

Site Portfolio

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| Site Name: Land adjacent Poulton-le-Fylde Industrial Estate |
| Grid Reference: E.336715 : N.439254 |
| Ward: Singleton and Greenhalgh |
| Current Policy Allocation in Existing Local Plan: Countryside Area (SP2) |

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|------------------------|----------|
| Gross Site Area: (Ha) | 15.63 Ha |
| Developable Area: (Ha) | 9.38 Ha |

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| 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 Ref: | E1 |
| SHLAA Ref: | N/A |
| Planning Application Ref: | N/A |

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| Position at December 2015: | |
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| Proposed Allocation: | Employment |

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| <p>Justification</p> <p>The site is located immediately to the east of Poulton-le-Fylde, to the south of the A586, Garstang Road East. The site is greenfield and it is located on land identified as 'countryside' in the existing Fylde Local Plan (Policy SP2).</p> <p>The site could form an urban extension to Poulton-le-Fylde and the site has the potential to provide employment development. It is located immediately adjacent to the established employment area of Poulton-le-Fylde Industrial Estate and it relates well to the existing infrastructure provision in the town. The site is accessible by both road and public transport. The industrial estate is close to the built-up areas of Blackpool and Wyre and therefore links well to population centres (albeit not in Fylde).</p> <p>This site should <u>not</u> be included in the Local Plan.</p> <p>The site does not relate well to existing settlements, employment sites and services in Fylde.</p> |
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| <p>Infrastructure</p> <p>The development of the site is dependent on the provision of relevant infrastructure to ensure the delivery of a sustainable development.</p> <p>Gas could be taken without any reinforcement depending on connection location.</p> <p>Wastewater infrastructure capacity is available for development site.</p> <p>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</p> |
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measures to achieve a comprehensive and sustainable development of high quality.

Landscape Appraisal

Sensitivity to development: HIGH

The development of this site would have an adverse visual impact and would be detrimental to the landscape character. The development of this site is not recommended due to its location along the A586, adjacent to open countryside and the potential impact on the landscape character of Little Singleton, and Singleton Village. The topography of the site makes potential development highly visible and incongruous to the landscape.

1. The mitigation measures required would need to be extensive, incorporating extensive landscape screening to all boundaries exposed to the open countryside.
2. Maximise the landscape treatment along A586, by extensive hedgerow and tree planting.

Viability

Developer Interest: No

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

Any Additional Information

This site was discounted at the Preferred Option stage of plan preparation in 2013.

Fylde Employment Land and Premises Study (FELPS) 2012:

- *Indicative size of any allocation* – The need to protect countryside in what is (from Fylde's perspective) an isolated rural site may limit the size of any allocation. A modest extension to the existing industrial estate (around 5 Ha) is therefore suggested (see Figure 4 in the FELPS).
- *Suitable uses* – Given the character of the existing industrial estate it is assumed that this would be an industrial (B1(c), B2, and smaller B8) location.

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

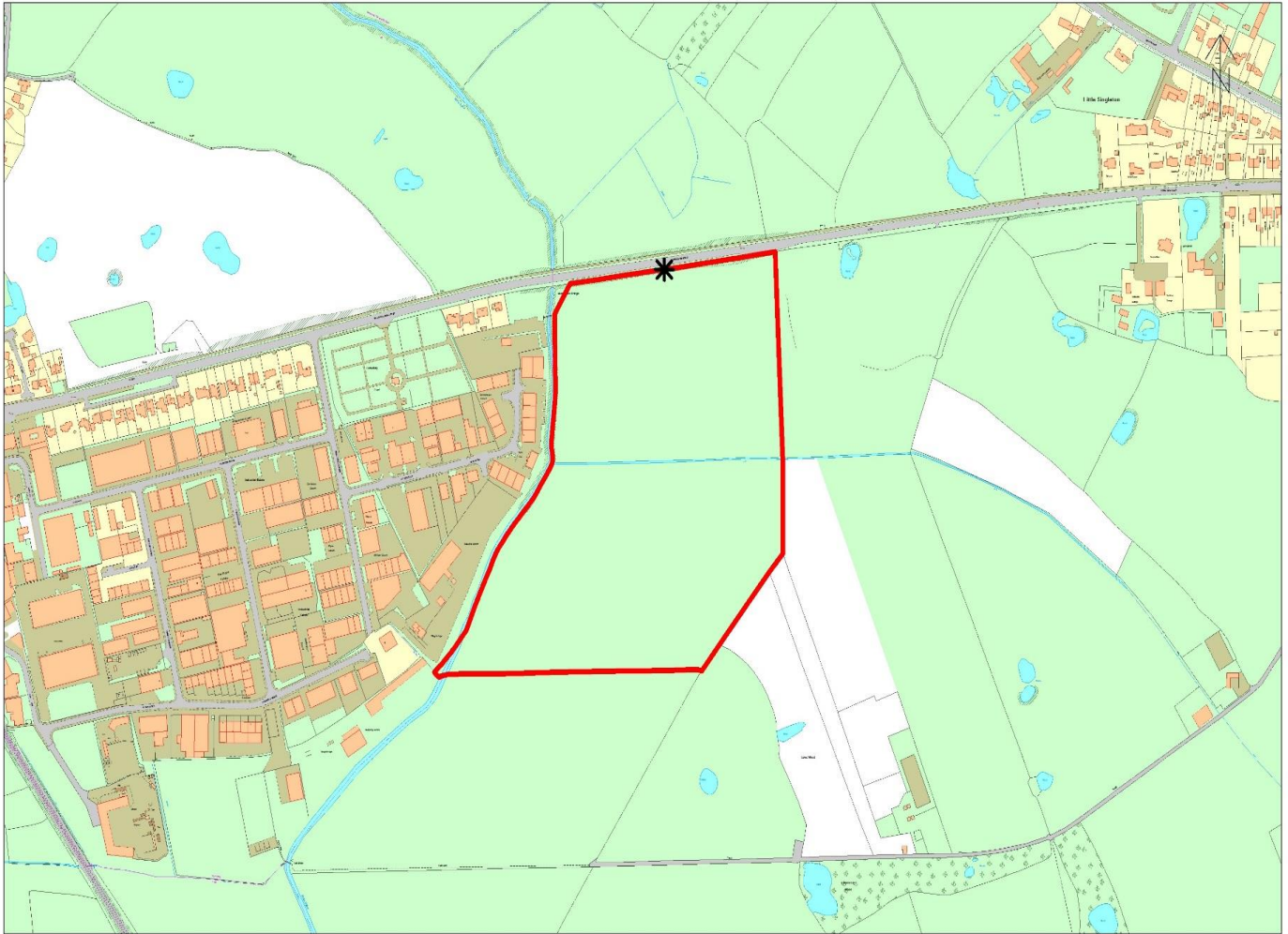
Please see the separate Sustainability Appraisal and the Habitats Regulations Assessment.

Indicators and Performance

| Objective | Indicator | Site Performance | Comments |
|------------------------------------|--|-----------------------------|--|
| Social Indicators | Distance to railway station | 1.61 to 2.4km | The site scores moderately with 7 of the 19 indicators in bands A and B. Site scores well for public transport. Access to social infrastructure is poor. |
| | Rail service frequency | 4 or more per hour | |
| | Distance to nearest bus stop | Up to 0.4km | |
| | Bus service frequency | 2-5 per hour | |
| | Distance to cycle route | Up to 0.4km | |
| | Existing road access | Yes | |
| | Distance to A Road junction | Up to 0.4km | |
| | 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 | Over 1.6km | |
| | Distance to supermarket | 1.61 to 2.4km | |
| | Distance to convenience store | Over 1.2km | |
| | Distance to Post Office | Over 1.6km | |
| | Distance to Primary School | Over 1.6km | |
| | Distance to Secondary School | 1.61 to 3.2km | |
| | Distance to further/higher education | 1.61 to 3.2km | |
| | Distance to GP surgery | 1.61 to 3km | |
| Distance to NHS general hospital | 5.1 to 10km | | |
| Distance to public open space/park | Over 1.6km | | |
| Environmental Indicators | Within named settlement or other Designation | Green Belt / Countryside | This site scores well with 8 of the 16 indicators in band A. 4 indicators also fall within band C leading to 12 out of 16 indicators being band C or above. Site is within 250m of waste receiving / recycling site and a part B process – confirm with Wyre BC. |
| | SSSI/ SPA/ SAC/ Ramsar | Over 0.4km | |
| | Biological/ Geological Heritage Site | Over 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 Zone 3 (90%) | |
| | 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 is in band A. |
| | Distance to Enterprise Zone | Over 10km | |

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| Overall banding for site | D |
|--------------------------|----------|

Site Plan



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FYLDE COUNCIL
DEVELOPMENT SERVICES

ES1 - LAND ADJACENT POULTON-LE-FYLDE INDUSTRIAL ESTATE

Scale
0 25 50 75 100 125 m

Date : 28/07/2014
Prepared by T R Lechthaler BSc (Hons) MSc FBCart.S

Site Portfolio

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| Site Name: Land North West of Clifton |
| Grid Reference: E.346362 : N.430600 |
| Ward: Newton and Treales |
| Current Policy Allocation in Existing Local Plan: Countryside Area (SP2) |

| | |
|------------------------|---------|
| Gross Site Area: (Ha) | 8.02 Ha |
| Developable Area: (Ha) | 4.81 Ha |

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|---|----------------------------|
| Local Plan Revised Preferred Option Site Ref: | Land north west of Clifton |
| Local Plan Preferred Option 2013 Site Ref: | N/A |
| SHLAA Ref: | CLO6 and CLO4 |
| Planning Application Ref: | N/A |

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|-----------------------------------|-------------|
| Position at December 2015: | |
| | |
| Proposed Allocation: | Residential |

Justification

The site is located immediately adjacent to the settlement boundary of Clifton. The site is greenfield and it is located on land identified as 'countryside' in the existing Fylde Local Plan (Policy SP2).

The site has the potential to provide a comprehensive residential development comprising approximately 20 homes. However, it is considered that only part of the site – the north eastern part of the site (i.e. land north of 43 Stanagate) - should be identified as an allocation in the Local Plan, as it forms a natural rounding-off of development along the western boundary of Clifton.

The remainder of the site should not be included in the Local Plan.

Inclusion of the remainder of the site would result in an unsustainable amount of development at Clifton, adversely affecting the size and scale of the settlement.

Infrastructure

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

Electricity - There is currently spare capacity at this location.

Wastewater- Combined sewer network in Clifton area. Must drain to separate systems. No surface water to enter United Utilities public sewer. Historic flooding incidents are known in the local area.

A Masterplan will be required to be submitted, setting out measures to achieve a comprehensive and

sustainable development of high quality.

Landscape Appraisal

Landscape appraisal work is to follow.

Viability (including developer interest)

Developer Interest: Yes

Site Viability: Further viability work will be required to assess the viability of this site

Any Additional Information

This additional site was proposed during the call for sites in January – February 2015.

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 | 1.61 to 2.4km | The site scores moderately with 8 of the 19 indicators in bands A and B. Site scores moderately for public transport. Access to social infrastructure is mixed. |
| | Rail service frequency | Less than Hourly | |
| | Distance to nearest bus stop | Up to 0.4km | |
| | Bus service frequency | 2-5 per hour | |
| | Distance to cycle route | 0.41 to 0.8km | |
| | Existing road access | Yes | |
| | Distance to A Road junction | Up to 0.4km | |
| | Distance to motorway junction | Over 3km | |
| | Distance to town centres | Over 3km | |
| | Distance to District or Local centre where closer than town centre | Over 1.6km | |
| | Distance to supermarket | Over 3km | |
| | Distance to convenience store | 0.41 to 0.8km | |
| | Distance to Post Office | Up to 0.4km | |
| | Distance to Primary School | 1.21 to 1.6km | |
| | Distance to Secondary School | 3.21 to 5 km | |
| | Distance to further/higher education | 3.21 to 5km | |
| | Environmental Indicators | Distance to GP surgery | |
| Distance to NHS general hospital | | 5.1 to 10km | |
| Distance to public open space/park | | Up to 0.4km | |
| Within named settlement or other Designation | | Green Belt / Countryside | |
| SSSI/ SPA/ SAC/ Ramsar | | Over 0.4km | |
| Biological/ Geological Heritage Site | | Over 0.4km | |
| Local or National Nature Reserve | | Over 0.4km | |
| Agricultural classification | | 3 | |
| 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 | | Greenfield | |
| Flood Zone area | | All Zone 1 | |
| Minerals Safeguarding Area | | Outside | |
| Contaminated land | No known issues | | |
| At risk from hazardous installations | Yes | | |
| Within 3km of a congestion spot | Yes | | |
| Economic Indicators | Distance to employment site | 1.21 to 1.6km | Both indicators appear in band C or above. |
| | Distance to Enterprise Zone | 5.1 to 10km | |

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|--------------------------|----------|
| Overall banding for site | D |
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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

AD1 - LAND NORTH AND WEST OF CLIFTON

Scale
0 15 30 45 60 75 m

Site Portfolio

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| Site Name: Land to West of Clifton Lane, Clifton |
| Grid Reference: E:346331 N: 430939 |
| Ward: Newton and Treales |
| Current Policy Allocation in Existing Local Plan: Countryside Area (SP2) |

| | |
|------------------------|----------|
| Gross Site Area: (Ha) | 11.64 Ha |
| Developable Area: (Ha) | 6.98 Ha |

| | |
|---|---|
| Local Plan Revised Preferred Option Site Ref: | This site is omitted from Revised Preferred Option version of the Local Plan. |
| Local Plan Preferred Options 2013 Site Reference and relevant policies: | N/A |
| SHLAA Ref: | CLO6 and CLO4 |
| Planning Application Ref: | |

| | |
|-----------------------------------|-------------|
| Position at December 2015: | |
| Proposed Allocation: | Residential |

| |
|---|
| <p>Justification</p> <p>The site is greenfield and it is located on land to the north of Clifton identified as ‘countryside’ in the existing Fylde Local Plan (Policy SP2).</p> <p>This site should <u>not</u> be included in the Local Plan.</p> <p>Given the nature of the surrounding area, the site’s size and its location north of the settlement boundary of Clifton, it is deemed to be unsustainable development in the countryside. In addition, inclusion of the site in the Revised Preferred Option version of the Local Plan would result in an unsustainable amount of development at Clifton, adversely affecting the size and scale of the rural settlement.</p> |
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| <p>Infrastructure</p> <p>The development of the site would be dependent on the provision of relevant infrastructure to ensure the delivery of a sustainable development.</p> <p>Electricity- There is currently spare capacity at this location.</p> <p>Wastewater- Combined sewer network in Clifton area. Must drain to separate systems. No surface water to enter United Utilities public sewer. Historic flooding incidents known in local area.</p> <p>A Masterplan will be required to be submitted, setting out measures to achieve a comprehensive and sustainable development of high quality.</p> |
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Landscape Appraisal

Landscape appraisal work is to follow.

Viability

Developer Interest: Yes

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

Any Additional Information

This additional site was proposed during the call for sites in January – February 2015.

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

High voltage power lines cross the north east corner of site. The site boundary may need redrawing and this may reduce the developable area.

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 moderately with 8 of the 19 indicators in bands A and B. Site scores moderately for public transport. Access to social infrastructure is mixed with limited access to town and local centres and supermarkets. |
| | Rail service frequency | No service | |
| | Distance to nearest bus stop | 0.41 to 0.8km | |
| | Bus service frequency | 2-5 per hour | |
| | Distance to cycle route | Up to 0.4km | |
| | Existing road access | Yes | |
| | Distance to A Road junction | 0.81 to 1.6km | |
| | Distance to motorway junction | Over 3km | |
| | Distance to town centres | Over 3km | |
| | Distance to District or Local centre where closer than town centre | Over 1.6km | |
| | Distance to supermarket | Over 3km | |
| | Distance to convenience store | 0.41-0.8km | |
| | Distance to Post Office | 0.41 to 0.8km | |
| | Distance to Primary School | 1.21 to 1.6km | |
| | Distance to Secondary School | 3.21 to 5km | |
| | Distance to further/higher education | 3.21 to 5km | |
| | Environmental Indicators | Distance to GP surgery | |
| Distance to NHS general hospital | | Over 10km | |
| Distance to public open space/park | | Up to 0.4km | |
| Within named settlement or other Designation | | Green Belt/Countryside | |
| SSSI/ SPA/ SAC/ Ramsar | | Over 0.4km | |
| Biological/ Geological Heritage Site | | Over 0.4km | |
| Local or National Nature Reserve | | Over 0.4km | |
| Agricultural classification | | 3 | |
| 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 | | Greenfield | |
| Flood Zone area | | All Zone 1 | |
| Economic Indicators | | Minerals Safeguarding Area | Yes |
| | Contaminated land | No known issues | |
| | At risk from hazardous installations | No | |
| Economic Indicators | Distance to employment site | Over 1.6km | This site does not score particularly well in relation to distance to employment sites. |
| | Distance to Enterprise Zone | 5.1-10km | |
| Overall banding for site | | D | |

Site Plan

