

Plan for Fylde - Plan for the Future

Fylde Local Plan to 2030

Part 1 - Preferred Options



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Chapter 7: Strategic Locations for Development

Strategic Locations and Strategic Development Sites

7.1. Four Strategic Locations for Development, which include strategic employment sites, are proposed. These are Lytham and St Annes; the Blackpool Periphery; Warton; and Kirkham and Wesham. The strategic development sites in these locations are central to the achievement of the Local Plan.

7.2. Development of the Strategic Sites will help ensure that the Plan's overall Strategy and Vision are achieved. It is important that the sites are accompanied by the timely provision of infrastructure, otherwise proposals will not be deliverable. The draft Infrastructure Delivery Plan and Infrastructure Schedule that accompany this document identify the required essential infrastructure – what it comprises and where it applies, when it will be needed, as well as the likely providers and funding sources. Where there is a funding shortfall developers will be expected to directly provide and/or contribute towards the necessary infrastructure.

7.3. On Strategic Sites with a high proportion of residential development, local services such as small shops, community centres and on-site open/play space will be expected to be provided by developers. Financial contributions to off-site green infrastructure and townscape public realm works may also be sought.

Strategic Locations for Development

7.4. The four Strategic Locations for Development are set out in Policies SL1 to SL4. The strategic sites that make up the four locations, along with the strategic employment sites, are identified on the inset maps included with the four policies and on the map at the back of this document. Appendix 2, Development of the Spatial Option and Strategic Sites Assessment, sets out more detail on the individual sites.

Lytham and St Annes Strategic Location for Development

Policy SL1

Lytham and St Annes Strategic Location for Development

Proposals for development of the following strategic sites identified on the inset map will be supported as follows:

Site	Dwellings completed during Plan period	Projected commencement date
H1 - Land at Queensway (housing)	860	2015
H2 - Land West of North Houses Lane (housing)	340	2021
H3 - Land North of Moss Hall Lane (housing)	140	2026
H4 - Former EDS Site, Heyhouses Lane (housing)	335	2014
Total	1,675	

Justification

7.5. Development of the strategic sites included in Policy SL1 will improve access to well-designed, good quality, affordable and resource efficient homes to serve the Borough's key service areas. The sites contribute towards the development of dynamic and prosperous communities through the delivery of sustainable homes. The allocation of the sites will contribute towards a flexible and responsive supply of housing land in sustainable locations to meet the Borough's housing requirements.

7.6. The Strategic Housing Land Availability Assessment 2012 update (SHLAA) demonstrates that there is not enough land within the defined settlements to meet the Borough's housing requirement and that some sustainable sites on the edge of settlements will need to be allocated for housing.

7.7. Development will need to protect and enhance features of nature conservation value, such as field ponds, or if their loss is unavoidable, seek to replace such features.

Infrastructure requirements

7.8 Infrastructure capacity for wastewater and water supply is limited for the following sites: Land at Queensway, Land West of North Houses Lane, and Land North of Moss Hall Lane. Infrastructure capacity for water supply is limited for the Former EDS site, Heyhouses Lane. There is, therefore, a requirement for investment to meet demand and / or to reduce consumption elsewhere in order to deliver these sites.

7.9 It is expected that traffic congestion created by development of these sites will be resolved with developer funded measures to mitigate all impacted corridors to satisfy development.

7.10 Lytham and St Annes are projected to have a significant shortfall of primary school places within the next five years, taking account of the recent expansion of Lytham Hall Park Primary School and the assumption that the proposed expansion of Heyhouses Endowed CE Primary School is approved. The current Section 106 agreement in place for the site at Queensway will provide for a new primary school, but this will predominantly serve the Queensway development. Therefore, further primary school provision will be required if housing demand and births continue to increase at the same rate.

7.11 Secondary school provision, particularly in Lytham and St Annes, is almost at capacity and a new school is required before 2018. Lancashire County Council is working with Fylde Council to ensure that an appropriate site for a new secondary school is identified as part of the Local Plan Part 2: Site Allocations to 2030.

7.12 To support the strategic sites identified at St Annes, Lancashire County Council would like to see improvements to cycle routes into Blackpool via Queensway and Midgeland Road / Wildings Lane. They would also like to see a cycle path along Blackpool Road.

Former Electronic Data Systems (EDS) Site, Heyhouses Lane, St Annes (site H4)

7.13 This residential site is situated within the urban area, off Heyhouses Lane. It is occupied by mainly poor quality pre-fabricated single storey office buildings that do not meet modern employment provision standards. Currently two thirds of the site is vacant and one third is occupied by Electronic Data Systems. The vacant part of the site has planning permission for a mix of uses, including commercial development and up to 335 dwellings.

7.14 As this site has planning permission, it is anticipated that development could start on the site in 2014, with completion by 2020.

Land at Queensway, St Annes (site H1)

7.15 This residential site is situated on the north eastern edge of St Annes, approximately 2km from the town centre. It mainly comprises large flat arable fields, surrounded by agricultural land. Approximately one third of the site is within Flood Zones 2 and 3.

7.16 The site has planning permission for 1,150 dwellings and, whilst a large proportion of the site is situated in the Green Belt and / or Flood Zones 2 and 3, the part of the site where the dwellings have been approved is not situated within these areas.

7.17 The majority of the site is situated within a Mineral Safeguarding Area in the emerging Lancashire Minerals and Waste Local Plan: Main Modifications to the Site Allocation and Development Management Policies Local Plan. The Minerals and Waste Local Plan requires site surveys to be undertaken to determine whether there is a case for prior extraction of minerals on the site. However, the part of the site which has approval for 1,150 dwellings is not included within the Safeguarding Area. Site surveys will not be required for this scheme, as planning permission was granted before adoption of the Local Plan. If another scheme comes forward, the emerging Local Plan will need to be considered and site surveys may be required if any part of the development within the Mineral Safeguarding Area would be incompatible with the working of the minerals.

7.18 In terms of highways issues, a new east-west road will be provided as part of the development, to provide access to the scheme. The scheme will also fund a new link road from St Annes to the M55, to enable the local highway network to have capacity to accommodate the additional traffic generated by the development.

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

7.20 As this site has planning permission, it is anticipated that development could start in 2015 and be completed after the end of the Plan period.

West of North Houses Lane, St Annes (site H2)

7.21 This residential site comprises large agricultural fields on the edge of the built-up area of St Annes. A small part of the site in the north west corner falls within Flood Zones 2 and 3.

7.22 The site cannot be developed until after the implementation of the M55 to St Annes link road, which is scheduled for completion in 2016. In addition, due to wastewater deficiencies in the Lytham and St Annes area, the site is phased towards the end of the Plan period. It is therefore anticipated that development could start on this site in 2021, with completion by 2027.

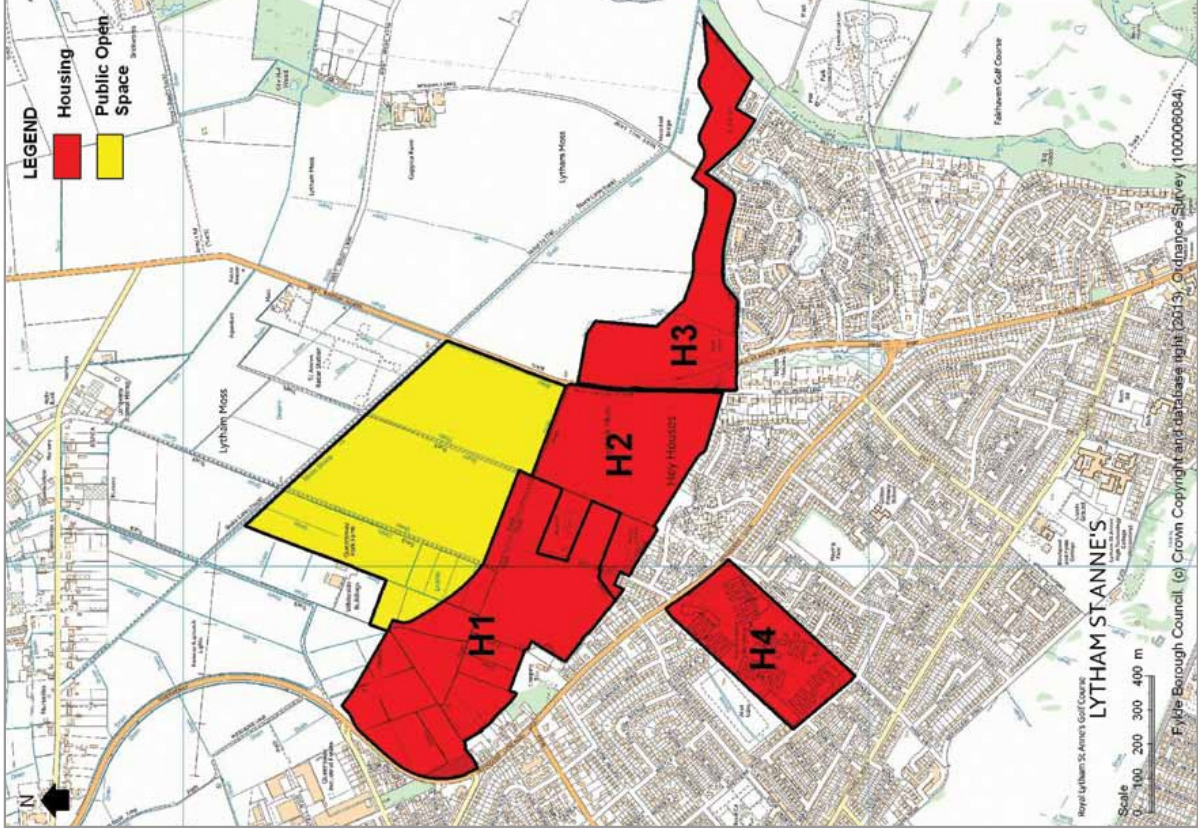
North of Moss Hall Lane, St Annes (site H3)

7.23 This residential site is situated on the edge of the built-up area of St Annes. It mainly comprises agricultural land and some allotments. Small parts of the site fall within Flood Zones 2 and 3 and woodland protected by a Tree Preservation Order is contained within the site.

7.24 Half of the site is situated within a Mineral Safeguarding Area in the emerging Lancashire Minerals and Waste Local Plan: Main Modifications to the Site Allocation and Development Management Policies Local Plan. Lancashire County Council recommends that site surveys are undertaken for the site before development takes place, in order to assess the extent and quality of the reserves and whether there is a case for prior extraction.

7.25 The site cannot be developed until after the implementation of the M55 to St Annes link road, which is scheduled for completion in 2016. Also, due to wastewater deficiencies in the Lytham and St Annes area, the site is phased towards the end of the Plan period. It is therefore anticipated that development could start on this site in 2026, with completion by the end of the Plan period. This is later than Land West of North Houses, St Annes, in order to enable consistent phased housing delivery in line with the Borough's housing requirement throughout the Plan period.

Map of Lytham and St Annes Strategic Location



The Blackpool Periphery Strategic Location for Development

Policy SL2

The Blackpool Periphery Strategic Location for Development

Proposals for development of the following strategic sites identified on the inset map will be supported as follows:

site	Dwellings completed during Plan period	Projected commencement date	Employment over Plan period
H5 - Former Pontins Holiday Centre (housing)	275	2014	
M1 - Land East of Cropper Road (mixed use)	250	2025	11 ha
M2 - Whyndyke Farm (mixed use)	560	2020	20 ha
E2 - Land at Blackpool International Airport (employment)			5ha
Total	1,085		36 ha