

Fylde Council
Strategic Site Options

Appraisal of Strategic Site Options
Landscape Assessment for the
Capacity to accommodate Landscape and Visual Change



March 2016

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APPENDICES:

APPENDIX 1: Site Plan for each Strategic Site, Including Access Points

1. INTRODUCTION

The following report assesses 24 sites, there were an additional 7 sites that were subject to the strategic site assessment exercise. These have not been included in this Landscape assessment for at least one of the following reasons:

- The site already has planning permission.
- A planning application is pending which has a landscape appraisal as part of the application
- The site is not located within a strategic location for development and is to be assessed as part of a separate Landscape Assessment.

This report provides a context for each site and an initial evaluation based upon the professional judgement of Fylde Council's Urban Design Officer as to whether the strategic site options can accommodate landscape and visual change. It should be emphasised that the assessment has been undertaken to inform a decision making process and is of insufficient detail to realise the full impacts of a potential development at this stage.

This assessment focuses on a number of sites which are potential candidates for development. They include sites which were promoted or discounted in the Local Plan Preferred Options document, and sites which were suggested to the Council as additional sites through public consultation. This Landscape Assessment will assess the impact of development of potential sites on the landscape. This will inform whether sites are taken forward or not and why. In addition it will propose mitigation measures that are required to minimise negative landscape impact for those sites that will be developed sites.

2. ASSESSMENT METHODOLOGY

The landscape assessment was undertaken in two phases.

Phase 1: Desk top study - review of aerial photography, Ordnance Survey maps, designated landscape boundaries, development plan allocations/designations and District, Landscape Character Assessments to assess the site context and identify landscape sensitivities.

Phase 2: Reporting – analysis of findings from Phase 1 to form an initial professional judgement on whether the site has the capacity to accommodate landscape and visual change.

The methods used for this strategic landscape assessment included the following:

- i. A desk-based review of existing/most recent reports on each site, and of information about the landscape character framework of the area each site falls within;

- ii. A landscape evaluation of each site, including a description of the site and review of landscape elements and aesthetic factors;
- iii. Analysis of site constraints;

Visual analysis of each site;

- i. Analysis in relation to different development use/scale options;
- ii. Guidelines for each site for how development, if considered appropriate, should take into account landscape sensitivities.

3. ASSESSMENTS

Assessments were undertaken by considering the physical impact and visual impact to provide an assessment of sensitivity to development based on both the physical and visual impact of development.

Physical Impact

Important features contributing to the landscape, for example mature tree and hedgerows, woodland areas, field patterns and enclosure and topography highlighting any potential effect or loss through development.

Visual Impact

Visual prominence of the landscape and existing urban edge, potential loss of important views or buffers.

Sensitivity to Development

Concludes the landscape sensitivity to potential development through consideration of physical and visual features and categorises sensitivity into low, moderate or high.

The landscape sensitivity assessment score criteria is shown below:

CRITERIA FOR DETERMINING LANDSCAPE SENSITIVITY TO DEVELOPMENT

Sensitivity	Criteria
Low	Development would: <ul style="list-style-type: none"> ▪ Have a neutral effect upon the physical landform and scale of the landscape ▪ Have a limited effect on views into and across the area ▪ Maintain or have minimal effects on existing landscape features and character
Moderate	Development would:

	<ul style="list-style-type: none"> ▪ Have a degree of variance with the landform and scale of the physical landscape ▪ Impact upon views into and across the area ▪ Affect an area with recognised landscape features
High	<p>Development would:</p> <ul style="list-style-type: none"> ▪ Be in conflict with the landform, scale and pattern of the physical landscape ▪ Be visually intrusive and have a detrimental impact upon views into and across the area ▪ Will have an adverse effect upon a higher quality landscape or upon vulnerable landscape features

The landscape sensitivity impact can be summarised as:

Low: relatively few landscape effects

Moderate: some adverse effects, but could be mitigated against or outweighed by other factors

High: only likely to be appropriate if other factors strongly support or outweigh harm

4. A LANDSCAPE STRATEGY FOR LANCASHIRE – A LANDSCAPE CHARACTER ASSESSMENT

The County Council published 'A Landscape Strategy for Lancashire' in December 2000, which may be helpful in preparing the landscape assessment of the strategic locations for development in the Local Plan: Part 1. The Borough of Fylde is covered by 5 Landscape Character Types.

Landscape Character Types;

- Coastal Dunes
- Open Coastal Marsh
- Enclosed Coastal Marsh
- Coastal Plain
- Mossland

Within the 5 Landscape Character Types, there are 5 Landscape Character Areas which are listed below.

Landscape Character Areas

- **Fylde Coast Dunes (19a)** (Landscape Character Type: Coastal Dunes)
- **Ribble Marshes (18a)** (Landscape Character Type: Open Coastal Marsh)

- **Clifton and Hutton Marsh (17a)** (Landscape Character Type: Enclosed Coastal Marsh)
- **The Fylde (15d)** (Landscape Character Type: Coastal Plain)
- **South Fylde Mosses (16b)** (Landscape Character Type: Mossland)

4.1 Fylde Coast Dunes (Landscape Character Type: Coastal Dunes)

The Fylde Coast Dunes are a series of small remnants representing the Coastal Dunes landscape type in the study area. Coastal Dunes were once extensive along the Fylde coast, although holiday resort development has encroached and the landscape type is now limited to short stretches between Lytham and St. Anne's and Fleetwood. The most important remnant is the Starr Hills SSSI Local Nature Reserve at St Anne's. The dunes formed behind wide sandy beaches which dried out at low tide allowing sand grains to be blown inland by the wind. Sand dunes show a characteristic sequence of zonation which is determined by their position in relation to the shore, mobility and age. Mobile or yellow dunes are succeeded inland by a band of grey dunes which accumulate organic matter. These fixed dunes are severely truncated by development although remnants survive, for example at Lytham golf course. The mobile dunes are an important local refuge for species such as marram grass, sea bindweed, bloody crane's - bill and burnet rose. The grey dunes have a richer assemblage of plants including sand sedge, sheep's fescue, thyme, wild pansy and lady's bedstraw, although the degraded and limited scale of the dunes limits the species diversity. Dune heath dominated by heather is restricted to Lytham golf course.

4.2 Ribble Marshes (Landscape Character Type: Open Coastal Marsh)

An extensive and expanding area of unenclosed coastal marsh occurs in the sheltered estuary of the River Ribble, most of which is protected and managed as a National Nature Reserve. This area is characterised by a fine green sward stretching out to sea. Its amorphous, natural form provides a dramatic contrast to the regular enclosures of the adjacent Hesketh Marsh and the urban form of the Warton Aerodrome. Urban buildings are never far away and provide a backdrop to views. A large number of visiting birds are encouraged by the standing water. Large numbers of waders and wildfowl are attracted to the marshes, adjacent mudflats and estuary.

4.3 Clifton and Hutton Marsh (Landscape Character Type: Enclosed Coastal Marsh)

Reclaimed and relatively recently enclosed marsh, located to the west of Preston, separated from the unenclosed salt marshes of the Ribble Estuary by sea dykes. Large geometric pastoral and arable fields are drained by numerous parallel ditches which produce a regimented, productive landscape. Fields are bounded by low clipped thorn hedgerows and

tree cover is restricted to narrow linear plantations which function as shelter belts. There is a feeling of isolation with straight dead-end tracks ending at isolated farm houses which are constructed from a mixture of materials, but red brick is the most common. Where sea defences allow some inundation, and where agricultural practices are not intensive, areas of wet marsh exist alongside intensive agriculture, for example at Newton, Freckleton and Lea Marsh which are attractive to birdlife. The grasslands are of international importance for feeding wild geese and swans. A large landfill site is located at Clifton Marsh.

4.4 The Fylde (Landscape Character Type: Coastal Plain)

The gently undulating farmland of the Fylde occurs between Blackpool to the west and Preston and the M6 corridor to the east. It has been formed of boulder clay deposits which lie on soft Triassic sandstones and mudstones and is naturally poorly drained. Field ponds are a particularly characteristic feature of this area and provide important wildlife habitats.

The predominant land use is dairy farming on improved pasture and lowland sheep farming with a small amount of arable on the freer draining soils. Red brick nineteenth century two storey farmsteads with slate roofs and red brick barns are dominant built features of this landscape character area; occasional windmills also reflect the historic importance of the area for corn milling. Other features of the area are the brine fields around Stalmine which have been reclaimed by ICI and form a rare and distinctive land use. Field size is large and field boundaries are low clipped hawthorn, although hedgerow loss is extensive. Blocks of woodland are characteristic, frequently planted for shelter and/or shooting and views of the Bowland fells are frequent between the blocks. There are many man-made elements; electricity pylons, communication masts and road traffic are all highly visible in the flat landscape. In addition, views of Blackpool Tower, the Pleasure Beach rides and industry outside Blackpool are visible on a clear day.

4.5 South Fylde Mosses (Landscape Character Type: Mossland)

Lytham Moss, on the eastern edges of Lytham St Anne's and Blackpool, is influenced by the proximity of these urban areas. It is typical of a Mossland landscape in its underlying geology, landform, drainage and land use. The rows pylons which run from east to west across the landscape to Blackpool dominate the horizon however trees in small copses and shelter-belts are more pleasing vertical elements and help provide a backdrop and sense of scale in the landscape. Just north of Lytham, Lytham Hall is an important and established landscape feature as the 18th century landscaped grounds contain many trees. The proximity of Blackpool and Lytham is influential and the presence of golf courses, camp sites, new built development and industry erode the rural and tranquil character usually associated with this landscape type. Marton Mere, located two miles to the east of Blackpool, is a SSSI which provides an attractive habitat for water birds and 35 species are known to use the mere as a breeding site.

5. STRATEGIC SITES SUBJECT TO LANDSCAPE ASSESSMENT

Ref.	SITE NAME	PLANNING STATUS
HOUSING		
H2	Land West of North Houses Lane, St Anne's	n/a
H3	Land North of Moss Hall Lane, Lytham	n/a
H6	Land at Peel, Fylde-Blackpool Periphery	n/a
H7	Land North of Dowbridge, Kirkham	Outline application (15/0547) has been submitted for the demolition of existing buildings and residential development of up to 170 dwellings including associated infrastructure (access applied for with all other matters reserved)
H8	Land West of Warton	13/0526 Full approved on part of site for up to 83 dwellings. Outline application (13/0674) for erection of up to 360 dwellings following demolition of existing buildings (with all matters reserved), land opposite Blackfield End Farm, appeal allowed on 24 September 2015.
H9	Land North of Warton	Outline application (13/0674) for erection of up to 360 dwellings following demolition of existing buildings (with all matters reserved), land opposite Blackfield End Farm, appeal allowed on 24 September 2015.
H10	Land East of Warton	15/0303 Resubmission of outline planning application (14/0410) for the erection of up to 375 dwellings with access applied for and all other matters reserved (application includes alternative schematic site layouts with 187 or 375 dwellings). Awaiting appeal decision.

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H11	Land North East of Warton	n/a
H14	Land South of Weeton Road	n/a
H15	Land North of Weeton Road	n/a
H16	Land at and adjacent Pitfield, Fleetwood Road	n/a
H17	Land East of Wesham	n/a
HSS9	Land North of Blackpool Road (Kirkham Triangle), Kirkham	Outline application (12/0419) for up to 140 dwellings with 30% of these to be affordable and associated infrastructure from a new access to Blackpool Road (access applied for with all other matters reserved), allowed at appeal on 28 th March 2013. Application (15/0308) for approval of reserved matters pursuant to outline planning permission 12/0635 for the layout, scale, appearance and landscaping of a development for 180 dwellings and associated infrastructure was granted on 5 th August 2015.
AD1	Land North and West of Clifton	n/a
AD5	Land at Peel Road Peel, Westby	n/a
AD12	Land west of Clifton Lane, Clifton	n/a
AD13	Land West of Peel Road and east of Wild Lane, Peel	n/a
AD15	Land south west of Junction 3 of M55, Greenhalgh	n/a

Strategic Site Options - Landscape Assessment

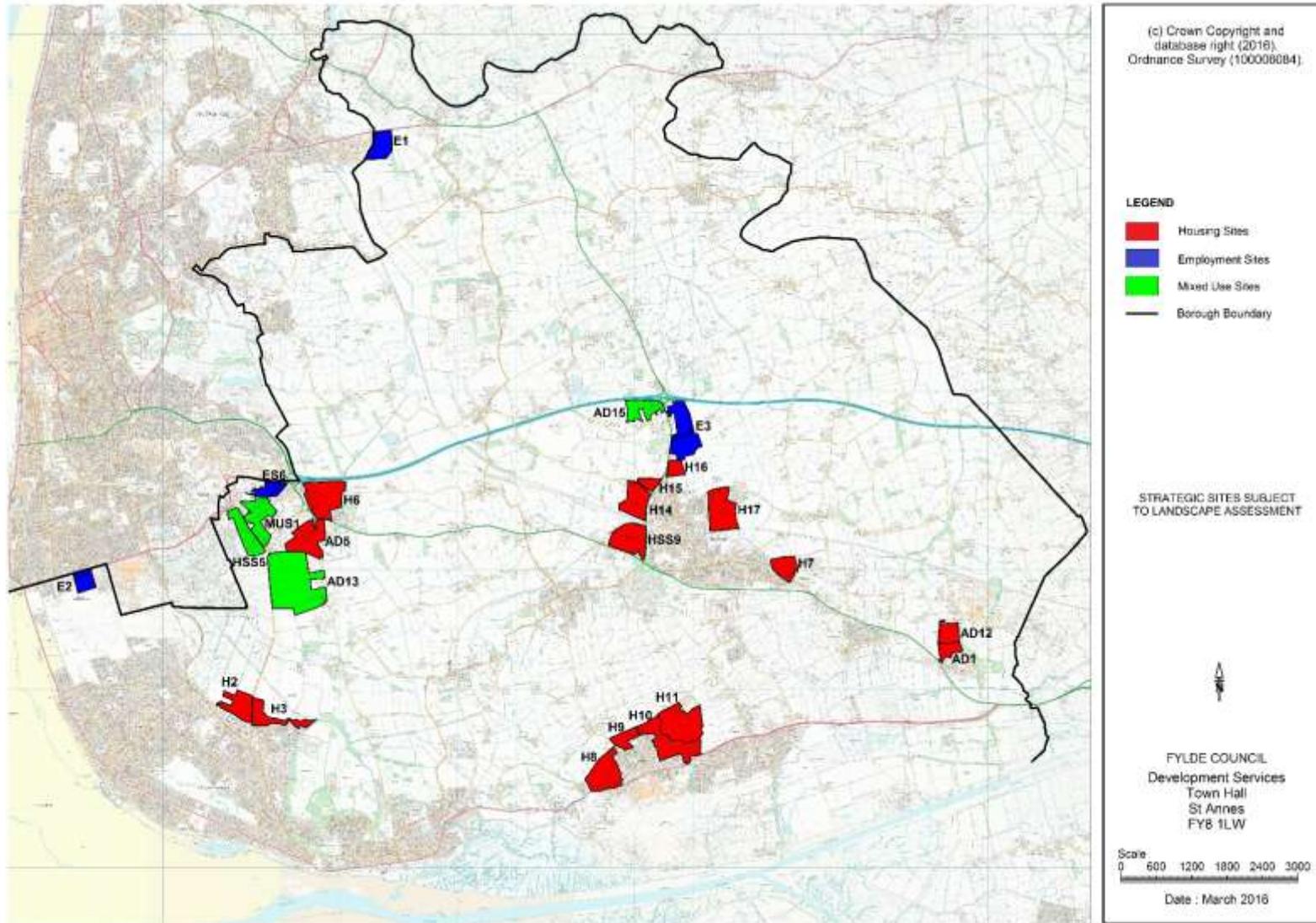
MIXED USE

MUS1	Land East of Cropper Road, Fylde-Blackpool Periphery	12/0717 Outline approved on part of site for up to 146 dwellings and employment, pending 1/0310 Reserved matters 13/0753 Outline approved on part of the site for up to 26 dwellings. 14/0818 Application for up to 100 dwellings.
HSS5	Land west of Cropper Road, Westby	n/a

EMPLOYMENT

E1	Land adjacent Poulton-le-Fylde Industrial Estate	n/a
E2	Land at Blackpool International Airport	n/a
E3	Land South of junction 3 of the M55, Greenhalgh	n/a
ES6	Land east DWP Building, Peel Road Peel	n/a

6. PLAN SHOWING LOCATION OF THE STRATEGIC SITES



7. THE STRATEGIC SITE ASSESSMENTS

7.1 H2 Land West of North Houses Lane, St Annes

LOCATION/USE/DESCRIPTION AND OVERALL SETTING

The site is situated in a semi-rural area on the edge of 'Moss lands' it is flat, low lying landscape.

SETTING

Character

The fields are generally large and geometric in shape, defined by straight drainage ditches, sporadic tree planting and post and wire fences to the boundaries.

Approaches

The site is bounded by Wilding Lane to the west, an unnamed lane to the north, to the west is North Houses Lane and to the south the site is bounded by 1960's/70's residential estate. The estate is a combination of single and two storey dwellings, large gardens with public open spaces linking to the boundary of the site.

Woodlands/hedgerows

n/a

Views

Due to the nature of the topography there are extensive open, unobstructed view across the site. This is enhanced by the open ditches to the field boundary lines. Although in some instances the views from Wilding Lane are restricted by mature hedgerows.

Presence of Infrastructure

n/a

DESIGNATIONS

Current Allocation in Existing Local Plan: Countryside Area Policy SP2 and Biological Heritage Site EP17

Agricultural classification: 2

PHYSICAL IMPACT

There are few features of intrinsic value.

VISUAL IMPACT

Due to the topography and semi-rural location there will be a significant visual impact on the landscape character of the area. The site is located on a busy route into the north of Lytham St Anne's which is characterised by the rural landscape with open unrestricted views across the countryside.

Although there is a 1960's/70's residential development near to the site boundary the visual impact is limited from the south due to the low building heights, low density – large gardens, landscape planting within the majority of the gardens and the public open space within the estate which borders the site.

SENSITIVITY TO DEVELOPMENT

High

CONCLUSION AND POSSIBLE MITIGATION

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.

7.2 H3 Land North of Moss Hall Lane, Lytham

LOCATION, USE, DESCRIPTION AND OVERALL SETTING

The site is situated in a semi-rural area on the edge of 'Moss lands' it is extremely flat, low lying landscape.

SETTING

Character

The fields are generally large and geometric in shape, defined by straight drainage ditches, sporadic tree planting and post and wire fences to the boundaries.

Approaches

The northern boundary abuts open countryside, with a small pocket of mature woodland to a part of the boundary and to the eastern boundary is Long Wood. To the southern boundary of the site is 'Cypress Point' housing estate, the estate building heights vary between two and three storey houses and large apartment blocks and the western boundary by Moss Hall Lane.

The site is divided north to south by an open ditch and Moss Hall Lane.

The northern boundary of the site does not follow the existing field pattern, and therefore it is a random boundary which is does not fit the existing field patterns or natural physical features of the landscape.

Woodlands/Hedgerows

Long Wood is a large mature woodland which is to the eastern boundary

Views

Due to the nature of the topography there are extensive open, unobstructed view across the site at the northern and eastern boundaries. To the southern boundary 'Cypress Point' is a large residential development.

Presence of Infrastructure

N/A

DESIGNATIONS

Current Allocation in Existing Local Plan: Countryside Area Policy SP2 and Allotments TREC18

Agricultural classification 3

1951 No. 7 (LYTHAM ST ANNES)

PHYSICAL IMPACT

Main impacts is associated with existing water courses and open ditches.

VISUAL IMPACT

There will be a significant visual impact to the northern boundary of the site due to the open, flat lying landscape which would permit unrestricted long views into the site. Spatially the landscape character is compromised as the development boundary does not follow the existing field patterns and physical features.

There is minimal impact to views to the eastern boundary as Long Wood blocks these medium to long views, which runs along the eastern entire boundary.

To the southern boundary; Cypress Point, is clearly visible from the north to long range unobstructed views across the open countryside, the site is edged by an open field ditch and Moss Hall Lane which runs between the site and Cypress Point.

There will be a significant visual impact from the western boundary, North Houses Lane is bounded by an open drainage ditch. There are no hedgerows, thus site is clearly visible from short and long views. Long Wood is clearly visible in the distance.

SENSITIVITY TO DEVELOPMENT

High

CONCLUSION AND POSSIBLE MITIGATION

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.

7.3 H6 Land at Peel, Fylde-Blackpool Periphery

LOCATION, USE, DESCRIPTION AND OVERALL SETTING

The Site is gentle undulating grazing land which has a distinct steep slope down to the eastern boundary.

SETTING

Character

Much of the original field patterns are no longer visible due to the removal of hedgerows and fencings, thus many fields have merged. The existing hedgerows sited within the site provide limited enclosure and are limited in ecological/visual value.

Approaches

The site is visible along the M55 approach. There is limited visibility along the Preston New Road

Woodlands/Hedgerows

There is a mature hawthorn hedgerow which effectively blocks views into the site on parts of the western and southern boundary.

To the eastern boundary there is a mature woodland Carr Bridge Wood which is of significant amenity and ecological value. Primary species are mature Beech with a mixed understorey

Views

Open views into the site to west and south are constrained by the residential developments, farm, caravan parks and the existing high hedge. To the southern and eastern boundary the site is highly visible, although this is limited due to the topography of the site.

The M55 runs along the north boundary, there is a dense semi mature deciduous mix woodland with understorey which partially screens the site from the M55 and there is a timber fence near to the housing

To the west is Preston New Road, which has pockets of residential development and a caravan park. Subsequently, the site is not visible in many instances.

To the southern boundary there are farm buildings and a large caravan park.

Presence of Infrastructure

There is a power line which is located along the eastern boundary within the Site near to the Caravan Park which is highly visible.

DESIGNATIONS

Current Allocation in Existing Local Plan: Countryside Area Policy SP2

Agricultural classification 3

PHYSICAL IMPACT

The main features of value are Carr Bridge Wood and the mature hedgerows which bound the site along Preston New Road.

VISUAL IMPACT

The development of this site would have a significant impact on the landscape character. The Site is highly visible from the M55 approach, and the crest of the hill is a focal point from the approach and on the eastern boundary. The site is visible to long and short range views from the M55 and across the adjacent countryside to the north.

To the western boundary there is limited visually due to the mature hedge and residential development along Preston New Road, which is situated along this boundary edge. Visibility is limited along this entire boundary.

To the eastern boundary, views into the site are blocked due to the mature deciduous woodland, however this condition will change during autumn and winter.

SENSITIVITY TO DEVELOPMENT

Moderate - High

CONCLUSION AND POSSIBLE MITIGATION

The development of this site would have a high visual impact to the northern and eastern boundaries. This is due to primarily to the rising topography of the site from the M55, and the open countryside to the north of the motorway. Possible mitigation measures would be:

1. Limiting the building heights, massing and density at the 'crest' top of the hill and along the M55 boundary.
 2. Providing substantial landscape buffer to the M55 northern boundary.
-

7.4 H7 Land North of Dowbridge, Kirkham

LOCATION, USE, DESCRIPTION AND OVERALL SETTING

The site is low lying grazing land and is located to the edge of Kirkham. A large farm is located to the southern part of the site, Much of the original field patterns have been removed, and only sporadic clumps of trees are located along the original field boundaries.

SETTING

Character

The site is rural in character. There is open country side to the northern and eastern boundaries. Dow Brook forms the boundary to the east between the site and the residential estate and Spen Brook to the north. New Hey Lane is rural in character and is narrow with hedgerows. There is low density housing at the northern section.

There is a public foot path along Dow Brook and across along Spend Brook to the north

Approaches

The approaches to the site are along Blackpool Road and New Hey Lane to the south. There is a farm track to the northern section of the site boundary.

Woodlands/Hedgerows

There hedgerows at some sections and along Dow Brook is hedgerows and woodlands

Views

Views are limited into the site from the western and southern sections due to the existing housing estate and the low density housing along New Hey Lane. However, development of this site would be clearly visible from the north and eastern section, due to the low lying undulating countryside. There are no significant landscape features to screen or obstruct views.

Presence of Infrastructure

N/A

DESIGNATIONS

Current Allocation in Existing Local Plan: Countryside Area Policy SP2

Agricultural classification 2

PHYSICAL IMPACT

The main impacts are associated watercourses and open ditches to the perimeter and within the site.

VISUAL IMPACT

There would be visual impact to the development of this site from the northern and eastern medium to long range views. The character of New Hey Lane would also be compromised due to the urbanisation and additional traffic. The site also provides separation between Kirkham and Treales, thus the development of this part of Kirkham could overall compromise the landscape/rural character.

SENSITIVITY TO DEVELOPMENT

Moderate

CONCLUSION AND POSSIBLE MITIGATION

The development of this site would have a visual impact to the northern and eastern boundaries. This is primarily due to the openness of the boundaries to the surrounding countryside. Mitigation measures should include

1. Providing a significant landscape planting screen, using indigenous plantings
2. Retaining the existing trees and hedgerows on site where possible.

The retention of the hedgerows and woodlands along Dow Brook and the integration of the existing watercourses into the development to form landscape features.

7.5 H8 Land West of Warton

LOCATION, USE, DESCRIPTION AND OVERALL SETTING

The site is located to the west of Warton Village, along Lytham Road. The site is gently undulating landscape, used primarily for grazing. Within the site boundaries is a large farm, Oakland's Caravan Park and a Garage. To the north is open countryside.

SETTING

Character

The site is located on the edge of Warton Village, and is rural in character, the topography is predominantly low lying with slight undulations. Much of the original field patterns are still intact with mature hedgerows and woodlands to the boundaries. These fields physically separate Lytham and Warton, much of the countryside to the north is expansive and extends up to the village of Wrea Green.

Approaches

The main approach is along Lytham Road A584. This road provides the only access to the site.

Woodlands/Hedgerows

The site is effected by 3 Tree Preservation Orders. In addition, there are many trees and woodlands which of high amenity value and worthy of protection. Many of the field boundaries have retained the hedgerows, which are mature, maintained and significant features within the landscape.

Views

The site is visible from Lytham Road, the existing hedgerow does limit short views into the site, there are medium to long views across the site which extend to the woodlands within the site and the series of hedgerows into the distance. Views into the site from the east and west are limited due to the existing housing developments.

However, from the north the site is highly visible due to the extent of the site boundary which links the housing developments to the east and the west.

Presence of Infrastructure

N/A

DESIGNATIONS

Current Allocation in Existing Local Plan: Countryside Area Policy SP2 and Green Belt SP3

Agricultural classification 3

1994 No 7 (WARTON)

1994 No 13 (WARTON)

2013 No 2 (WARTON)

PHYSICAL IMPACT

There are a number of significant landscape features within the site and to the edges of the boundaries of intrinsic value. There is a pond to the northern boundary. In addition the site boundary is not integrated with the existing landscape pattern as it does not respect the existing field patterns.

VISUAL IMPACT

There would be a significant visual impact if this entire site was developed. It would effectively link the two housing estates to the east and west, thus significantly extending the boundaries of Warton along Lytham Road, thus changing a rural setting to urban. Due to the extent of the northern boundary there would be a significant visual impact along this northern boundary. Although there are existing hedgerows and woodlands which could be retained, the size, scale and nature of future development would have a significant impact on the change in landscape character and would block views of the countryside from Lytham Road.

SENSITIVITY TO DEVELOPMENT

High

CONCLUSION AND POSSIBLE MITIGATION

The mitigation of development of this site would be problematic. It is situated along Lytham Road and will link two housing areas, thus extending the boundaries of Warton Village and the urbanisation of this section of Lytham Road. This would have a significant impact on the rural and landscape character of Warton.

The landscape mitigation measures which would need to be considered in the development of the site would be;

1. The approach into Warton on the A584 Lytham Road would also be impacted by the long views across the open countryside. Mitigation could include significant landscape treatment along Lytham Road to assist in maintaining the landscape character and screening the development from the road.
2. The short and long distance views to northern boundary across the open countryside are the most vulnerable to visual impact. These boundaries would require significant landscape treatment, however, this should be carried out in an appropriate manner to maintain the rural character of the countryside.

There are significant trees, woodlands and hedgerows which are of high amenity value within the site boundaries. The majority should be retained, protected, maintained and integrated into the overall development.

7.6 H9 Land North of Warton

LOCATION, USE, DESCRIPTION AND OVERALL SETTING

The site comprises agricultural land located either side of Church Road, Warton, it is relatively regular in shape and follows the boundary of Church Road, Hillock Lane. It lies immediately to the west of the housing development on Harbour Lane and accommodates the existing farm buildings and associated fields.

SETTING

Character

The site is slightly undulating grazing land. There are maintained hedgerows to the site perimeter along Church Road, Hillock Lane and the southern boundary to the east of Church Road. The site is located on the edge of Warton. Church Road and Hillock Lane both have a distinct rural character to the immediate site environ. Hillock Lane being narrow, no footpaths and bounded by Hedgerows.

Approaches

The boundaries to the north and west follow hedgerow boundaries, beyond which are further agricultural fields. The southern boundary is partly made up of hedgerows and the rear gardens of existing residential properties. Church Road forms the boundary to the west, Hillock Lane is to the immediate north boundary and Harbour Lane to the north eastern boundary.

Woodlands/Hedgerows

There are hedgerows to the most of the site perimeter. In some instances these hedgerows are well maintained and are of great amenity and ecological value. However, within the site, the majority of the hedgerows are 'gappy' or not maintained and provide limited value. There are few trees within the site of value other than the trees which are Protected.

The site is not effected by the 1981 No. 5 (WARTON). This TPO covers the four trees along Church Road to the opposite side and to the southern boundary, the front garden No 62 Church Road

Views

From the south there are various housing estates which limit views into the site from this direction.

From Hillock Lane to the north, the existing hedge does obstruct short views, however, due to the size and scale of the site, the site will be visible from medium to long views. From east and west there a short and medium views due to the open character of the area.

Presence of Infrastructure

N/A

DESIGNATIONS

Current Allocation in Existing Local Plan: Countryside Area Policy SP2

Agricultural classification 2

PHYSICAL IMPACT

There are four established ponds within the site. There are three water courses within the site, though these do not appear to link to a wider network of watercourses.

VISUAL IMPACT

To the south is a low density housing estate. The properties located on the northern edge of Warton will experience views of the southern edge of the site.

There will be a significant visual impact from short views along Church Road and Hillock Lane. The hedgerow will provide a limited screen due to the size, quality and maturity of the hedge, and the relative scale of the development. The site will be high visible from medium to long views across the open countryside from the north. From the east medium to long views will be obstructed by existing hedgerows and trees and the linear development along Church Road.

SENSITIVITY TO DEVELOPMENT

Moderate - High

CONCLUSION AND POSSIBLE MITIGATION

The landscape mitigation measures which would need to be considered in the development of the site would be:

1. The landscape treatment shall aim to retain and enhance the overall landscape character of the area by planting of indigenous species and other trees characteristic of the local countryside. The hedgerows along Church Road should be retained and enhanced, in addition to setting back properties to minimise the impact on the landscape character to Church Road.
2. The impact of the development along Hillock Lane should be minimised by retaining and enhancing the hedgerows and preventing access into the site from the Lane.
3. The proposed development shall incorporate and enhance the existing natural features on the site, such as hedges, and ponds in order to improve biological diversity
4. Retain the existing woodland, field boundary vegetation to the eastern, western and northern boundaries, additional buffer planting along these boundaries would screen the development from medium / long views.

Additional tree and shrub planting to infill sparser areas and gaps in hedgerows will enhance these belts of buffer planting and substantial planting will be introduced to the southern boundaries to provide a landscape interface to the existing residential settlement.

7.7 H10 Land East of Warton

LOCATION, USE, DESCRIPTION AND OVERALL SETTING

This is a large site which extends from the Lytham Road A584 to the south to Hillock Lane to the north. It is located to the eastern boundary of Warton Village within open countryside. Much of the original field patterns exist and are edged by mature hedgerows.

SETTING

Character

The site is slightly undulating grazing land. There are hedgerows to the site perimeter and within the internal field boundaries. The site is located to eastern edge of Warton Village and is rural in character

Approaches

The site is easily accessible from Lytham Road A584 to the south and Hillock Lane to the North. To the east is open countryside which extends to Kirkham Road

Woodlands/Hedgerows

There are hedgerows to the most of the site perimeter. In some instances these hedgerows are well maintained and are of great amenity and ecological value. There are also single trees sited within the hedgerows and groups of trees within the site which are of amenity value.

Views

The site area is significant in size, therefore the site is highly visible from the entire eastern boundary for short to long views due to the open countryside with limited landscape features to obscure views. To the western boundary are various low density housing estates. The site will be visible from medium to long views from the rear gardens of most properties.

From southern boundary at Lytham Road, there are long views across the entire site and from Hillock Lane, the existing hedge does obstruct short views, however, due to the size and scale of the site, the site will be visible from medium to long views

Presence of Infrastructure

N/A

DESIGNATIONS

Current Allocation in Existing Local Plan: Countryside Area Policy SP2 and Public Open Spaces TREC13

Agricultural classification 2

PHYSICAL IMPACT

There are three established ponds within the site area and to the eastern boundary there is an open water course which forms part of a local watercourse network leading to the River Ribble.

VISUAL IMPACT

The development of this entire site will have a significant visual impact. Due to the size, scale and location. The development of the site will be highly visible from the approach of Lytham Road, the entire eastern boundary will be visible from medium to long views across the open countryside from the approach at Freckleton.

Visual impact from the western edge is limited due to the existing housing estates, thus views are limited from the rear gardens and properties directly along this boundary. The site boundary is relatively short along Hillock Lane, thus the visual impact is limited, however the development of this site will have an impact on the landscape character and will effectively urbanise what is primarily a rural setting.

SENSITIVITY TO DEVELOPMENT

High

CONCLUSION AND POSSIBLE MITIGATION

The development of this site will have a significant visual impact on Warton Village. The village boundary will be significantly extended into open countryside. Due to the size, scale and nature of the development it will be difficult to effectively mitigate against the visual impact of the development of this site.

The landscape mitigation measures which would need to be considered in the development of the site would be;

1. The landscape treatment shall aim to retain and enhance the overall landscape character of the area by planting of indigenous species and other trees characteristic of the local countryside
2. Access into the site should not be permitted along Hillock Lane, to ensure that Hillock Lane retains its rural character and to limit the impact of the development on the open countryside to the north.
3. The proposed development shall incorporate and enhance the existing natural features on the site, such as hedges, and ponds in order to improve biological diversity

A significant landscape buffer will be required to the entire length of the eastern boundary. Although there are hedgerows along this boundary, they will provide limited screening due to the size and scale of the development.

7.8 H11 LAND NORTH EAST OF WARTON

LOCATION, USE, DESCRIPTION AND OVERALL SETTING

The site is located on the edge of Warton Village, and is rural in character, the topography is predominantly low lying with slight undulations. Much of the original field patterns are still intact with hedgerows to the boundaries.

SETTING

Character

The site is surrounded by grazing/agricultural land the southern boundaries are near to the outer suburbs of Warton. The northern and eastern boundaries are very much set in open countryside. The A584 Lytham Road is near to the southern boundary, split by two fields.

There is a working farm to the north eastern corner of the site, and EMCON technologies is situated to the east on Hillock Lane.

Approaches

Hillock Lane is to the north and provides the only road access to the site. The Hillock Lane is narrow, with maintained mature hawthorn hedgerows to each side and retains much of its rural character which typifies the Fylde Villages Lanes.

Woodlands/Hedgerows

The site boundary meanders around the existing field boundary, which is a mature hedgerow for the entire length, to the south and east the boundary follows the original field pattern which is bounded by hedgerows.

Views

The views to the northern and eastern boundaries are open, extensive and unrestricted. Thus the site would be highly visible from these areas for both long and short views. The views are of the low lying undulating landscape punctuated by the hedgerows to the field boundaries, random clumps of trees and woodlands to the distance.

The views to the eastern and southern boundaries are 'a couple of fields' away from the edge of Warton suburbs, which is low density housing. The development of the site would be highly visible from Warton, and the open views across the countryside would be removed due to the development.

There are pylons and overhead lines which run diagonally across the site from the south east to the north west corners of the site. The pylons are clearly visible from all viewpoints.

Presence of Infrastructure

N/A

DESIGNATIONS

Current Allocation in Existing Local Plan: Countryside Area Policy SP2

Agricultural classification 2

PHYSICAL IMPACT

The eastern and western boundaries are constrained by the 'Pool Stream' which is an open water course which runs to the River Ribble.

There are at least three large ponds within site.

VISUAL IMPACT

The views to the northern and eastern boundaries are open, extensive and unrestricted. The development of the site would make the views to the eastern and highly visible from the edges of the suburbs of Warton for both long and short views, and would block views of the countryside from Warton.

The site is highly visible from the south from medium to short views at A584 Lytham Road, across the open countryside to the site.

The development of this site would have a detrimental impact on the rural character of the Warton outer edges and the overall rural setting of Warton Village. In addition, landscape character of Hillock Lane would also be impacted.

SENSITIVITY TO DEVELOPMENT

High

CONCLUSION AND POSSIBLE MITIGATION

The mitigation of development of this site would be problematic. It is situated apart from Warton, thus the fields in between will be susceptible to development, thus extending the boundaries of Warton. This would have a significant impact on the rural and landscape character of Warton.

The development of the site would also be detrimental to the rural character of Hillock Lane. The development of the site would invariably require widening and improvements to the lane and would therefore remove the rural character. The approach into Warton on the A584 Lytham Road would also be impacted by the long views across the open countryside.

The landscape mitigation measures which would need to be considered in the development of the site would be;

1. To retain the rural character of Hillock Lane, thus access to the site should only be from the A584 Lytham Road.
2. The short and long distance views to northern and eastern boundary across the open countryside are the most vulnerable to visual impact. These boundaries would require significant landscape treatment, however, this should be carried in an appropriate manner to maintain the rural character of the countryside.
3. The three ponds should be retained and enhanced. In addition, the water courses to the eastern and western boundaries should be retained and integrated.

7.9 H14 Land South of Weeton Road

LOCATION, USE, DESCRIPTION AND OVERALL SETTING

The site is located to the east of A585 and to the north of the Preston to Blackpool railway line. It is situated on the edge of open countryside close to the outer suburbs of Kirkham. It has a semi-rural character.

SETTING

Character

The site is characterised by low lying landscapes which is used for grazing and agriculture and is primarily rural in character. Although the original field patterns can still be seen, the hedgerows have been removed, the open ditches and Wrongway Brook run along the original field pattern.

To the eastern boundary the A585 forms the physical edge to the outer suburbs of Kirkham. There is a landscape buffer which runs along most of this boundary which screens the site from the road. Opposite there is a low density residential estate.

To the western boundary the northern part is a working farm with farm tracks to service the fields to the south. Wrongway Brook forms the boundary to half of the southern section then diverts across the site to the east. The boundary meanders along the original field pattern and much of the hedgerows are retained. There is a Woodland to the northern western corner.

Approaches

The site is located to the east of Kirkham. The main arterial road A585 to the east of the site forms a physical boundary to the Kirkham, which forms a direct link to the M55 and the A583.

To the southern boundary is the Blackpool to Preston rail line. There is limited landscape features along this boundary. Tree and hedgerow planting is intermittent.

Woodlands/Hedgerows

To the northern boundary is Weeton Road, thereafter, is open countryside. There is a mature woodland to the north eastern corner which is of high amenity value and should be considered for Protection. There is an open ditch and hedgerow which forms the field boundary.

There is a woodland area to the centre of the site and the pond along the south eastern boundary and 'Wrongway Brook' runs across the centre of the site, then along the south eastern boundary which then runs south under the railway.

Views

From the northern boundary there are open unrestricted views into and throughout the site. Due to the flat low lying land the site can be viewed from the approach from the M55 on the A585.

Due to the raised level of the A585 as the road passes over the railway line, there are clear views over, onto and across the entire site. As the road descends a similar ground level the views into the site are constrained by the existing early mature planting along the road side.

The site can be clearly viewed long to short range from the southern boundary. There is minimal hedgerows and tree planting, thus the site is clearly visible, especially from the A585 as you ascend on to the rail line parapet, the ground level is significantly higher at this point, and permitting unfettered views across the site.

To the western boundary is open countryside which is low lying. There is a linear mature woodland within the adjacent field which will constrain the long range views to the site, thus the visual impact would be limited to short to medium range views.

Presence of infrastructure

N/A

DESIGNATIONS

Current Allocation in Existing Local Plan: Countryside Area Policy SP2

Agricultural classification 3

PHYSICAL IMPACT

The Physical Impacts include the Woodland to the northern western corner and the woodland area to the centre of the site.

'Wrongway Brook' runs across the centre of the site, then along the south eastern boundary which then runs south under the railway. The watercourse is an important watercourse and should be retained and enhanced.

To the south east corner is an established pond with associated landscape features, trees, shrubs etc. The pond will be vulnerable to development and should be maintained and enhanced.

VISUAL IMPACT

From the northern boundary due to the low lying grounds there would be a significant visual impact due to the open unrestricted views into and throughout the site. The site would also be clearly visible from the approach from the A585.

The visual impact along the eastern boundary would be at its most extreme at the top of the parapet of the railway bridge on the A585 here there are clear views over onto and across the entire site as the road descends, the existing landscape buffer along the road side at the lower level does restrict the views into the site, thus minimising the impact.

To the south of the site is open countryside which is low lying grazing land. Brook Wood which is located to the south would potentially restrict long views across to the site, thus limiting the visual impact to short to medium range.

Although the western boundary is low lying open countryside the linear mature woodland within the adjacent field could potentially constrain the long range views to the site, thus the visual impact would be limited to short to medium range views.

SENSITIVITY TO DEVELOPMENT

Moderate - High

CONCLUSION AND POSSIBLE MITIGATION

Development of the site would have a high visual impact at the eastern boundary on the parapet on the A585, mitigation of the visual impact would be challenging due to the difference in ground level. There would need to be a significant planting in depth and height, and it would take 10-15 years to have an effective screen.

1. To the southern and western boundary, the visual impact could be reduced by landscape buffer planting along the northern and southern section of the railway line. The planting species would need to be indigenous to the locality to ensure that the landscape character is maintained.
 2. To mitigate the visual impact along Weeton Road, it would be necessary to provide a planting buffer along the Weeton Road boundary, however this would only mitigate against the short views. The site would still be clearly visible from medium to long views.
-

7.10 H15 Land North of Weeton Road

LOCATION, USE, DESCRIPTION AND OVERALL SETTING

The site is located to the east of A585 and it is situated on the edge of open countryside close to the outer suburbs of Kirkham. It has a semi-rural character.

SETTING

Character

The site is characterised by low lying flat landscapes which are used for grazing and agriculture and are primarily rural in character. The original field patterns are intact and there are low early mature hedgerows to the perimeter of the site.

Approaches

The site is located to the east of Kirkham. The main arterial road A585 to the east of the site forms a physical boundary to the Town, which forms a direct link to the M55 and the A583. To the north, west and south is open countryside. Weeton Road bounds the site to the south and the A585 to the east.

Woodlands/Hedgerows

There are mature trees sited within the hedgerows which are of high amenity value.

Views

There are clear unconstrained short to long views from the north and south. From the east the site is clearly viewed from the A585, this is due to the semi mature hedgerow which has gaps and inconsistency of planting, thus the hedgerow provides limited screening from the A585.

Presence of Infrastructure

N/A

DESIGNATIONS

Current Allocation in Existing Local Plan: Countryside Area Policy SP2

Agricultural classification 3

PHYSICAL IMPACT

There are mature trees of high amenity value sited within the existing hedgerow which should be retained and protected.

VISUAL IMPACT

Due to the flat low lying landscape and low hedgerows the site is highly visible from all directions. The development of this site would have a substantial visual impact. Weeton Road and the A585 provide a physical edge which divides the countryside and the Kirkham. The Site identified is relatively small considering the impact it would have on the deterioration of the rural character in this location and could potentially encourage further development into the countryside.

SENSITIVITY TO DEVELOPMENT

High

CONCLUSION AND POSSIBLE MITIGATION

The development of this site would have a high visual impact. The mitigation which may assist in reducing this impact would be;

1. Significant landscape buffer planting along the A585 to screen the development.
 2. Additional planting to the perimeter hedgerows, to enhance and provide screening whilst ensuring the rural character is maintained.
 3. The existing indigenous trees within the hedgerows are to be maintained and protected.
-

7.11 H16 Land at and adjacent Pitfield, Fleetwood Road

LOCATION, USE, DESCRIPTION AND OVERALL SETTING

The site is located to the edges of Wesham along Fleetwood Road, its land form is low lying and flat. Overall there are few landscape features of value within the site.

SETTING

Character

The character of the site is semi-rural. There is linear residential development along Fleetwood Road and the A585 forms part of the western boundary of the site. Although the field patterns are visible, much of the hedgerows and fencing have been removed.

Approaches

The A585 and Fleetwood Road are located to the west of the site, to the northern and eastern boundaries is open countryside and to the south is a low density housing.

Woodlands/Hedgerows

The majority of hedgerows and tree planting is along the western boundary of the site. Some of which is of amenity value.

Views

Views into the site are obstructed in some instances to the immediate western boundary, however, many of the properties have large gardens are one storey so in many instances the site is visible from the road side. On the approach from the M55 along the A585, the northern boundary of the site is highly visible. The site is visible from the eastern boundaries, there are limited hedgerows therefore there are full obstructed views across the open countryside.

Presence of Infrastructure

N/A

DESIGNATIONS

Current Allocation in Existing Local Plan: Countryside Area Policy SP2

Agricultural classification 3

PHYSICAL IMPACT

Medlar Brook is located along the eastern and northern boundary which forms part of a network of water courses and there is a large established pond within the site.

VISUAL IMPACT

There is a significant visual impact along the northern and eastern boundary, the site is clearly visible from short to long range views. Along the A585 and Fleetwood Road the visibility of the site is obscured due to the housing, roadside planting and hedgerows.

SENSITIVITY TO DEVELOPMENT

Medium

CONCLUSION AND POSSIBLE MITIGATION

The development of the site would have a moderate visual impact. There are many key landscape features to the perimeter of the site along Fleetwood Road which assists in screening the site,

Strategic Site Options - Landscape Assessment

however it is the northern and eastern boundary which has the greatest visual impact. The mitigation which may assist in reducing this impact would be;

1. A significant landscape buffer planting along the northern and eastern boundary. This planting should be indigenous planting and shall be to a substantial height and depth to screen the development from short to long views
 2. Additional planting to the perimeter hedgerows, to enhance and provide screening whilst ensuring the rural character is maintained.
 3. The existing trees within the hedgerows and along Fleetwood Road and the A585 shall be maintained and protected.
-

7.12 H17 Land East of Wesham

LOCATION, USE, DESCRIPTION AND OVERALL SETTING

The site is located to the east of Wesham, on the village fringe. There are many landscape features within the site which are of high value and enhance the rural setting of the site.

The only access to the site would be from Mowbreck Lane. This Lane is narrow, has hedgerows to each side and has a distinct rural character.

SETTING

Character

The site is set within gentle undulating landscape. The original field patterns still exist. There is a low density housing estate to the entire western boundary,

To the eastern there is an open field drain on the boundary. Thereafter the eastern boundary is a variable, in some instances there is a hedgerow, but in most instances the open field ditch provides the physical boundary to the site. This field ditch flows into Wrongway Brook and Carr Brook.

Approaches

To the south is the Preston to Blackpool railway, to the north is Mowbreck Lane which provides the only access to the Site.

Woodlands/Hedgerows

Within the site there are three large ponds which appear to be of high ecological value and are bounded by trees and shrubs. Along the Mowbreck Lane boundary there is a mature woodland of high amenity value and within the site there are pockets of woodlands and trees of high amenity value.

Views

There are limited views from the east due to the low density housing estate. There are open/extensive short and long views from the southern and eastern boundaries. Views from the north east are obscured by the woodland and caravan park and to the North the short views are restricted by the hedgerows and trees, and farm buildings along Mowbreck Lane

Presence of Infrastructure

There is the Blackpool to Preston railway to the southern boundary.

DESIGNATIONS

Current Allocation in Existing Local Plan: Countryside Area Policy SP2

Agricultural classification 2

1994 No 11 (MEDLAR-WITH-WESHAM) Mowbreck Lane Caravan Park, which effects the sites eastern boundary.

PHYSICAL IMPACT

The physical impact of the development would potentially be to the existing mature woodlands and Trees which are of high amenity value and worthy of protection. Within the site there are 3 ponds intrinsically important to the rural character and of ecological value. The open ditch to the eastern boundary flows into Wrongway and Carr Brook.

The development would have a detrimental impact on the rural character of Mowbreck Lane.

VISUAL IMPACT

The development of the site would have a significant impact on the rural character of the site and the environs. The visual impact is primarily from the south and eastern boundaries, in addition the development of the site would have an impact on the rural character of Mowbreck Lane.

SENSITIVITY TO DEVELOPMENT

High

CONCLUSION AND POSSIBLE MITIGATION

The development of the site would have a high visual impact. There are many key landscape features within the site and to the perimeter which would require enhancing, managing and maintaining.

1. Retain, protect and maintain the woodlands and trees which are of high amenity value and worthy of protection.
 2. Retain, protect and maintain the three ponds which are intrinsically important to the rural character and the ecological value.
 3. The open ditch to the eastern boundary flows into Wrongway and Carr Brook.
-

7.13 HSS9 Land North of Blackpool Road (Kirkham Triangle), Kirkham

12/0635 & 12/0419 Outline approved for up to 320 dwellings on part of the site.

LOCATION, USE, DESCRIPTION AND OVERALL SETTING

The Site is situated within a parcel of land bounded by the A583 to the south, the road and rail network forms a physical boundary along the Preston to Blackpool railway line to the north-west, and by the A585 and the western built edge of Kirkham to the east. Existing properties and business premises (including a Mobile Home park) are situated along the southern side of the A583 (Blackpool Road) facing the site. A farm is located at the south-eastern corner of the site.

Outside the settlements, land use is primarily agricultural. This comprises a mix of arable and pastoral. Field ponds, ditches and small wooded clumps are typical features in the farmed landscape. The Site is relatively flat, with a very slight gradient.

SETTING

Character

The site is typical of semi-rural land on the urban periphery of larger rural settlements, consisting of informal grazing and unimproved grassland, bordered by agricultural and rough grassland, sport/recreational land. Further afield, the agricultural land is enclosed within an arc of railway.

The site slopes gently from the south adjacent to Blackpool Road down to Brook Woo. . The site is bounded on all sides by hedgerow of varying quality, with specimen trees located on a small embankment to Blackpool Road. A tree lined drainage pond lies midway along the site boundary with Blackpool Road, and a small seasonal pond in the centre of the field.

Approaches

From a level position at the northern corner the railway line runs into a cutting by the western corner to pass under the A583. The north-west Site boundary is variably vegetated along the line; the copse in the north, followed by a break with no vegetation west point.

Woodlands/Hedgerows

The hedgerow and specimen trees lining Blackpool Rd along Blackpool Road, reasonably well managed and intact, with frequent established and mature hedgerow trees. By contrast, the hedge along the east boundary is lower, fragmented in places, with no hedgerow trees. At the north east corner is Brook Wood which follows the brook, which links into vegetation along the watercourse on the northern boundary and a copse near the northern corner of the Site.

Views

Views from the south are limited to the short distance and principally to locations in immediate proximity of the Site boundary due to the mature hedgerow along Blackpool Road which screens views into the site.

Distant views include the edge of Kirkham to the north and the industrial estates flanking the railway line through the town. The skyline is punctuated with church spires and pylons, a slight 'ridge' to the north of the site and the railway line following Weeton Road controls any exchange of views with the landscape further north.

Views from the west and north are medium distance and very limited, confined to higher points, which then screen views from greater distances further afield. Views generally are limited in extent by virtue of a combination of the level and intervening boundary vegetation.

Presence of infrastructure

N/A

DESIGNATIONS

Current Allocation in Existing Local Plan: Countryside Area Policy SP2 and School Playing Fields TREC14

Agricultural classification 2

1963 No. 3 (KIRKHAM)

1989 No. 8 (KIRKHAM)

PHYSICAL IMPACT

5 large establish ponds within the site boundary

Brook wood

Wrongway Brook

VISUAL IMPACT

It is considered that the proposed development would have an undesirable urbanising influence on the rural character of the area and it would be detrimental to the visual amenity of the locality. It would have adverse effects on landscape features within the site and fail to offer appropriate mitigation measures.

SENSITIVITY TO DEVELOPMENT

High

CONCLUSION AND POSSIBLE MITIGATION

The development of the site would have a high visual impact. There are many key landscape features within the site and to the perimeter which would require enhancing, managing and maintaining.

1. Retain, protect and maintain the woodlands, hedgerows and trees which are of high amenity value and worthy of protection.
 2. Retain, protect and maintain the three ponds which are intrinsically important to the rural character and the ecological value.
 3. The open ditch to the eastern boundary flows into Wrongway Brook.
-

7.14 MUS1 Land East of Cropper Road, Fylde-Blackpool Periphery

LOCATION, USE, DESCRIPTION AND OVERALL SETTING

Overall the site is primarily flat, open countryside, much of the existing field boundaries still remain, and consist mainly of small holdings.

SETTING

Character

Cropper Road has a distinct rural character, the site is currently a residential, equestrian, event area for car boot sales etc. and a garden centre. Much of the existing field boundaries still remain. The site is located within gently undulating low lying landscape and surrounded by open countryside, within a rural setting.

Approaches

The site is accessible from Cropper Road and Old House Lane via Jenny Lane.

Woodlands/hedgerows

There are hedgerows to most of the boundaries, although in some instances these are sparse and offer limited ecological or visual screening. There are mature trees near to some of the hedgerows.

The hedgerow along Cropper Road is mature and dense, thus reinforcing the rural character and limiting views into the site.

Views

Views into the site from the south are obstructed by the hedgerow which runs along Cropper Road. The views medium to long from the north and east are sporadically obstructed either by hedgerows and woodlands within the site and around.

The view from of the site from Progress way would be compromised if the existing screen planting was removed which currently screens the site and the existing caravan development.

Presence of infrastructure

None

DESIGNATIONS

Current Allocation in Existing Local Plan: Countryside Area Policy SP2

Agricultural classification 3

PHYSICAL IMPACT

None

VISUAL IMPACT

The visual impact of the site is limited to short to medium views to the all boundaries. The view from Progress Way which is currently screened, if this was removed due to the higher ground, there would be full views across the entire site.

SENSITIVITY TO DEVELOPMENT

Low

CONCLUSION AND POSSIBLE MITIGATION

To mitigate the visual impact of development within the site, the following measures should be carried out:

1. The entry point/view from Progress Way will require appropriate landscape treatment to that views across the development are limited.
 2. The landscape treatment along Jenny Lane and Cropper Road should as respect the landscape character of the area and also provide screening to the development.
-

7.15 E1 Land adjacent Poulton-le-Fylde Industrial Estate

LOCATION, USE, DESCRIPTION AND OVERALL SETTING

Overall the site is gently undulating, open countryside. The site is situated adjacent to the A586, Garstang Road East and Poulton Industrial Estate. The proposed site boundary follows existing field boundaries.

SETTING

Character

The site is located within gently undulating low lying landscape and surrounded by open countryside to the north, east and southern boundaries, and is set within a semi-rural setting. Much of the original field patterns and hedgerows still exist.

The green fields in this location provide separation from Poulton Industrial Estate and Little Singleton and Singleton Village. The development of this land could compromise the landscape character and setting of these settlements and further development/growth in this location would have a negative impact on the landscape character and setting to the edges of Little Singleton and Singleton.

Approaches

The main visual approach is along the A586. The site is highly visible at this point. Carr Wood is near along with sporadically located established ponds in neighbouring fields.

Woodlands/hedgerows

Adjacent woodlands include Long Wood which abuts part of the eastern boundary. The hedgerows to the field boundaries are sparse and provide minimal protection or screening.

Views

To the south is low lying undulating open countryside a mix of arable and grazing land. The site is highly visible to short and long views, this is due to the low lying countryside and limited hedgerows to the field boundaries

Views at the south eastern boundary are partially blocked by Long Wood which is adjacent to the boundary. To the north eastern boundary the site is open to short to medium across open countryside, from Lodge Lane and Singleton Village.

To the north is the A586 Garstang Road East, the hedgerow to the site boundary is sparse and low thus, the site is highly visible from the road.

Overall the hedgerows to the perimeter of the site are low and sparse, and in some instances there is no hedgerows, thus do not provide visual screen to the field edge.

Presence of infrastructure

No Presence of Infrastructure

DESIGNATIONS

Current Allocation in Existing Local Plan: Countryside Area Policy SP2

Agricultural classification 2

PHYSICAL IMPACT

None

VISUAL IMPACT

The development of the site would have significant visual impact on the landscape. To the north along A586, Garstang Road East, and to the southern and eastern boundary due to the open and unobstructed views across the site.

The development of the land would also impact on the landscape character and reduce the separation between Poulton and Little Singleton and Singleton Village.

SENSITIVITY TO DEVELOPMENT

High

CONCLUSION AND POSSIBLE MITIGATION

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.
-

7.16 E2 Land at Blackpool International Airport

LOCATION, USE, DESCRIPTION AND OVERALL SETTING

The site is located within the environs of Blackpool Airport, along Squires Gate Lane, within an urban area.

SETTING

Character

The site is currently used for car parking, and associated Air Companies/Terminals. The site is located within an urban area, adjacent to retail use to the east and west and to the north residential.

To northern boundary is Squires Gate Lane. To the east Morrison's Supermarket, to the west is the 'Air Balloon' public house and to the south is the airfield.

Approaches

The main approach is via Squires Gate Lane.

Woodlands/hedgerows

N/A

Views

There are open views across the site from the north, from Squires Gate Lane and south, from the air field. Morrison's screens the site from the east. From the west the site is relatively open due to the public house, the car park and entry roads.

Presence of infrastructure

N/A

DESIGNATIONS

Current Allocation in Existing Local Plan: Leisure uses at Blackpool Airport TREC19

Agricultural classification None/5

PHYSICAL IMPACT

There would be limited physical impact to the site. The site is physical constrained by the adjacent land uses, and Squires Gate Lane which bounds the site.

There are no landscape features of any significance.

VISUAL IMPACT

There would be limited visual impact to the development of the site due to there being no trees, hedgerows within the site boundaries. The site is highly visible from Squires Gate Lane, however there is limited impact from the east and west. There could potentially be a visual impact from the south due to the flat open environs of the air field

SENSITIVITY TO DEVELOPMENT

Low

CONCLUSION AND POSSIBLE MITIGATION

The following measures would mitigate against the visual impact of the site:

Currently along Squires Gate Lane there is an effective landscape buffer which effectively screens the business parks / retail parks from the residential area to the north, in addition it improves the

Strategic Site Options - Landscape Assessment

public realm along Squires Gate Lane which is a major arterial road in Blackpool. Screening would be needed on this site.

7.17 E3 Land South east of junction 3, Greenhalgh

LOCATION, USE, DESCRIPTION AND OVERALL SETTING

Overall, the site is gently undulating. To the northern boundary is the M55 junction and the A585 along the western boundary. The site is highly visible across the open countryside from the east and the south.

SETTING

Character

The site follows the existing field boundaries. The landform is gently undulating low-lying landscape and surrounded by open countryside, within a rural setting. Much of the original field patterns in the northern part of the site have been removed over time. Whilst the southern part of the site still has the existing field boundaries.

There are many natural features within the site. Within the northern section of the sites is a large established pond sited within open grazing/pastures. To the south are two smaller ponds. The site is divided by an access road, which runs mid-way, east to west to a neighbouring farm. There are some large single mature trees, which run along various hedgerows, and small copses and woodlands, in addition to hedgerows.

The Highways Agency Wesham Maintenance Compound Area is situated alongside the northwestern boundary. Brook.

Views

The site is highly visible from short to long views from the north, eastern and southern boundaries. This is due to the gently undulating landscape. There are clear views across the site from the M55, especially along the exit road. At this point, there are limited trees and vegetation, which screen the site. The Highways Agency Wesham Maintenance Compound Area and the perimeter screen planting to the northwestern corner of the site completely blocks views into the site.

There are medium to long views across the site from the eastern and southern views. These views are interrupted by the by the existing copses and woodlands within and around the site boundary.

The site is visible at certain points along the A585. Due to the low density built edge along Fleetwood road, glimpses across the site are accessible. The mature tree planting also blocks the views and hedgerows, which run along the western boundary and the woodlands/copses, and hedgerows within the site interrupt medium to long-range views across the site.

Approaches

The site is located to the south of the M55 at Junction 3; to the north boundary at the junction is the Highways Agency, Wesham Maintenance Compound Area. The A585 runs along the western boundary.

Woodlands/Hedgerows

There are two pockets of mature woodlands within the site and the remnants of two hedgerows. Also there are many large mature trees which offer a significant amenity value especially along the A585 and trees that offer significant ecological value.

Presence of Infrastructure

N/A

DESIGNATIONS

Current Allocation in Existing Local Plan: Countryside Area Policy SP2

Agricultural classification 3

PHYSICAL IMPACT

Medlar Brook runs through the centre of the site north to south and forms part of a network of watercourses, with another open watercourse connecting from the west. The proposed development could have potentially a detrimental impact to the neighbouring pond to the south, due to the sites proximity and the effect on the ecology. Further studies would need to be carried out.

There are two pockets of mature woodland within the site and large mature trees of significant amenity value within and along the field boundaries.

In addition to a large established pond to the north and two within the southern section.

VISUAL IMPACT

The development of this site would have significant visual impact, in addition to the impact on the character and setting.

SENSITIVITY TO DEVELOPMENT

High

CONCLUSION AND POSSIBLE MITIGATION

The development of this site or part of would have an adverse visual impact and would be detrimental to the overall landscape character. The development of this site is not recommended due to;

1. Its location adjacent to the M55, and the M55 Junction, and its entry point/gateway into Kirkham and Wesham. The development of the site would urbanise, not only the rural setting of the outskirts of Kirkham and Wesham, but also impact on the overall landscape character of the M55, which is predominantly bounded by Fylde countryside offering views across the open countryside
2. The topography of the site makes potential development highly visible and incongruous to the landscape.

The mitigation measures required would need to be

1. Incorporate extensive landscape screening to all boundaries.
 2. Medlar Brook is a significant feature, which will need to be retained, managed and protected.
 3. In addition to ensuring that the network of neighbouring ponds and ditches are not impacted by the development.
 4. Many of the copses, woodlands and trees may require protection.
-

7.18 AD1 Land North and West of Clifton

LOCATION, USE, DESCRIPTION AND OVERALL SETTING

The Site is primarily rural in character; the landform is gently undulating, grazing land and is located on the edges of the north-eastern boundary of Clifton village. The site is flanked by woodlands to the east and to the west alongside Clifton Lane.

SETTING

Character

The site low lying undulating landscape and follow the original field pattern, and is surrounded by hedgerows and woodlands. It is situated north of the village adjacent to a low density housing estates built in the 1960's/70's.

Approaches

The southern boundaries of the site are visible from the A583 Blackpool Road/Preston Old Road approach and the eastern boundary from Clifton Lane.

Woodlands/Hedgerows

There mature hawthorn hedgerows along the eastern boundary at Clifton Lane and to northern boundary.

To the western boundary, there is a mature woodland, which is of significant amenity and ecological value. Primary species are mature Ash, Beech, Oak and Sycamore with a mixed understorey.

There is limited vegetation to the southern boundary adjacent to the neighbourhood/housing estate. There is a fragmented low hedgerow to the southern boundary/section at Preston Old Road.

Views

Short to long range views from the **southern boundary** are constrained by the housing estate at the village edge. However, there are short to medium range views across the site from the southern section at the Blackpool Road/Preston Old Road junction. From here, the site is highly visible due to the low-lying undulating countryside and the low fragmented hedgerow.

From the **eastern boundary**, the site is effectively screened from long-range views by the existing mature woodland, which is located in the adjacent fields, across Clifton Lane. The site will be partially visible due to the low hawthorn hedgerow along Clifton Lane.

Views from the **northern boundary** are limited. The existing woodlands to the northeast and north-western boundaries of the adjacent field interrupt the site from short to long-range views. In addition to the farm to the north at Clifton Lane and Church Lane.

The south-western boundary to the site will be highly visible from short to long-range views across from Blackpool Road. The existing mature woodland to the mid to north western boundary screens and limits short to medium range views

Presence of Infrastructure

There is a power line, which is located across east to west at the middle of the site.

DESIGNATIONS

Current Allocation in Existing Local Plan: Countryside Area Policy SP2

Agricultural classification 3

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PHYSICAL IMPACT

The main features is the protected woodland which runs along the western boundary and the mature hedgerows which bound the site along northern and eastern boundary's at Clifton Lane and to Preston Old Road.

VISUAL IMPACT

The development of this site would have a significant impact on the landscape character and the character of the village. Although the existing woodlands and vegetation would effectively screen and mitigate against the visual impact of the development of the site, the development of this site would increase the site of the village by 70%.

The site is highly visible from the Preston Old Road/Blackpool Road. Which is a main traffic junction and is one of the main gateways into the village. The further urbanisation junction will have an adverse impact on the overall landscape character and the gateway into the village.

SENSITIVITY TO DEVELOPMENT

High

CONCLUSION AND POSSIBLE MITIGATION

The development of this site would have a high visual impact to the southern boundary at Preston Old Road. Possible mitigation measures would be:

1. Limiting the building heights, massing and density to the southern section of site.
 2. Retaining and enhancing the existing hedgerow.
 3. Provide an appropriate set back to the development to provide an additional landscape buffer / public open space
-

7.19 HSS5 Land west of Cropper Road, Westby

LOCATION, LAND USE, DESCRIPTION AND OVERALL SETTING

Overall the site is primarily flat, open countryside, much of the existing field boundaries still remain, and consist mainly of small holdings.

SETTING

Character

Cropper Road has a distinct rural character, the site is a residential, equestrian, ad hoc event area for car boot sales etc. and a garden centre. Due to the fragmented land uses and inconsistent maintenance of the field boundaries the landscape character is compromised. The site is bounded by mature hedgerows to the east and to the west by a mixture of housing and green fields.

Approaches

To the west is Bambers Lane, the boundary of the site is an internal field boundary which varies from fencing to hedgerows. Thus the site is exposed, with few landscape elements. Bambers Lane is narrow and rural in character with low density housing to the eastern side.

To the south is School Road, which is a busy main road linking Preston New Road to Common Edge Road and to the east is Cropper Road which is mainly used for local traffic, it is a mix of hedgerow and fencing.

Woodlands/Hedgerows

The northern section, the land rises up to Progress Way where there is a semi mature woodland which screens the site from Progress Way, thus enhancing the rural character adjacent to an urban setting.

There is a hedgerow to the eastern side of Cropper Road.

Views

To the north due to the change in ground level and the mature woodland there are no views into or out of the site.

Medium and Long views from the east are obstructed by the hedge along the east of Cropper Road. Although the site is clearly visible from Cropper Road.

From Bambers Lane to the east there are clear unobstructed short – medium views across most of the site due to the lack of hedgerows, landscape features and the flat open countryside.

The southern boundary, at School Lane there are long views across the site. There are view obstructions other than incidental low rise development, like the individual housing, garden centre and the equestrian centre.

Presence of Infrastructure

Overhead Pylons along Cropper Road within the site boundary.

DESIGNATIONS

Current Allocation in Existing Local Plan: Countryside Area Policy SP2

Agricultural classification 3

PHYSICAL IMPACT

N/A

VISUAL IMPACT

Due to the existing fragmented and inconsistency in inappropriate land uses in this locality a coherent development may enhance the area if it is appropriate to the semi-rural setting and developed sensitively.

The site would benefit from the site boundary being extended to Bambers Lane which would encompass the entire area, and provide scope for a cohesive and effective landscape treatment.

The main visual impact would be to Bambers Lane and School Lane, due to the openness of the site.

SENSITIVITY TO DEVELOPMENT

Low

CONCLUSION AND POSSIBLE MITIGATION

To mitigate the visual impact of development within the site, the following measures should be carried out;

1. The mature woodland to the northern boundary along Progress Way must be maintained, protected and enhanced.
 2. The boundaries to Cropper Lane, Bambers Lane and School Lane should retain their semi-rural identity, this typically would involve the reinstatement of hawthorn hedgerows with intermittent indigenous tree planting.
-

7.20 AD5 Land at Peel Road, Peel, Westby

The following site has been divided into two parcels

Parcel – Piper’s Height

LOCATION, USE, DESCRIPTION AND OVERALL SETTING

Pipers Height is situated to the eastern part of the site; it has retained much of its distinctive rural character whilst other parts have been comprised by residential development and are urban in character. Overall, the area is gently undulating grassland, used for grazing.

SETTING

Character

Peel Road provides a physical boundary to the eastern and Penny Farm to the west. This parcel is considered high in landscape character. It has a distinct rural character as it connects visually to the open countryside rather than the urban fringe.

It is considered that this parcel is not a gap site and forms the gateway to the open countryside that typifies much of the landscape character along Preston New Road.

Approaches

Along Peel Road to the south the site is currently being developed as a residential caravan site and there already is an established caravan park and residential. The development of this site would be detrimental to the landscape character of the street scene at a key entry point into this part of Blackpool and Lytham St Anne’s.

Woodlands/Hedgerows

Much of the original field boundaries still exist and the hedgerows and single trees.

Views

Due to the undulating topography, the site is highly visible from the A583, which makes the site visually prominent from this viewpoint.

Along Peel Road the site and adjacent land is gently undulating with open uninterrupted views across the open countryside sloping down towards Lytham/Ballam Road, with distant views of the woodlands and hedgerows and open pasture/grazing land.

Presence of Infrastructure

None known

DESIGNATIONS

Current Allocation in Existing Local Plan: Countryside Area Policy SP2

Agricultural classification 2

PHYSICAL IMPACT

N/A

VISUAL IMPACT

There would be significant visual impact if development occurred at Pipers Height. Due to the topography of the site, location alongside agriculture land, complementary land uses and open views from Preston New Road into the site. This point of Preston New Road forms a major gateway into Blackpool and is enhanced by the rural landscape character.

To the southern section of the Site, there would be a significant visual impact, as the development would be highly visible due to the topography and the views across the open countryside.

SENSITIVITY TO DEVELOPMENT

High

CONCLUSION AND POSSIBLE MITIGATION

Development of Pipers Height is not recommended.

Parcel at Junction of Whitehill Road – Peel Road

LOCATION, USE, DESCRIPTION AND OVERALL SETTING

The landscape character of the site varies due to the current land uses and adjacent land uses. Parts of the site have retained their distinctive rural Character whilst other parts comprise of residential development and are urban in character. Overall, the area is gently undulating grassland, used for grazing, and much of the original field boundaries still exist.

SETTING

Character

The semi-rural setting is now compromised by the adjacent new residential development to the north and the caravan parks, which currently occupy a large area of the Site along Peel Road. The landscape character is, at its highest value to the southern section. The site can be easily divided due to the physical constraints and land uses.

The landscape character has been compromised due to the urbanisation. Along Peel Road to the northern boundary are a series of residential caravan sites and an established caravan park and residential uses.

Approaches

This site is visually prominent from the road junction/traffic lights at Whitehill Road and Peel Road. The site is accessed by Whitehill Road or/Peel Road which are both narrow Lanes

Woodlands/Hedgerows

There is limited hedgerows, woodlands and single trees within the site. A mature hawthorn hedge bound the southern boundary and sections of Whitehills Road.

Views

From the eastern boundary - The site topography is gently sloping to the southern boundary, then opening out to short views of the caravan parks and residential plots to long-range views across the open countryside and woodlands in the far distance. There after along Peel Road the site and adjacent land is gently undulating with open uninterrupted views across the open countryside sloping down towards Lytham/Ballam Road, with distant views of the woodlands and hedgerows and open pasture/grazing land.

Thus, the development of this site will be highly visible from Peel Road and will adversely impact on the rural/landscape character of the environs.

From the north-western boundary - Along Whitehills Road, the majority of the hedgerow has not been sufficiently maintained to provide an effective screen. Therefore, the site is partially visible in some sections from short to mid views across the countryside.

At the southern boundary of the site, which skirts open countryside, the topography is gentle and undulating and the ground level falls away towards Lytham and Ballam Road. Due to this change in level the site is visible, with pasture land to the southern section and the caravan parks and residential development to the north and northern eastern sections of the site

Presence of Infrastructure

N/A

DESIGNATIONS

Current Allocation in Existing Local Plan: Countryside Area Policy SP2 and Employment Land Allocations - EMP1 and Existing Industrial Areas - EMP2

Agricultural classification 2

PHYSICAL IMPACT

Much of the original field boundaries still exist and the hedgerows and single trees. The southern boundary is enclosed by a significant land drain, which runs east to west.

VISUAL IMPACT

From the eastern boundary - Peel Lane is a major road/gateway to the Lytham and the south Fylde villages. Thus is a key entry point to Lytham St Anne's the site is flanked by Whitehill Road and Peel Lane, and the most northern section of the boundary is sited on a busy traffic junction at Blackpool Road. The site is highly visible at this point and the development of this site will significantly affect the landscape character and setting of the Lytham St Anne's entry. The views are confined to short due to the hedgerows to the rear of this plot.

To the southern section of the Site, there would be a significant visual impact of development, which would be highly visible due to the topography and the views across the open countryside.

In terms of the visual impact on Whitehill Road, although the adjacent plots have now been developed – Redrow and Kensington housing. However, Whitehill road along the southern section's still maintains a semi-rural character. This is due to the hedgerows, views across the open countryside and limited infrastructure along Whitehills road, street lighting and footpaths.

The development of this site would have a significant impact of the rural character. Whitehills Road would effectively divide two neighbourhoods and would greatly contribute to the urbanisation of the area.

From the south, the development of this site will be highly visible, especially due to the rising topography; the length of the boundary reinforces this.

Thus, if the entire site were developed this would affect the overall landscape character and setting of the area. The development would be highly visible to the southern boundary from the short and long views, which would be detrimental to the landscape character.

SENSITIVITY TO DEVELOPMENT

Medium - High

CONCLUSION AND POSSIBLE MITIGATION

Future development must consider the following measures to mitigate against the visual impact to the area.

1. The southern boundary to the site would require substantial landscape treatment to ensure that the landscape character is retained and to provide effective screen and transition of the development.
 2. The landscape treatment along Whitehills Road and Peel Road should ensure that the semi-rural identity is maintained, this typically would be reinstatement of hawthorn hedgerows with intermittent indigenous tree planting. Housing should be set back
-

sufficiently away from the site boundary to allow for a buffer / screening for the development along the roadside.

The development of the site at the Whitehills Road and Peel Lane traffic junction should be avoided in favour of a public open space. To the sites high visibility and the desire to maintain and enhance a rural/landscape character at this location

7.21 AD12 Land west of Clifton Lane, Clifton

LOCATION, USE, DESCRIPTION AND OVERALL SETTING

The Site is low-lying gently undulating, grazing land and is located to the north of Clifton Village. The site is flanked by woodlands to the east and west.

SETTING

Character

The site covers two fields and follows the original field patterns. There are two small woodlands, which are situated along the eastern and western boundaries.

Approaches

The site is located to the west of Clifton Lane and is partially visible from the southern approach along Clifton Lane and to the north from Church Lane.

Woodlands/Hedgerows

There is a mature hawthorn hedgerow along the southern and northern boundary. There is a mature hawthorn hedge which divides the two fields and runs east to west of the site, in addition to the hedges to the northern and southern boundary

To the western and eastern boundary, there is a mature woodland, which is of significant amenity and ecological value. Primary species are mature Ash, Beech, Oak and Sycamore with a mixed understorey. These woodlands flank the entire boundary.

Views

Short to long range views from the **eastern and western boundaries** are blocked by the mature existing woodlands, which effectively screens the development.

To the **southern boundary** the site is partially visible, due to the existing hedgerows which is located along the southern boundary. Existing woodlands located in the adjacent field to the south, assist in limiting views from Blackpool Road.

From the **northern boundary**, there are short to long-range views visible from Church Lane. However these views are partially interrupted by existing hedgerows and farm buildings to the north eastern boundary block views

Presence of Infrastructure

There is a power line, which runs diagonally, east to north, across the upper section of the site.

DESIGNATIONS

Current Allocation in Existing Local Plan: Countryside Area Policy SP2

Agricultural classification 3

TPO 2015 / 15

PHYSICAL IMPACT

The main features are the protected woodlands, which are situated to the eastern and western boundaries. In addition, to the mature hedgerows which bound the northern and southern boundary's.

VISUAL IMPACT

The development of this site would have a significant impact on the overall landscape character and the character and setting of the village. Springfield Power Station is located to the north east of the site on Deepdale Lane. The power station development is significant in size and scale. The development of this site would promote ribbon development along Clifton Lane and effectively physically and visually connect the Village with the Power Station. Therefore, the development along Clifton Lane to the north of the village will extend the village boundary thus the Power Station will be sited directly adjacent to the village, which will adversely affect the character of the village and the village setting.

The site would be visible from the southern boundary; the hedgerow would partially screen the development from short views across from Clifton Lane, the house estates to the edges of the Clifton village and long views from Blackpool Road.

SENSITIVITY TO DEVELOPMENT

High

CONCLUSION AND POSSIBLE MITIGATION

The development of this site would affect the overall landscape character of Clifton village environs. In addition there would be an accumulative impact if the site/fields to the south where also development. This would effectively create ribbon development along Clifton Lane connecting the village to the Springfield Power Station.

The site/fields to the east of Clifton Lane have received planning permission for a solar farm, which extends from the southern boundaries of the village to the power station to the north.

The development of the site would have a significant and adverse impact on the rural landscape character of the area, the village and the village setting. Possible mitigation measures would be:

1. Limiting the building heights, massing and density to the southern section of site.
 2. Retaining and enhancing the existing hedgerow.
 3. Provide a landscape/woodland buffer to screen the development to the northern and southern boundaries
-

7.22 AD13 Land west of Peel Road and east of Wild Lane, Peel

LOCATION, USE, DESCRIPTION AND OVERALL SETTING

The Site is located along side Wild Lane to the south of Whitehill Road. The site is primarily used for arable. There is a lack of hedgerows or walls, which creates a relatively featureless landscape. The lack of undulations allows for long views. The parts of the site front onto Peel Road, which offers a different landscape character to Wild Lane, due to the hedgerows and slightly undulating landscape.

SETTING

Character

The site follows the original field patterns, field drains rather than hedgerows bound the fields and there are limited trees. The ground level is flat throughout and due to the grounds conditions the areas is prone to flooding. The site greatly contributes to the ecological diversity of the bird population from the estuary and the surrounding countryside,

Approaches

The site is clearly visible from Wild Lane and partially visible from Whitehills Road

Woodlands/Hedgerows

There is limited hedgerows and tree planting in and around the site of any value. The eastern boundary affords intermittent hedgerows, and the North West boundary. Parts of the site do front onto Peel Road. There are hedgerows along both sides of Peel Road

Views

Due to the flat featureless landscape, the site is highly visible for short to long views from the south and west.

The parts of the western boundary fronts onto Peel Road. Due to the hedgerows along Peel Road, the site would be partially screened from short views. However, due to the low hedgerow the site will still be partially visible from medium to long-range views along Peel Road. There is limited individual residential properties along Peel Road which does block the views to the site

From the north the medium to long views are interrupted by farm and residential properties and the hedgerows, although due to the site topography the site is visible from Whitehills Road and most instance due to the low intermittent hedgerow which bounds the northern boundary

Presence of Infrastructure

There is a power line, which is located across east to west at the middle of the site.

DESIGNATIONS

Current Allocation in Existing Local Plan: Countryside Area Policy SP2

Agricultural classification 2

PHYSICAL IMPACT

The existing field drains bound the fields with the site.

VISUAL IMPACT

Due to the topography and lack of landscape, features there will be a significant visual impact from the eastern, southern and western boundaries too short to long range views. The landscape character will be adversely impacted; the area is primarily moss lands and typify much of the Fylde coastal rural landscapes.

The northern boundary along Whitehills Road affords physical, landscape features which assists in blocking, and limiting views in some instances, although the site will still be highly visible from the northern section of Whitehills Road looking across over the moss lands.

SENSITIVITY TO DEVELOPMENT

High

CONCLUSION AND POSSIBLE MITIGATION

The development of this site would have a significant visual impact on the landscape and an adverse impact on the landscape character. The site potential contributes greatly to the ecological landscape and research would be required to establish the impact on bird life.

In addition, moss lands along Wild Lane provide an area of separation from Whitehill Business Park, the Blackpool periphery, and the Lytham St Anne's.

There are sites to the south the Queensway development that may contribute to an accumulated impact of the urbanisation of Wild Lane.

7.23 AD14 Land east DWP Building, Peel Road Peel

LOCATION, USE, DESCRIPTION AND OVERALL SETTING

The site is developed and is partially surrounded by an effective and attractive landscape treatment and woodlands

SETTING

Character

The site is situated north of Whitehills Business Park and a flat developed site, it is urban in character, and the site is partially bounded by surrounding landscape. Ranging in some parts amenity planting and others indigenous woodland and existing industrial development

Approaches

The site is accessed via Jenny Lane off Progress Way. To the immediate entrance of the site views closed due to the existing mature shrub/groundcover planting to the entrance of the site.

Woodlands/Hedgerows

There is a mature indigenous woodland to the north east and western boundary. Within parts of the site and to the southeastern boundary there is amenity shrub/groundcover with single trees.

Views

Views from the **northern boundary**, from the M55 are limited due to the site being at a higher ground level and the existing mature woodland provides an effective all year round screen of the development.

Along the **southern boundary** there is an access road which in sections is bounded by structure planting which screens the development effectively, However to the south eastern boundary adjacent to existing industrial uses, there is limited screen planting thus there are open short to medium range views across the site.

To the **eastern boundary** is Bookers cash and carry. The structure planting within this plot provides an effective screen, thus there are limited open views into the site due to the adjacent land use.

The views are blocked from the **western boundary** by existing development and the mature woodland

Presence of Infrastructure

The existing car park, access roads and landscaping associated with DWP offices.

DESIGNATIONS

Current Allocation in Existing Local Plan: Existing Industrial Areas - EMP2

TPO 2004 No 1 Westby

PHYSICAL IMPACT

The main features is the protected woodland which runs along partially along the northern and eastern boundary.

VISUAL IMPACT

The development of this site has a low visual impact due to the site being situated at a higher level than the M55, which limits views in addition to the existing protected woodland which effectively screens the development, the adjacent land uses and the existing shrub/structure planting which bounds much of the site.

SENSITIVITY TO DEVELOPMENT

Low

CONCLUSION AND POSSIBLE MITIGATION

Possible mitigation would be

1. Retaining and enhancing the existing TPO woodland
 2. Retaining the existing vegetation around and within the site
-

7.24 AD15 Land south west of Junction 3 of M55, Greenhalgh

LOCATION, USE, DESCRIPTION AND OVERALL SETTING

The Site situated on the Junction of the M55 on the A585 Fleetwood Road. It's flat, grazing land and contributes to the overall rural character/setting of the junction. The site is highly visible from the M55 (towards Blackpool – westerly direction) slip road and the M55 due to the ground level and limited vegetation.

SETTING

Character

The site is a relatively small linear plot, which runs alongside the M55 slip road. There is a combination of hedgerows, small woodlands and post and rail fence to the boundaries. To the south is a farm. Overall the site has a rural character

Approaches

The site is partially visible from the A585 Fleetwood Road and the M55 slip road. The site is accessed along a single track off the M585, which is bounded by hedgerows.

Woodlands/Hedgerows

There is a mature hawthorn hedgerow, which some significant mature single trees located on the southern field boundary. The trees are of high amenity value. There is a small woodland to the northern boundary alongside the slip road. There is a post and rail fence to the eastern, western and the majority of the northern boundaries.

Views

Views from the southern boundary are constrained/blocked by the farm buildings and the mature hedgerow and trees.

To the east, west and north the site is highly visible from all angles. The views to the site are obstructed due to a small woodland along site the northern boundary on the slip road.

Presence of Infrastructure

N/A.

DESIGNATIONS

Current Allocation in Existing Local Plan: Countryside Area Policy SP2

Agricultural classification 3

PHYSICAL IMPACT

The main features is the mature hedgerow and mature trees to the northern boundary, which are of high amenity value.

VISUAL IMPACT

The development of this site would have a significant impact on the landscape character and the landscape character of the M55 junction. There is limited trees and hedgerows to screen the site thus the site is highly visible from the north and northeaster boundary, The M55 roundabout, slip road and the A585 is a major regional interchange/gateway to the area.

The southeastern boundary is screened effectively from the existing farm; mature trees and hedgerow thus short to long-range views are blocked.

From the western and southwestern boundaries, the site is highly visible from short to long-range views across the open countryside. There is limited hedgerows and trees.

SENSITIVITY TO DEVELOPMENT

High

CONCLUSION AND POSSIBLE MITIGATION

The development of this site would have a high visual impact to the northern, eastern and western boundary. The character of the landscape in this location contributes significant to the overall landscape character of the M55 junction. Which is a major regional gateway into Kirkham, Lytham St Anne's, Fleetwood and the surrounding rural villages.

The site is constrained by the trees which are of high amenity value, and the mature hedgerow. This and the single track will significantly affect access and circulation of the site. In addition due to the size and linearity of the plot and the requirement to have a substantial landscape buffer along the M585 and the M55 slip road to screen the development, this will affect the development potential.

8. SUMMARY OF RESULTS

STRATEGIC SITE OPTION		SENSITIVITY TO DEVELOPMENT
HOUSING		
H2	Land West of North Houses Lane, St Anne's	High
H3	Land North of Moss Hall Lane, Lytham	High
H6	Land at Peel, Fylde-Blackpool Periphery	High
H7	Land North of Dowbridge, Kirkham	Moderate
H8	Land West of Warton	High
H9	Land North of Warton	Moderate - High
H10	Land East of Warton	High
H11	Land North East of Warton	High
H14	Land South of Weeton Road	Moderate - High
H15	Land North of Weeton Road	High
H16	Land at and adjacent Pitfield, Fleetwood Road	Medium
H17	Land East of Wesham	High
HSS5	Land West of Cropper Road, Westby	Low

Strategic Site Options - Landscape Assessment

HSS9	Land North of Blackpool Road (Kirkham Triangle), Kirkham	High
AD1	Land North and West of Clifton	High
AD5	Land at Peel Road Peel, Westby	Pipers Heights - High Whitehill Road and Peel Road Section - Low
AD12	Land west of Clifton Lane, Clifton	High
AD13	Land West of Peel Road and east of Wild Lane, Peel	High
AD15	Land south west of Junction 3 of M55, Greenhalgh	High
MIXED USE		
MUS1	Land East of Cropper Road, Fylde-Blackpool Periphery	Low
EMPLOYMENT		
E1	Land adjacent Poulton-le-Fylde Industrial Estate	High
E2	Land at Blackpool International Airport	Low
E3	Land South of junction M3, Greenhalgh	High
ES6	Land east DWP Building, Peel Road Peel	Low

9. PLAN SHOWING SUMMARY OF RESULTS

