

Site Portfolio

Site Name: Queensway, St Annes
Grid Reference: E. 334007 : N.430167
Ward: Heyhouses
Current Policy Allocation in Existing Local Plan: Countryside Area (SP2) and Green Belt (SP3)

Gross Site Area: (Ha)	31.59 Ha
Developable Area: (Ha)	18.95 Ha

Local Plan Revised Preferred Option Site Ref:	HSS1
Local Plan Preferred Option 2013 Site Reference and relevant policies:	Site Ref. H1 – Policy SL1 – Lytham and St Annes Strategic Location for Development
SHLAA Ref:	SA05 and SA51
Planning Application Ref:	08/0058 and 13/0257

Position at December 2015:	<p>Outline planning permission (08/0058) for the development of 1,150 dwellings, provision of a 1.1Ha school site and a 34Ha of parkland. Land south of Queensway, granted on 29 April 2009.</p> <p>Application (13/0257) for approval of reserved matters for the construction of 110 dwellings and associated works, forming Phase 1 of development approved under outline planning permission (08/0058) granted on 2 April 2015.</p> <p>Application (15/0400) for approval of reserved matters pursuant to outline planning permission (08/0058) for the layout, scale, appearance and landscaping of a development for 927 dwellings and associated infrastructure, awaiting determination.</p>
Proposed Allocation:	Residential and primary school.

<p>Justification</p> <p>The site is located to the north east of the existing settlement boundary of St Annes, and is accessed off Queensway (B5261), approximately 2km from the town centre. The site is mainly greenfield and it is located on land identified as 'countryside' in the existing Fylde Local Plan (Policy SP2). It mainly comprises large flat arable fields, surrounded by agricultural land. Approximately one third of the site is within Flood Risk Zones 2 and 3.</p> <p>St Annes is a Key Service Centre which includes a town centre with access to a range of services and facilities to meet main and daily shopping needs. St Annes is an accessible location within the borough with access to good public transport including regular access to rail services and close proximity to the motorway and strategic road network.</p>

The site could form an urban extension to St Annes. This site is accessible in terms of the social infrastructure of St Annes; and sustainable relative to the established settlement of St Annes. The site has outline planning permission for 1,150 homes, all of which will be delivered within the Plan period. Whilst a large proportion of the site is situated in the Green Belt and / or Flood Zones 2 and 3, the part of the site where the homes have been approved is not situated within these areas.

Whilst there are no Biological Heritage Sites within the site, there are three sites that adjoin the southern part of the site. Woodland protected by a Tree Preservation Order adjoins the south western part of the site and some of this woodland overlaps into the site.

The majority of the site is situated within a Mineral Safeguarding Area in the Lancashire Minerals and Waste Local Plan. Policy M2 requires site surveys to be undertaken to determine whether there is a case for prior extraction of sand and gravel on the site. However, the part of the site which has planning permission for 1,150 homes is not included within the Safeguarding Area. Site surveys will not be required for this scheme, as planning permission was granted before adoption of the Local Plan. If another scheme comes forward, site surveys may be required if any part of the development within the Mineral Safeguarding Area would be incompatible with the working of the minerals.

Given the nature of the surrounding area of St Annes it is considered that a residential allocation is the most appropriate for the site. The site has the potential to provide a comprehensive residential development. The site would make a significant contribution to the housing supply of the Borough.

Infrastructure

The development of the site is dependent on the provision of relevant infrastructure to ensure the delivery of a sustainable development.

Significant investment would be required in fresh water, wastewater and gas supply infrastructure to the site.

In terms of highways issues, a new east-west road will be provided as part of the development, to provide access to the scheme. The scheme will also fund a new link road from St Annes to the M55 (the M55 to Heyhouses Link Road), to enable the local highway network to have capacity to accommodate the additional traffic generated by the development. Work on the link road will commence in phases after the initial 375 homes have been built on the site.

The requisite infrastructure will be set out in the Infrastructure Delivery Schedule which is an integral part of the Infrastructure Delivery Plan. A Masterplan will also be required to be submitted, setting out measures to achieve a comprehensive and sustainable development of high quality.

Landscape Appraisal

Sensitivity to development: MODERATE

There would be a moderate adverse impact of development of this site on the landscape character of the area.

The visual amenity impact of development would be moderate to minor adverse impact.

(Source -Queensway Environmental statement- WYG(2008)

Viability

Developer Interest: Yes

Site Viability: Viable – Planning permission granted

Any Additional Information

Surface water run-off is an issue. Measures need to be put in place to ensure greenfield run-off rates run-off are achieved.

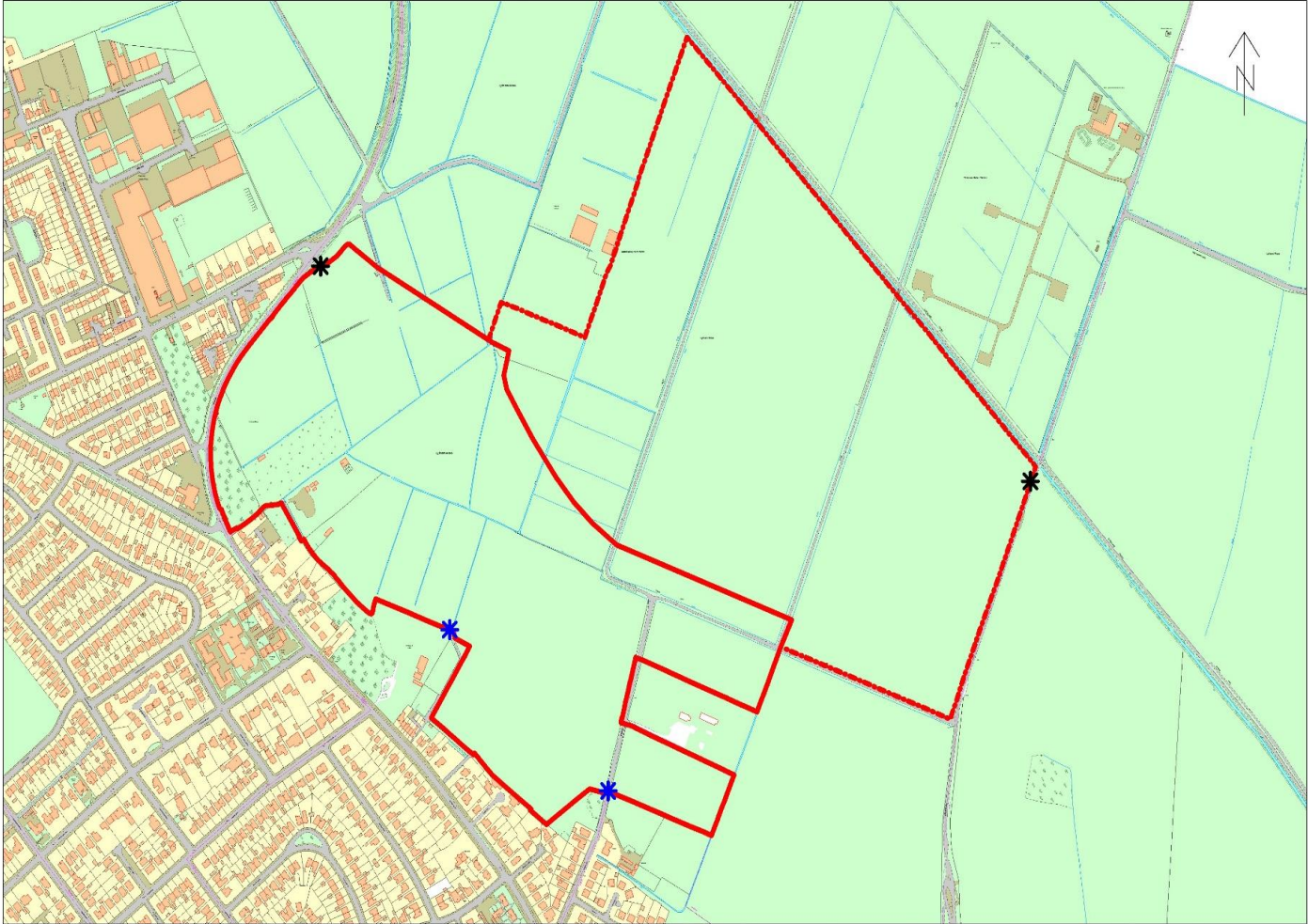
Please see the separate Sustainability Appraisal, the Habitats Regulations Assessment and Natural England's report on Pink Footed Geese.

Indicators and Performance

Objective	Indicator	Site Performance	Comments
Social Indicators	Distance to railway station	2.41 to 3km	The site scores moderately with 7 of the 19 indicators in bands A and B. Site scores moderately for public transport. A. Access to social infrastructure is moderate.
	Rail service frequency	2-3 per hour	
	Distance to nearest bus stop	Up to 0.4km	
	Bus service frequency	6 or more per hour.	
	Distance to cycle route	Up to 0.4 km	
	Existing road access	Yes	
	Distance to A Road junction	1.61 to 3km	
	Distance to motorway junction	Over 3km	
	Distance to town centres	1.61 to 2.4km	
	Distance to District or Local centre where closer than town centre	0.81 to 1.2km	
	Distance to supermarket	2.41 to 3km	
	Distance to convenience store	0.41 to 0.8km	
	Distance to Post Office	1.21 to 1.6km	
	Distance to Primary School	0.81 to 1.2km	
	Distance to Secondary School	1.61 to 3.2km	
	Distance to further/higher education	1.61 to 3.2km	
	Distance to GP surgery	0.81 to 1.6km	
Distance to NHS general hospital	5.1 to 10km		
Distance to public open space/park	0.81 to 1.2km		
Environmental Indicators	Within named settlement or other Designation	Green Belt / Countryside	This site scores moderately with 6 of the 16 indicators in band A. 6 indicators also fall within band C, leading to 12 out of 16 indicators being band C or above.
	SSSI/ SPA/ SAC/ Ramsar	0.001-0.4km	
	Biological/ Geological Heritage Site	0.001-0.4km	
	Local or National Nature Reserve	Over 0.4km	
	Agricultural classification	2	
	Conservation Area	Potential impact on setting	
	Ancient Monument on site	None	
	Undiscovered Archaeology	Assess	
	Registered Park or Garden	None	
	Listed Building on site	None	
	Current/former land use	Greenfield	
	Flood Zone area	Part 3	
	Minerals Safeguarding Area	Part outside/within	
	Contaminated land	No known issues	
	At risk from hazardous installations	No	
Within 3km of a congestion spot	Yes		
Economic Indicators	Distance to employment site	Up to 0.8km	One indicator appears in band A.
	Distance to Enterprise Zone	Over 10km	

Overall banding for site	D
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Site Plan



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FYLDE COUNCIL
DEVELOPMENT SERVICES
Date : 21/07/2014
Prepared by T R Lechthaler BSc (Hons) MSc FBCart.S

Scale
0 25 50 75 100 125 m

HS1 - LAND AT QUEENSWAY, ST ANNES

Site Portfolio

Site Name: Heyhouses Lane, St Annes
Grid Reference: E.333731 : N.429266
Ward: Heyhouses
Current Policy Allocation in Existing Local Plan: Existing Industrial Areas (EMP2) and Sites of Special Scientific Interest (EP16)

Gross Site Area: (Ha)	11.89 Ha
Developable Area: (Ha)	7.13 Ha

Local Plan Revised Preferred Option Site Ref:	HSS2
Local Plan Preferred Option 2013 Site Reference and relevant policies:	Site Ref. H4 Policy SL1 – Lytham and St Annes Strategic Location for Development
SHLAA Ref:	SA50
Planning Application Ref:	12/0465 and 13/0448

Position at December 2015:	<p>Resubmission (12/0465) of application 11/0173 for outline application for the redevelopment of the site for a 1,860 m2 retail foodstore (class a1); 930 m2 commercial floorspace to be occupied by a range of potential uses including retail (class A1) and/or financial and professional services (class A2) and/or restaurants and cafes (class A3) and/or takeaways (class A5) and/or community uses (class D1); a residential development of up to 250 dwellings; a retirement village (class C3) comprising up to 85 dwellings and associated access works, roads, car parking, open space and hard and soft landscaping including the erection of a secure fence between the proposed development and the retained office accommodation adjacent to the site, Electronic Data Systems, Heyhouses Lane, Lytham St Annes, FY8 3RG, granted 2 October 2012.</p> <p>Application (13/0448) for the approval of all reserved matters (landscape, layout, access, appearance, scale) pursuant to application 12/0465 for the development of 162 residential dwellings granted on 23 December 2013.</p> <p>Development has commenced on the site.</p>
Proposed Allocation:	Mixed Use development (Residential, employment and retail)

Justification

The site is located within the existing settlement boundary of St Annes, and is accessed off Heyhouses Lane (B5261). The site is previously developed land and it is occupied by mainly poor quality pre-fabricated single storey office buildings that do not meet modern employment provision standards. Currently, two thirds of the site is vacant and one third is occupied by Electronic Data Systems (EDS).

St Annes is a Key Service Centre which includes a town centre with access to a range of services and facilities to meet main and daily shopping needs. St Annes is an accessible location within the borough with access to good public transport including access to regular rail services and close proximity to motorway and strategic road network.

This site is accessible in terms of the social infrastructure of St Annes; and sustainable relative to the established settlement of St Annes.

The vacant part of the site has planning permission for a mix of uses, including commercial development and up to 250 homes. The council proposes to continue to protect 1/3 of the site for employment uses. It is anticipated that development could be completed by 2020 – well within the plan period.

This site was identified in the 2011 Strategic Housing Land Availability Assessment (SHLAA) as suitable for housing development. Given the nature of the surrounding area of St Annes it is considered that a mixed use allocation is the most appropriate for the site. The site will make a significant contribution to the housing, employment and retail supply of the Borough.

Infrastructure

The development of the site depended on the provision of relevant infrastructure to ensure the delivery of a sustainable development.

Significant investment has been required in fresh water, wastewater and gas supply infrastructure to the site.

The requisite infrastructure will be set out in the Infrastructure Delivery Schedule which is an integral part of the Infrastructure Delivery Plan. A Masterplan will also be required to be submitted, setting out measures to achieve a comprehensive and sustainable development of high quality.

Landscape Appraisal

Previously developed land. No landscape assessment has been submitted.

Viability

Developer Interest: Yes

Site Viability: Viable – Planning permission granted / Development commenced

Any Additional Information

Surface water run-off is an issue. Measures need to be put in place to ensure greenfield run-off rates are achieved.

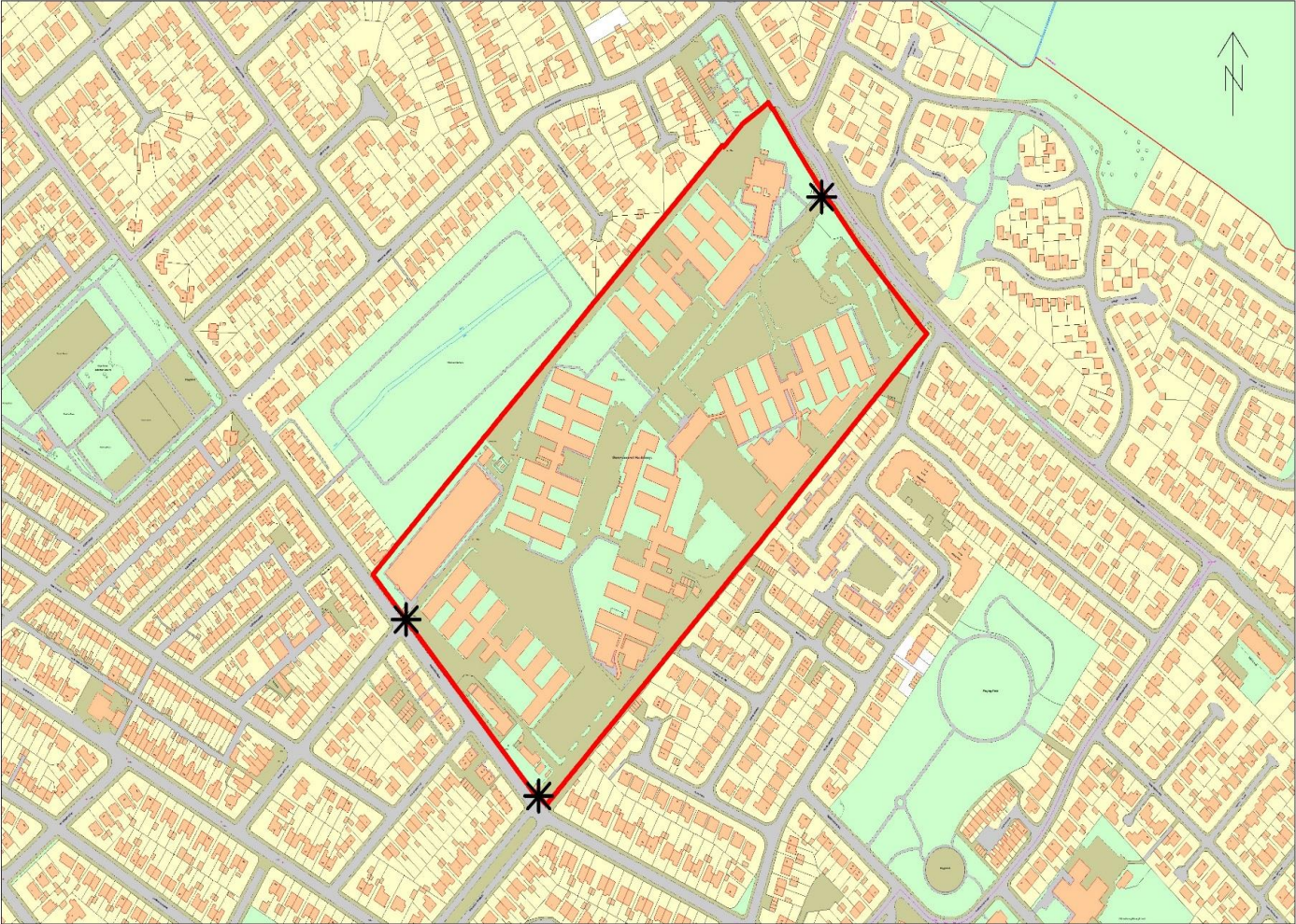
Please see the separate Sustainability Appraisal and the Habitats Regulations Assessment.

Indicators and Performance

Objective	Indicator	Site Performance	Comments
Social Indicators	Distance to railway station	0.81 to 1.6km	The site scores well with 11 of the 19 indicators in bands A and B. All 18 indicators are band c or above. The site is good for public transport. The site scores relatively well for access to services. Access to social infrastructure is relatively good.
	Rail service frequency	2-3 per hour	
	Distance to nearest bus stop	Up to 0.4km	
	Bus service frequency	Hourly	
	Distance to cycle route	Up to 0.4 km if use access on Shepherd Road	
	Existing road access	Yes	
	Distance to A Road junction	0.81 to 1.6km	
	Distance to motorway junction	Over 3km	
	Distance to town centres	0.81 to 1.6km	
	Distance to District or Local centre where closer than town centre	0.81 to 1.2km	
	Distance to supermarket	1.61 to 2.4km	
	Distance to convenience store	Up to 0.4km	
	Distance to Post Office	0.81 to 1.2km	
	Distance to Primary School	0.41 to 0.8km	
	Distance to Secondary School	0.81 to 1.6km	
	Distance to further/higher education	Up to 1.6km	
	Distance to GP surgery	0.81 to 1.6km	
Distance to NHS general hospital	5.1 to 10km		
Distance to public open space/park	0.41 to 0.8km		
Environmental Indicators	Within named settlement or other Designation	Lytham and St Annes; Squires Gate, or Normoss	This site scores very well with 12 of the 16 indicators in band A. All 16 indicators are band C or above.
	SSSI/ SPA/ SAC/ Ramsar	0.001-0.4km	
	Biological/ Geological Heritage Site	0.001-0.4km	
	Local or National Nature Reserve	Over 0.4km	
	Agricultural classification	None/5	
	Conservation Area	None	
	Ancient Monument on site	None	
	Undiscovered Archaeology	None known	
	Registered Park or Garden	None	
	Listed Building on site	None	
	Current/former land use	Previously Developed Land	
	Flood Zone area	All Zone 1	
	Minerals Safeguarding Area	Outside	
	Contaminated land	Site investigation and remediation required	
	At risk from hazardous installations	No	
Within 3km of a congestion spot	Yes		
Economic Indicators	Distance to employment site	Over 1.6km	1 indicator appears in band C or above.
	Distance to Enterprise Zone	5.1 to 10km	

Overall banding for site	B
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Site Plan



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FYLDE COUNCIL
DEVELOPMENT SERVICES
Date: 18/08/2014
Prepared by T R Lechthaler BSc (Hons) MSc FBCart.S

MUS3 - FORMER EDS SITE, HEYHOUSES LANE, ST ANNES

Scale
0 20 40 60 80 100 m

Site Portfolio

Site Name: Land North of Moss Hall Lane, Lytham
Grid Reference: E.334661 : N.429586
Ward: Park
Current Policy Allocation in Existing Local Plan: Countryside (SP2) and Allotments (TREC18)

Gross Site Area: (Ha)	16.86 Ha
Developable Area: (Ha)	Nil

Local Plan Revised Preferred Option Site Ref:	This site is omitted from the Revised Preferred Option version of the Local Plan.
Local Plan Preferred Option 2013 Site Reference and relevant policies:	Site Ref. H3 Policy SL1 – Lytham and St Annes Strategic Location for Development
SHLAA Ref:	SA68
Planning Application Ref:	N/A

Position at December 2015:	
Proposed Allocation:	Residential

Justification

The site is located to the north of the existing settlement boundary of Lytham. This site is part greenfield and part previously developed land situated on the edge of the built-up area of Lytham. The site is mainly greenfield and it is located on land identified as ‘countryside’ in the existing Fylde Local Plan (Policy SP2).

This site comprises agricultural land and some allotments; and around a quarter of the site falls within Flood Zones 2 and 3. Woodland protected by a Tree Preservation Order is also contained within the site. There is a high potential for negative environmental impact on the Pink Footed Geese. If this could be overcome, the site would form an urban extension to Lytham.

Lytham is a Key Service Centre which includes a town centre with access to a range of services and facilities to meet main and daily shopping needs. Lytham is an accessible location within the borough with access to good public transport including regular access to rail services and the strategic road network.

Half of the site is situated within a Mineral Safeguarding Area in the Lancashire Minerals and Waste Local Plan. Policy M2 requires site surveys to be undertaken before development takes place, in order to assess the extent and quality of the reserves and whether there is a case for *prior extraction* of sand and gravel.

Notwithstanding the above, the site has been omitted from the Revised Preferred Option version of the Local Plan because the majority of the site is designated as a Biological Heritage Site.

Infrastructure

N/A

Landscape Appraisal

Sensitivity to development: HIGH

Development would have a high visual impact to the north and western boundaries of the site. In addition, the landscape character of the site would be significantly impacted. To the northern boundary - the boundary line does not follow the existing field pattern or the existing physical features of the site.

1. Cypress Point is clearly visible due to the low lying landscape, the potential development could include significant landscape screening to the northern boundary which would assist in providing an appropriate soft transition from the rural landscape character to the urban setting.
2. The impact would be mitigated if the new development adopted a similar morphology and density

Along North Heyhouses Lane an appropriate landscape buffer could be provided to screen the development and provide an appropriate transitional buffer.

Viability

Developer Interest: Yes

Site Viability: Not being carried forward – viability not assessed.

Any Additional Information

Surface water run-off is an issue. Measures need to be put in place to ensure greenfield run-off rates are achieved.

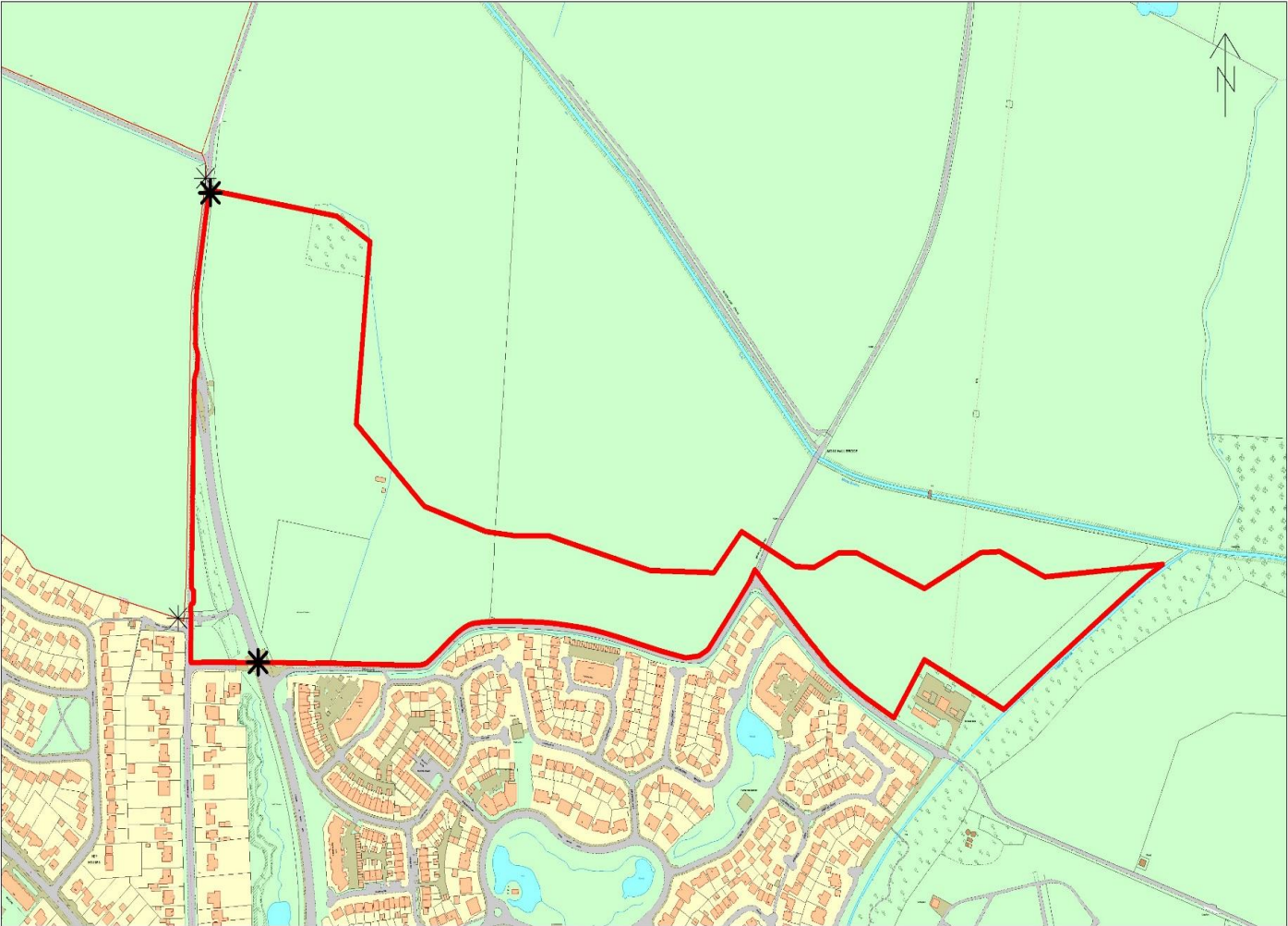
Please see the separate Sustainability Appraisal, the Habitats Regulations Assessment and Natural England's report on Pink Footed Geese.

Indicators and Performance

Objective	Indicator	Site Performance	Comments
Social Indicators	Distance to railway station	1.61km to 2.4km	The site scores poor with 5 of the 19 indicators in bands A and B. Site scores moderately for public transport. Access to social infrastructure is poor.
	Rail service frequency	2-3 per hour	
	Distance to nearest bus stop	0.81 to 1.2km	
	Bus service frequency	2-5 per hour	
	Distance to cycle route	Up to 0.4 km	
	Existing road access	Yes	
	Distance to A Road junction	1.61 to 3km	
	Distance to motorway junction	Over 3km	
	Distance to town centres	Over 3km	
	Distance to District or Local centre where closer than town centre	1.21 to 1.6km	
	Distance to supermarket	Over 3km	
	Distance to convenience store	Over 1.2km	
	Distance to Post Office	1.21 to 1.6km	
	Distance to Primary School	0.81 to 1.2km	
	Distance to Secondary School	1.61 to 3.2km	
	Distance to further/higher education	1.61 to 3.2km	
	Distance to GP surgery	0.81 to 1.6km	
	Distance to NHS general hospital	5.1 to 10km	
Distance to public open space/park	0.81 to 1.2km		
Environmental Indicators	Within named settlement or other Designation	Green Belt / Countryside	This site scores well with 8 of the 16 indicators in band A. 5 indicators also fall within band C, meaning 13 out of 16 indicators are band C or above.
	SSSI/ SPA/ SAC/ Ramsar	Over 0.4km	
	Biological/ Geological Heritage Site	0.001-0.4km	
	Local or National Nature Reserve	Over 0.4km	
	Agricultural classification	3	
	Conservation Area	None	
	Ancient Monument on site	None	
	Undiscovered Archaeology	Assess	
	Registered Park or Garden	None	
	Listed Building on site	None	
	Current/former land use	Greenfield	
	Flood Zone area	Part 3	
	Minerals Safeguarding Area	Part outside/within	
	Contaminated land	No known issues	
	At risk from hazardous installations	No	
	Within 3km of a congestion spot	Yes	
Economic Indicators	Distance to employment site	Over 1.6km	One indicator appears in band C or above.
	Distance to Enterprise Zone	5.1 to 10km	

Overall banding for site	E
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Site Plan



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FYLDE COUNCIL
DEVELOPMENT SERVICES

Date : 22/07/2014

Prepared by T.R. Lechthaler BSc (Hons) MSc FBCart.S

HS3 - LAND NORTH OF MOSS HALL LANE, ST ANNES

Scale
0 25 50 75 100 125 m

Site Portfolio

Site Name: Land West of North Houses Lane, St Annes
Grid Reference: E.334326 : N.429685
Ward: Heyhouses
Current Policy Allocation in Existing Local Plan: Countryside Area (SP2) and Biological Heritage Site (EP17)

Gross Site Area: (Ha)	18.88 Ha
Developable Area: (Ha)	Nil

Local Plan Revised Preferred Option Site Ref:	This site is omitted from the Revised Preferred Option version of the Local Plan.
Local Plan Preferred Option 2013 Site Reference and relevant policies:	Site Ref. H2 Policy SL1 – Lytham and St Annes Strategic Location for Development
SHLAA Ref:	SA54 and SA51
Planning Application Ref:	N/A

Position at December 2015:	
Proposed Allocation:	Residential

<p>Justification</p> <p>The site is located to the north east of the existing settlement boundary of St Annes, and is accessed off Queensway (B5261). This site comprises large agricultural fields on the edge of the built-up area of St Annes. The site is mainly greenfield and it is located on land identified as ‘countryside’ in the existing Fylde Local Plan (Policy SP2). A small part of the site in the north-west corner falls within Flood Zones 2 and 3.</p> <p>St Annes is a Key Service Centre which includes a town centre with access to a range of services and facilities to meet main and daily shopping needs. St Annes is an accessible location within the borough with access to good public transport including regular access to rail services and close proximity to motorway and strategic road network.</p> <p>There is a high potential for negative environmental impact on the Pink Footed Geese. If this could be overcome, the site could form an urban extension to St Annes.</p> <p>Notwithstanding the above, the site has been omitted from the RPO version of the Local Plan because the majority of the site is designated as a Biological Heritage Site.</p>
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<p>Infrastructure</p> <p>N/A</p>

Landscape Appraisal

Sensitivity to development: HIGH

The development of the site would have a high visual impact to the north, east and western boundaries of the site. It would require a significant amount of indigenous screen planting to the boundaries to mitigate the impact of development. Controlling the height and density of the development would also assist in reducing the impact.

Viability

Developer Interest: Yes

Site Viability: Not being carried forward – viability not assessed.

Any Additional Information

Surface water run-off is an issue. Measures need to be put in place to ensure greenfield run-off rates are achieved.

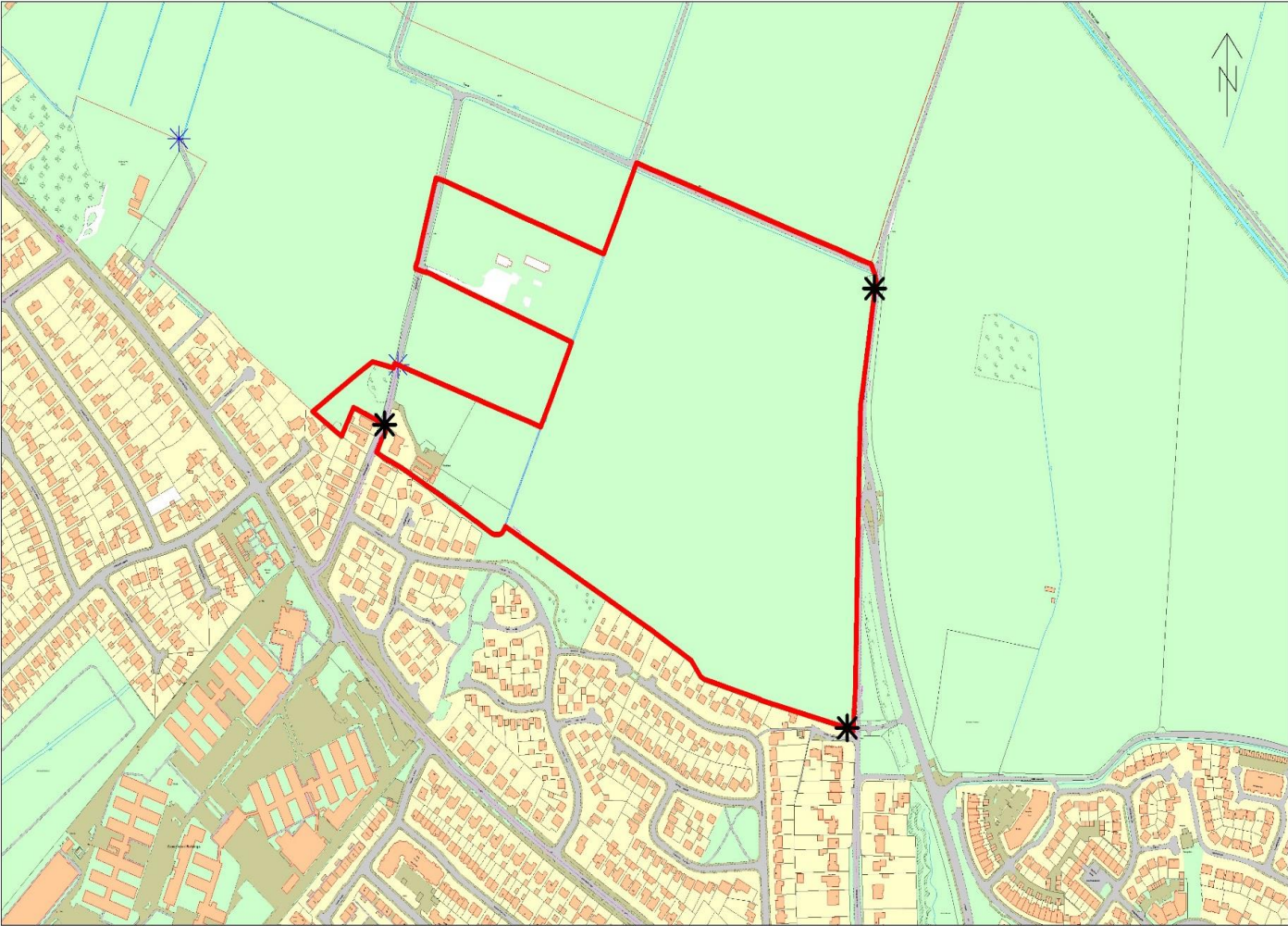
Please see the separate Sustainability Appraisal, the Habitats Regulations Assessment and Natural England's report on Pink Footed Geese.

Indicators and Performance

Objective	Indicator	Site Performance	Comments
Social Indicators	Distance to railway station	1.61 to 2.4km	The site scores moderately with 10 of the 19 indicators in bands A and B. Site scores moderately for public transport. Access to social infrastructure is mixed.
	Rail service frequency	2-3 per hour	
	Distance to nearest bus stop	Up to 0.4km	
	Bus service frequency	Hourly	
	Distance to cycle route	Up to 0.4 km	
	Existing road access	Yes	
	Distance to A Road junction	1.61 to 3km	
	Distance to motorway junction	Over 3km	
	Distance to town centres	1.61 to 2.4km	
	Distance to District or Local centre where closer than town centre	1.21 to 1.6km	
	Distance to supermarket	2.41 to 3km	
	Distance to convenience store	0.41 to 0.8km	
	Distance to Post Office	1.21 to 1.6km	
	Distance to Primary School	0.41 to 0.8km	
	Distance to Secondary School	0.81 to 1.6km	
	Distance to further/higher education	1.61 to 3.2km	
	Distance to GP surgery	0.41 to 0.8km	
Distance to NHS general hospital	5.1 to 10km		
Distance to public open space/park	Up to 0.4km		
Environmental Indicators	Within named settlement or other Designation	Green Belt / Countryside	This site scores well with 8 of the 16 indicators in Band A. 3 indicators also fall within band C leading to 11 out of 16 indicators being band C or above.
	SSSI/ SPA/ SAC/ Ramsar	0.001-0.4km	
	Biological/ Geological Heritage Site	Within	
	Local or National Nature Reserve	Over 0.4km	
	Agricultural classification	2	
	Conservation Area	None	
	Ancient Monument on site	None	
	Undiscovered Archaeology	Assess	
	Registered Park or Garden	None	
	Listed Building on site	None	
	Current/former land use	Greenfield	
	Flood Zone area	Part 3	
	Minerals Safeguarding Area	Outside	
	Contaminated land	No known issues	
	At risk from hazardous installations	No	
	Within 3km of a congestion spot	Yes	
Economic Indicators	Distance to employment site	Over 1.6km	One indicator appears in band C or above.
	Distance to Enterprise Zone	5.1 to 10km	

Overall banding for site	D
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Site Plan



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FYLDE COUNCIL
DEVELOPMENT SERVICES

HS2 - LAND WEST OF NORTH HOUSES LANE, ST ANNES

Scale
0 25 50 75 100 125 m

Date : 22/07/2014

Prepared by T.R. Lechthaler BSc (Hons) MSc FBCart.S