

Site Portfolio

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

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

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

Position at December 2015:	
Proposed Allocation:	Residential

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

Site Plan



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FYLDE COUNCIL
DEVELOPMENT SERVICES

HS2 - LAND WEST OF NORTH HOUSES LANE, ST ANNES

Scale
0 25 50 75 100 125 m

Date : 22/07/2014

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