



SITES ASSESSMENTS BACKGROUND PAPER

**Assessment of Strategic and Non-strategic Sites
for inclusion in the Revised Preferred Option
version of the Fylde Local Plan to 2032**

October 2015 (Base date: 31 March 2015)

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SITE ASSESSMENTS BACKGROUND PAPER

Assessment of Strategic and Non-strategic Sites

1.0 Introduction

The purpose of this Background Paper is to set out the assessment of the strategic and non-strategic development sites for inclusion in the Revised Preferred Option (RPO) version of the Fylde Local Plan. All reasonable alternatives are included as well as sites which were not selected (the rejected options).

The starting point for the allocation of land for development for the RPO was the Strategic Locations for Development from the Preferred Option version of the Local Plan, which was issued for consultation in 2013. This site selection process will ensure that sufficient land is available for development throughout the lifetime of the Local Plan, which runs from 1 April 2011 to 31 March 2032. It is intended that the plan will be adopted in 2017 and have a 15 year plan period following adoption.

The Amount of Land Required for Development up to 2032

The amount of land required for inclusion in the Revised Preferred Option version of the Local Plan is made up of two elements:

- The delivery of a minimum of **7,700** new homes - Housing Land (the amount of land to be allocated is determined by the number of homes to be built); and
- A minimum amount of Employment Land of **56.3 Ha**.

Development sites can be solely for housing or employment or they can be made up of mixed uses. The Framework encourages the mixed use development approach. Mixed use development will be encouraged on strategic sites in order to provide local retail centres and access to employment, commercial, leisure and recreational opportunities close to where people live and work. The proportions of mixed use development will depend on the particular site and the character of the surrounding area.

In considering the amount of housing land required for development, the Council must take account of paragraph 47 of the Framework, which requires Councils to boost significantly the supply of housing. Councils are also required to develop an understanding of the employment requirements of their areas (the Framework, paragraphs 160 and 161), and to use this evidence to assess the need for land for economic development.

2.0 Strategic Sites Selection for the Revised Preferred Option

The Fylde Coast Authorities Strategic Housing Land Availability Assessment (SHLAA) demonstrates that the Borough does not have enough land within the existing settlements to meet its housing requirements. The Council's Employment Land and Premises Study, (2012) also demonstrates that some sites outside

the urban settlements will be required for employment uses. Therefore, the Council had no choice but to identify sites outside, but adjacent to, settlement boundaries for future development.

The plan must be deliverable to be found 'sound'. Therefore it is important to include sites that are deliverable in the plan period.

The starting point for the RPO was existing planning permissions (commitments). Many sites have gained planning approval since the start of the plan period in April 2011. These are listed in the trajectory, and the numbers approved can be subtracted from the total required. These commitments include parts of the strategic sites from the Preferred Option for example at the Kirkham Triangle and smaller sites within settlement boundaries.

Sites which have planning permission are included in the RPO as commitments, rather than allocations.

The same density has been applied across the sites without planning permission, but where planning applications have been submitted, density proposed by the planning application has been projected forward across the whole site.

The Land North of Dowbridge, Kirkham (former site H7 in the Preferred Option version in 2013) has been deleted because of constraints, namely flood risk and sub-surface archaeology.

At Warton, the proposed number of dwellings has been reduced to 650 in line with the Neighbourhood Development Plan proposals. Sites have not been identified at Warton, but they will be identified by the Neighbourhood Development Plan process, which has reached Submission stage.

The total number of dwellings that would be delivered by the strategic sites at the Strategic Locations for Development during the plan period was calculated and subtracted from the minimum requirement of 7,700, all other planning approvals for housing were also subtracted from the total. This gave an amount to be delivered via additional allocations at the Fylde-Blackpool Periphery and non-strategic allocations at the Strategic Locations for Development and some of the rural settlements. This is covered in more detail in Section 12 of this Background Paper.

Strategic Sites have not been taken forward in the Revised Preferred Option for a number of reasons including unsustainable location, Green Belt designation, flood risk, access, multiple ownership, biodiversity interest. These sites and the reasons for their exclusion are summarized in the tables included in this document.

A review of employment land was undertaken which assessed the following:-

- land previously designated as business and industrial land under policy EMP1 of the adopted Fylde Borough Local Plan (as altered), 2005;
- land within the defined existing business and industrial areas under policy EMP2 of the adopted Fylde Borough Local Plan (as altered), 2005; and
- additional areas of land and premises which have been developed for business and industrial purposes outside of the two previously mentioned areas.

The assessment checked the validity of these previous designations in terms of them being carried forward so as to form the basis for RPO policy EC1. On some of the EMP1 and EMP2 sites there were areas of land which have not actually been developed and are still available for development. In other instances the longstanding protection of land for business and industrial use was considered and a judgment was made as to what percentage, if any, could be lost to other uses, in accordance with the National Planning Policy Framework.

Twenty one strategic sites have been identified as the Council's Revised Preferred Option to meet development requirements throughout the plan period. Sites have been included on the edge of larger settlements and are well distributed throughout the Borough. All twenty one strategic sites are assessed in sections 8 to 11 of this Background Paper. There are **ten** strategic housing sites, **three** strategic mixed use development sites and **eight** strategic employment sites identified in the Revised Preferred option document. A number of sites received planning permission in the previous plan period, but will continue to deliver in this current plan period. The reasons for taking these site forward are set out in the tables that follow on pages 11 to 32.

In summary, the strategic sites which are being included in the Revised Preferred Option document are set out below:

Housing Sites (see map at the back of the document)

HSS1: Queensway, St Annes

HSS2: Heyhouses Lane, St Annes

HSS3: Lytham Quays, Lytham

HSS4: Coastal Dunes, Clifton Drive North, Blackpool Airport Corridor

HSS5: Cropper Road West, Whitehills

HSS6: Land at Lytham St Annes Way, Whitehills

HSS7: Highgate Park, Lytham Road, Warton

HSS8: The Pastures, Fleetwood Road, Wesham

HSS9: Land North of Blackpool Road, Kirkham

HSS10: Willowfields, Derby Road, Wesham

Employment Sites (see map at the back of the document)

ES1: Queensway Industrial Estate, Snowden Road, St Annes

ES2: Dock Road, Lytham

ES3: Boundary Road, Lytham

ES4: Blackpool and Fylde Industrial Estate, Whitehills

ES5: Blackpool Airport, Squires Gate Lane, Blackpool Airport Corridor

ES6: ITSA, Brunel Way, Whitehills

ES7: Whitehills Business Park

ES8: Naze Lane, Freckleton

Mixed Use Development Sites (see map at the back of the document)

MUS1: Cropper Road East, Whitehills

MUS2: Whyndyke Farm, Preston New Road, Whitehills

MUS3: Mill Farm Sports Village, Fleetwood Road, Wesham

Part of **site MUS1** (Cropper Road East, Whitehills) is identified in the Employment Land and Premises Study (2012) as a potential employment location. However, the Council considered that land adjacent to this site could potentially be appropriate for housing, therefore **site MUS1** is identified as a potential mixed use site. **Site MUS2** (Whyndyke Farm, Whitehills) is identified in the Employment Land and Premises Study as a potential employment location. However, the Council also considers that the site is appropriate for housing. The site was therefore identified as a potential mixed use site. **Site MUS3** (Mill Farm Sports Village, Fleetwood Road, Wesham) has also been proposed as a mixed use site for employment, leisure and retail.

3.0 Strategic Sites not taken forward from the Preferred Option version to the Revised Preferred Option

The following strategic sites are not to be taken forward as proposed allocations from the Preferred Option version (2013) to the Revised Preferred Option (2015). The reasons for not taking these sites forward are set out in the tables that follow on pages 11 to 32.

Housing Sites (see map at the back of the document)

- H1:** Land at Queensway, St Annes
- H2:** Land West of North Houses Lane, St Annes
- H6:** Land at Peel, Whitehills
- H7:** Land North of Dowbridge, Kirkham
- H8:** Land West of Warton
- H9:** Land North of Warton
- H10:** Land East of Warton
- H11:** Land North East of Warton
- H14:** Land South of Weeton Road, Wesham
- H15:** Land North of Weeton Road, Wesham
- H16:** Land at and adjacent Pitfield, Fleetwood Road, Wesham
- H17:** Land East of Wesham

Employment Sites (see map at the back of the document)

- E1:** Land adjacent Poulton-le-Fylde Industrial Estate, Poulton-le-Fylde
- E3:** Land South of junction M3, Greenhalgh

Additional Strategic Sites - submitted during the consultation into the Preferred Option version of the Local Plan - no use specified (see map at the back of the document):

The prefix **AD** stands for additional site.

- AD1:** Land north and west of Clifton
- AD2:** Land east of Kirkham Road, Freckleton (*non-strategic site*)
- AD3:** Former Campbells Caravans, Blackpool Road, Kirkham (*non-strategic site*)
- AD4:** Sunny Bank Mill, Kirkham (*non-strategic site*)
- AD5:** Land at Peel Road, Peel, Whitehills
- AD6:** Land North of Freckleton
- AD7:** Land adjacent HM Kirkham Prison, south of A583, Kirkham
- AD8:** Land at Blackpool Airport, south of runway, Blackpool Airport Corridor

AD9: Blackpool FC Training Ground, Martin Avenue, Squires Gate (*non-strategic site*)

AD10: Land opposite Kirkham Trading Park, Freckleton Road, Kirkham

AD11: Great Birchwood, Lytham Road, Warton

NB: The prefixes used above in Section 3 are site references from the Preferred Option version of the Local Plan.

4.0 Impact on the Vision and Strategic Objectives of the Local Plan

To accord with the Local Plan Vision and Strategic Objectives, development of the housing sites included in the Revised Preferred Option would improve access to well-designed, good quality, affordable and resource efficient housing. The sites would contribute towards the development of dynamic and prosperous communities through the delivery of sustainable housing, in line with the vision. The sites would also contribute towards a flexible and responsive supply of housing land in sustainable locations to meet housing requirements, in line with the Strategic Objectives.

Development of sites at the edge of settlements will contribute towards the objective of protecting, enhancing and restoring the quality and character of the landscape of the Borough, because the sites will be appropriately landscaped. Whilst the vision states that the release of countryside for development will be minimised, the SHLAA demonstrates that there is not enough land within the existing settlements to meet the Borough's housing requirement. Therefore, some sustainable settlement extensions will need to be considered for allocation. These will be landscaped so that the quality of views, in particular the views from the countryside, are protected.

There is limited capacity within existing settlements for new employment development. The Employment Land and Premises Study (2012), indicates that the allocation of some employment sites adjacent to settlement boundaries will be necessary. The study considered sustainable locations for employment, having regard to accessibility, public transport, planning policy, environmental impact and viability. Again, sites on the edge of settlements will need to be landscaped to protect the quality of the surrounding area.

The employment sites identified in the Revised Preferred Option consultation will contribute towards diversifying the Borough's economic base, making provision for high quality and readily available sites in sustainable locations and developing a distinctive image of the Borough based on existing assets.

The best and most versatile agricultural land will be protected. In terms of protecting and enhancing the natural environment, development would need to protect and enhance features of nature conservation value, such as field ponds, hedgerows and trees, or if their loss is unavoidable, seek to replace such features.

5.0 Consultation with Infrastructure Providers

The availability of infrastructure is a key aspect of deliverability. There are infrastructure issues in parts of the Borough, such as the capacity of the wastewater system and capacity of the local road network. The Framework says that such barriers to investment should be overcome wherever possible, and that the Local Plan should be positively prepared so that the plan meets objectively assessed development and infrastructure requirements. Nevertheless, sites need to be sequentially assessed to take account of the availability of infrastructure.

A schedule of the **twenty one** potential strategic sites was circulated to infrastructure providers in June 2015, asking them to respond by highlighting any issues. All of the infrastructure providers responded to the request for information. The information supplied by the infrastructure providers was incorporated into the site assessments, the RPO version of the Local Plan and the draft Infrastructure Delivery Plan (IDP).

6.0 Outputs

The sites proposed to be taken forward as allocations in the Local Plan include land within the four **Strategic Locations for Development**, which are:

- Lytham and St Annes;
- Fylde-Blackpool Periphery;
- Warton; and
- Kirkham and Wesham.

The Strategic Locations for Development will accommodate the majority of the planned new growth throughout the plan period. A trajectory, included in **Appendix 2** to the Local Plan, shows the numbers of homes anticipated to come forward each year in relation to both the strategic and non-strategic development sites, from both committed and allocated strategic and non-strategic sites.

7.0 Assessment of Strategic Sites for inclusion in the Local Plan

The following strategic sites assessment evaluates all of the strategic sites within the four Strategic Locations for Development, and includes those that are being taken forward for development and those that are not being taken forward as development allocations in the Revised Preferred Option document.

8.0 Lytham and St Annes Strategic Location for Development

Strengths

- Lytham and St Annes are Key Service Centres, providing a range of services and facilities.
- St Annes is the primary retail centre in the Borough and Lytham provides a complementary role with its variety of independent specialist shops.
- Lytham and St Annes are the focus for business activity and there is potential for the creation of new jobs and training opportunities.
- Lytham and St Annes are the main focus for infrastructure and services, including three secondary schools, four supermarkets, shops, doctors' surgeries and dental practices.
- Access to the motorway network will be improved with the construction of the M55 (Junction 4) to Heyhouses (St Annes) Link Road.
- Construction of the M55 (Junction 4) to Heyhouses (St Annes) Link Road will also reduce traffic congestion.
- There are railway stations at Lytham, St Annes, Ansdell and Squires Gate.
- Tourism and leisure in the Borough are concentrated at Lytham and St Annes, providing tourism-related employment.
- The beach and The Island Seafront Area provide access to extensive areas of public open space suitable for leisure and recreational activities.
- The character of existing rural settlements will be more likely to remain unchanged if development is focused at the Strategic Location for Development.

Challenges

- Development at Lytham and St Annes is constrained by Green Belt, flood risk, golf courses, Registered Historic Parks and Gardens and the coastline.
- The wastewater network at Lytham and St Annes is close to capacity.
- Secondary schools at Lytham and St Annes are close to capacity.
- Lytham and St Annes are projected to have a significant shortfall of primary school places within the next five years.
- Whilst there is good rail access, rail services are infrequent and unreliable.
- Lancashire County Council is considering a new secondary school in Fylde as the secondary schools in Lytham and St Annes are at capacity.

Lytham and St Annes Strategic Location for Development

Site	Deliverability in relation to the planning process	Sustainability	Deliverability in relation to infrastructure	Recommendation	Delivery timescale
<p>HSS1 – Queensway, St Annes (housing).</p>	<p>This site has outline planning permission for 1,150 homes.</p>	<p>Adjacent to settlement of St Annes, which is a Key Service Centre.</p> <p>St Annes town centre and other services are readily accessible by public transport.</p> <p>Public park provision (comprising of 34Ha) forms part of the planning permission on the site.</p>	<p>The M55 (Junction 4) to Heyhouses link road will be provided as part of this development.</p> <p>A new primary school forms part of the planning permission, and this will accommodate the primary school pupils generated by the development.</p> <p>The M55 (Junction 4) to Heyhouses Link Road has planning permission as part of the development of 1,150 homes at Queensway. An East-West bypass forms part of the planning permission, and this will improve accessibility to the site and reduce traffic congestion.</p>	<p>That the site be included in the Local Plan as a commitment.</p>	<p>Development could start on site in 2016 and be completed in 2032.</p>
<p>HSS2 – Heyhouses Lane, St Annes (housing).</p>	<p>Approximately two thirds of the site has planning permission for 250 homes. This site is now a mixed use development with the provision of a</p>	<p>Within St Annes, which is a Key Service Centre.</p> <p>St Annes town centre and other services are readily accessible by public transport.</p>	<p>Good access to the services and facilities in St Annes.</p>	<p>That the site be included in the Local Plan as a commitment.</p>	<p>Development commenced in 2014 and is expected to be completed in 2022.</p>

Lytham and St Annes Strategic Location for Development

Site	Deliverability in relation to the planning process	Sustainability	Deliverability in relation to infrastructure	Recommendation	Delivery timescale
	public house, a supermarket and a care home.	<p>Previously developed land.</p> <p>The provision of a supermarket and public house make the site more sustainable.</p> <p>Small part of site fronting Heyhouses Lane is within a SSSI (geological interest).</p>			
HSS3 – Lytham Quays, Lytham (housing)	This site has planning permission which will deliver 120 homes in the plan period.	<p>Within Lytham, which is a Key Service Centre.</p> <p>Lytham town centre and other services are readily accessible by public transport.</p>	Good access to the services and facilities in Lytham.	That the site be included in the Local Plan as a commitment.	This site had completions in 2011 and is expected to be completed in 2016.
ES1 – Queensway Industrial Estate, Snowden Road, St Annes (employment)	The site, comprising 3.8 Ha of land, is included in the Employment Land and Premises Study and is currently advertised for sale.	<p>Adjacent to St Annes, which is a Key Service Centre.</p> <p>St Annes town centre and other services are readily accessible by public transport.</p>	Good access to the services and facilities in St Annes.	That the site be included in the Local Plan as an allocation.	The Local Plan does not set out phasing for employment sites.
ES2 - Dock Road, Lytham (employment)	The site, comprising 0.9 Ha of land, is included in the Employment Land and Premises Study.	<p>Within Lytham, which is a Key Service Centre.</p> <p>Lytham town centre and other services are readily accessible by public transport.</p>	Good access to the services and facilities in Lytham.	That the site be included in the Local Plan as an allocation.	The Local Plan does not set out phasing for employment sites.

Lytham and St Annes Strategic Location for Development					
Site	Deliverability in relation to the planning process	Sustainability	Deliverability in relation to infrastructure	Recommendation	Delivery timescale
ES3 – Boundary Road, Lytham (employment)	The site, comprising of 0.7 Ha of land, is included in the Employment Land and Premises Study.	Adjacent to Lytham, which is a Key Service Centre. Lytham town centre and other services are readily accessible by public transport.	Good access to the services and facilities in Lytham.	That the site be included in the Local Plan as an allocation.	The Local Plan does not set out phasing for employment sites.
Land West of North House Lane, St Annes (housing) – Formerly Site H2 in Preferred Option version - summer 2013	There is developer interest in the site. Planning application on part of the site (at Valentines Kennels) for up to 60 homes is currently being considered.	Adjacent Lytham St Annes, which is a Key Service Centre. St Annes town centre and other services are readily accessible by public transport. Most of this site is a Biological Heritage Site.		This site is NOT included in the Local Plan because the majority of the site is designated as a Biological Heritage Site.	N/A
Land North of Moss Hall Lane, Lytham (housing) – Formerly Site H3 in the Preferred Option version - summer 2013	There is developer interest in the site.	The site is adjacent to the settlement of Ansdell, which is part of Lytham Key Service Centre. There is the opportunity for landscaping within the flood plain to provide a landscaped buffer to minimise impacts on the countryside. Half of this site is situated within a Mineral		This site is NOT included in the Local Plan because part of the site is designated as a Biological Heritage Site.	N/A

Lytham and St Annes Strategic Location for Development

Site	Deliverability in relation to the planning process	Sustainability	Deliverability in relation to infrastructure	Recommendation	Delivery timescale
		Safeguarding Area (MSA).			

9.0 Fylde-Blackpool Periphery Strategic Location for Development

Strengths

- Adjacent to the boundary with Blackpool, the Fylde-Blackpool Periphery (comprising land at the Blackpool Airport Corridor and at Whitehills) has good access to services, as it is situated in close proximity to the main town of Blackpool and its services and facilities.
- There is good access to the motorway network and to existing employment areas around junction 4 of the M55.
- New development would facilitate a new local (retail) centre at Whitehills over the lifetime of the Local Plan.
- Development in this area will have less impact on the landscape than development in more rural areas.
- The character of existing rural settlements will be more likely to remain unchanged if development is focused at the Strategic Location for Development.

Challenges

- There are issues with surface water in the vicinity of Whitehills.
- It is likely that existing residents and businesses within this area will continue to rely on Blackpool's infrastructure and services, therefore connectivity to local services and facilities in Blackpool will require improvement.
- Focusing housing in this area will reduce investment via Community Infrastructure Levy, in Fylde settlements.
- Focusing housing in this area may not maximise affordable housing provision within the settlements of greatest local need.
- The area at Whitehills area has no rail links.

Fylde-Blackpool Periphery Strategic Location for Development					
Site	Deliverability in relation to the planning process	Sustainability	Deliverability in relation to infrastructure	Recommendation	Delivery timescale
HSS4 – Coastal Dunes, Clifton Drive North, Blackpool Airport Corridor (housing). Formerly site H5 in the Preferred Option version Summer 2013	This site has planning permission for 348 homes and development has commenced.	Previously developed land. Blackpool and St Annes town centres and other services are readily accessible by public transport. In close proximity to important international areas of biodiversity interest.	Rail, tram and bus access. Congestion created by the development can be resolved with developer funded measures.	That the site be included in the Local Plan as a commitment.	Development commenced in 2015 and it is expected to be completed by 2022.
HSS5 – Cropper Road West, Whitehills (housing).	There is strong developer interest in the site. A planning application is expected in the short term.	Good motorway access to the M55. Close proximity to employment at Whitehills. The site is part greenfield, part previously developed land. The site is detached from existing services in Fylde and is closer to Blackpool.	Improvements to junction 4 of the M55 will be required. No rail access. Development would contribute to a critical mass, increasing demand for services, including schools and public transport provision, currently lacking in the area.	That the site be included in the Local Plan as an allocation.	Development is anticipated to commence in 2020 and it is expected to be completed in 2028.
HSS6 – Land at Lytham St Annes Way, Whitehills (housing).	The majority of the site has planning permission.	Good motorway access to the M55. In close proximity to employment at Whitehills. The surrounding roads, including the motorway, form barriers to movement, and	Improvements to junction 4 of the M55 will be required. No rail access. Poor bus service and there are no schools in this area.	That the site be included in the Local Plan as a commitment.	Development commenced on site in 2014 and is expected to be completed in 2021.

Fylde-Blackpool Periphery Strategic Location for Development

Site	Deliverability in relation to the planning process	Sustainability	Deliverability in relation to infrastructure	Recommendation	Delivery timescale
		the site is isolated from settlements and services.			
MUS1 – Cropper Road East, Whitehills (mixed-use development).	Part of the site is included in the Employment Land and Premises Study. There is strong developer interest in large parts of the site and a planning application is being considered for housing and employment on part of the site.	Good motorway access to the M55. Close proximity to employment at Whitehills. Isolated from settlements and services. The site is detached from existing services in Fylde and is closer to Blackpool.	Improvements to junction 4 of the M55 will be required. No rail access. Development would contribute to critical mass, increasing demand for services, including schools and public transport provision, currently lacking in the area.	That the site be included in the Local Plan as part commitment and part allocation.	Development of 372 homes has started on site and it is expected to be completed by 2026. The Local Plan does not set out phasing for employment sites.
MUS2 – Whyndyke Farm, Preston New Road, Whitehills (mixed-use development).	The site is also identified in the Employment Land and Premises Study. Planning permission was granted in June 2015 for 1,310 homes, including 200 affordable homes), 20 Ha of B2 and B8 employment land, two local neighbourhood centres, a primary school and a health centre.	Good motorway access to the M55. Adjacent to the built-up area of Blackpool.	Improvements to junction 4 of the M55 will be required. No rail access. Close proximity to employment at Whitehills Business Park. Development would contribute to a critical mass, increasing demand for services, including schools and public transport provision, currently lacking in the area. Whyndyke will provide a new primary school (1.5 form entry),	That the site be included in the Local Plan as an allocation.	It is anticipated that the housing element of this site could start in 2018 and it is expected to be completed in 2032. The Local Plan does not set out phasing for employment sites.

Fylde-Blackpool Periphery Strategic Location for Development					
Site	Deliverability in relation to the planning process	Sustainability	Deliverability in relation to infrastructure	Recommendation	Delivery timescale
			two Neighbourhood Centres including a public house / restaurant, hot food takeaway, a café, a foodstore, a health centre, shops and a community centre.		
ES4 – Blackpool and Fylde Industrial Estate, Whitehills (employment)	The site is included in the Employment Land and Premises Study.	Good motorway access to the M55. The site is detached from existing services in Fylde and is closer to Blackpool.	Improvements to junction 4 of the M55 will be required. No rail access. Poor bus service.	That the site be included in the Local Plan as an allocation.	The Local Plan does not set out phasing for employment sites.
ES5 – Blackpool Airport, Squires Gate Lane, Blackpool Airport Corridor (employment)	The site is included in the Employment Land and Premises Study.	Close to existing employment at the Blackpool and Fylde Industrial Estate. Good connectivity to the Blackpool urban area.	Congestion created by the development could be resolved with developer funded measures. Good access to the services and facilities of Blackpool.	That the site be included in the Local Plan as an allocation.	The Local Plan does not set out phasing for employment sites.
ES6 – ITSA, Brunel Way, Whitehills (employment)	The site is included in the Employment Land and Premises Study.	Good motorway access to the M55. The site is detached from existing services in Fylde and is closer to Blackpool.	Improvements to junction 4 of the M55 will be required. No rail access. Poor bus service.	That the site be included in the Local Plan as an allocation.	The Local Plan does not set out phasing for employment sites.

Fylde-Blackpool Periphery Strategic Location for Development					
Site	Deliverability in relation to the planning process	Sustainability	Deliverability in relation to infrastructure	Recommendation	Delivery timescale
ES7 - Whitehills Business Park, Whitehills (employment)	The site is included in the Employment Land and Premises Study.	Good motorway access to the M55. The site is detached from existing services in Fylde and is closer to Blackpool.	Improvements to junction 4 of the M55 will be required. No rail access. Poor bus service.	That the site be included in the Local Plan as an allocation.	The Local Plan does not set out phasing for employment sites.
Land at Peel (housing) - Formerly Site H6 in the Preferred Option version - summer 2013	There is developer interest in the site.	Good motorway access. In close proximity to employment at Whitehills. The surrounding roads, including the motorway, form barriers to movement, and the site is isolated from settlements and services. Development of the site would have a detrimental effect on landscape character and visual impact, as the site rises up and is prominent.	Improvements to junction 4 of the M55 will be required. No rail access. Poor bus service and there are no schools in this area.	This site is NOT included in the Local Plan. Too much development in this area would be unsustainable, development should be distributed throughout the borough in accordance with the sustainability appraisal of the Issues and Options and Preferred Option. Given that the site is detached from the built-up area, along with the physical barriers and visual impact, this site is the least sequentially preferable of the potential strategic sites in this area.	N/A
AD5 – Land at Peel Road, Peel, Whitehills – submitted during consultation into the	There is developer interest in the site.	The site does not relate well to existing settlements and services in Fylde,	No rail access. Poor bus service and there are no schools in this area.	This site is NOT included in the Local Plan. Too much development in this	N/A

Fylde-Blackpool Periphery Strategic Location for Development

Site	Deliverability in relation to the planning process	Sustainability	Deliverability in relation to infrastructure	Recommendation	Delivery timescale
Preferred Option version - summer 2013		<p>including distances to supermarkets, convenience stores, schools, railway stations or frequent bus services. The existing social infrastructure provision is based upon services in Blackpool. In sequential terms, the site is detached from existing services.</p> <p>The site is near to the motorway and strategic road network. The surrounding roads, including the motorway, form barriers to movement.</p>		<p>area would be unsustainable, development should be distributed throughout the borough in accordance with the sustainability appraisal of the Issues and Options and Preferred Option. Given that the site is detached from the built-up area, along with the physical barriers and visual impact, this site is the least sequentially preferable of the potential strategic sites in this area.</p>	
<p>AD8 – Land at Blackpool Airport, south of runway – submitted during consultation into the Preferred Option version - summer 2013</p>	<p>The site is part greenfield and part previously developed land.</p>	<p>This site is sustainably located relative to the established settlement of St Annes, with its range of services and facilities to meet main and daily shopping needs.</p>		<p>This site is NOT included in the Local Plan because it is located in the Green Belt.</p>	<p>N/A</p>

Fylde-Blackpool Periphery Strategic Location for Development

Site	Deliverability in relation to the planning process	Sustainability	Deliverability in relation to infrastructure	Recommendation	Delivery timescale
<p>AD9 – Blackpool FC Training Ground, Martin Avenue, Squires Gate - submitted during consultation into the Preferred Option version - summer 2013</p>	<p>The site is part greenfield and part previously developed land.</p>	<p>This site is sustainably located relative to the established settlement of St Annes, with its range of services and facilities to meet main and daily shopping needs.</p>		<p>This site is NOT included in the Local Plan because it is located in the Green Belt.</p>	<p>N/A</p>

10.0 Warton Strategic Location for Development

It is important to note that not all of the sites listed in the tables in Section 10 are needed to meet Warton's figure of 650 dwellings as set out in the Bryning with Warton Neighbourhood Plan.

Strengths

- BAE Systems at Warton is the largest employer in the Borough and part of the Lancashire Enterprise Zone is established at the BAE Systems Warton site. There is further employment at the Land Registry, close to the built-up area of Warton. It will be desirable to provide housing for this significant employment base.
- The Preston Western Distributor Road will improve the accessibility of Warton from the motorway network and the connectivity between the two locations of the Enterprise Zone at Warton and Samlesbury.
- Development sites at Warton are sequentially preferable to some other strategic sites, due to their close proximity to the Clifton Marsh Wastewater Treatment Works.
- New development would facilitate a new local (retail) centre, as Warton currently has no recognised centre. Retail and community facilities are needed.
- New development will provide a better balance between housing provision and employment opportunities in the area.
- The character of existing rural settlements will be more likely to remain unchanged if development is focused at the Strategic Location for Developments.
- A Neighbourhood Development Plan is being prepared to accommodate planned growth at Warton.

Challenges

- There is traffic congestion at peak times and there are no rail links.
- There are sufficient school places available in the Warton area within a five-year period. However, a number of schools are close to capacity, and should more housing come forward in this area and births continue to increase, more places will be required.
- Although it is acknowledged that most people commute into BAE Systems Warton, the allocation and delivery of homes at Warton would help to readdress the balance and provide opportunities for people who work at BAE Systems to live at Warton, although it is recognised that BAE Systems is an international business with workers travelling from across the UK and from all over the World. This is explored further in the Housing Requirement Paper, 2015.

Warton Strategic Location for Development					
Site	Deliverability in relation to the planning process	Sustainability	Deliverability in relation to infrastructure	Recommendation	Delivery timescale
HSS7 – Highgate Park, Lytham Road, Warton (housing).	This site has planning permission for 254 homes.	Previously developed land within the main urban area of Warton.	No major infrastructure issues. The completion of the Preston Western Distributor Road in 2019 will enhance accessibility to the site.	That the site be included in the Local Plan as a commitment.	Development commenced in 2014 and it is expected to be completed by 2024.
Land West of Warton (housing) - Formerly Site H8 in Preferred Option version.	There is strong developer interest in the site.	The site is adjacent to the main urban area of Warton. The site is in close proximity to the Enterprise Zone at Warton.	The Preston Western Distributor Road will contribute towards alleviating traffic congestion, and this is due to be completed and be opened in 2019. There are wastewater infrastructure issues for this site.	That the site be considered through the preparation of the Bryning with Warton Neighbourhood Development Plan .	N/A
Land North of Warton (housing) – Formerly Site H9 in Preferred Option version	There is strong developer interest in the site.	The site is adjacent to the main urban area of Warton. The site is in close proximity to the Enterprise Zone at Warton.	The Preston Western Distributor Road will contribute towards alleviating traffic congestion, and this is due to be completed and be opened in 2019. There are wastewater infrastructure issues for this site.	That the site be considered through the preparation of the Bryning with Warton Neighbourhood Development Plan .	N/A
Land East of Warton (housing) – Formerly Site H10 in Preferred	There is strong developer interest in the site. A planning application has	The site is adjacent to the main urban area of Warton.	The Preston Western Distributor Road will contribute towards alleviating traffic	That the site be considered through the preparation of the Bryning with Warton	N/A

Warton Strategic Location for Development					
Site	Deliverability in relation to the planning process	Sustainability	Deliverability in relation to infrastructure	Recommendation	Delivery timescale
Option version	been submitted for part of this site and an appeal for non-determination was allowed on 24.09.2015.	A minority of the site is situated within a sand and gravel MSA. The site is in close proximity to the Enterprise Zone at Warton.	congestion, and this is due to be completed and be opened in 2019. There are wastewater infrastructure issues for this site.	Neighbourhood Development Plan.	
Land North East of Warton (housing) – Formerly Site H11 in Preferred Option version	Would require site H10 to be developed first.	The site is not currently connected to a settlement and is therefore the least sequentially preferable of the identified sites at Warton. A minority of the site is situated within a sand and gravel MSA. The site is in close proximity to the Enterprise Zone at Warton.	The Preston Western Distributor Road will contribute towards alleviating traffic congestion, and this is due to be completed and be opened in 2019. There are wastewater infrastructure issues for this site.	That the site be considered through the preparation of the Bryning with Warton Neighbourhood Development Plan.	N/A
AD2 – Land east of Kirkham Road, Freckleton - submitted during consultation into the Preferred Option version	There is developer interest in the site. The site is part greenfield and part previously developed land.			This site is NOT included in the Local Plan because the site is located in the Green Belt.	N/A
AD6 – Land North of Freckleton – submitted during	There is developer interest in the site.	This greenfield site is remote from the rail, motorway and strategic road		This site is NOT included in the Local Plan because the site is	N/A

Warton Strategic Location for Development

Site	Deliverability in relation to the planning process	Sustainability	Deliverability in relation to infrastructure	Recommendation	Delivery timescale
consultation into the Preferred Option version		<p>networks and is somewhat detached from existing services.</p> <p>The site is in close proximity to the Enterprise Zone at Warton.</p>		located in the Green Belt.	
<p>AD11 – Great Birchwood, Lytham Road, Warton - submitted during consultation into the Preferred Option version</p>	There is developer interest in the site.	<p>The site is detached from Warton, which is to the east. The site is previously developed land, located in the Green Belt in Flood Risk Zones 2 and 3.</p> <p>The site is remote from the rail, motorway and strategic road networks and is isolated from existing services.</p> <p>The site is close to the Enterprise Zone at Warton.</p>		This site is NOT included in the Local Plan because the site is located in the Green Belt.	N/A

11.0 Kirkham and Wesham Strategic Location for Development

Strengths

- Kirkham is a Key Service Centre. It is a market town which provides services for the surrounding rural area.
- Wesham is a Local Service Centre, although it adjoins Kirkham with its range of services and facilities.
- Kirkham and Wesham Railway Station has the best and most frequent rail connections in the Borough, and there is easy access to the motorway network at junction 3 of the M55.
- Good range of services in Kirkham, including shops, a supermarket, Kirkham Carr Hill High School and Kirkham Grammar School and a doctors' surgery.
- Accessible to key employers, including Fox's Biscuits, Kepak and Ribby Hall Leisure Village.
- The character of existing rural settlements will be more likely to remain unchanged if development is focused at the Strategic Location for Development.

Challenges

- The capacity of the wastewater system is an issue in this area.
- There are sufficient school places available in the Kirkham and Wesham area within a five-year period. However, a number of schools are close to capacity, and should more housing come forward in this area and births continue to increase, more places will be required.
- The appearance of Kirkham town centre has deteriorated and requires investment.
- There is a lack of car parking facilities at Kirkham and Wesham Station, and access is poor for those with limited mobility.

Kirkham and Wesham Strategic Location for Development

Site	Deliverability in relation to the planning process	Sustainability	Deliverability in relation to infrastructure	Recommendation	Delivery timescale
<p>HSS8 – The Pastures, Fleetwood Road, Wesham (housing).</p>	<p>The site has planning permission for 262 homes.</p>	<p>Kirkham town centre and other services are readily accessible by public transport.</p> <p>Within walking distance of the railway station.</p> <p>Minority of site is situated within a sand and gravel MSA.</p> <p>Adjoins a Biological Heritage Site.</p>	<p>In terms of wastewater infrastructure, development on this side of Kirkham and Wesham is sequentially preferable to sites on the west side, as it is closer to Clifton Marsh Wastewater Treatment Works.</p>	<p>That the site be included in the Local Plan as a commitment.</p>	<p>Development commenced on site in 2015. It is expected that the site could be completed by 2025.</p>
<p>HSS9 – Land North of Blackpool Road, Kirkham (housing).</p>	<p>Part of the site is also identified in the Employment Land and Premises Study.</p> <p>Part of the site has planning permission for 297 homes.</p>	<p>Kirkham town centre and other services are readily accessible by public transport.</p> <p>Half of the site is situated within a sand and gravel MSA.</p> <p>The site is lower and less visible than other potential strategic sites in this area, thus reducing the site’s potential visual impact.</p> <p>The site is well defined, with clear boundaries provided by Blackpool Road, the Kirkham Bypass and the railway line.</p>	<p>Access is available from Kirkham / Wesham Bypass and Blackpool Road.</p>	<p>That the site be included in the Local Plan as a commitment.</p>	<p>There are wastewater issues that need to be addressed for development to take place on this site.</p> <p>Development commenced in 2015 and should be completed by 2026.</p>

Kirkham and Wesham Strategic Location for Development

Site	Deliverability in relation to the planning process	Sustainability	Deliverability in relation to infrastructure	Recommendation	Delivery timescale
HSS10 – Willowfields, Derby Road, Wesham (housing)	This site has planning permission for 124 homes.	Kirkham town centre and other services are readily accessible by public transport. Within walking distance of the railway station.	No major infrastructure issues.	That the site be included in the Local Plan as a commitment.	Development commenced before the start date of this Local Plan in 2011 and is expected to be completed by 2016.
MUS3 – Mill Farm Sports Village, Fleetwood Road, Wesham (mixed use development).	The site is identified in the Employment Land and Premises Study. Planning permission was granted in 2014 for a football stadium on this land, for use by AFC Fylde and other uses include an Aldi Foodstore and offices.	Good motorway access. Kirkham and Wesham are readily accessible, enabling residents to walk or use public transport to the site.	Congestion that would be created by development could be resolved with developer funded measures. Appropriate access will need to be considered from Fleetwood Road.	That the site be included in the Local Plan as a commitment.	The Local Plan does not set out phasing for employment sites.
Land North of Dowbridge, Kirkham (housing) – Formerly Site H7 in Preferred Option version	The multiple owners of this site are interested in progressing the site.	Adjacent to Kirkham, which is a Key Service Centre. Kirkham town centre and other services are readily accessible by public transport. There are no physical barriers between the site and Kirkham town centre. Minority of the site is within the sand and gravel MSA.	Site is relatively accessible to Clifton Marsh Wastewater Treatment Works and a sewer runs through the site. Congestion created by the development could be resolved with developer funded measures.	This site is NOT included in the Local Plan due to flood risk (Flood Risk Zones 2 and 3) and sub-surface archaeology.	N/A

Kirkham and Wesham Strategic Location for Development

Site	Deliverability in relation to the planning process	Sustainability	Deliverability in relation to infrastructure	Recommendation	Delivery timescale
Land South of Weeton Road, Wesham (housing) – Formerly Site H14 in Preferred Option version	There is no developer interest in the site.	<p>Kirkham town centre and other services are readily accessible by public transport.</p> <p>Within walking distance of the railway station.</p> <p>The site is not a well-defined area, as there is no road, rail or other clear boundary on its western side.</p> <p>Minority of site is situated within a sand and gravel MSA.</p>	<p>Wastewater infrastructure is more costly to implement for sites on the west side of Kirkham and Wesham, as it will need to connect to Clifton Marsh Wastewater Treatment Works at the east of the Borough.</p> <p>Congestion that would be created by the development could partially be resolved with developer funded measures.</p>	<p>This site is NOT included in the Local Plan.</p> <p>There is no landowner or developer interest, the site is not well defined and development would create significant visual impacts.</p> <p>Too much development in this area would have negative impacts, development should be well distributed throughout the Borough in line with the sustainability appraisal of the Issues and Options and Preferred Option.</p>	N/A
Land North of Weeton Road, Wesham (housing) – Formerly Site H15 in Preferred Option version	There is no developer interest in the site.	<p>Kirkham town centre and other services are readily accessible by public transport.</p> <p>Within walking distance of the railway station.</p> <p>The site is not a well-defined area, as there is no road, rail or other clear boundary on its western side.</p>	<p>Wastewater infrastructure is more costly to implement for sites on the west side of Kirkham and Wesham, as it will need to connect to Clifton Marsh Wastewater Treatment Works at the east of the Borough.</p> <p>Congestion that would be created by the development could partially be resolved with developer funded measures.</p>	<p>This site is NOT included in the Local Plan.</p> <p>There is no landowner or developer interest, the site is not well defined and the development would create significant visual impacts.</p> <p>Too much development in this area would have negative impacts, development should be well distributed throughout the Borough in line with the sustainability appraisal of the Issues and Options and Preferred Option.</p>	N/A
Land at and adjacent Pitfield, Fleetwood	There is developer interest in the site.	Kirkham town centre and other services are readily accessible	Congestion that would be created by the development	This site is NOT included in the Local Plan.	N/A

Kirkham and Wesham Strategic Location for Development

Site	Deliverability in relation to the planning process	Sustainability	Deliverability in relation to infrastructure	Recommendation	Delivery timescale
Road, Wesham (housing) – Formerly Site H16 in Preferred Option version		<p>by public transport.</p> <p>Within walking distance of the railway station.</p> <p>Minority of site is situated within a sand and gravel MSA.</p> <p>Adjoins a Biological Heritage Site.</p>	could partially be resolved with developer funded measures.	<p>Taking account of the buffer that would be required to protect the adjacent Biological Heritage Site, the site would not be considered ‘strategic’ in the context of the Local Plan.</p> <p>Too much development in this area would have negative impacts, development should be well distributed throughout the Borough in line with the sustainability appraisal of the Issues and Options and Preferred Option.</p>	
Land East of Wesham (housing) – Formerly Site H17 in Preferred Option version	There is developer interest in the site.	<p>Minority of the site is situated within a sand and gravel MSA.</p> <p>Due to the topography and scale of the site, it would be highly visible from the south and east.</p>	<p>Congestion created by the development could partially be resolved with developer funded measures.</p> <p>The only potential access into the site is off Mowbreck Lane, where there are significant highway safety issues.</p>	<p>This site is NOT included in the Local Plan.</p> <p>There are access issues and the site would have a significant effect on the setting of Kirkham and Wesham. The site slopes upwards from west to east and is highly visible from the eastern edge of Wesham and Kirkham.</p> <p>Too much development in this area would have negative impacts, development should be well distributed throughout the Borough in line with the sustainability appraisal of the Issues and Options and Preferred Option.</p>	N/A
Land South of Junction 3, Greenhalgh (employment) – Formerly Site E3	Site is identified in the Employment Land and Premises Study.	Good motorway access.	Congestion that would be created by the development could partially be	<p>This site is NOT included in the Local Plan.</p> <p>The site is isolated from the built-up area and</p>	N/A

Kirkham and Wesham Strategic Location for Development					
Site	Deliverability in relation to the planning process	Sustainability	Deliverability in relation to infrastructure	Recommendation	Delivery timescale
in Preferred Option version		Isolated from Kirkham and Wesham. Poor bus service into Kirkham and Wesham. No rail access.	resolved with developer funded measures.	public transport access is poor.	
AD3 – Former Campbells Caravans, Blackpool Road, Kirkham - submitted during consultation into the Preferred Option version	There is developer interest in the site.	This site is located to the south west of Kirkham. The site would rely upon the services of Kirkham, but Blackpool Road provides a difficult barrier for pedestrian and cycle access to and from Kirkham.	The only potential access into the site is off Blackpool Road, where there are significant highway safety issues.	This site is NOT included in the Local Plan	N/A
AD4 – Sunny Bank Mill, Kirkham - submitted during consultation into the Preferred Option version		Brownfield site This brownfield site would rely upon the services of Kirkham		This site is NOT included in the Local Plan as there is no developer intention to develop the site.	N/A
AD7 – Land adjacent HM Kirkham Prison, south of A583, Kirkham - submitted during consultation into the Preferred Option version	There is developer interest in the site.	This greenfield site is located to the south of Kirkham. The site would rely upon the services of Kirkham, but the A583 bypass provides a difficult barrier for pedestrian and cycle access to and from Kirkham.		This site is NOT included in the Local Plan because the site is located in the Green Belt.	N/A
AD10 – Land opposite Kirkham	There is developer interest in the site.	This greenfield site is located to the south of		This site is NOT included in the Local Plan because the site is	N/A

Kirkham and Wesham Strategic Location for Development

Site	Deliverability in relation to the planning process	Sustainability	Deliverability in relation to infrastructure	Recommendation	Delivery timescale
Trading Park, Freckleton Road, Kirkham - submitted during consultation into the Preferred Option version		Kirkham. The site would rely upon the services of Kirkham, but the A583 bypass provides a difficult barrier for pedestrian and cycle access to and from Kirkham.		located in the Green Belt.	

12.0 Land outside Strategic Locations for Development

Introduction

Sections 7 to 11 of this Background Paper set out the Strategic Sites which have been both included and excluded from the Preferred Option at the Strategic Locations for Development. 80% Of the Borough’s development will take place at the Strategic Locations for Development, on both strategic and non-strategic sites via both commitments and allocations. Table 2 of the RPO sets out that 9% of development will take place at non-strategic locations. This is in accordance with the results of the sustainability appraisal of the Issues and Options and Preferred Option, which both stated that development should be well distributed throughout the borough so that smaller sustainable Tier 1 and Tier 2 settlements can benefit from the provision of development (policy S1 of the RPO).

Housing Delivery located outside the Strategic Locations for Development	
<u>Settlement</u>	<u>Homes completed during Plan period</u>
<u>Local Service Centres</u>	
Freckleton	13 (existing commitments) 25 (allocation)
<u>Tier 1 Larger Rural Settlements</u>	
Elswick	140 (Neighbourhood Plan allocation)
Newton	115 (allocation)
Staining	113 (existing commitments) 28 (allocation)
Wrea Green	150 (existing commitments)
<u>Tier 2 Smaller Rural Settlements</u>	
Clifton	50 (allocation)
Singleton	15 (allocation)
Weeton	20 (existing commitments)
<u>Other locations</u>	
Little Eccleston	25 (existing commitments)
Greenhalgh	17 (existing commitments)

Freckleton

Planning permission has been granted for 13 homes in Freckleton, which will be included in the number of commitments. A site has also been allocated in Freckleton to accommodate 25 homes over the plan period. A site measuring 2.4 Ha has also been allocated on Naze Lane in Freckleton for employment uses, the details of which are set out in the table below.

Site	Deliverability in relation to the planning process	Sustainability	Deliverability in relation to infrastructure	Recommendation	Delivery timescale
ES8 – Naze Lane, Freckleton (employment)	The site is included in the Employment Land and Premises Study.	The site is some distance south of Freckleton and the BAE Systems Airfield. Access is very poor and is a major constraint with respect to this site.	Highway access is poor from Freckleton By Pass. The completion of the Preston Western Distributor Road in 2019 will enhance accessibility to the site from the main road network.	That the site be included in the Local Plan as an allocation.	The Local Plan does not set out phasing for employment sites.
25 homes allocated	There is developer interest in the site.	The site is in close proximity to the Enterprise Zone at Warton.	The completion of the Preston Western Distributor Road in 2019 will enhance accessibility to the site from the main road network.	That the site be included in the Local Plan as an allocation.	

Elswick

In Elswick, a Neighbourhood Development Plan will allocate suitable sites to provide 140 homes over the plan period, in addition to the existing plan period commitments. Improvements may be required to the existing A585 Thistleton junction to improve safety and accessibility.

Site	Deliverability in relation to the planning process	Sustainability	Deliverability in relation to infrastructure	Recommendation	Delivery timescale
Elswick (Neighbourhood Plan allocation – 140 homes)	There is developer interest in some sites which came forward through the call for sites and will therefore go into the SHLAA.	Elswick provides small scale essential local services; with a dependency on Key Service Centres and Local Service Centres for other services and facilities.	No major infrastructure issues.	That potential sites in Elswick be considered through the preparation of a Neighbourhood Development Plan .	Development is expected to be completed by 2032.

Newton

Two sites have been allocated in Newton to accommodate a total of 115 homes. Land at Newton Hall, on School Lane will accommodate 86 homes and Cobweb Barn, on Oak Lane will accommodate 29 homes over the lifetime of the Local Plan.

Site	Deliverability in relation to the planning process	Sustainability	Deliverability in relation to infrastructure	Recommendation	Delivery timescale
Newton Hall, School Lane, Newton (housing) (see site NE05 in Table 1 in Appendix One below)	There is developer interest in the site.	Newton provides small scale essential local services, and a primary school, other facilities are provided at the nearby Key service centre of Kirkham.	No major infrastructure issues. The completion of the Preston Western Distributor Road in 2019 will enhance accessibility to the site.	That the site be included in the Local Plan as an allocation for 86 homes.	Development is expected to be completed by 2032.
Cobweb Barn, Oak Lane, Newton (housing) (see site NE06 in Table 1 in	There is developer interest in the site.	Newton provides small scale essential local services, and a primary school, other facilities are provided at the nearby Key service centre of Kirkham.	No major infrastructure issues. The completion of the Preston Western Distributor Road in 2019 will enhance	That the site be included in the Local Plan as an allocation for 29 homes.	Development is expected to be completed by 2032.

Appendix One below)			accessibility to the sites.		
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Staining

Planning permission has been granted for 113 homes in Staining. There is also an allocation for 28 homes.

Site	Deliverability in relation to the planning process	Sustainability	Deliverability in relation to infrastructure	Recommendation	Delivery timescale
Land at Chain Lane, opposite Community Centre, Staining	There is developer interest in the site.	Staining provides small scale essential local services, and a primary school, other facilities are provided at the nearby Key service centres of Poulton-le-Fylde and Blackpool.	No major infrastructure issues.	That the site be included in the Local Plan as an allocation for 28 homes.	Development is expected to be completed by 2032.

Wrea Green

Planning permission has been granted for 150 homes in Wrea Green.

Clifton

Fifty homes will be provided on two sites at Clifton. Land North of 43 Stanagate will accommodate 20 homes and Land East of Rowan Close, Ash Lane will accommodate 30 homes over the lifetime of the Local Plan. In terms of infrastructure, there are issues with contaminated surface water. Any ponds around Clifton should be retained and a significant buffer zone needs to be incorporated between the ponds, the watercourses and the land allocated for new homes.

Site	Deliverability in relation to the planning process	Sustainability	Deliverability in relation to infrastructure	Recommendation	Delivery timescale
Land North of 43 Stanagate, Clifton (housing)	There is developer interest in the site which came forward through the call for sites and will therefore go into the SHLAA.	Clifton, as a Tier 2 Smaller Rural Settlement has fewer essential services than Tier 1 Larger Rural Settlements; and has fewer transport connections with the larger settlements; but has employment opportunities at Westinghouse Springfields (Salwick).	No major infrastructure issues. The completion of the Preston Western Distributor Road in 2019 will enhance accessibility to the site.	That the site be included in the Local Plan as a commitment.	Development is expected to be completed by 2032.
Land East of Rowan Close, Ash Lane, Clifton (housing)	There is developer interest in the site which came forward through the call for sites and will therefore go into the SHLAA.	Clifton, as a Tier 2 Smaller Rural Settlement has fewer essential services than Tier 1 Larger Rural Settlements; and has fewer transport connections with the larger settlements; but has employment opportunities at Westinghouse Springfields (Salwick).	No major infrastructure issues. The completion of the Preston Western Distributor Road in 2019 will enhance accessibility to the site.	That the site be included in the Local Plan as an allocation.	Development is expected to be completed by 2032.

Singleton

A site has been allocated for 15 homes in Singleton. Fylde Council is minded to approve the planning application.

Weeton

Planning permission has been granted for 20 homes in Weeton, which appear as commitments on the maps that accompany the RPO version of the Local Plan.

Little Eccleston

Planning permission has been granted for 25 homes in Little Eccleston, which appear as commitments on the maps that accompany the RPO version of the Local Plan.

Greenhalgh

Planning permission has been granted for 17 homes in Greenhalgh, which appear as commitments on the maps that accompany the RPO version of the Local Plan.

APPENDIX 1: Call for Sites

Assessment of the proposed allocations received following the call for sites in January - February 2015

Methodology for site selection

Following the call for non-strategic sites in January to February 2015, the details of approximately 140 sites were submitted to the Council for due consideration, including both strategic and non-strategic sites. Non-strategic sites are capable of accommodating up to 99 new homes or 1000 metres of employment space. The uses listed in brackets are the uses suggested by the person / organisation who submitted the site.

Deliverable brownfield sites within Key Service Centres – Lytham, St Annes and Kirkham / Local Service Centres – Freckleton, Warton and Wesham; Tier 1 Larger Rural Settlements and Tier 2 Smaller Rural Settlements

Land off Dock Road, Lytham (site ref 56: proposed residential) (site ref 115: proposed employment). This site, measuring 0.9 Ha, is allocated in the Local Plan for employment uses (RPO Site Ref. **ES2** Dock Road, Lytham).

Former Government Offices, Heyhouses Lane, St Annes (residential) (site ref. 121). This site be taken forward as a commitment in the Revised Preferred Option.

Graving Dock Road, Lytham (residential and employment) (site ref. 1). This site is NOT included in the Local Plan. Access to the site is constrained by existing retail units including LIDL and industrial units and the United Utilities building on the adjoining plot of land.

Underbank House, Graving Dock Road, Lytham (residential) (site ref. 15). This site is NOT included in the Local Plan. Access to the site is constrained by an earth bank, which forms part of the flood defences.

Former Pontins, Clifton Drive North, Squires Gate (residential) (site ref. 3). This site is an existing housing commitment included in the Local Plan – site **HSS4**: Coastal Dunes – see the table on **page 16** above. The site is being developed for housing. This was site **H5** – Former Pontins Holiday Centre – in the Preferred Option version of the Local Plan which was assessed and taken forward for development. It is included in the plan as a commitment.

Holy Family Catholic Church, Warton (residential, community facilities and new church) (site ref. 35). This site, measuring 0.4 hectares, is currently open space and parish allotments. The site should be safeguarded on the Policies Map which will accompany the Publication version of the Local Plan for the construction of a replacement church. The development should be implemented within the plan period.

Land at BAE Systems Warton Aerodrome (employment and ancillary uses) (site ref. 80). This site be safeguarded on the Policies Map which will accompany the Publication version of the Local Plan for employment and ancillary uses within the boundary of the Lancashire Advanced Engineering and Manufacturing Enterprise Zone at BAE Systems, Warton.

Lamaleach Mobile Home Park, Lamaleach Drive, Freckleton (residential) (site ref. 101). This site is NOT included in the Local Plan as it is in beneficial use as a mobile home park.

Land at Chain Lane, opposite Community Centre, Staining (residential, employment, retail, community facilities, sport / leisure and tourism) ([site ref. 140](#)). This site be taken forward as a proposed allocation in the Revised Preferred Option.

Adjacent to settlement boundaries – Key Service Centres and Local Service Centres (including Strategic Locations for Development)

Land off B5259 Saltcotes Road, Lytham (residential, employment, retail, community facilities, sport / leisure, tourism and energy generation) ([site ref. 26](#)). This site is NOT included in the Local Plan as it is within a Site of Special Scientific Interest (SSSI) and on land at risk of flooding.

14 Wildings Lane, St Annes (residential) ([site ref. 39/73](#)). This site is Not included in the plan, Development Management Committee decision 16th September 2015.

Former Valentines Kennels, Wildings Lane, Lytham (residential) ([site ref. 92](#)). This site is NOT included in the plan, the Development Management Committee took the decision to exclude it on 16th September 2015.

Land West of Snowdrop Grove, off Harbour Lane, Warton (residential) ([site ref. 5](#)). This site should be considered through the preparation of the Bryning with Warton Neighbourhood Development Plan.

Land West of Harbour Lane, Warton (residential) ([site ref. 6](#)). This site should be considered through the preparation of the Bryning with Warton Neighbourhood Development Plan.

Oaklands Caravan Park, Lytham Road, Warton (residential) ([site refs. 17/74](#)). This site should be considered through the preparation of the Bryning with Warton Neighbourhood Development Plan. A planning application has been submitted for 53 homes on part of the site.

Land between Riversleigh Farm and Beech Avenue, Warton (residential) ([site ref. 18](#)). This site should be considered through the preparation of the Bryning with Warton Neighbourhood Development Plan.

258 Lytham Road, Warton (residential, employment and retail) ([site ref. 27](#)). This site should be considered through the preparation of the Bryning with Warton Neighbourhood Development Plan.

Land to the North of the A584 roundabout intersection with Lytham Road, Warton (residential, employment and open space) ([site ref. 78](#)). This site should be considered through the preparation of the Neighbourhood Development Plan.

Land adjacent to Sykes Hall Farm, Church Road, Warton (residential) ([site ref. 103](#)). This site should be considered through the preparation of the Neighbourhood Development Plan.

Land at Kirkham Road and Hillock Lane, Warton (residential and employment) ([site ref. 37](#)). This site should be considered through the preparation of the Bryning with Warton Neighbourhood Development Plan.

Land East of Bryning Lane – Kellamergh Park, Warton (residential) ([site ref. 132](#)). This site should be considered through the preparation of the Bryning with Warton Neighbourhood Development Plan.

Land surrounding Carr Farm, Kirkham (residential, employment, community facilities and sport / leisure ([site ref. 116](#))). This site is NOT included in the Local Plan due to flood risk.

Land South East of Carr Lane, Kirkham (residential, employment and community facilities) ([site ref. 120](#)). This site is NOT included in the Local Plan due to flood risk.

Land West of New Hey Lane, Dowbridge (residential) ([site ref. 104](#)). This site is NOT included in the Local Plan due to flood risk.

Land North of Brook Farm, Dowbridge (residential) ([site ref. 105](#)). This site is NOT included in the Local Plan due to flood risk.

Land North of Brook Farm, Dowbridge (residential) ([site ref. 106](#)). This site is NOT included in the Local Plan due to flood risk.

Land at Fleetwood Road, Wesham (residential, employment, retail, community facilities, sport and leisure, tourism) ([site ref. 112](#)). This site is NOT included in the Local Plan. The northern part of this site was dismissed at the Preferred Option stage (**site E3**) in summer 2013. Inclusion of the site would result in an unsustainable amount of development at Wesham, rather than development being distributed throughout the Borough.

Pitfield, Fleetwood Road, Wesham (residential) ([site ref. 30/72](#)). This site is NOT included in the Local Plan. Taking account of the buffer that would be required to protect the adjacent Biological Heritage Site, the site would not be considered 'strategic' in the context of the Local Plan. Inclusion of the site would result in an unsustainable amount of development at Wesham, rather than development being distributed throughout the Borough. This was site H16 – Land at and adjacent Pitfield, Fleetwood Road – in the Preferred Option version of the Local Plan which was assessed but not included. See the table on page 26 above.

Fleetwood Road, Wesham (residential and employment) ([site ref. 33](#)). This site is NOT included in the Local Plan. Inclusion of the site would result in an unsustainable amount of development at Wesham, rather than development being distributed throughout the Borough.

Land 250 metres South of Junction 3 of the M55, Wesham (residential, employment, retail and tourism) ([site ref. 88/123](#)). This site is NOT included in the Local Plan. Inclusion of the site would result in an unsustainable amount of development north of Kirkham and Wesham, rather than development being distributed throughout the Borough.

Land South West of Junction 3 of the M55 - Corner Hall Farm, Wesham (employment and retail) ([site ref. 137](#)). This site is NOT included in the Local Plan as it is outside the settlement boundary. The site is isolated from the built-up area and public transport access is poor. Inclusion of the site would result in an unsustainable amount of development north of Kirkham and Wesham, rather than development being distributed in urban extensions throughout the Borough.

Land to South of Mowbreck Lane, Wesham (residential) ([site 95](#)). This site is NOT included in the Local Plan. This site was discounted at the Preferred Option stage (**Site H17**) in summer 2013. There is a lack of accessibility to the site and it is in a visually prominent location and would have a significant effect on the setting of Kirkham and Wesham. The site slopes upwards from west to east and is highly visible from the eastern edge of Wesham and Kirkham. Inclusion of the site would result in an unsustainable amount of

development at Wesham, rather than development being distributed throughout the Borough. (This suite has already been discounted above - See page 28: Land East of Wesham)

Adjacent to settlement boundaries – Tier 1 Larger Rural Settlements and Tier 2 Smaller Rural Settlements

Land North of Beech Road, Elswick (residential and energy generation) ([site ref. 14](#)). This site should be considered through the preparation of a Neighbourhood Development Plan.

Land North of Mill Lane, Elswick (accommodate approx. 100 dwellings) (residential) ([site ref. 21](#)). This site should be considered through the preparation of a Neighbourhood Development Plan.

Land at Beech Road, Elswick – Option A (residential) ([site ref. 46](#)). This site should be considered through the preparation of a Neighbourhood Development Plan.

Land at Beech Road, Elswick – Option B (residential) ([site ref. 47](#)). This site should be considered through the preparation of the Neighbourhood Development Plan.

Land adjoining Mansergh Dale, Elswick (residential) ([site ref. 60](#)). This site should be considered through the preparation of a Neighbourhood Development Plan.

Land at Meadow Farm, Elswick (residential, employment, retail, community facilities, sport / leisure, tourism, open space and energy generation) ([site ref. 76](#)). This site should be considered through the preparation of a Neighbourhood Development Plan.

Land to the East of Copp Lane, Elswick (residential) ([site ref. 79](#)). This site should be considered through the preparation of a Neighbourhood Development Plan.

Land adjacent to Grange Road, Elswick (residential, employment and community facilities) ([site ref. 117](#)). This site should be considered through the preparation of a Neighbourhood Development Plan.

Land located between Grange Road and High Street, Elswick (residential, employment and community facilities) ([site ref. 118](#)). This site should be considered through the preparation of a Neighbourhood Development Plan.

Land South of Roseacre Drive and West of Roseacre Road, Elswick (residential, employment and community facilities) ([site ref. 119](#)). This site should be considered through the preparation of a Neighbourhood Development Plan.

Land South of School Lane, Newton (residential) ([site ref. 94](#)). That the site be included as a proposed allocation in the Local Plan as it forms a natural rounding-off of development along the southern boundary at Newton.

Land at Thames Street, Newton (residential, Gypsy and Travellers and open space) ([site ref. 65](#)). This site is NOT included in the Local Plan as the site is not adjacent to the defined settlement boundary of Newton.

Land at Thornfield Holiday Camp, Staining (residential, employment, retail, community facilities, sport / leisure and tourism) ([site ref. 138](#)). This site is NOT included in the Local Plan. Staining is a Tier 1 Larger Rural Settlement and already has a commitment for 113 dwellings. There is no need for further allocations at Staining.

Land to the South of Moss Side Lane, Wrea Green (residential) ([site refs. 102 and 133](#)). This site is NOT included in the Local Plan. Wrea Green is a Tier 1 Larger Rural Settlement and already has a commitment for 150 dwellings. There is no need for further allocations at Wrea Green.

Land North of Mill Lane, Wrea Green (residential – SHLAA ref. WG16) ([site ref. 10](#)). This site is NOT included in the Local Plan. Wrea Green is a Tier 1 Larger Rural Settlement and already has a commitment for 150 dwellings. There is no need for further allocations at Wrea Green.

Land North of Mill Lane, Wrea Green (residential) ([site ref. 134](#)). This site is NOT included in the Local Plan. Wrea Green is a Tier 1 Larger Rural Settlement and already has a commitment for 150 dwellings. There is no need for further allocations at Wrea Green.

Land off Ash Lane, Clifton (residential) ([site ref. 85](#)). That the site be included as a proposed allocation in the Local Plan as it forms a natural rounding-off of development at the eastern boundary of Clifton.

Land off Blackpool Road, Clifton (residential) ([site ref. 20](#)). This site is NOT included in the Local Plan. Inclusion of the site would result in an unsustainable amount of development at Clifton, adversely affecting the size and scale of the settlement.

Land at Ash Lane, Clifton (residential) ([site ref. 67](#)). This site is NOT included in the Local Plan. Inclusion of the site would result in an unsustainable amount of development at Clifton, adversely affecting the size and scale of the settlement. A high voltage electricity pylon follows a south easterly direction along the boundary of the site. The site's most easterly boundary corresponds with the line of the pylons and relates closely to the boundary of Clifton Hall, which is across the road. Taking the boundary any further out would extend Clifton into a new tract of countryside.

Land off Preston Old Road, Clifton (residential) ([site ref. 81](#)). That the north eastern part of the site be included as a proposed allocation in the Local Plan as it forms a natural rounding-off of development at the western boundary of Clifton. The remainder of the site is NOT included in the Local Plan. The boundary of the allocated site is surrounded on two sides by built development. It does not extend Clifton further than existing development along Clifton Green.

Land off Clifton Lane, Clifton (residential) ([site ref. 93](#)). This site is NOT included in the Local Plan. Inclusion of the site would result in an unsustainable amount of development at Clifton, adversely affecting the size and scale of the settlement.

Land to North of St Michael's Close, Weeton (residential) ([site ref. 98](#)). This site is NOT included in the Local Plan. Weeton is a Tier 2 Smaller Rural Settlement and already has a commitment for 20 dwellings. There is no need for further development at Weeton; it is not needed and it would be unsustainable.

Land to East of Church Road / West of Kirkham Road, Weeton (residential) ([site ref. 99](#)). This site is NOT included in the Local Plan. Weeton is a Tier 2 Smaller Rural Settlement and already has a commitment for 20 dwellings. There is no need for further development at Weeton; it is not needed and it would be unsustainable.

Land to South of Mythop Road, Weeton (residential) ([site ref. 100](#)). This site is NOT included in the Local Plan. Weeton is a Tier 2 Smaller Rural Settlement and already has a commitment for 20 dwellings. There is no need for further development at Weeton; it is not needed and it would be unsustainable.

Outside defined settlement boundaries and Other Locations

Land off Bryning Lane, Warton (residential, sport / leisure and energy generation) ([site ref. 83](#)). This site is NOT included in the Local Plan as it is not a sustainable location for development as it is located within the countryside.

Land off A584 Preston New Road, Freckleton (residential) ([site ref. 114](#)). This site is NOT included in the Local Plan. This site is not adjacent to a settlement. It is an unsustainable location.

Mirfield Poultry Farm, Copp Lane, Elswick (residential, employment, retail, community facilities, sport, leisure and tourism) ([site ref. 40](#)). This site should be considered through the preparation of the Neighbourhood Development Plan.

Land off Roseacre Road, Elswick (residential, sport / leisure and tourism) ([site ref. 131](#)). This site should be considered through the preparation of a Neighbourhood Development Plan.

Vicarage Lane – Moor Hall Lane, Newton (residential) ([site ref. 12](#)). This site is NOT included in the Local Plan. The site is located within the countryside outside and not adjacent to any defined settlement boundary; it is an unsustainable location for development.

Land adjacent New Hey Lane, Newton (residential and employment) ([site ref. 109](#)). This site is NOT included in the Local Plan. The site is located within the countryside outside and not adjacent to any defined settlement boundary; it is an unsustainable location for development.

Showman’s Ground, Chain Lane, Staining (residential, employment, retail, community facilities, sport / leisure and tourism) ([site ref. 139](#)). This site is NOT included in the Local Plan. The site is located within the countryside outside and not adjacent to any defined settlement boundary; it is an unsustainable location for development.

Land to West of Clifton Lane, Clifton (residential, employment, retail, community facilities, sport and leisure) ([site ref. 43](#)). This site is NOT included in the Local Plan. Inclusion of the site would result in an unsustainable amount of development at Clifton, adversely affecting the size and scale of the settlement.

Land adjacent to Pool Foot Lane, Singleton (residential) ([site ref. 59](#)). This site is NOT included in the Local Plan. The site is located within the countryside outside and not adjacent to any defined settlement boundary; it is an unsustainable location for development.

Land to North of North Lodge, Lodge Lane, Singleton (residential) ([site ref. 69](#)). This site is NOT included in the Local Plan. The site is located within the countryside outside and not adjacent to any defined settlement boundary; it is an unsustainable location for development.

Pool Brow Caravan Park, Pool Foot Lane, Singleton (residential) ([site ref. 141](#)). This site is NOT included in the Local Plan. The site is located within the countryside outside any defined settlement boundary; it is an unsustainable location for development.

Little Orchard Caravan Park, Weeton (residential) ([site ref. 34](#)). This site is NOT included in the Local Plan as it is located within the countryside, outside and not adjacent to any defined settlement; it is an unsustainable location for development.

Silver Ridge, Lodge Lane, Little Singleton (residential) ([site ref. 11](#)). This site already has planning permission and is a commitment in the Local Plan.

West Selcourt, Garstang Road East, Little Singleton (residential, employment and tourism) ([site ref. 7](#)). This site is NOT included in the Local Plan. The site is located within the countryside outside any defined settlement boundary; it is an unsustainable location for development.

Garstang Road East, Little Singleton (residential and employment) ([site ref. 8](#)). This site is NOT included in the Local Plan. The site is located within the countryside outside and not adjacent to any defined settlement boundary; it is an unsustainable location for development.

Land to North West of Bridge Farm and East of Ballam Road, Higher Ballam (residential, employment and open space) ([site ref. 89](#)). This site is NOT included in the Local Plan. The site is located within the countryside outside and not adjacent to any defined settlement boundary; it is an unsustainable location for development.

Mere Cottage, Fox Lane Ends, Westby (residential) ([site ref. 142](#)). This site is NOT included in the Local Plan. This site is remote from any settlement and surrounded by open countryside. It is an unsustainable location and should not be allocated in the Local Plan.

Land South of B5259 Lytham Road, Moss Side (residential) ([site ref. 24](#)). This site is NOT included in the Local Plan as it is located at Moss Side, which is an unsustainable location for development.

Land North of B5259 Lytham Road, Moss Side (residential) ([site ref. 25](#)). This site is NOT included in the Local Plan as it is located at Moss Side, which is an unsustainable location for development.

Land at Mythop Road, Mythop (residential) ([site ref. 61](#)). This site is NOT included in the Local Plan. The site is located within the countryside outside and not adjacent to any defined settlement boundary; it is an unsustainable location for development.

Land East of Hogarth Crescent, Treales (residential) ([site ref. 41](#)). This site is NOT included in the Local Plan. The site is located within the countryside outside and not adjacent to any defined settlement boundary; it is an unsustainable location for development.

Land south and west of Junction 4 of the M55: Fylde-Blackpool Periphery

A separate category relating only to the Fylde-Blackpool Periphery has been included because so many sites were proposed for development in this area.

Land East of DWP Building, Peel Park, Whitehills (employment, retail, community facilities and sport / leisure) ([site ref. 97](#)). Part of this site, measuring 4.9 Ha, is allocated for employment land – **site ES6** ITSA, Brunel Way, Whitehills in policy EC1 of the Revised Preferred Option. The land allocated for employment in the Local Plan excludes the land currently occupied by car parking to service the adjoining employment land. This land should be retained for employment use in accordance with policy EC1.

Site 3, Whitehills Business Park (retail, sport / leisure and tourism) ([site ref. 82](#)). That the site be taken forward for as a proposed allocation for employment land in the Revised Preferred Option. (RPO Site Ref. No. ES7 – Whitehills Business Park).

Land South of Brunel Way, Peel Park, Whitehills (employment, retail, community facilities and sport / leisure) ([site ref. 122](#)). That the site be taken forward for as a proposed allocation for employment land in the Revised Preferred Option. (RPO Site Ref. No. ES7 – Whitehills Business Park).

Site 5, West of Brooklands Way, Whitehills Business Park (employment, retail, sport / leisure and tourism) ([site ref. 124](#)). That the site be taken forward for as a proposed allocation for employment land in the Revised Preferred Option. (RPO Site Ref. No. ES7 – Whitehills Business Park).

Site 6, Land East of Woodside, Whitehills Business Park (employment and community facilities) ([site ref. 125](#)). That the site be taken forward for as a proposed allocation for employment land in the Revised Preferred Option. (RPO Site Ref. No. ES7 – Whitehills Business Park).

Site 7, North of Thompson Road, Whitehills Business Park (employment and community facilities) ([site ref. 126](#)). That the site be taken forward for as a proposed allocation for employment land in the Revised Preferred Option. (RPO Site Ref. No. ES7 – Whitehills Business Park).

Site A, Lytham St Annes Way, Whitehills Business Park (residential and retail) ([site ref. 127](#)). That the site be taken forward for development. That the site be taken forward for as a proposed allocation for employment land in the Revised Preferred Option. (RPO Site Ref. No. ES7 – Whitehills Business Park).

Site D3 and D4, Whitehills Business Park (employment, retail, community facilities, sport / leisure) ([site ref. 128](#)). That the site be taken forward for as a proposed allocation for employment land in the Revised Preferred Option. (RPO Site Ref. No. ES7 – Whitehills Business Park).

Land to East of Bambers Lane, Westby (residential and employment) ([site ref. 55](#)). That the site be taken forward for as a proposed allocation for housing land in the Revised Preferred Option. (RPO Site Ref. No. HSS5 – Cropper Road West, Whitehills).

Land west of Cropper Road, Westby (residential and energy generation) ([site ref. 70](#)). That the site be taken forward as a proposed allocation in the Revised Preferred Option.

Land at Cropper Road, Marton (residential and tourism) ([site ref. 108](#)). This site is NOT included in the Local Plan. This site is in beneficial economic use for tourism and is therefore excluded from the Local Plan.

Land adjacent to Ridgeway Farm, Peel (residential and employment) ([site ref. 66](#)). This site is NOT included in the Local Plan. Too much development in this area would have negative impacts, development should be well distributed throughout the Borough in line with the sustainability appraisal of the Issues and Options and Preferred Option. Given that the site is detached from the built-up area, with the physical barriers and visual impact, this site should not be taken forward for development.

Clifton Fields Caravan Park, Peel Road, Westby (residential) ([site ref. 52](#)). This site is NOT included in the Local Plan. Too much development in this area would have negative impacts, development should be well distributed throughout the Borough in line with the sustainability appraisal of the Issues and Options and Preferred Option. Given that the site is detached from the built-up area, with the physical barriers and visual impact, this site should not be taken forward for development.

Land at Cropper Farm, Whitehills Road, Marton (residential, employment and retail) ([site refs'. 19/62/63/64](#)). This site is NOT included in the Local Plan. This site is NOT included in the Local Plan. Too much development in this area would have negative impacts, development should be well distributed throughout the Borough in line with the sustainability appraisal of the Issues and Options and Preferred Option. Given that the site is detached from the built-up area, with the physical barriers and visual impact, this site should not be taken forward for development.

Land and property in the vicinity of Peel Hill Farm, Peel Road, Westby (mixed use) ([site ref. 86](#)). This site is NOT included in the Local Plan. Too much development in this area would have negative impacts, development should be well distributed throughout the Borough in line with the sustainability appraisal of the Issues and Options and Preferred Option. Given that the site is detached from the built-up area, with the physical barriers and visual impact, this site should not be taken forward for development.

Land to East of Wild Lane, Marton (residential, employment and open space) ([site ref. 90](#)). This site is NOT included in the Local Plan. Too much development in this area could have negative implications on the Borough's settlements. The site is detached from the built-up area. There are physical barriers to movement such as main roads, motorway slip roads and the M55. The development of the site would have an adverse impact on an area of open countryside. This site is an unsustainable location and should not be allocated in the Local Plan.

Land at Ridgeway Farm, Peel Road, Peel (residential, employment, retail, community facilities and sport / leisure) ([site ref. 44](#)). This site is NOT included in the Local Plan. Too much development in this area would have negative impacts, development should be well distributed throughout the Borough in line with the sustainability appraisal of the Issues and Options and Preferred Option. Given that the site is detached from the built-up area, with the physical barriers and visual impact, this site should not be taken forward for development.

Junction 4, M55 Peel Hill, Peel (residential) ([site ref. 77](#)) - This site is NOT included in the Local Plan. This site was dismissed at the Preferred Option stage (**site H6**) in summer 2013 (see the table in Section 9 above: Fylde-Blackpool Periphery Strategic Location for Development). Too much development in this area could have negative implications on the Borough's settlements. The site is detached from the built-up area. There are physical barriers to movement such as main roads, motorway slip roads and the M55. The development of the site would have an adverse impact on an area of open countryside. This site is an unsustainable location and should not be allocated in the Local Plan.

Peel Hill Farm, Peel Road, Peel (residential) ([site ref. 96](#)). This site is NOT included in the Local Plan. Too much development in this area could have negative implications on the Borough's settlements. The site is detached from the built-up area. There are physical barriers to movement such as main roads, motorway slip roads and the M55. The development of the site would have an adverse impact on an area of open countryside. This site is an unsustainable location and should not be allocated in the Local Plan.

Land West of Peel Road, Westby (residential) ([site ref. 48](#)). This site is NOT included in the Local Plan. Too much development in this area could have negative implications on the Borough's settlements. The site is detached from the built-up area. There are physical barriers to movement such as main roads, motorway slip roads and the M55. The development of the site would have an adverse impact on an area of open countryside. This site is an unsustainable location and should not be allocated in the Local Plan.

Land West of Peel Road, Westby (residential) ([site ref. 49](#)). This site is NOT included in the Local Plan. Too much development in this area could have negative implications on the Borough's settlements. The site is detached from the built-up area. There are physical barriers to movement such as main roads, motorway slip roads and the M55. The development of the site would have an adverse impact on an area of open countryside. This site is an unsustainable location and should not be allocated in the Local Plan.

Land East of Peel Road, Westby (residential) ([site ref. 50](#)). This site is NOT included in the Local Plan. Too much development in this area could have negative implications on the Borough's settlements. The site

is detached from the built-up area. There are physical barriers to movement such as main roads, motorway slip roads and the M55. The development of the site would have an adverse impact on an area of open countryside. This site is an unsustainable location and should not be allocated in the Local Plan.

Land West of Peel Road, Westby (residential) ([site ref. 51](#)). This site is NOT included in the Local Plan. Too much development in this area could have negative implications on the Borough's settlements. The site is detached from the built-up area. There are physical barriers to movement such as main roads, motorway slip roads and the M55. The development of the site would have an adverse impact on an area of open countryside. This site is an unsustainable location and should not be allocated in the Local Plan.

Meadow Green and Stables, Moss House Lane, Westby (residential, employment, community facilities, sport, leisure and tourism) ([site ref. 54](#)). This site is NOT included in the Local Plan. Too much development in this area could have negative implications on the Borough's settlements. The site is detached from the built-up area. There are physical barriers to movement such as main roads, motorway slip roads and the M55. The development of the site would have an adverse impact on an area of open countryside. This site is an unsustainable location and should not be allocated in the Local Plan.

Land off Whitehills Road, Westby (residential) ([site ref. 57](#)). This site is NOT included in the Local Plan. Too much development in this area could have negative implications on the Borough's settlements. The site is detached from the built-up area. There are physical barriers to movement such as main roads, motorway slip roads and the M55. The development of the site would have an adverse impact on an area of open countryside. This site is an unsustainable location and should not be allocated in the Local Plan.

Green Belt

The following sites are located in the Green Belt and will therefore not be taken forward as development sites in the Revised Preferred Option version of the Local Plan.

Blackpool FC Training Ground, Martin Avenue, Squires Gate (residential) ([site ref. 84](#) and [site AD9](#) i.e. an additional Site submitted during the consultation into the Preferred Option version of the Local Plan in summer 2013). This site is NOT included in the Local Plan as it is located in the Green Belt and policy TREC14 of the adopted Fylde Borough Local Plan.

Land on corner of Queensway and Division Lane, Marton Moss (residential) ([site ref. 68](#)). This site is NOT included in the Local Plan as it is located in the Green Belt.

Bryning Lane, Warton (residential) ([site ref. 13](#)). This site is NOT included in the Local Plan as it is located in the Green Belt.

Land South of Hillock Lane and West of Kirkham Road, Warton (residential and employment) – ([site ref. 38](#)). This site is NOT included in the Local Plan as it is located in the Green Belt.

Land East of Kirkham Road, Warton (residential and employment) ([site ref. 42](#)). This site is NOT included in the Local Plan as it is located in the Green Belt.

Land off Bank Lane, Warton (residential, employment and tourism) ([site ref. 71](#)). This site is NOT included in the Local Plan as it is located in the Green Belt.

Land East of West End Lane, Warton (residential) ([site ref. 135/AD16](#)). This site is NOT included in the Local Plan as it is located in the Green Belt.

Land West of Kirkham Road - Cooper House Farm, Warton (residential, employment, retail and energy generation) ([site ref. 136](#)). This site is NOT included in the Local Plan as it is located in the Green Belt.

South of A583, between Dow Brook and Kirkham Road, Kirkham (residential, employment, retail, community facilities, sports, leisure and tourism) ([site ref. 2](#)). This site is NOT included in the Local Plan as it is located in the Green Belt.

Land off Freckleton Road, Kirkham (residential, retail and community facilities) ([site ref. 87](#)). This site is NOT included in the Local Plan as it is located in the Green Belt. This site was submitted as an additional site during the consultation at the Preferred Option stage in summer 2013 (**site AD10** – Land opposite Kirkham Trading Park, Freckleton Road, Kirkham) and is referred to in the tables in Section 11 above: (Kirkham and Wesham Strategic Location for Development).

Land to West of Waxy Lane, Freckleton (residential) ([site ref. 28](#)). This site is NOT included in the Local Plan as it is located in the Green Belt.

Land East of Waxy Lane, Freckleton (residential) ([site ref. 31](#)). This site is NOT included in the Local Plan as it is located in the Green Belt.

Land adjacent to 164 Kirkham Road, Freckleton (residential) ([site ref. 58](#)). This site is NOT included in the Local Plan as it is located in the Green Belt.

Land at Lower Lane, Freckleton (residential, employment and retail) ([site ref. 113](#)). This site is NOT included in the Local Plan as it is located in the Green Belt.

Land at Mill Lane / Smithy Lane, Staining (residential) ([site ref. 45](#)). This site is NOT included in the Local Plan as it is located in the Green Belt.

Land at 138 Staining Road, Staining (residential, employment, sport / leisure and tourism) ([site ref. 53](#)). This site is NOT included in the Local Plan as it is located in the Green Belt.

Development within the proposed Areas of Separation

The following sites are located in the proposed Areas of Separation and will therefore not be taken forward as development sites in the Revised Preferred Option version of the Local Plan.

Kirkham and Newton Area of Separation

Land North of Blackpool Road, Kirkham (residential and employment) ([site ref. 75](#)). This site is NOT included in the Local Plan as it is located in a proposed Area of Separation.

Blackpool Road, Newton (residential and employment) ([site ref. 32](#)). This site is NOT included in the Local Plan as it is located in a proposed Area of Separation.

Church Farm, Blackpool Road, Newton (residential, employment and sport / leisure) ([site ref. 36/110](#)). This site is NOT included in the Local Plan as it is located in a proposed Area of Separation.

Land West of Woodlands Close, Newton (residential) ([site ref. 107](#)). This site is NOT included in the Local Plan as it is located in a proposed Area of Separation.

Land at Woodlands Close, Newton (residential) ([site ref. 111](#)). This site is NOT included in the Local Plan as it is located in a proposed Area of Separation.

Wrea Green and Kirkham Area of Separation

Land at Willow Drive, Wrea Green (residential) ([site ref. 29](#)). This site is NOT included in the Local Plan as it is located in a proposed Area of Separation. In addition, Wrea Green is a Tier 1 Larger Rural Settlement and already has a commitment for 150 dwellings. There is no need for further allocations at Wrea Green.

Land North of Ribby Road, Wrea Green (residential and employment) ([site ref. 91](#)). This site is NOT included in the Local Plan as it is located in a proposed Area of Separation. In addition, Wrea Green is a Tier 1 Larger Rural Settlement and already has a commitment for 150 dwellings. There is no need for further allocations at Wrea Green.

Windfall sites

The following sites comprise windfall sites accommodating less than 10 dwellings and any planning applications submitted for these sites will be determined on their merits.

Land on corner of Church Road and St Alban's Road, St Annes (residential) ([site ref. 129](#)). This site, measuring 0.3 hectares, is currently occupied by a church building and ancillary premises for community use. Access to the site is available from St Albans Road and Curzon Road. The site could come forward as a windfall site over the lifetime of the plan.

259 Inner Promenade, Ansdell (approximately 9 apartments) ([site ref. 9](#))

Land East of Harbour Lane, Warton (approximately 4 dwellings) ([site ref. 4](#))

Land to rear of Kellamergh House, Bryning Lane, Warton (approximately 3 dwellings) ([site ref. 130](#))

Eagle Court, Kirkham (up to a maximum of 9 dwellings) ([site ref. 23](#)).

Naze Lane, Freckleton (approximately 9 dwellings) ([site ref. 16](#)).

Mains Lane, Newton (approximately 5/6 dwellings) ([site ref. 32](#))

APPENDIX 2 Assessment of the Strategic Housing Land Availability Assessment (SHLAA) for Non-strategic Sites

As part of the site selection process, the Strategic Housing Land Availability Assessment (SHLAA) was reviewed to see if there were any developable non-strategic sites that could be included in the RPO as proposed allocations.

Methodology

The following sites were not included.

- Small sites (i.e. accommodating less than 9 dwellings – these will be dealt with as windfall sites) - SHLAA threshold may not be relevant in urban area where you could have higher density schemes e.g. flats, townhouses
- Land-locked sites (i.e. that have no vehicular access)
- Sites in multiple ownership (i.e. landowners need to be approached to see if they are prepared to sell)
- Sites that the landowner does not want developing
- Sites with ransom strips
- Sites with tenancies or operational requirements of landowners (long leases i.e. 15 years +)
- Sites that are currently occupied by beneficial existing uses, i.e. in use / operational (i.e. not currently developable)
- Private garden area / private rear gardens (backland development)
- Sites occupied by allotments
- Sites in the Green Belt

Sites to be identified and taken forward as allocations or commitments in the Revised Preferred Option (RPO) version of the Local Plan:

- Sites where there have been completions since the start of the plan period (show these sites as commitments and include in the trajectory)
- Sites within urban and rural settlements
- Sites forming a settlement extension – potentially suitable (i.e. capable of accommodating 10-99 dwellings)
- Sites adjacent to settlements (i.e. contiguous with the settlement boundary)
- Sites occupied by vacant / derelict / disused / underused buildings
- Sites with buildings on, if the buildings are not in beneficial use
- Fylde Council / LCC / Homes and Communities Agency owned sites
- Sites with planning permission refused – could the reason for refusal be overcome?
- Sites with planning permission refused and appeal dismissed - If it is not the principle, unless policy position (national/local level) has changed since the original decision

The following three tables list all of the sites in the SHLAA, starting with proposed allocations in **Table 1**; commitments which are included in the RPO in **Table 2**; and the sites which were not included in the RPO are then listed in **Table 3**. To view maps of all of the SHLAA sites, please click on the following hyperlink: <http://www.fylde.gov.uk/council/planning-policy--local-plan-/local-development-framework/evidence-base/strategic-housing-land-availability-assessment/>

TABLE 1: PROPOSED ALLOCATIONS

SHLAA Ref. No.	Address	Dwelling Yield	Greenfield/ previously developed land	Deliverability / Developability	Outcome of assessment
BP08	Land west of Hollywood Nurseries, Whitehill Road, Westby	32 homes	Greenfield/ Brownfield (Outside settlement boundary)	Kennels and private residential dwelling. (Site area reduced following two recent planning approvals - resultant sites BP08a and BP08b). There is developer interest (Kensington) in the site. The site has come in as part of call for sites.	Take site forward - Allocation
BP15	Moss Farm, Cropper Road, Westby	26 homes	Brownfield (Outside settlement boundary)	Current planning application (13/753) - No decision as of 31 March 2014. (Overhead low voltage line along front of development. Possible diversion of pilot cables and out of service 33kv cables in North East corner of site).	Take site forward - Allocation
CL04	Land north of 43 Stanagate, Clifton	20 homes	Greenfield (Outside settlement boundary)	Part of site AD1 (additional strategic site). Potentially suitable on edge of Clifton Village which has a shop and is also on a bus route.	Take site forward - Allocation
EL09	Land east of Copp Lane, Elswick	87 homes	Greenfield/ Brownfield (Outside settlement boundary)	No current or recent planning decisions on this site.	This site should be considered through the preparation of a Neighbourhood Development Plan .
EL10	Land north of Mill Lane, Elswick	85 homes	Greenfield (Outside settlement boundary)	There is developer interest in the site.	This site should be considered through the preparation of a Neighbourhood Development Plan .

TABLE 1: PROPOSED ALLOCATIONS

EL13	Land south of Roseacre Road, Elswick	84 homes	Greenfield (Outside settlement boundary)	Agricultural land – No current or recent planning decisions on this site.	This site should be considered through the preparation of a Neighbourhood Development Plan .
EL14	Land south of Grange Road, Elswick	82 homes	Greenfield (Outside settlement boundary)	Agricultural land – No current or recent planning decisions on this site.	This site should be considered through the preparation of a Neighbourhood Development Plan .
EL15	Land north of Grange Road, Elswick	77 homes	Greenfield (Outside settlement boundary)	Agricultural land – No current or recent planning decisions on this site.	This site should be considered through the preparation of the Neighbourhood Development Plan .
EL16	Land north of Beech Road, Elswick	92 homes	Greenfield (Outside settlement boundary)	Agricultural land – No current or recent planning decisions on this site.	This site should be considered through the preparation of a Neighbourhood Development Plan .
EL18	Land north of Beech Road, Elswick	90 homes	Greenfield (Outside settlement boundary)	Agricultural land – No current or recent planning decisions on this site.	This site should be considered through the preparation of a Neighbourhood Development Plan .
EL20	Land west side of Copp Lane, Elswick	18 homes	Greenfield (Outside settlement boundary)	Agricultural land – No current or recent planning decisions on this site.	This site should be considered through the preparation of a Neighbourhood Development Plan .

TABLE 1: PROPOSED ALLOCATIONS

LE09	Sunnydale Nurseries, Garstang Road, Little Ecclestone	46 homes	Brownfield (Outside settlement boundary)	Buildings and glasshouses currently used for the growing and distribution of salad products. Planning permission granted on 8 July 2015, subject to a S106 Agreement.	Take site forward - Allocation
LY45	Land north of Shell Hill Farm, Saltcotes Road, Lytham	44 homes	Greenfield/ Brownfield (Outside settlement boundary)	Potentially suitable as on the edge/ outside settlement boundary of Lytham.	Take the site forward - Allocation
NE05	Newton Hall, School Lane, Newton	114 homes	Greenfield / Brownfield (Outside settlement boundary)	Potentially suitable on the edge of Newton. Suitable subject to provision being made for children's playground/public open space in any redevelopment scheme.	Take site forward – Only allocate the western part of the site (i.e. accommodating 86 homes)
NE06	Land west of Newton	227 homes	Greenfield (Outside settlement boundary)	Potentially suitable adjacent to the village of Newton, which has a shop, public house and a school. Part of the site goes into an Area of Separation. Part of the site has been submitted under the call for sites and is covered in Appendix 1: Call for Sites, above.	Take site forward – Only allocate the southern part of the site (i.e. 29 homes). The northern part of the site is NOT included in the Local Plan as it is located in a proposed Area of Separation.

TABLE 1: PROPOSED ALLOCATIONS

WA10	4 Lytham Road, Warton	19 homes	Brownfield	Former car/HGV repairs 'Cartmell Engineering' with derelict buildings on site. Previous planning application refused permission. Ground contamination from use as vehicle repairs. There have been general enquiries about the site.	This site should be considered through the preparation of the Bryning with Warton Neighbourhood Development Plan.
WA24	Land adjacent to and rear of 9-19 Lytham Road, Warton	9 homes	Greenfield (In settlement)	No current or recent planning decision on this site.	This site should be considered through the preparation of the Bryning with Warton Neighbourhood Development Plan.
	Nine Acres Nursery, Harbour Lane, Warton	9 homes and 13 homes (Phase 2 and 3)	Greenfield	Current planning application (14/0856) for 9 homes (re-submission 13/0759) - decision pending. Planning application (13/759) for 13 additional dwellings - No decision as of 13 March 2014. Reserved Matters application - there are issues with Natural England.	This site should be considered through the preparation of the Bryning with Warton Neighbourhood Development Plan.

TABLE 2: EXISTING COMMITMENTS

HLAS Ref.	SHLAA Re. No.	Address	Dwelling Yield	Greenfield Brownfield Deliverability / Developability		Outcome of assessment	Comment
4A911	Part of site MUS1 (RPO site ref.)	Land to rear of Moss Farm, Cropper Road, Westby	146 homes	Greenfield	Outline planning permission granted (12/717) with S106 Agreement signed 16th October 2013.	Take site forward – Commitment (Strategic Site)	
1A873	BP01	Land off Bridgeside, St Annes	22 homes	Brownfield	Planning permission (13/231) granted with S106 Agreement. Largely vacant with a single building used as vehicle repair garage. Concrete bases of former buildings on remainder of site. Adjacent to South Fylde Railway sidings Biological Heritage Site.	Take site forward - Commitment	
	BP02	Council Car Park and Airport Parking Site, rear 11-63 Westgate Road, St Annes	72 homes	Brownfield	Planning permission (12/499) granted. Awaiting signing of the S106 Agreement. (Commitment in 5 year housing supply). The site is just outside the boundary of the proposed Enterprise Zone.	Take site forward - Commitment	
4A821	BP05a	Former Clock Garage, Preston New Road, Westby	14 homes	Brownfield	Outline planning permission (11/847) granted with S106 Agreement.	Take site forward - Commitment	

TABLE 2: EXISTING COMMITMENTS

4A771	BP06	Pond (adjacent Honda Dealership, Westby	38 homes	Greenfield	Planning permission (13/726) granted with S106 Agreement.	Take site forward - Commitment	
4A703	BP07	Hollywood Nurseries, Whitehill Road, Westby	66 homes	Greenfield/ Brownfield	Planning permission (11/639) granted with S106 Agreement. Development commenced and nearly completed.	Take site forward - Commitment	HLAS shows this site split into two sites due to building regulations, the two sites are grouped here.
4A770	BP08a and BP08b	Westfield Point, Whitehill Road, Westby	35 homes	Brownfield/ Greenfield	Planning permission (13/213) granted with S106 Agreement. Development commenced with partial completions	Take site forward - Commitments	13 net, 14 gross in HLAS
4A912	EL05	Elswick Trading Park, High Street, Elswick	9 homes	Brownfield	Outline planning permission (08/0829) granted.	Take site forward – Windfall site	
2A880	FR05	Land off Lytham Road, Freckleton	13 homes	Brownfield	Outline planning permission (13/262) granted and appeal against imposition of conditions allowed 05.12.13.	Take site forward - Commitment	Not in 5 Year Housing Supply as <10 dwellings

TABLE 2: EXISTING COMMITMENTS

2A886	FR11a	Land to rear 56-64 Preston Old Road, Freckleton	9 homes	Brownfield	Planning permission (13/436 OL) granted.	Take site forward – Windfall site	
4A820	GR03	Blue Anchor Inn, Fleetwood Road, Greenhalgh	14 homes	Greenfield/ Brownfield	Development complete as at 31 December 2014.	Take site forward - Commitment	
3A744	KI05	Land off Orders Lane, Kirkham	26 homes	Brownfield	Development complete as at <u>31 March 2013</u> .	Take site forward - Commitment	
3A231	KI15	Land at junction of A583 and Freckleton Street, Kirkham (Crossroads)	12 homes	Brownfield	Development complete as at <u>31 March 2012</u> .	Take site forward - Commitment	

TABLE 2: EXISTING COMMITMENTS

3A894	KI27	Land at Little Tarnbrick Farm, Blackpool Road, Kirkham	117 homes	Greenfield	Planning permission (12/0419 Outline and 14/0613 Reserved Matters) granted.	Take site forward – Commitment (Strategic Site)	
3A895	KI27	Land at Little Tarnbrick Farm, Blackpool Road, Kirkham	180 homes	Greenfield	Outline planning permission (12/0635) granted.	Take site forward – Commitment (Strategic Site)	
3a818	KI38	St George’s Hotel, Station Road, Kirkham	12 homes	Brownfield	Development complete as at <u>31 March 2014</u> .	Take site forward - Commitment	
	LY14	AXA, Lytham	45 homes	Brownfield	Planning permission (13/152) granted. S.106 Agreement not yet signed. The site is in the 5 year housing supply as a commitment.	Take site forward - Commitment	

TABLE 2: EXISTING COMMITMENTS

1A592	LY20	Hastings Point, Former Guardian Building, Ballam Road, Lytham	25 homes	Brownfield	Large vacant site, with some small buildings still present. Bounded by woodland and railway. Planning permission granted. Development commenced and partial completions.	Take site forward - Commitment	
1A847	LY30	Land adjacent Land Registry (Jubilee House), Preston Park Road, Lytham	20 homes	Brownfield	Planning permission (13/0001) granted.	Take site forward - Commitment	
1A842	LY34	Land west side of Ballam Road, north of Laburnum Avenue, Lytham	12 homes	Greenfield	Planning permission (14/161) granted for 12 dwellings, pending S106 Agreement.	Take site forward - Commitment	

TABLE 2: EXISTING COMMITMENTS

1A858	LY35	Ashtons Nursery, Mythop Road, Lytham	10 homes	Brownfield	Outline planning permission (07/1264 Outline) granted. Number of dwellings not specified, so assumed density used.	Take site forward - Commitment	
1A200 1A354	LY44	Lytham Quays Phase 1, Lytham	12 homes	Brownfield	Development almost completed.	Take site forward - Commitment	
1A735		Lytham Quays, Lytham - Phase 2	104 homes	Brownfield	Development complete as at 31 December 2014.	Take site forward – Commitment (Strategic Site)	
1A782	HSS1 (RPO site ref.)	Land at Queensway, St. Annes	1,150 homes	Greenfield	Strategic Site with outline planning permission (08/0058 Outline) and (13/257 Reserved Matters) for phase 1. Development not commenced.	Take site forward - Commitment (Strategic Site)	

TABLE 2: EXISTING COMMITMENTS

1A783	HSS2 (RPO site ref.)	Former EDS, Heyhouses Lane, St Annes	222 homes	Brownfield	Planning permission (12/0465 Outline and 13/0448 Reserved Matters) granted. Development commenced.	Take site forward - Commitment (Strategic Site)	
1A833 1A834	HSS4 (RPO site ref.)	Former Pontins Holiday Centre, Squires Gate Phases 1 and 2	348 homes	Brownfield	Planning Permission (14/0392 Reserved Matters) granted and Phase 1 commenced. Outline planning permission granted for phase 1 and 2.	Take site forward - Commitment (Strategic Site)	
1A439		Queen Mary School, Clifton Drive South, St. Annes	6 homes left to build	Brownfield	Planning permission (08/0539) granted. Development under construction and nearly complete.	Take site forward - Commitment	
1A760		7-8 St Georges Square, St. Annes	11 homes	Brownfield	Planning permission (10/0891) granted. Development under construction.	Take site forward - Commitment	
		Petros House, St Andrews Road North, St Annes	35 homes	Brownfield	Planning permission (14/418) granted.	Take site forward - Commitment	

TABLE 2: EXISTING COMMITMENTS

		23-33 Fairhaven Road, St. Annes	32 homes	Brownfield	Planning permission 14/0320 granted, pending S106 Agreement.	Take site forward - Commitment	
	SA08	Land adjacent Keenans Mill, 1 Lord Street, St Annes	14 homes	Brownfield	Empty offices and warehouse falling into disrepair. Planning permission (14/178) granted 2 September 2014.	Take site forward - Commitment	
1A755	SA09	Depot, St David's Road North, St Annes	32 homes	Brownfield	Development complete as at 31 December 2014.	Take site forward - Commitment	
	SA10 and SA67	Fairways Garage, Heeley Road, St Annes and CMVU Depot, Heeley Road, St Annes	20 homes plus	Brownfield	Outline planning permission (08/0092) granted and S106 Agreement signed. In same ownership as CMVU depot SA67 so opportunity to combine both sites thereby substantially increasing the number of homes.	Take site forward - Commitment	

TABLE 2: EXISTING COMMITMENTS

	SA13	Public Offices, Clifton Drive South, St Annes	14 homes	Brownfield (In settlement)	Planning permission (10/681) granted subject to referral to Secretary of State due to proposed demolition of part of Listed Building. Previous planning applications withdrawn. There have been several bids and the preferred one is for the listed building to be converted into offices and for affordable homes to be constructed.	Take site forward - Commitment	
1A658	SA32	353 Clifton Drive North and St Anthony's House, St George's Road, St Annes	34 homes	Brownfield	Development complete as at 31 December 2014.	Take site forward - Commitment	
	SA39	Former Kwik Save, St David's Road South, St Annes	15 homes	Brownfield	Planning permission (14/0790) granted on 07 January 2014, pending S106 Agreement.	Take site forward - Commitment	
	SA57	7 Links Gate, St Annes	9 homes	Brownfield (In settlement)	Planning permission (08/828) granted. S106 Agreement not yet signed.	Take site forward – Windfall site	
1A594	SA66	The Gables, 35-39 Orchard Road, St Annes	19 homes	Brownfield	Planning permission (05/648) granted. S106 Agreement signed. Development under construction.	Take site forward - Commitment	

TABLE 2: EXISTING COMMITMENTS

1A867	SA71	Vogue Nightclub, Back West Crescent, St Annes, FY8 1SQ	9 homes	Brownfield	Planning permission (13/611) granted for conversion to 9 flats.	Take site forward – Windfall site	
	SA87	Kingsway Garage, Kingsway, Lytham St Annes	30 homes	Brownfield	Outline planning permission (11/0667) granted for extra care apartments, pending S106 Agreement.	Take site forward - Commitment	
1A829	SA89	76-80 St Andrews Road South, Lytham St Annes	7 homes	Brownfield	Development completed as at 31 March 2014. HLS 1A829 did not appear on completion list.	Take site forward – Windfall site	
	SA91	35-37 South Promenade, Lytham St Annes	36 homes	Brownfield	Outline planning permission (14/0327) granted with S106 Agreement. Development commenced in 2015.	Take site forward - Commitment	
1A828	SA93	68 North Promenade / 1 Sandgate, Lytham St Annes	12 homes	Brownfield	Planning permission (13/744) granted.	Take site forward - Commitment	

TABLE 2: EXISTING COMMITMENTS

	Site not in SHLAA	Singleton Village	15 homes	Greenfield / Brownfield	Planning permission (14/0652) granted.	Take site forward - Commitment	
	ST08B	Land at Kings Close, Staining	30 homes	Greenfield	Outline planning permission (13/0590) with access and other matters reserved refused. However, appeal decision (APP/M2325/A/14/2220410) allowed the development (Summer 2014).	Take site forward - Commitment	
4A752	ST01	Former Baines Farm, Mill Lane, Staining	11 homes	Greenfield	Development complete as of 31 March 2013.	Take site forward - Commitment	
4A774	ST09	Land adjacent to 18 Chain Lane, Staining	30 homes	Greenfield	Planning permission (13/470) granted for additional two dwellings, with S106 Agreement. Planning permission (11/131) granted with a S106 Agreement. Development almost completed.	Take site forward - Commitment	
	ST10	Land south of Chain Lane, Staining	42 homes	Greenfield	Planning permission (12/765) granted and S106 Agreement.	Take site forward - Commitment	

TABLE 2: EXISTING COMMITMENTS

	Part H8 (Preferred Option site ref.)	Riversleigh Farm, Warton	83 homes	Greenfield	Part of Strategic site in Warton. Planning permission (13/0526 FULL) granted. Development commenced.	Take site forward - Commitment	
2A879	HSS7 (RPO site ref.)	Highgate Park, Lytham Road, Warton	254 homes	Brownfield	Strategic Site with planning permission (13/0786) granted, with partial completions.	Take site forward – Commitment (Strategic Site)	
	WA08a	Georges Garage, 45 Lytham Road, Warton	16 homes	Brownfield	Planning permission (14/0833) granted 12 January 2015.	Take site forward - Commitment	
2A765	WA19a	Nine Acres Nursery, Harbour Lane, Warton	67 homes	Greenfield	Planning permission (11/816) granted. Development under construction and nearly completed.	Take site forward - Commitment	
4A703		Whitehills Meadows (formerly Hollywood Nurseries) Whitehill Road, Westby	66 homes	Greenfield	Planning permission (11/0639) granted. Site under construction and nearly complete.	Take site forward - Commitment	

TABLE 2: EXISTING COMMITMENTS

4A913	WE05 / WE07	The Laurels and Willow House, Mythop Road, Weeton	20 homes	Greenfield	Planning permission (12/772) granted in conjunction with site WE07 , with S106 Agreement. Planning permission (12/772) granted in conjunction with site WE05 , with S106 Agreement. Development under construction with partial completions.	Take site forward - Commitment	
4A753	WG11	Former Wareings, Ribby Road, Wrea Green	14 homes	Brownfield	Planning permission (10/0709) granted. Site under construction and nearly complete.	Take site forward - Commitment	
	WG13	Land north of Ribby Road and west of Wray Crescent, Wrea Green	49 homes	Greenfield/ Brownfield	Outline planning permission (13/0507) for up to 49 dwellings on 2.877 Ha of site - refused. The Appeal was allowed on 16 April 2014. Previous application refused permission.	Take site forward - Commitment	
	WG17a	Land east of Richmond Avenue, Wrea Green	54 homes	Greenfield	Planning permission (13/97 Reserved Matters) granted. Development under construction, partial completions. Flat field used for grazing. (Site area reduced following recent outline approval on northern part of site for 55 dwellings - resultant site numbered WG17a). Reserved Matters approved - under construction, 3 complete. The site to the west was refused at Appeal.	Take site forward - Commitment	
	WG20	Land to rear and side of 54 Bryning Lane, Wrea Green	25 homes	Greenfield/ Brownfield	Outline planning permission (12/0456) for 25 dwellings refused. The Appeal was allowed on 16 April 2014. Previous planning permission refused.	Take site forward - Commitment	

TABLE 2: EXISTING COMMITMENTS

	Site not in SHLAA	Land north of North View Farm, Wrea Green	15 homes	Greenfield	Planning permission (14/0880) granted.	Take site forward - Commitment	
3A897	WS01	Council Offices, Derby Road, Wesham	24 homes	Brownfield	Planning permission (13/449) granted. Development under construction.	Take site forward - Commitment	
3A891	WS06	Pennine View, Weeton Road, Wesham	12 homes	Greenfield	Outline planning permission (13/364) granted. Planning permission (10/307) granted.	Take site forward - Commitment	
3A890	WS09 (HSS8 – The Pastures RPO Site Ref.)	Land North of Mowbreck Lane, Wesham	98 homes	Greenfield	Planning permission granted (11/0763 Outline and 14/0041 Reserved Matters) approved. Site under construction.	Take site forward – Commitment (Strategic Site)	
3A890	WS09 (HSS8 – The Pastures RPO Site Ref.)	Land North of Mowbreck Lane, Wesham	164 homes	Greenfield	Outline planning application (14/0779 Outline) minded to approve.	Take site forward - Commitment (Strategic Site)	
	WS12	Willowfield, Derby Road, Wesham	122 homes	Brownfield	Planning permissions (12/187) for additional 2 dwellings and (12/274) for additional 4 dwellings - granted. Planning permissions (05/742 and 05/743) for 210 dwellings – granted with S106 Agreement. Development under construction and nearing completion.	Take site forward - Commitment (Strategic Site)	Site is part of the larger strategic site

TABLE 2: EXISTING COMMITMENTS

3A360		Crossacres land between Weeton Road/ Fleetwood Road, Wesham	13 homes		Planning permission (05/1060) granted. Site under construction and nearly complete.	Take site forward - Commitment	
3A819		Arundel Lodge Nursing Home, 1 Station Road, Wesham	12 homes		Planning permission (12/0700) granted.	Take site forward - Commitment	

TABLE 3: SITES NOT TAKEN FORWARD IN THE REVISED PREFERRED OPTION

<u>SHLAA Ref. No.</u>	<u>Address</u>	<u>Dwelling Yield (net)</u>	<u>Greenfield / Brownfield</u>	<u>Deliverability / Developability</u>	<u>Outcome of assessment</u>	<u>Comment</u>
BP14	Westgate House, Squires Gate Lane, Lytham St Annes	14 homes	Brownfield	Site cleared. A levelled hard surface remains. Planning application pending determination for a supermarket	<u>Do not take site forward</u>	
CL02	Land rear of properties, north side of Preston Old Road, Clifton	14 homes	Greenfield	Backland development (i.e. rear gardens) in multiple ownership.	<u>Do not take site forward</u>	
CL03	Land west of Clifton Hall, Lodge Lane, Clifton	68 homes	Greenfield	Unsuitable due to protected woodland area (Tree Preservation Order 1994 No.1 (W2).	<u>Do not take site forward</u>	
CL05	Four Winds, Blackpool Road, Clifton	19 homes	Greenfield/ Brownfield	Unsuitable due to the site not being contiguous with the existing settlement boundary.	<u>Do not take site forward</u>	

TABLE 3: SITES NOT TAKEN FORWARD IN THE REVISED PREFERRED OPTION

CL07	Salwick Estate, North of Westinghouse (Springfield)	8,778 homes	Greenfield /Brownfield	Unsuitable due to the site not being contiguous with the existing settlement boundary.	<u>Do not take site forward</u>	
EL11	Land between Chapel Cottage and Mill Bank, Lodge Lane, Elswick	22 homes	Greenfield	Land owned by Elswick Memorial United Reformed Church, Lodge Lane, Elswick. Contacted the church and they are not interested in developing the site.	<u>Do not take site forward</u>	
EL12	Land south of Lodge Lane, Elswick	73 homes	Greenfield	Land owned by Elswick Memorial United Reformed Church, Lodge Lane, Elswick. Contacted the church and they are not interested in developing the site.	<u>Do not take site forward</u>	
FR20	Land off Waxy Lane and Lower Lane Garage, Preston New Road, Freckleton	16 homes	Greenfield/ Brownfield	Unsuitable as site is in the Green Belt (policy SP3) in the adopted Fylde Borough Local Plan (As Altered), October 2005. Unsuitable due to the site not being contiguous with the existing settlement boundary. Possible contamination from previous use as a Petrol Station.	<u>Do not take site forward</u>	

TABLE 3: SITES NOT TAKEN FORWARD IN THE REVISED PREFERRED OPTION

FR25	Land rear 113 Bush Lane, Freckleton	17 homes	Brownfield	Unsuitable due to policy protection as protected land adjacent to BAE Airfield (policy SP15) in the adopted Fylde Borough Local Plan (As Altered), October 2005. Outside settlement boundary.	<u>Do not take site forward</u>	
FR26	Land rear of 42-46 Kirkham Road, Freckleton	41 homes	Greenfield	Unsuitable as site is in the Green Belt (policy SP3) in the adopted Fylde Borough Local Plan (As Altered), October 2005.	<u>Do not take site forward</u>	
FR27	Land rear of High Meadows, Lower Lane, Freckleton	21 homes	Greenfield/ Brownfield	Unsuitable as site is in the Green Belt (policy SP3) in the adopted Fylde Borough Local Plan (As Altered), October 2005.	<u>Do not take site forward</u>	
FR29	Land to rear of 6-16 Lytham Road, Freckleton	20 homes	Greenfield	Backland development (i.e. rear gardens) and in multiple ownership. Widening of access road required.	<u>Do not take site forward</u>	
FR30	Land north of Strike Farm, Kirkham Road, Freckleton	23 homes	Greenfield	Unsuitable as site is in the Green Belt (policy SP3) in the adopted Fylde Borough Local Plan (As Altered), October 2005.	<u>Do not take site forward</u>	

TABLE 3: SITES NOT TAKEN FORWARD IN THE REVISED PREFERRED OPTION

FR32	Land adjacent Ravold House Farm, Brades Lane, Freckleton	16 homes	Greenfield	Previous planning application refused permission.	<u>Do not take site forward</u>	
FR33	Poolside Boat Yard, Naze Lane East, Freckleton	25 homes	Brownfield	Unsuitable due to site not being contiguous with the existing settlement boundary. Isolated and poorly accessed. Current planning application for conversion (08/945) - granted permission. S106 Agreement not yet signed. Previous applications refused permission and Appeals dismissed.	<u>Do not take site forward</u>	
FR40	Land west of Waxy Lane and Anecliffe, Preston New Road, Freckleton	70 homes	Greenfield/ Brownfield	Unsuitable due to policy protection as Green Belt (SP3) in the adopted Fylde Borough Local Plan (As Altered), October 2005. Green Belt encroachment.	<u>Do not take site forward</u>	
FR41	Naze Court, Naze Lane, Freckleton	12 homes	Brownfield	Planning application (14/801) for 13 dwellings withdrawn. This site has also come in as part of the call for sites (see Appendix 1: Call for Sites, above).	<u>Do not take site forward</u>	

TABLE 3: SITES NOT TAKEN FORWARD IN THE REVISED PREFERRED OPTION

GR01	Land between Tree Tops and 1 Bradshaw Lane, Greenhalgh	20 homes	Greenfield	Unsuitable due to site not being contiguous with an existing settlement boundary.	<u>Do not take site forward</u>	
GR04	Hill View, Fleetwood Road, Greenhalgh	15 homes	Greenfield/ Brownfield	Unsuitable due to site not being contiguous with an existing settlement boundary. Planning permission refused (11/125) and dismissed at appeal.	<u>Do not take site forward</u>	
KI01	Sunnybank Mill, Best Street, Kirkham	55 homes	Brownfield	Planning permission (05/0473) granted, pending S106 Agreement. No developer intention to develop the site.	<u>Do not take site forward</u>	
KI07	Eagles Court, Church Street, Kirkham	10 homes	Brownfield	Land in beneficial use as garages/parking delivery area.	<u>Do not take site forward</u>	

TABLE 3: SITES NOT TAKEN FORWARD IN THE REVISED PREFERRED OPTION

KI13	4 Dowbridge, Kirkham	11 homes	Greenfield/ Brownfield	Warehouse in use for storage and distribution of eggs and cheese. Detached dwelling and curtilage. No current or recent planning decisions on this site.	<u>Do not take site forward</u>	
KI14	Land between Gillow Road and Ribby Road, Kirkham	41 homes	Greenfield	Church owned land. No intention of the owner to develop the land as wish to preserve the environmental benefits (educational, spiritual, wildlife) of the site. Land has longstanding planning permission, but forms part of the presbytery of St Johns RC Church	<u>Do not take site forward</u>	
KI21	Progress Business Park, Orders Lane, Kirkham	72 homes	Brownfield	Unsuitable due to policy protection as Existing Industrial Area (EMP2(8)) in the adopted Fylde Borough Local Plan (As Altered), October 2005.	<u>Do not take site forward</u>	
KI24	Land south of Manor Drive, Kirkham	29 homes	Greenfield	High pressure pipeline crosses length of site	<u>Do not take site forward</u>	
KI29	Land rear of Oak Cottage, Dowbridge, Kirkham	51 homes	Greenfield	Unsuitable due to the site not being contiguous with the existing settlement boundary	<u>Do not take site forward</u>	

TABLE 3: SITES NOT TAKEN FORWARD IN THE REVISED PREFERRED OPTION

K132	Land north of Church Street, Kirkham	94 homes	Greenfield/ Brownfield	Public sewer crosses site. Majority of Site located in Flood Zone 2.	<u>Do not take site forward</u>	
K135	Kirkham Rural Splash Swimming Pool, Station Road, Kirkham, PR4 2HA	9 homes	Brownfield	Loss of community facility. Bowling Green to rear appears to have access through site.	<u>Do not take site forward</u>	
K136	Conservative Club, Ribby Road, Kirkham	12 homes	Greenfield/ Brownfield	No current or recent planning decisions on this site. No developer interest in the site.	<u>Do not take site forward</u>	

TABLE 3: SITES NOT TAKEN FORWARD IN THE REVISED PREFERRED OPTION

KI37	Land between Dowbridge and Kirkham Bypass on south east edge of Kirkham	59 homes	Greenfield/ Brownfield	High pressure pipeline crosses length of site. Poor access to the site.	<u>Do not take site forward</u>	
LE08	Land off Cartford Lane, Little Ecclestone	38 homes	Greenfield (Outside settlement boundary)	The site is used to stage the annual two day Agricultural Show, as well as the annual Tractor Pull, both massive tourist events. On the edge of the village of Little Ecclestone and close to the facilities of Great Ecclestone.	<u>Do not take site forward</u>	
LY01	Car park and adjoining land, Station Square, Lytham	19 homes	Brownfield	In beneficial use as a park and ride adjacent to the railway station and close to Lytham Town Centre	<u>Do not take site forward</u>	
LY04	Land fronting and adjacent to the Vicarage, Church Road, Lytham	15 homes	Greenfield	Located in Lytham Conservation Area. The garden wall is Listed, as is adjacent Vicarage and Church. (PRN's 1279, 18294, 18295). Site occupied by trees subject to a Tree Preservation Order.	<u>Do not take site forward</u>	
LY28	Land north of Liggard Brook, Graving Dock Road, Lytham	82 homes	Greenfield/ Brownfield	Unsuitable due to policy protection as Existing Industrial Area (EMP2(4) in the adopted Fylde Borough Local Plan (As Altered), October 2005 and in Flood Zone 3.	<u>Do not take site forward</u>	

TABLE 3: SITES NOT TAKEN FORWARD IN THE REVISED PREFERRED OPTION

LY29	Land south of Liggard Brook, Dock Road, Lytham	81 homes	Greenfield/ Brownfield	Unsuitable due to policy protection as Existing Industrial Area (EMP2(4) in the adopted Fylde Borough Local Plan (As Altered), October 2005)	<u>Do not take site forward</u>	
LY32	Stanways Car Showroom, Preston Road, Lytham	22 homes	Brownfield	Planning permission refused. Site of former car showroom and storage area. The site is located on an Existing Industrial Area.	<u>Do not take site forward</u>	
LY33	Land adjacent Corka Bridge House, Corka Lane, Lytham	21 homes	Greenfield	Unsuitable due to its location which is not related to any settlement or facilities. No current or recent planning decisions on this site.	<u>Do not take the site forward</u>	
LY37	25 and 27 Seafield Road and 24 West Beach, Lytham	10 homes	Brownfield	Previous planning permission refused. Three existing detached bungalows on site, all of which are occupied.	<u>Do not take site forward</u>	
LY40	Shell Hill Farm, Saltcotes Road, Lytham	95 homes	Greenfield	Unsuitable due to majority of the site being in Flood Risk Zone 3.	<u>Do not take the site forward</u>	

TABLE 3: SITES NOT TAKEN FORWARD IN THE REVISED PREFERRED OPTION

LY47	Former Holt Jackson Premises, Preston Road, Lytham	29 homes	Brownfield	Planning permission for foodstore (10/485) granted. Development completed as of 31 March 2012.	<u>Do not take site forward</u>	
LY49	The William Pickles Sports Centre and Playing Fields, Seafield Road, St Annes	83 homes	Greenfield	Unsuitable due to policy protection as Recreational Area (TREC14) and Open Spaces within Towns and Villages (EP2) in the adopted Fylde Borough Local Plan (As Altered), October 2005.	<u>Do not take site forward</u>	
NE04	Land rear of Harver House, Thames Street, Newton	13 homes	Greenfield/ Brownfield	Disused dog kennels and grassed area with trees to boundary. Previous planning applications refused permission. Planning application 08/0789 refused as no justification for development in the countryside.	<u>Do not take site forward</u>	
NE05	Newton Hall, School Lane, Newton	114 homes	Greenfield / Brownfield (Outside settlement boundary)	The development of the eastern part of this site would result in an unsustainable amount of development in Newton.	<u>Do not take forward the eastern part of the site.</u> Only allocate the western part of the site – see Table 1 above.	
NE06	Land west of Newton	227 homes	Greenfield (Outside settlement boundary)	The northern part of the site is located in a proposed Area of Separation.	<u>Do not take forward the northern part of the site.</u> Only allocate the southern part of	

TABLE 3: SITES NOT TAKEN FORWARD IN THE REVISED PREFERRED OPTION

					the site (i.e. 29 homes) – see Table 1 above.	
SA11	Beach Car Park, Clifton Drive North, St Annes	19 homes	Brownfield	Existing car park. The site is located adjacent to Lytham Foreshore Dunes and Saltmarsh Biological Heritage Site (BHS). Development would result in more intrusion.	<u>Do not take site forward</u>	
SA12	Town Hall, South Promenade, St Annes	12 homes	Brownfield	Existing offices. Planning permission for conversion to apartments (08/598) – granted with S106 Agreement but now expired so assumed density used.	<u>Do not take site forward</u>	
SA52	Moss View Farm, Queensway, St Annes	97 homes	Greenfield	Unsuitable due to policy protection as Green Belt (SP3) in the adopted Fylde Borough Local Plan (As Altered), October 2005.	<u>Do not take site forward</u>	
SA69	Land rear of Pilling Avenue and Grassington Road, St Annes	31 homes	Brownfield	Planning permission (08/765) granted, with S106 Agreement. Development completed as of 31 March 2011.	<u>Do not take site forward – the development was completed before the Plan period commenced in 2011</u>	

TABLE 3: SITES NOT TAKEN FORWARD IN THE REVISED PREFERRED OPTION

SA75	Land east of Queensway Industrial Estate, Queensway, St Annes	82 homes	Greenfield	Unsuitable due to policy protection as Industrial Land Allocation (EMP1) and Green Belt (SP3) in the adopted Fylde Borough Local Plan (As Altered), October 2005. Current planning applications (10/705 and 12/38) - No decision as of 31 March 2013. Previous applications for Business Park granted permission. Applications submitted for housing.	<u>Do not take site forward</u>	
SA80	St Annes YMCA, St Alban's Road, St Annes	16 homes	Brownfield	No current or recent planning decisions on this site. In beneficial community use. Potential loss of community facilities.	<u>Do not take site forward</u>	
SA82	Victoria Hotel, Church Road, St Annes	40 homes Revised yield: 7 homes	Brownfield	Current planning application (10/850) refused and appeal dismissed 20 June 2012. Public house and car park which is now a Community Asset.	<u>Do not take site forward</u>	
SA83	FBC Depot and LCC Waste Recycling Centre, Snowden Road, St Annes	23 homes	Brownfield	Unsuitable due to policy protection as Existing Industrial Area (EMP2) in the adopted Fylde Borough Local Plan (As Altered), October 2005.	<u>Do not take site forward</u>	

TABLE 3: SITES NOT TAKEN FORWARD IN THE REVISED PREFERRED OPTION

SA88	Land corner of Division Lane and Queensway, St Annes	12 homes	Greenfield	Unsuitable due to policy protection as Green Belt (SP3) in the adopted Fylde Borough Local Plan (As Altered), October 2005.	<u>Do not take site forward</u>	
Site not in SHLAA	Valentine's Kennels, Wilding Lane, St Annes	53 homes	Greenfield / Brownfield?	Current planning application (14/0580) - No decision / pending. Have now got Tree Preservation Orders on the site.	<u>Do not take site forward</u>	
Site not in SHLAA	Kilnhouse Lane, St Annes	82 homes	Greenfield / Brownfield?	Part within the Green Belt, part in Employment (EMP1) allocation in the adopted Fylde Borough Local Plan (As Altered), October 2005. Current planning application (12/0038) for 87 homes pending decision.	<u>Do not take site forward</u>	
SI06	Land adjacent Selcourt, Garstang Road East, Singleton	27 homes	Greenfield/ Brownfield	Plot of land in the countryside. No settlement boundary.	<u>Do not take site forward</u>	
SI07	Brownlea Farm, 134 Mains Lane, Singleton	29 homes	Brownfield	Site within existing ribbon residential development backing onto open countryside. No settlement boundary.	<u>Do not take site forward</u>	

TABLE 3: SITES NOT TAKEN FORWARD IN THE REVISED PREFERRED OPTION

SI08	Woodlands and adjacent land, Lodge Lane, Singleton	9 homes	Greenfield/ Brownfield	Planning application submitted (14/0659) – decision pending. Plot of land in countryside. Unsuitable due to site not being contiguous with the existing settlement boundary.	<u>Do not take site forward</u>	
SI09	Land adjacent Swans Rest, Garstang Road, Singleton	47 homes	Greenfield	Plot of land in countryside effectively forming an extension of a current linear residential development. No settlement boundary. Planning application submitted.	<u>Do not take site forward</u>	
ST03	Land rear of 25-71 Longhouse Lane, Staining	52 homes	Greenfield	Unsuitable due to policy protection as Green Belt (SP3) in the adopted Fylde Borough Local Plan (As Altered), October 2005 and no direct access to site.	<u>Do not take site forward</u>	
ST11	Wastewater Pumping Station, Chain Lane, Staining	12 homes	Brownfield	Unsuitable due to the site not being contiguous with the existing settlement boundary.	<u>Do not take site forward</u>	
WA06	Land rear of 62-78 Lytham Road, Warton	10 homes	Greenfield	Backland development - rear gardens to 9 residential properties, in multiple ownership.	<u>Do not take site forward</u>	
WA11	Flight View Stables, Bank Lane, Warton	19 homes	Greenfield	Unsuitable due to policy protection as Green Belt (SP3) in the adopted Fylde Borough Local Plan (As Altered), October 2005. Planning permission (10/438) refused for 30 dwellings and Appeal dismissed on 10 June 2011.	<u>Do not take site forward</u>	

TABLE 3: SITES NOT TAKEN FORWARD IN THE REVISED PREFERRED OPTION

WA12	Land at Kellamergh Farm, Bryning Lane, Warton	50 homes	Greenfield	Unsuitable due to site not being contiguous with an existing settlement boundary.	<u>Do not take site forward</u>	
WA14	Land south of Carr Lane, Warton	16 homes	Greenfield	Unsuitable due to policy protection as Green Belt (SP3) in the adopted Fylde Borough Local Plan (As Altered), October 2005.	<u>Do not take site forward</u>	
WA23 (Part of Strategic Site in Preferred Option)	Further Hillock Farm and Barns, Hillock Lane, Warton	22 homes	Brownfield	Unsuitable due to site not being contiguous with an existing settlement boundary.	<u>Do not take site forward</u>	
WA26	School Farm, Bank Lane, Warton	88 homes	Greenfield Brownfield	Unsuitable due to policy protection as Green Belt (SP3) in the adopted Fylde Borough Local Plan (As Altered), October 2005.	<u>Do not take site forward</u>	
WA28	Fletchers Hall, Bank Lane, Warton	42 homes	Greenfield	Unsuitable due to policy protection as Green Belt (SP3) in the adopted Fylde Borough Local Plan (As Altered), October 2005.	<u>Do not take site forward</u>	

TABLE 3: SITES NOT TAKEN FORWARD IN THE REVISED PREFERRED OPTION

WA29 (Part of Strategic Site in Preferred Option)	Syke Hall Farm, Church Road, Warton	14 homes	Greenfield/ Brownfield	Unsuitable due to policy protection as Green Belt (SP3) in the adopted Fylde Borough Local Plan (As Altered), October 2005.	<u>Do not take site forward</u>	
WB01	Land adjacent Westby Service Reservoir, Preston New Road, Westby	395 homes	Greenfield	Unsuitable due to the site not being contiguous with an existing settlement boundary.	<u>Do not take site forward</u>	
WB02	Great Plumpton Sidings, Church Road, Westby	109 homes	Brownfield	Unsuitable due to policy protection as BHS (EP17) in the adopted Fylde Borough Local Plan (As Altered), October 2005 and the site is not contiguous with an existing settlement boundary.	<u>Do not take site forward</u>	
WG10	Brook Mill Industrial Estate, Station Road, Wrea Green	52 homes	Brownfield	Unsuitable due to policy protection as Existing Industrial Area (EMP2) in the adopted Fylde Borough Local Plan (As Altered), October 2005.	<u>Do not take site forward</u>	

TABLE 3: SITES NOT TAKEN FORWARD IN THE REVISED PREFERRED OPTION

WG12	Land north of Ribby Road and east of Wray Crescent, Wrea Green	80 homes	Greenfield	This land is located in an Area of Separation. Planning permission for community sports facility (11/554) refused. Previous applications refused permission and withdrawn. The last residential application on the planning register was in 1989.	<u>Do not take site forward</u>	
WG14	Langtons Farm, Ribby Road, Wrea Green	93 homes	Greenfield/ Brownfield	This land is located in an Area of Separation. Planning permission refused for residential development for 100 homes and an Appeal is pending. Re-application for 50 homes also refused.	<u>Do not take site forward</u>	
WG15	Land west of Bryning Lane, Wrea Green	113 homes	Greenfield	Planning permission refused and Appeal dismissed.	<u>Do not take site forward</u>	
WG15a	Land south east of Moss Side Lane, Wrea Green	79 homes	Greenfield	Outside, but adjacent to village boundary. Forms natural extension to existing settlement. Outline planning permission (12/0720) for up to 50 dwellings refused. The Appeal was dismissed on 16th April 2014.	<u>Do not take site forward</u>	The site is too small
WG16	Land north of Mill Lane, Wrea Green	71 homes	Greenfield (Outside settlement boundary)	Previous planning permissions refused. Visual impact on Wrea Green could be an issue as per previous appeals.	<u>Do not take site forward</u>	

TABLE 3: SITES NOT TAKEN FORWARD IN THE REVISED PREFERRED OPTION

WG18	Land south of Richmond Avenue and east of Bryning Lane, Wrea Green	83 homes	Greenfield	Planning permission (13/0137) for up to 32 dwellings on northern half of site refused. The Appeal was dismissed on 16th April 2014.	<u>Do not take site forward</u>	
WG19	Land south of Ribby Road, Wrea Green	217 homes	Greenfield	In an Area of Separation. No current or recent planning decisions on the site. Planning permission refused for housing on adjacent site.	<u>Do not take site forward</u>	
Site not in SHLAA	Land adjacent 53 Bryning Lane, Wrea Green	10 homes	Greenfield	Planning permission (14/0704) refused - prominent location / landscape / setting; low density, no affordable housing.	<u>Do not take site forward</u>	
WH05	Shorrocks Farm, Roseacre Road, Wharles	9 homes	Greenfield (Outside settlement boundary)	The site is located in the countryside outside and not adjacent to any defined settlement boundary; it is an unsustainable location for development.	<u>Do not take site forward</u>	
WH06	Land off Roseacre Road, Wharles	77 homes	Greenfield/ Brownfield	Site potentially suitable as contiguous with existing settlement boundary. No current or recent planning decisions on this site. The site is too big for the settlement of Wharles.	<u>Do not take site forward</u>	

LEGEND

- Strategic Sites Considered
- Additional Strategic Site
- Call for Non-Strategic Sites
- Additional Non-Strategic Sites
- Green Belt
- Borough Boundary

