condition "associated buildings" means the following:

- Training Facility Building
- Indoor Pitch
- Groundstaff Facility Building
- Ancillary Building
- First Team Store and WC

as shown on plan ref: MLD-XX-EX-DR-L-1001 Rev P08.

Reason: For the avoidance of doubt, to prevent the over-development of the site, and as other such uses would require further consideration by the Local Planning Authority in accordance with Policies SP1, SP2, SP3, CDMP3 and CDMP6 of the Wyre Local Plan (2011-31).

30. In the event that the use of the development, hereby approved, ceases operations, and if no new operator re-occupies the premises or no other use is commenced within 3 years of the date the use ceases, the development as shown on the approved site plan shall be entirely demolished, the ground levelled and returned to grassed form and any leftover materials removed from the site not later than 3 years from the date on which the use ceased.

Reason: The development is such that it would not be permitted as development with no active use associated with it having regard to policy SP3 and CDMP3 of the Wyre Local Plan (2011-31).

31. The Floodlights hereby permitted shall not be operated outside the hours of 08:00 to 20:00 on any day.

Reason: In the interests of the amenity of occupiers of neighbouring and nearby residential properties in accordance with Policy CDMP1 of the Wyre Local Plan (2011-31).

Notes: -

1.
 - 1) The applicant is advised that the pitch should be tested in accordance with The FA standard code of rules and be registered on the FA Register for 3G Football Turf Pitches.
 - 2) The applicant is advised that for any football match play to take place the pitch should be built in accordance with FIFA Quality Concept for Football Turf - FIFA Quality or International Match Standard (IMS) as a minimum.
 - 3) For artificial grass pitches for Steps 1 to 6 of the FA's National League System, the applicant is advised that pitches to be used for Step 1 and Step 2 level football matches should be built in accordance with FIFA Quality Concept for Football Turf - FIFA Quality Pro and Steps 3 to 6 should be built in accordance with FIFA Quality as a minimum and tested annually as per league rules.

2. Under the Land Drainage Act 1991 (as amended by the Flood & Water Management Act 2010), you need consent from the Lead Local Flood Authority if you want to carry out works within the banks of any ordinary watercourse which may alter or impede the flow of water, regardless of whether the watercourse is culverted or not.
 - Consent must be obtained before starting any works on site. It cannot be issued retrospectively.
 - Sites may be inspected prior to the issuing of consent.
 - Unconsented works within the Highway or Sustainable Drainage System may prevent adoption.
 - Applications to culvert an existing open ordinary watercourse will generally be refused.
 - Enforcement action may be taken against unconsented work.

For the avoidance of doubt, once planning permission has been obtained it does not mean that Ordinary Watercourse Consent will be given. It is strongly advised that you obtain any required consent before or concurrently as you apply for planning permission to avoid delays.

You should contact the Lead Local Flood Authority to obtain Ordinary Watercourse Consent. Information on the application process and relevant forms can be found here:

<https://www.lancashire.gov.uk/flooding/drains-and-sewers/alterations-to-a-watercourse>

3. Horsebridge Dyke is designated a statutory main river watercourse. The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:
 - on or within 8 metres of a main river (16 metres if tidal)
 - on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
 - on or within 16 metres of a sea defence
 - involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert

- in the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activitiesenvironmental-permits> or contact our National Customer Contact Centre on 03708 506 506.

Based on the details submitted the proposed development includes, but is not limited, the following activities:

- Planting of trees or shrubs
- Installation of fences o Installation of footpaths
- Connection of a diverted ordinary watercourse to the main river
- River-bank protection and in-channel maintenance
- Installation of temporary in-river works (e.g. sheet piling and coffer dams)
- Construction of buildings
- Construction of outfalls and associated drainage infrastructure
- Construction of bridges

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

4. The grant of planning permission does not authorise any closure, obstruction or diversion of a public right of way. Any proposed stopping-up or diversion of a public right of way should be the subject of an Order under the appropriate Act and Lancashire County Council should be contacted for advice in the first instance.HGH184 [DROPPED KERB PROVISION]

The grant of planning permission does not authorise any creation or use of a vehicular access without securing the necessary consents from the Local Highway Authority. Where a dropped crossing is required to facilitate the site access then this should be the subject of a section 184 agreement under the Highways Act 1980 with Lancashire County Council as Local Highway Authority. Before any works begin Lancashire County Council should be contacted by telephoning 0300 123 6780 or emailing highways@lancashire.gov.uk or writing to Lancashire Highways Services, Cuerden Way, Bamber Bridge, Preston, PR5 6BS quoting the planning application number.