

SITEREF	CLF002	Geology including peat	No peat
number	24743467	Flood risk zone 2025 update - areas affected	Site is not within a flood risk zone.
SITENAME	Land North of Preston Old Road, Clifton	Surface water flooding areas	East, South East, and Western edge at high risk of current and climate change surface water flooding.
POSTCODE		Ponds	There is a small pond in the North West corner however this is outside the site - but may still imapct the site if it floods.
AREA	49375.428	Watercourses	No
SITEUSE	Residential, Open space/ sports/ community use	Biodiversity	Only in trees to western edge
Site Description	Uneven rectangular shape. Site is grass land. Telephone Mast within the site on the border. North of site is green land. East of site is trees and further green land. South of site is residential with foot access to site. West of site is green land.	Heritage assets	No
Ownership summary	Sole owner of site submitted proposal.	Existing public rights of way through or adjoining site	No
Net developable area	24688	Proximity to settlement boundary	Adjoins for whole of southern boundary of site
Dwelling yield	74	Primary school pedestrian, cycle access	None within settlement.Nearest Newton Bluecoat or Lea St Marys but no cycle lane on Blackpool Road, no safe pedestrian/cycle access.
Potential suitability: summary assessment	The proposal is well related to the village and is nearby a range of facilities. The site is partially at high risk of surface water flooding therefore mitigation strategies should be put into place.	Convenience retail pedestrian, cycle access	Convenience Store on Preston Old Road, potential for pedestrian access via adjoining development
Availability: summary assessment	The site is available for development.	Pub, hall pedestrian, cycle access	No facilities within settlement. Bell and Bottle, Lea Gate Smiths Arms and Newton with Clifton Village Hall in neighbouring settlements but no safe access

Achievability: summary assessment	The Telephone Mast on site will likely need to be removed or planned around. New access points would be required on Clifton Lane. Achievable subject to these matters being resolved	Secondary school pedestrian, cycle access	All distant, none with safe access
Summary of planning history	18/0036 Site refused due to failure of provided affordable homes. 19/0687 Site refused for 25 dwellings due to resulting in inappropriate level of growth for the surrounding area. Trees surrounding site TPO'd.	Bus stop and services	Limited bus stops nearby - Stanagate, Hall Field Farm, Dixons Farm Mews.
Existing access point(s)	Clifton Lane	Public open space pedestrian, cycle access	William Pickles Park close by within settlement
Potential access points	Clifton Lane	Town centre by active travel	No cycle lane and too distant
Settlement	Clifton	Trees on or adjacent to site	Trees surrounding site.
Existing or recent previous use	Agricultural land	Hedges	Partly surrounding site.
Effect of development on existing use	Loss of argricultural land - need to create access to site - congeston on Clifton Lane. Potential to remove telephone mast.	Green belt?	No
Surrounding uses	Residential, green land.	Area of separation?	No
Topography within site	Mainly Flat - slight slopes within the site and slope from South to North.	Countryside area	Yes
Surrounding topography including relationship with site	Similar - no significant togography issues.	Nature designation	No
Landscape and townscape impact of development of site	Housing estate South of site - loss of views of argricultural and green land - development should stay the same height as existing development.	Pipelines, pylons, easements etc	Yes - Telephone Mast on site on the border and more surrounding site.

SITEREF	ECK002	Geology including peat	No peat
number	23411563	Flood risk zone 2025 update - areas affected	Not in a flood zone
SITENAME	Cottage Croft, Langtree Lane, Elswick	Surface water flooding areas	No surface water flood risk on the site itself but there is 1% AEP (1 in 100 years risk) around the site perimeter and to the west of this site.
POSTCODE	PR4 3ZD	Ponds	There is a pond at the south of the site.
AREA	13565.41	Watercourses	None
SITEUSE	Residential, Office	Biodiversity	Hedges and ponds
Site Description	Small scrubland site adjacent to Copp Lane, extending to agricultural field at the north end. The site appears to have previously been in use for storage of agricultural equipment on an ad-hoc basis. Site has been drawn to include two existing dwellings	Heritage assets	None
Ownership summary	Not known	Existing public rights of way through or adjoining site	None
Net developable area	9496	Proximity to settlement boundary	Northern edge of Elswick adjacent to settlement boundary on Copp Lane
Dwelling yield	28	Primary school pedestrian, cycle access	The nearest school is outside of Elswick, being Great Eccleston Copp C of E Primary School. However access down Copp Lane is poor and unsuitable for pedestrians, prams and young children as the pavement is narrow.
Potential suitability: summary assessment	Site is suitable and well related to Elswick settlement.	Convenience retail pedestrian, cycle access	6 minute (0.3 miles) walk to Burton Stores convenience store, accessed on foot via Copp Lane.
Availability: summary assessment	Site is available for residential, light industrial and office uses as proposed by the land owner. Development would need to consider the dwellings at the south of the site: unclear whether in the same ownership.	Pub, hall pedestrian, cycle access	3 minute walk (0.2 miles) to the Boot & Shoe pub. 8 minute walk (0.3 miles) to The Ship at Elswick pub. Village Hall 0.4 miles

Achievability: summary assessment	Site is achievable.	Secondary school pedestrian, cycle access	No secondary schools in Elswick. The nearest secondary school is in Poulton
Summary of planning history	Southern end of the site has received applications for householder extensions.	Bus stop and services	The 74 bus route passes Copp Lane adjacent to the site, which runs between Fleetwood and Preston and Copp Lane is also served by the 78 bus route between Great Ecclestone and St Annes.
Existing access point(s)	The site is currently accessed via Copp Lane. The gate at the east of the site is the best point of access.	Public open space pedestrian, cycle access	The site is a short walk to Elswick Wildflower Meadow public open space on Roseacre Road. Elswick Village Hall also provides a childrens playpark and public open space and is a 10 minute walk from the site.
Potential access points	Potentially the site could be accessed from Langtree Lane but the obvious choice is to improve the access via Copp Lane.	Town centre by active travel	Distant from town centres of Kirkham and Poulton, not feasible
Settlement	Elswick	Trees on or adjacent to site	A few trees towards the south of the site near the access point.
Existing or recent previous use	Agricultural storage. There is a tractor and various construction materials being stored on the site. Field use for grass cropping	Hedges	Yes, hedgerows around the perimeter of the site.
Effect of development on existing use	Loss of existing use	Green belt?	Not green belt
Surrounding uses	Residential to the North and South. Some residential to the east with current development site and BT phone exchange to the east.	Area of separation?	No
Topography within site	The site is mostly flat, although slightly raised towards the south.	Countryside area	Yes, Countryside Area (Policy GD4)
Surrounding topography including relationship with site	The surrounding topography is level with this site.	Nature designation	None
Landscape and townscape impact of development of site	Little impact on Elswick centre as the site is on the edge of the settlement on Copp Lane.	Pipelines, pylons, easements etc	There is a national grid gas pipeline in proximity to the site.

SITeref	ECK003	Geology including peat	No peat
number	23602131	Flood risk zone 2025 update - areas affected	The site is not located in an identified flood zone.
SITENAME	Lodge Lane, Elswick	Surface water flooding areas	No identified surface water flooding on site
POSTCODE	PR4 3YH	Ponds	Pond in the North East corner of the site
AREA	27798.651	Watercourses	No watercourses running through the site
SITEUSE	Residential, Tourism	Biodiversity	hegedrows
Site Description	Greenfield site located in the east of Elswick, situated between Mill Lane to the north and Lodge Lane (B5269) to the south.	Heritage assets	No heritage assets on site.
Ownership summary		Existing public rights of way through or adjoining site	There is a public footpath along the western site boundary between Lodge Lane and Mill Lane, however this does not provide access onto the site itself it only runs along the nerimeter
Net developable area	19459	Proximity to settlement boundary	250m from eastern boundary to settlement
Dwelling yield	58	Primary school pedestrian, cycle access	The nearest school is outside of Elswick, being Great Eccleston Copp C of E Primary School. However access down Copp Lane is poor and unsuitable for pedestrians, prams and young children as the pavement is narrow.
Potential suitability: summary assessment	Site is suitable for residential development and well related to Elswick settlement.	Convenience retail pedestrian, cycle access	The site is a short (0.3 mile) walk to the Elswick village convenience store which provides basic necessities. The footpath along Lodge Lane to Elwick is narrow however.
Availability: summary assessment	Site is available whereby the land is vacant.	Pub, hall pedestrian, cycle access	The site is a 10 minute (0.5 mile) walk from The Ship at Elswick and a 10 minute walk from the Boot & Shoe pub, Elswick.

Achievability: summary assessment	Site is achievable for the proposed residential use.	Secondary school pedestrian, cycle access	There are no secondary schools in close proximity to the site.Baines School in Poulton Le Fylde is the nearest secondary school to the site.
Summary of planning history	No planning history	Bus stop and services	The 74 bus route passes the site, which runs between Fleetwood and Preston. The site is also a short walk from Elswick centre which is served by the 78 bus route between Great Eccleston and St Annes.
Existing access point(s)	Current access is via the south west corner of the site at Lodge Lane where entry is restricted by a gate.There are no other access points onto the site.	Public open space pedestrian, cycle access	The site is a short walk to Elswick Wildflower Meadow public open space on Roseacre Road. Elswick Village Hall also provides a childrens playpark and public open space and is a 10 minute walk from the site.
Potential access points	The site could potentially be accessed on foot via Mill Lane to the north, however this is a singletrack lane and is unsuitable for pedestrians. The narrow width also makes Mill Lane unviable for vehicular access onto the site, with no passing points.	Town centre by active travel	Distant from town centres of Kirkham and Poulton, not feasible
Settlement	Elswick	Trees on or adjacent to site	Few trees around the south of the site, with larger trees running along the site's northern boundary.
Existing or recent previous use	The site was likely used for grazing cattle due to cowpats on the site, however at the time of being surveyed the site was not being used and was open grassland.	Hedges	Hedgerows run continously around the site perimeter.
Effect of development on existing use	No effect as the site is an open grass field.	Green belt?	The site is not in the green belt.
Surrounding uses	Residential to the north, east and west of the site. Vacant land to the south.	Area of separation?	No
Topography within site	The site is relatively flat, being slightly higher at the north. The site cambers to a lower hieght around the perimeter.	Countryside area	The site is in the Countryside Area (Policy GD4)
Surrounding topography including relationship with site	The surrounding topography is relatively flat and there are no significant changes in elevation.	Nature designation	None
Landscape and townscape impact of development of site	Little impact as the site is located on the eastern edge of Elswick and is 0.3 miles from the village centre.	Pipelines, pylons, easements etc	There are no pylons on the site itself, however in the adjacent field to the west there is a single large electrical transformer.

SITEREF	ECK005	Geology including peat	No peat
number	23717663	Flood risk zone 2025 update - areas affected	Not in a flood zone.
SITENAME	Land off Copp Lane, Elswick	Surface water flooding areas	A small part of the site, in particular the northern area, are at risk of flooding under climate change scenarios.
POSTCODE	PR4 3ZD	Ponds	Pond adjacent to the southern area of the site behind Ash Farm, Bonds Lane.
AREA	38406.945	Watercourses	No watercourses on the site itself but there is a watercourse on adjacent land to the north.
SITEUSE	Residential	Biodiversity	No significant or obvious biodiversity.
Site Description	Large greenfield site in the North East of Elswick. The site comprises open fields with the northern parcel likely being used for agriculture and the southern parcel not having an obvious use. It would be sensible to identify this submission as two parcels should it be taken forward in the future.	Heritage assets	None
Ownership summary		Existing public rights of way through or adjoining site	None
Net developable area	26885	Proximity to settlement boundary	Located on the North Eastern edge of Elswick.
Dwelling yield	81	Primary school pedestrian, cycle access	The nearest school is Great Eccleston Copp CofE Primary (0.7 miles, 15 min walk). However access down Copp Lane is poor and unsuitable for pedestrians, prams and young children as the pavement is narrow.
Potential suitability: summary assessment	Site is suitable as it is well related to Elswick settlement and not in a flood risk zone.	Convenience retail pedestrian, cycle access	6 minute walk from the site to Burton Stores convenience shop. This is a 0.3 mile walk down Copp Lane and Ash Road.
Availability: summary assessment	Agent confirms site is available with the southern section being vacant and the northern section having disused buildings.	Pub, hall pedestrian, cycle access	The Ship at Elswick is a 9 minute walk (0.4 miles) and the Boot & Shoe is 2 minutes walk away from the site (0.2 miles). Elswick Village Hall, 0.4 miles, 8 min walk.

Achievability: summary assessment	Site is achievable for the proposed residential use, with a new residential development immediately adjacent to the west	Secondary school pedestrian, cycle access	No secondary schools are in Elswick, the nearest secondary schools are in Poulton
Summary of planning history	Approved outline app for the erection of one bungalow	Bus stop and services	The 74 bus route passes Copp Lane near the site, which runs between Fleetwood and Preston and the nearby Copp Lane is also served by the 78 bus route between Great Ecclestone and St Annes.
Existing access point(s)	The site can be accessed via Bonds Lane at the south which is a narrow single track lane. The northern parcel of the site has gated access via Mirfield poultry Farm. It was not possible to access the site at the north for this reason.	Public open space pedestrian, cycle access	Short walk to Elswick Wildflower Meadow public open space on Roseacre Road. This is a 0.3 mile (7 minute) walk down Copp Lane and Ash Road. 10 minute (0.4 mile) walk to Elswick Village Hall play area.
Potential access points	Alternative access points only possible through other existing uses: Mirfield Poultry Farm could be opened up for access, but is private land with a residential dwelling on site. Bonds Lane could be used as an access point but would need significant highw	Town centre by active travel	Distant from town centres of Kirkham and Poulton, not feasible
Settlement	Elswick	Trees on or adjacent to site	Trees run along the site boundary and adjacent to Mirfield Poultry Farm in the centre of the site.
Existing or recent previous use	Northern parcel likely used for agriculture. Southern parcel open grassland.	Hedges	There are hedgerows surrounding the entirety of the site
Effect of development on existing use	Loss of agricultural land	Green belt?	No
Surrounding uses	Residential uses to the west and to the south. Immediately south of Bonds Lane there is a new housing development currently under construction.	Area of separation?	No
Topography within site	The southern section of the site is mostly flat but does taper off where the existing pond is located behind Ash Farm, suggesting surface water runoff would flow here. The northern section of the site is flat.	Countryside area	Yes - policy GD4 countryside area
Surrounding topography including relationship with site	Land north of this site is higher, sugesting water drains downhill into this site. The southern site is level with the surrounding land around Bonds Lane.	Nature designation	None
Landscape and townscape impact of development of site	Little visible impact as the site is screened by Copp lane to the west and Bonds Lane to the south. Landscape impact will be limited as the site is at the northern edge of Elswick and is well screened by trees on Copp Lane behind the BT phone exchange.	Pipelines, pylons, easements etc	Yes, there are powerlines going from north-south on the northern section of the site.

SITEREF	ECK006	Geology including peat	No peat
number	23673641	Flood risk zone 2025 update - areas affected	Not in a flood risk zone
SITENAME	Land and House Associated with Elmwood, Copp Lane, Elswick	Surface water flooding areas	Large areas of the site have a 1 in 100 years flood risk modelled for climate change to 2070.
POSTCODE	PR4 3ZD	Ponds	There is a pond in the centre of the site which is surrounded by rocks.
AREA	18519.828	Watercourses	Watercourse to the North and to the North West of the site.
SITEUSE	Residential	Biodiversity	Some potential biodiversity in the dykes/channels and nearby watercourse.
Site Description	Open field located in the north west of Elswick and accessed off Langtree Lane. Surrounding uses are sporadic residential development and agricultural.	Heritage assets	None
Ownership summary		Existing public rights of way through or adjoining site	No public rights of way
Net developable area	12964	Proximity to settlement boundary	Site is north of Elswick 150m from boundary (formed by the extension made by the Copp Lane development site) and feels detached from Elswick village itself. This is due to the separation
Dwelling yield	39	Primary school pedestrian, cycle access	Nearest primary school is Great Eccleston Copp C of E Primary School. However access down Copp Lane is poor and unsuitable for pedestrians, prams and young children as there is no pavement and traffic is fast flowing.
Potential suitability: summary assessment	Site is suitable as it is well related to Elswick settlement and not in a flood risk zone.	Convenience retail pedestrian, cycle access	Burton Stores convenience store is in Elswick centre, a 0.5 mile (10 mins) walk away. Access down Copp Lane is a narrow pavement however.
Availability: summary assessment	Site is available for residential use as proposed by the agent.	Pub, hall pedestrian, cycle access	The Ship at Elswick is a 13 minute walk away (0.6 miles) and the Boot & Shoe is a 9 minute (0.4 mile) walk away. Access down Copp lane is a single narrow pavement which is a bottleneck to accessing Elswick on foot.

Achievability: summary assessment	Site is achievable and Elswick is a viable location.	Secondary school pedestrian, cycle access	The nearest secondary schools are in Poulton and cannot be easily accessed by walking or by cycling.
Summary of planning history	Planning history of a householder extension and a pending application for buildings associated with equestrian use.	Bus stop and services	The 74 bus route passes Copp Lane near the site, which runs between Fleetwood and Preston and the nearby Copp Lane is also served by the 78 bus route between Great Ecclestone and St Annes.
Existing access point(s)	Langtree Lane is the only current access onto the site.	Public open space pedestrian, cycle access	The site is an 11 minute (0.5 mile) walk to Elswick Wildflower Meadow public open space on Roseacre Road. Elswick Village Hall also provides a childrens playpark and public open space and is a 15 minute (0.7 mile) walk from the site.
Potential access points	Potentially the site could be accessed from Copp Lane to the east, however a road through adjacent fields would be needed of which may be under a different ownership.	Town centre by active travel	Distant from town centres of Kirkham and Poulton, not feasible
Settlement	Elswick	Trees on or adjacent to site	Trees along the southern and south western boundary. Also trees in the North East of the site.
Existing or recent previous use	Open field, likely in agricultural use.	Hedges	There are hedgerows to the east, south west and south of the site. To the north it is open land without any hedgerows.
Effect of development on existing use	Loss of agricultural use	Green belt?	No
Surrounding uses	Residential uses to the East of the site, open fields (likely agriculture) to the South, West and North.	Area of separation?	No
Topography within site	The site is flat but tapers off along the western boundary as there looks to be a dyke/channel to drain surface water runoff.	Countryside area	Yes - site is GD4 countryside area
Surrounding topography including relationship with site	Site is relatively flat and consistent with the surrounding land, however be aware of channels adjacent to the site where the land is lower for surface water runoff.	Nature designation	None
Landscape and townscape impact of development of site	Little impact as the site is located in the northern edge of Elswick so little impact on the village of Elswick. There would be a visual impact on surrounding residential dwellings however.	Pipelines, pylons, easements etc	None, although the site south of Langtree Lane has a gas pipeline running through it so there may be implications for this site.

SITEREF	FRK007	Geology including peat	No peat
number	23680687	Flood risk zone 2025 update - areas affected	No
SITENAME	Land at jn of Naze Lane East & Green Lane, Freckleton	Surface water flooding areas	Small area within site at risk of current and climate change surface water flooding.
POSTCODE	PR4 1RA	Ponds	No
AREA	5838.043	Watercourses	No
SITEUSE	Residential	Biodiversity	Loss of green land, trees, hedges, biodiversity within the site.
Site Description	Small site. Off square shape. North of site Green Lane and resi, East of site Naze Lane, South of site green land, West of site is open land used as runway for BAe.	Heritage assets	No
Ownership summary	Part owner of site submitted - all land owners support proposal	Existing public rights of way through or adjoining site	No
Net developable area	4087	Proximity to settlement boundary	Adjoins on north side to main part o settlement
Dwelling yield	12	Primary school pedestrian, cycle access	Freckleton Church of England Primary School. Strike Lane Primary School. A584 cycle crossing.
Potential suitability: summary assessment	Site is partially related to surrounding area however directly south of site is BAe runway which is likely to cause significant noise disturbance to site.	Convenience retail pedestrian, cycle access	Approx 500m to village centre
Availability: summary assessment	Land is available immediately and has recevied market interest enquires. Site is nearby Freckleton village however Naze Lane provides no footpath or cycle lane.	Pub, hall pedestrian, cycle access	The Ship pub 200m, Coach and Horses pub, The Plough Pub, Freckleton village memorial hall.

Achievability: summary assessment	Flood mitigation required. Develop accessible site entrances. South of site shares a boundary with BAe runway which contains mental fencing.	Secondary school pedestrian, cycle access	Lack of safe routes to Carr Hiil, Kirkham
Summary of planning history		Bus stop and services	No bus stops directly nearby site. Wider surrounding bus stops - War memorial, Blackfield Road
Existing access point(s)	Multiple existing vehicular accesses on to Naze Lane East. Also frontage onto Green Lane.	Public open space pedestrian, cycle access	Frecleton Library
Potential access points	Additonal access from Green Lane - potentially create a one way system	Town centre by active travel	Distant from Kirkham, no cycleway, not feasible
Settlement	Freckleton	Trees on or adjacent to site	Yes - within and surrounding site
Existing or recent previous use	Stables and Equestrian Land	Hedges	Yes - surrounding site
Effect of development on existing use	Loss of current land. Car congestion on Green Lane and Naze Lane East as no cycle lane.	Green belt?	No
Surrounding uses	Resi, green land.	Area of separation?	No
Topography within site	Flat	Countryside area	Yes
Surrounding topography including relationship with site	Flat	Nature designation	No
Landscape and townscape impact of development of site	Resi north of site - loss of green land	Pipelines, pylons, easements etc	No

SITEREF	GNH001	Geology including peat	No peat
number	24514264	Flood risk zone 2025 update - areas affected	Not within flood risk zones.
SITENAME	Land between Tree Tops and 1 Bradshaw Lane, Greenhalgh	Surface water flooding areas	Edges of site at high risk of current and climate change surface water flooding.
POSTCODE		Ponds	No
AREA	8164.308	Watercourses	Yes - Drainage ditch to West boundary.
SITEUSE	Residential	Biodiversity	Argricultual land, mature hedgerows and trees. The hedgerows and scattered trees along the southern and western boundaries, and hedgerow along the eastern boundary should be retained to
Site Description	Small site. North of site green land. East of site residential. South of site Bradshaw Lane and green land. West of site green land and residential.	Heritage assets	No
Ownership summary	Not submitted by land owner and land owners do not support.	Existing public rights of way through or adjoining site	No
Net developable area	5715	Proximity to settlement boundary	Approx 0.7km (Wesham)
Dwelling yield	17	Primary school pedestrian, cycle access	Inadequately safe route to Wesham, and distant
Potential suitability: summary assessment	Although away from main settlement areas, there are nearby facilities, the site is within a developed enclave: potentially suitable.	Convenience retail pedestrian, cycle access	Mill Farm Sports Village - Aldi - No cycle lane or footpath on Bradshaw Lane and footpath but no cycle lane on Fleetwood Road.
Availability: summary assessment	Site is argicultural land with no built structures on site. Proposal was submitted without support from landowners. However attempts have been made to bring the site forward, considered available	Pub, hall pedestrian, cycle access	Henry's Smokehouse and The Villa 220m

Achievability: summary assessment	Achievable	Secondary school pedestrian, cycle access	No safe routes and distant
Summary of planning history	Refused outline application for residential development.	Bus stop and services	Corner Row (no.78)
Existing access point(s)	Bradshaw Lane	Public open space pedestrian, cycle access	Facilities in Wesham too distant, unsafe route
Potential access points	Additional Bradshaw Lane access.	Town centre by active travel	No cycle lane or footpath on Bradshaw Lane and footpath but no cycle lane on Fleetwood Road. Distant, not feasible
Settlement	Greenhalgh with Thistleton	Trees on or adjacent to site	Trees surrounding site.
Existing or recent previous use	Argricultural use	Hedges	Yes surrounding site.
Effect of development on existing use	Loss of argricultural land, congestion on Bradshaw Lane and at junction.	Green belt?	No
Surrounding uses	Green land, residential, commerical.	Area of separation?	No
Topography within site	Site is mainly flat - slight slope to corner of site.	Countryside area	Yes
Surrounding topography including relationship with site	Same	Nature designation	No
Landscape and townscape impact of development of site	Development should have limited landscape impact as there as houses on both sides of the site - development should be simialr height to existing surrounding properties to limit landscape impact.	Pipelines, pylons, easements etc	No

SITEREF	KKM001	Geology including peat	No peat
number	23269314	Flood risk zone 2025 update - areas affected	Not within a flood risk zone.
SITENAME	Eagle Court, Kirkham	Surface water flooding areas	Small area of site at low risk of current surface water flooding and low and medium climate change surface water flooding.
POSTCODE	PR4 2AB	Ponds	No
AREA	710.096	Watercourses	
SITEUSE	Residential	Biodiversity	Yes - hedges and trees
Site Description	Small site. Uneven shape. Site and surrounding is currently used for storing vehiles, vehicle maintaince, offices, church, car park. North of Kirkham town centre. North of site memorial park, East of site resi, South of site commerical then Kirkham town centre, West of site Kirkham community centre. Steep slope on site.	Heritage assets	Memorial Park to north of site
Ownership summary	Part owner of the site submitted proposal - all site owners in agreement	Existing public rights of way through or adjoining site	Yes - surrounding site
Net developable area	497	Proximity to settlement boundary	Within
Dwelling yield	1	Primary school pedestrian, cycle access	Kirkham St Michael's Church of England Primary School (150m), Kirkham and Wesham Primary School, The Willows Catholic Primary School.
Potential suitability: summary assessment	Site is nearby residential development thereby relates well to the surrounding area, and is very nearby a range of facilities therefore is suitable for development.	Convenience retail pedestrian, cycle access	Adjacent to Kirkham town centre
Availability: summary assessment	Available: site submitted on behalf of all owners	Pub, hall pedestrian, cycle access	Kirkham community centre, pubs within Kirkham town centre

Achievability: summary assessment	Achievable but topography of site may be an issue for development. Site is only appropriate for one/two dwellings.	Secondary school pedestrian, cycle access	Car Hill High School 0.5km, Kirkham Grammar School
Summary of planning history		Bus stop and services	Market Square nos 61, 75, 76, 78
Existing access point(s)	From rear of 22 Poulton Street via Church Street	Public open space pedestrian, cycle access	Adjacent to Memorial Park
Potential access points	Birley Street	Town centre by active travel	Within Kirkham town centre
Settlement	Kirkham	Trees on or adjacent to site	Yes - within and surrounding site
Existing or recent previous use	Storing vehicles, vehicle maintainance, offices, church.	Hedges	Yes - within site
Effect of development on existing use	Limited access, loss of commerical uses.	Green belt?	No
Surrounding uses	Commerical, resi, car park.	Area of separation?	No
Topography within site	Steep north slope	Countryside area	No
Surrounding topography including relationship with site	Sloped	Nature designation	No
Landscape and townscape impact of development of site	Loss of views from Memorial Park to north of site	Pipelines, pylons, easements etc	No

SITeref	KKM004	Geology including peat	No peat
number	23674541	Flood risk zone 2025 update - areas affected	Site not directly within a flood zone area however surrounding areas are within flood zones 2 and 3.
SITENAME	Land at Manor Drive, Kirkham	Surface water flooding areas	South east corner and south edge of site at risk of current and climate change surface water flooding.
POSTCODE	PR4 2ZN	Ponds	No
AREA	9871.492	Watercourses	
SITEUSE	Residential	Biodiversity	Yes - greenland, trees, hedges, grazing land
Site Description	Rectangular site. North of Kirkham Bypass. North of site residential, East of site residential and green land, South of site Kirkham Bypass, West of site green land.	Heritage assets	No
Ownership summary	Submitted by land owner - sole ownership of land.	Existing public rights of way through or adjoining site	No
Net developable area	6910	Proximity to settlement boundary	
Dwelling yield	21	Primary school pedestrian, cycle access	Kirkham and Wesham Primary School, Kirkham St Michael's Church of England Primary School (1km), The Willows Catholic Primary School. No cycle lane on Blackpool Road or Kikrham Bypass.
Potential suitability: summary assessment	Site is suitable for development. Site is well related to surrounding development and is nearby a range of facilities. There are footpath and cycle lanes on Dowbridge and into Kirkham town centre. The site is not protected and is not within a flood zone.	Convenience retail pedestrian, cycle access	Footpath along Dowbridge into Kikrham town centre
Availability: summary assessment	Available	Pub, hall pedestrian, cycle access	Pubs in Kirkham Town Centre, Kirkham community centre

Achievability: summary assessment	Utilities on site need to be surveyed. Mitigation strategies to mimimise flood risk on site and surrounding should be implemented. Achievable subject to these	Secondary school pedestrian, cycle access	Car Hill High School (playing fields adjoin site), Kirkham Grammar School
Summary of planning history		Bus stop and services	Oxford Drive nos 61, 75
Existing access point(s)	From Glebe Lane to Manor Drive.	Public open space pedestrian, cycle access	Dowbridge cycle access into Kirkham town centre, Memorial Park
Potential access points	Additonal access from Manor Drive and Kirkham Bypass.	Town centre by active travel	Dowbridge footpath 0.85 km
Settlement	Kirkham	Trees on or adjacent to site	Yes - on site and surrounding site
Existing or recent previous use	Grazing land	Hedges	Yes - surrounding site
Effect of development on existing use	Loss of green land	Green belt?	No
Surrounding uses	Resi, restaurant, green land, Kirkham Bypass	Area of separation?	No
Topography within site	Flat	Countryside area	No
Surrounding topography including relationship with site	Flat	Nature designation	No
Landscape and townscape impact of development of site	Loss of views from green land South of Kirkham Bypass for resi North of site	Pipelines, pylons, easements etc	Yes - High pressure gas main through the site

SITeref	NEW001	Geology including peat	No peat
number	23564344	Flood risk zone 2025 update - areas affected	Not within a flood zone area.
SITENAME	North of Village Hall, Newton	Surface water flooding areas	Not directly on site -surrounding site (north and west) high risk of current and climate change surface water flooding.
POSTCODE	PR4 3RU	Ponds	No
AREA	1655.945	Watercourses	No
SITEUSE	Residential	Biodiversity	Trees, hedges, green land.
Site Description	Site is located next to the village hall. Small site, with significant amount of tree cover. North of site is allotment gardens and large pond, East of site is green land and trees, South of site is Vicarage Lane and argricultural land, West of site is Village Hall.	Heritage assets	No
Ownership summary	Sole owner submitted site.	Existing public rights of way through or adjoining site	No
Net developable area	1159	Proximity to settlement boundary	Site is 500m north of boundary
Dwelling yield	3	Primary school pedestrian, cycle access	No safe access: a crossing would be required to reach Newton Bluecoat School
Potential suitability: summary assessment	Access to the site does not provide foot or cycle transportation and is a narrow country road meaning that a car is required to safely access facilities. However there is a nearby bus stop provides regular access to Kikrham and Preston and the site is adj	Convenience retail pedestrian, cycle access	No safe access even to local facilities: a crossing would be required to reach the village shop
Availability: summary assessment	Available	Pub, hall pedestrian, cycle access	No safe access even to local facilities. Crossing required for Bell and Bottle. However Village Hall is adjacent to site

Achievability: summary assessment	Site is adacent to Allotment Gardens therefore development must not interfere with this. Site entrance must be made suitable and safe for vehicle access. Achievable subject to these.	Secondary school pedestrian, cycle access	No safe access
Summary of planning history	Application for one residential dwelling refused. Permission in principle for erection of one dwelling refused due to site being located outside the settlement boundary. TPO on site	Bus stop and services	Vicarage Lane 500m however requires crossing dual carriageway - unsafe
Existing access point(s)	Field gate from Vicarage Lane	Public open space pedestrian, cycle access	Village Hall and Allotment Gardens next to site.
Potential access points	Wider access from Vicarage Lane	Town centre by active travel	Not feasible: distant and no cycle path
Settlement	Newton	Trees on or adjacent to site	Yes - within and surrounding site. Trees within site have TPO
Existing or recent previous use	Vacant - over grown trees and green land	Hedges	Yes - surrounding site
Effect of development on existing use	Loss of green space, congestion on Vicarage Lane	Green belt?	No
Surrounding uses	Village Hall, argricultural land, green land, Vicarage Lane	Area of separation?	No
Topography within site	Flat - no issues for residential development.	Countryside area	Yes
Surrounding topography including relationship with site	Flat - no issues for residential development.	Nature designation	TPO on site.
Landscape and townscape impact of development of site	Allotment Gardens surrounding site - loss of views	Pipelines, pylons, easements etc	No

SITEREF	NEW002	Geology including peat	No peat
number	23633264	Flood risk zone 2025 update - areas affected	North west of site os within flood zone 2 which slightly crosses the edge of the site.
SITENAME	Church Farm, Blackpool Road, Newton	Surface water flooding areas	Areas within the site are at risk of current and climate change surface water flooding.
POSTCODE	PR4 3RJ	Ponds	No
AREA	5991.131	Watercourses	No
SITEUSE	Residential	Biodiversity	Limited biodiversity on site
Site Description	Small site, consists of farmhouse and farm buildings. North of site Kikrham Bypass, resi and green land, East of site resi, greenland, Parrox Lane, South of site greenland, West of site green land .	Heritage assets	No
Ownership summary	Sole owner of site submitted proposal	Existing public rights of way through or adjoining site	No
Net developable area	4194	Proximity to settlement boundary	Site is roughly half way between boundaries of Kirkham and Newton
Dwelling yield	13	Primary school pedestrian, cycle access	Newton Bluecoat Primary, Kirkham St Michael's Church of England Primary School
Potential suitability: summary assessment	Site is within the Area of Separation and is not within walking distance to schools. Limited facilities accessible nearby on Blackpool Road. There is a bus stop directly outside site as well as a footpath along Blackpool Road. Potentially suitable	Convenience retail pedestrian, cycle access	Footpath along Dowbridge into Kikrham town centre
Availability: summary assessment	Site submitted by land owner: available	Pub, hall pedestrian, cycle access	The Bell and Bottle, Kirkham community centre, Newton Village Hall

Achievability: summary assessment	There are currently argricultural buildidngs and utilities that would need to be removed.	Secondary school pedestrian, cycle access	Car Hill High School, Kirkham Grammar School
Summary of planning history	Erection of detached chalet bungalow and demoition of existing argricultural builing and change of use from argricultural land to garden curtilage - site was refused due to being in the Area of Seperation. Below ground effulent tank granted.	Bus stop and services	Church Farm nos 61,75
Existing access point(s)	Two accesses via Blackpool Road	Public open space pedestrian, cycle access	Dowbridge cycle access into Kirkham town centre
Potential access points	Make current access more accessible from Blackpool Road.	Town centre by active travel	Dowbridge footpath to Kirkham but distant and severe climb for cycling
Settlement	Newton	Trees on or adjacent to site	Yes - surrounding site
Existing or recent previous use	Site includes farmhouse, range of argricultural buildings, silage clamp and concrete yard areas.	Hedges	Yes - partly surrounding site
Effect of development on existing use	Loss of farm land and argricultural land	Green belt?	No
Surrounding uses	Green land, resi, Blackpool Road	Area of separation?	Yes
Topography within site	Flat - no topography issues	Countryside area	Yes
Surrounding topography including relationship with site	Flat - no topography issues	Nature designation	No
Landscape and townscape impact of development of site	Surrounding land is green land	Pipelines, pylons, easements etc	No

SITEREF	NEW003	Geology including peat	No peat
number	23633382	Flood risk zone 2025 update - areas affected	Western edge of site within flood zones 2 and 3. Small areas within site within flood zones 2 and 3.
SITENAME	Land at Church Farm, Blackpool Road, Newton	Surface water flooding areas	Small areas within site ware at high risk of current and climate change surface water flooding.
POSTCODE	PR4 3RJ	Ponds	Yes - multiple on site.
AREA	198482.695	Watercourses	Yes - Dow Brook to the west boundary of the land
SITEUSE	Residential, Office / light industrial, Storage / distribution / industry	Biodiversity	Yes - green land, watercourse, hedges
Site Description	Large site, consisting of several agricultural fields stretching from the A583 south and south west to Dow Brook. Uneven shape. North of site Kikrham Bypass/Blackpool Road, resi and green land, East of site resi, greenland, Parrox Lane, South of site greenland, West of site green land.	Heritage assets	No
Ownership summary	Sole owner of site submiited proposal	Existing public rights of way through or adjoining site	No
Net developable area	99241	Proximity to settlement boundary	Approx 150m (from Kirkham) at NW corner across Dow Brook
Dwelling yield	298	Primary school pedestrian, cycle access	Newton Bluecoat Primary, Kirkham St Michael's Church of England Primary School
Potential suitability: summary assessment	Site has direct access to Kirkham Bypass/Blackpool Road. Footpath available from site. There is a bus stop directly outside site. Site is close to both Kirkham and Newton. Within Area of Separation but potentially suitable	Convenience retail pedestrian, cycle access	Footpath along Dowbridge into Kikrham town centre
Availability: summary assessment	Site submitted by land owner: available	Pub, hall pedestrian, cycle access	The Bell and Bottle, Kirkham community centre, Newton Village Hall

Achievability: summary assessment	Site requires flood mitigation strategies for surface water; achievable subject to that	Secondary school pedestrian, cycle access	Car Hill High School, Kirkham Grammar School
Summary of planning history	No planning history found.	Bus stop and services	Church Farm nos 61,75
Existing access point(s)	Fronting Kikrham Bypass	Public open space pedestrian, cycle access	Dowbridge cycle access into Kirkham town centre
Potential access points	Additonal Kikrham Bypass access	Town centre by active travel	Dowbridge footpath to Kirkham but distant and severe climb for cycling
Settlement	Newton	Trees on or adjacent to site	Tress - partly around edge of site
Existing or recent previous use	Argricultural land	Hedges	Partly around site
Effect of development on existing use	Loss of argricultural land, congestion on Kirkham Bypass	Green belt?	No
Surrounding uses	Greenland, Kirkham Bypass, resi	Area of separation?	Yes
Topography within site	Flat - no topography issues	Countryside area	Yes
Surrounding topography including relationship with site	Flat - no topography issues	Nature designation	No
Landscape and townscape impact of development of site	Site is apart of large green land zone - loss	Pipelines, pylons, easements etc	Yes. Telephone mast off site boarder.

SITEREF	NEW004	Geology including peat	No peat
number	23676848	Flood risk zone 2025 update - areas affected	No
SITENAME	Greenacres, New Hey Lane, Newton	Surface water flooding areas	Not directly on site - east and south east corner offsite are high risk of current and climate change surface water flooding - this could affect accessibility to site as this is on New Hay Lane (the only current access to the site).
POSTCODE	PR4 3SB	Ponds	No - some surrounding site within KKM006
AREA	2555.95	Watercourses	
SITEUSE	Residential	Biodiversity	Trees and hedges
Site Description	Single dwelling in its curtilage. North of site greenland, East of site Daisy Meadow farm and stables, South of site green land and farm land, West of site green land and then resi. There is a restrictive covenant on site which doesn't allow the site to be used for poultry and pig keeping.	Heritage assets	No
Ownership summary	Sole owner of the site submitted proposal	Existing public rights of way through or adjoining site	No
Net developable area	1789	Proximity to settlement boundary	
Dwelling yield	5	Primary school pedestrian, cycle access	Newton Bluecoat Primary, Kirkham St Michael's Church of England Primary School
Potential suitability: summary assessment	Access to the site and to facilities is difficult as New Hey Lane is a narrow country road with no footpath and is not a bus route. The site is within the Area of Separation but residential use aligns to the surrounding area. Potentially suitable	Convenience retail pedestrian, cycle access	Kirkham town centre 1.5 km but no cycle lane and no footpath along New Hey Lane
Availability: summary assessment	Timescale for availability is 6-10 years.	Pub, hall pedestrian, cycle access	The Bell and Bottle, Kirkham community centre, Newton Village Hall

Achievability: summary assessment	No major costs that will constrain residential development.	Secondary school pedestrian, cycle access	Car Hill High School, Kirkham Grammar School
Summary of planning history	Refused driveway and access from New Hey Lane due to harm to the visual character.	Bus stop and services	Dowbridge nos 61, 75
Existing access point(s)	Off New Hay Lane	Public open space pedestrian, cycle access	No cycle lane and no footpath along New Hey Lane
Potential access points	Additional New Hay Lane access	Town centre by active travel	Dowbridge footpath to Kirkham but distant and severe climb for cycling
Settlement	Kirkham/Newton	Trees on or adjacent to site	Yes - within the site two apple trees and others and surrounding site
Existing or recent previous use	Single residential building and double garage	Hedges	Yes - partly surrounding site
Effect of development on existing use	Small site and New Hay Lane is a narrow road - congestion	Green belt?	
Surrounding uses	Farm land, argricultural land, green land, residential	Area of separation?	
Topography within site	New Hay Lane is an elevated road - site is high up	Countryside area	
Surrounding topography including relationship with site	New Hay Lane is an elevated road - site is high up	Nature designation	
Landscape and townscape impact of development of site	As the site is elevated and as a large amount of surrounding use is greenland - loss of views from properties along Blackpool Road.	Pipelines, pylons, easements etc	No - next to site (KKM006 there is)

SITEREF	NEW005	Geology including peat	No peat
number	23682550	Flood risk zone 2025 update - areas affected	Site is not within a flood zone area.
SITENAME	Land south of Blackpool Road, Newton	Surface water flooding areas	Small areas of site (around ponds, western edge and north) are at risk of current and climate change surface water flooding.
POSTCODE		Ponds	Yes - ponds on site to be surveyed.
AREA	78752.816	Watercourses	No
SITEUSE	Residential	Biodiversity	Green land, trees, hedges
Site Description	Uneven shape. Site consists of four fields occupying the full space between Parrox Lane and the western edge of the main settlement of Newton. North of site resi, commerical, green land, East of site resi, South of site resi, commerical, green land, West of site green land and caravan park.	Heritage assets	No
Ownership summary	Submitted by sole owner of site	Existing public rights of way through or adjoining site	No
Net developable area	39376	Proximity to settlement boundary	
Dwelling yield	118	Primary school pedestrian, cycle access	Newton Bluecoat Primary, Kirkham St Michael's Church of England Primary School
Potential suitability: summary assessment	Site is within area of separation and has limited direct access to facilities. There is a bus stop and footpath on Blackpool Road to provided accessibility to wider facilities.	Convenience retail pedestrian, cycle access	Petrol station across Blackpool Road, convenience store along Bryning Lane
Availability: summary assessment	Site was submitted by land owner. Timescale for availability is 5 years and site is being marketed.	Pub, hall pedestrian, cycle access	The Bell and Bottle, Kirkham community centre, Newton Village Hall

Achievability: summary assessment	Site entrances must be developed from Blackpool Road. Ponds on site must be surveyed. Achievable subject to these being possible and no implications arising	Secondary school pedestrian, cycle access	Car Hill High School, Kirkham Grammar School
Summary of planning history	19/0691 Approved advertisment consent for three non illuminated signs upon roadside verges.	Bus stop and services	Bell and Bottle nos 61,75
Existing access point(s)	Blackpool Road	Public open space pedestrian, cycle access	No cycle lane or footpath along Blackpool Road or Parrox Lane
Potential access points	Additional Blackpool Road access and Parox Lane	Town centre by active travel	Dowbridge footpath to Kirkham but distant and severe climb for cycling
Settlement	Newton	Trees on or adjacent to site	Yes - surrounding and within site
Existing or recent previous use	Argricultural land	Hedges	Yes - surrounding site
Effect of development on existing use	Loss of argricultural land, congestion on Blackpool Road, matches surrounding uses.	Green belt?	No
Surrounding uses	Residential, commerical, green land, Blackpool Road.	Area of separation?	Yes
Topography within site	Flat	Countryside area	Yes
Surrounding topography including relationship with site	Flat	Nature designation	No
Landscape and townscape impact of development of site	Loss of views from surrounding residential properties	Pipelines, pylons, easements etc	Yes - overhead wires across part of site

SITEREF	NEW007	Geology including peat	No peat
number	23674578	Flood risk zone 2025 update - areas affected	North edge of site within flood zones 2 and 3. Small area near south of site within flood zones 2 and 3.
SITENAME	Land at New Hey Lane, Kirkham	Surface water flooding areas	Areas throughout the site at high risk of current and climate change surface water flooding.
POSTCODE		Ponds	Yes - within the site
AREA	299268.458	Watercourses	
SITEUSE	Residential	Biodiversity	Yes - greenery, trees, hedges, farm land
Site Description	Site is large area of agricultural land on both sides of New Hey Lane, together with extensive area of stable buildings. North of site is green land, East of site is green land, South of site green land then commerical uses, West of site green land and residential. New Hey Lane separates both parts of the site (narrow road) no street lighting and evidence of lack of drainage. Areas that are out out from the site showed evidence of lack of drainage. Farm and stables is in	Heritage assets	No
Ownership summary	Site owner did not submit site but site owner supports proposal.	Existing public rights of way through or adjoining site	New Hey Lane
Net developable area	149634	Proximity to settlement boundary	
Dwelling yield	449	Primary school pedestrian, cycle access	Newton Bluecoat Primary, Kirkham St Michael's Church of England Primary School
Potential suitability: summary assessment	Site is partially within the Area of Separation however the site has good access to local facilities. Site is nearby to the Story Homes residential site making it not discordant to the surrounding area. The site is suitable for development.	Convenience retail pedestrian, cycle access	Kirkham town centre 1.3 km - no cycle lane and no footpath along New Hey Lane.
Availability: summary assessment	Available: site submitted by major developer with owner support	Pub, hall pedestrian, cycle access	The Bell and Bottle, Kirkham community centre, Newton Village Hall

Achievability: summary assessment	Congestion could be caused surrounding the site via New Hey Lane as there is no footpath or cycle lane and is a narrow road. Additonal pedestrian links are required to improve accessibility and reduce congestion. Satisfactory vehicle access for the whole	Secondary school pedestrian, cycle access	Car Hill High School, Kirkham Grammar School
Summary of planning history		Bus stop and services	New Hay Lane, Church Farm nos 61, 75
Existing access point(s)	New Hey Lane	Public open space pedestrian, cycle access	Dowbridge cycle access into Kirkham town centre
Potential access points	New Hey Lane - implement a one way system - likely to get congested.	Town centre by active travel	Dowbridge footpath to Kirkham but distant and severe climb for cycling
Settlement	Kirkham	Trees on or adjacent to site	Yes - surrounding, within, and adjacent
Existing or recent previous use	Daisy Meadow Farm/stables, argricultural land	Hedges	Yes - surrounding and within the site
Effect of development on existing use	Congestion along New Hey Lane, loss of farm land and argricultural land.	Green belt?	Yes
Surrounding uses	Green land, farm land, argricutual land, residential.	Area of separation?	Yes
Topography within site	New Hey Lane is an elevated road - sits above Blackpool Road.	Countryside area	Yes
Surrounding topography including relationship with site	Same as above	Nature designation	
Landscape and townscape impact of development of site	As the site is elevated and as a large amount of surrounding use is greenland - loss of views from properties along Blackpool Road.	Pipelines, pylons, easements etc	Yes

SITEREF	SAS012	Geology including peat	There is peat on the site (North of the site)
number	23664894	Flood risk zone 2025 update - areas affected	No flood risk on this site, however there are significant areas of flood zones 2 & 3 on the immediately adjacent land north and east.
SITENAME	Land west of Lytham St Annes Way (B5410), Lytham St Annes	Surface water flooding areas	Significant flooding along the north of the site and some of the east when modelling for climate change (1% AEP 2070s). Smaller areas of surface water flooding at the north of the site when considering 1% AEP.
POSTCODE		Ponds	None
AREA	158255.688	Watercourses	No watercourses on site
SITEUSE	Residential, Retail, Open space / sport / community use	Biodiversity	Site is within much larger Lytham Moss Biological Heritage Site but unclear what value this site has.
Site Description	Open grass field west of the B5410 (Lytham St. Annes Way).	Heritage assets	None
Ownership summary		Existing public rights of way through or adjoining site	Public bridleway adjoining (or within?) the northern perimeter of the site; also not a PROW but there is a purpose-built dual use footway/cycleway close to the eastern boundary of the site that
Net developable area	79128	Proximity to settlement boundary	
Dwelling yield	389	Primary school pedestrian, cycle access	Clifton Primary School 12 mins walk away (0.6 miles). Ansdell Primary School 21 mins walk away (1 mile).
Potential suitability: summary assessment	Site adjoins the edge of St Annes/ Ansdell and would be enclosed by development on two sides with the link road on a third. Suitable subject to assessment that demonstrates it does not contribute to the Biological Heritage Site and not being functionally-	Convenience retail pedestrian, cycle access	Booths is a 17 min walk (0.8 miles) from the site. Shell garage provides basic convenience retail and is 0.2 miles (5 min walk) from the site. SPAR is 15 mins walk from the site (0.7 miles).
Availability: summary assessment	The agent confirms that the land is available and is currently in agricultural use.	Pub, hall pedestrian, cycle access	The Blossoms is 0.9 miles away (20 min walk). Waters Edge Pub 15 mins walk (0.7 miles).

Achievability: summary assessment	The site is achievable, is in a viable location on edge of Lytham St Annes	Secondary school pedestrian, cycle access	Lytham St Annes High School is 19 mins walk (0.9 miles).
Summary of planning history		Bus stop and services	There are no bus stops or bus services near the site
Existing access point(s)	Gate at the south east corner of the site.	Public open space pedestrian, cycle access	Heyhouses playing fields are 0.8 miles (17 min walk) from the site.
Potential access points	A new junction could be added to the B5410 to give access from the east. Alternatively, Jubilee Way could provide additional access from the south if a new road from here onto the site is added.	Town centre by active travel	Ansdell is a 27 min walk (1.2 miles).
Settlement	Lytham St Annes	Trees on or adjacent to site	Trees along the site's northern and southern boundaries, also trees in the south west of the site.
Existing or recent previous use	Open field, likely last use was for agriculture.	Hedges	Hedges present on the south and west of the site.
Effect of development on existing use	Loss of agricultural field	Green belt?	No
Surrounding uses	Residential dwellings to the south, open land to the east, Windmill Lodge nursing home to the west together with site being developed for residential; open land used as for the benefit of nature to the north.	Area of separation?	No
Topography within site	Site is mostly flat but slightly raised in the centre. There is a drainage channel along the eastern edge of the site as a gully, likely for surface water runoff.	Countryside area	Yes, policy GD4 Countryside Area
Surrounding topography including relationship with site	The surrounding topography is consistent with this site.	Nature designation	Yes, the site forms part of Lytham Moss Biological Heritage Site.
Landscape and townscape impact of development of site	Any development would have significant visual impact, being visible from residential dwellings in the south and the B5410 to the east. The site has little screening so there would be significant visual impact.	Pipelines, pylons, easements etc	None

SITEREF	SGL001	Geology including peat	No peat
number	23376610	Flood risk zone 2025 update - areas affected	Not in a flood risk zone
SITENAME	Lodge Lane, Singleton	Surface water flooding areas	Very minor area of surface water flooding (climate change modelled to 2070s 1% AEP) on the western side of the site.
POSTCODE	FY6	Ponds	None
AREA	33744.529	Watercourses	No watercourses
SITEUSE	Residential	Biodiversity	No significant biodiversity
Site Description	Small to medium sized site currently in use for grazing horses. There are storage containers, vehicles and rubble at the southern end of the site. Theres also a thin strip of land, like a corridor on the eastern boundary which may be used for exercising horses but its not wholly clear what this land is for. Also there is a small shed on site, perhaps used for agricultural storage.	Heritage assets	None
Ownership summary		Existing public rights of way through or adjoining site	None
Net developable area	23621	Proximity to settlement boundary	1km (Singleton)
Dwelling yield	71	Primary school pedestrian, cycle access	Singleton primary school, 22 mins walk from the site (1 mile)
Potential suitability: summary assessment	Located close to local services in Little Singleton. The site is not in a flood zone. Suitable	Convenience retail pedestrian, cycle access	Shell garage is a short walk from the site and provides basic convenience retail shopping (3 mins, 0.1 mile walk)
Availability: summary assessment	The land is available for residential uses as suggested by the agent.	Pub, hall pedestrian, cycle access	Miller Arms 22 mins walk away (1 mile). Singleton Village Hall, 0.9 mile away (19 mins walk)

Achievability: summary assessment	The site is is achievable and in a viable location linked to Singleton and Little Singleton.	Secondary school pedestrian, cycle access	Hodgson Academy 1.6 miles away (36 mins walk), cycle access possible
Summary of planning history	Previous applications for 2 and 4 dwellings, both refused.	Bus stop and services	Archways bus route 76 (Blackpool - St Annes) stops outside the site.
Existing access point(s)	Two access points: western side of the side from Lodge Lane and northern end of the site from Mains Lane.	Public open space pedestrian, cycle access	No public open space in proximity to the site.
Potential access points	Both access points could be widened, Mains Lane would be best access point to expand as its it would be difficult installing a junction on Lodge lane as it is constricted for space and traffic is fast flowing.	Town centre by active travel	Not currently but proposal for LCWIP cycle route to Poulton
Settlement	Singleton	Trees on or adjacent to site	Some trees on the southern end of the site but it is mostly open field.
Existing or recent previous use	Grazing horses and equine use.	Hedges	Hedges along the north, west and south of the site.
Effect of development on existing use	Loss of land for grazing animals	Green belt?	No
Surrounding uses	Open field to the west (this is site SGL006)	Area of separation?	No
Topography within site	Site is relatively flat but does have a slight downhill incline going west to east.	Countryside area	Yes, GD4 Countryside Area
Surrounding topography including relationship with site	The surrounding topography is consistent with this site.	Nature designation	None
Landscape and townscape impact of development of site	Any development would be visible from Lodge Lane, the impact on the A585 would be minimal as the site is well screened from the south by trees and hedgerows.	Pipelines, pylons, easements etc	None

SITEREF	SGL003	Geology including peat	No peat
number	23615422	Flood risk zone 2025 update - areas affected	A very small portion of land in the north east of the site is flood zone 2 & 3.
SITENAME	Land West of Poolfoot Farm, Singleton	Surface water flooding areas	Small amount of flooding 1% AEP in the site's north east corner. Some surface water flooding (climate change projected 1% AEP 2070s) at the north of the site along Pool Foot Lane and along the eastern boundary. This is likely due to the site's topography.
POSTCODE	FY6 8LY	Ponds	None
AREA	33089.611	Watercourses	None
SITEUSE	Residential, Energy, Office / light industrial, Storage / distribution / industry, Retail, Tourism	Biodiversity	Little biodiversity as its an agricultural field.
Site Description	Large agricultural field located between Pool Foot Lane in the north and Mains Lane in the south. The site has considerable changes in topography.	Heritage assets	None
Ownership summary		Existing public rights of way through or adjoining site	None
Net developable area	23163	Proximity to settlement boundary	1.3km (Singleton), 1.2km (Poulton)
Dwelling yield	69	Primary school pedestrian, cycle access	Singleton Primary School 23 mins walk (1.1 miles)
Potential suitability: summary assessment	Site is suitable and well related to Little Singleton and Singlton including local services. A minor portion of the site is in flood zone 2 and 3.	Convenience retail pedestrian, cycle access	Shell garage is in close proximity (150 yards from site entrance) to this site and provides basic convenience retail.
Availability: summary assessment	Site is available	Pub, hall pedestrian, cycle access	Singleton Village Hall 0.9 miles away (21 min walk).

Achievability: summary assessment	The site is achievable	Secondary school pedestrian, cycle access	Hodgson Academy 36 mins walk from the site (1.6 miles away), cycle access possible.
Summary of planning history	Plannning permissions relate to pumping station and pathways	Bus stop and services	Archways 76 bus stops located near the site by the Shell garage, providing a bus route between Blackpool - St Anne's.
Existing access point(s)	Site accessed via north west of the site vias Pool Foot Lane by the Shell garage.	Public open space pedestrian, cycle access	No public open space in proximity to the site.
Potential access points	Theres a potential second access point off Pool Foot lane where the existing sewage pumping station is. There is an opening onto the field but it may impact on the existing infrastructure.	Town centre by active travel	Not currently but proposal for LCWIP cycle route to Poulton
Settlement	Singleton	Trees on or adjacent to site	Trees along the site boundary but not within the site itself.
Existing or recent previous use	Site currently in agricultural use growing corn. In the north east corner there is a sewage pumping station but this is not part of the area included in site submission.	Hedges	Hedges around the entire site perimeter.
Effect of development on existing use	Loss of agricultural land.	Green belt?	No
Surrounding uses	Residential to the north, Pool Brow caravan park to the north west, agricultural fields to the east and south. A585 bypass to the far south.	Area of separation?	No
Topography within site	The site slopes downhill from west to east. On the eastern side of the site also slopes downhill from south to north (mains Lane down to Pool Foot Lane). The lowets point of the site is the NE corner and the highest point is the SW corner.	Countryside area	Yes, Policy GD4 Countryside area
Surrounding topography including relationship with site	Surrounding topography is consistent with the site.	Nature designation	No
Landscape and townscape impact of development of site	Development of the site would impact on residential uses along Pool Foot Lane and may impact amenity and views from these properties.	Pipelines, pylons, easements etc	No pylons

SITeref	SGL006	Geology including peat	No peat
number	23545712	Flood risk zone 2025 update - areas affected	Not in a flood risk zone.
SITENAME	South of Garstang Road, Singleton	Surface water flooding areas	The northern and eastern boundaries of the site have surface water flooding when modelled for climate change to 2070 (1% AEP 2070s) and also some areas of surface water flooding (1% AEP). There is a large patch of flooding at the site's NE corner on also.
POSTCODE	FY6 8LJ	Ponds	Maps indicate that there is a large pond at the back of the site (southern side) adjacent to the A585.
AREA	36170.986	Watercourses	None
SITEUSE	Residential, Energy, Office / light industrial, Storage / distribution / industry, Retail, Tourism	Biodiversity	Little biodiversity value.
Site Description	Site north of the new A585 bypass and south of Mains Lane. Currently grass field.	Heritage assets	None
Ownership summary		Existing public rights of way through or adjoining site	None
Net developable area	25320	Proximity to settlement boundary	1.1km (Poulton), 1.2km (Singleton)
Dwelling yield	76	Primary school pedestrian, cycle access	Singleton Primary School 28 mins walk (1.3 miles). The Breck Primary School, Poulton is 47 mins walk away (2.1 miles). St Johns Catholic Primary School 50 mins walk away (2.2 miles).
Potential suitability: summary assessment	Site is suitable and is well located in respect of services at Little Singleton.	Convenience retail pedestrian, cycle access	Shell garage on Mains Lane provides basic convenience retail and is a short walk away from the site (6 mins, 0.3 miles).
Availability: summary assessment	Site is available.	Pub, hall pedestrian, cycle access	The Miller Arms, Singleton 27 mins walk (1.3 miles). Singleton Village Hall 25 mins walk away (1.2 miles).

Achievability: summary assessment	Site is achievable for the Residential, Energy generation, Office / light industrial, Storage / distribution / industry, Retail, Tourism uses put forward by the agent.	Secondary school pedestrian, cycle access	Hodgson Academy 40 mins walk away (1.8 miles), cycle access possible
Summary of planning history	No planning history	Bus stop and services	Archways 76 Route between Blackpool - St Annes stops outside the Shelll garage near the site.
Existing access point(s)	There is a gate at the North West corner of the site at Mains Lane but this is now part of SGL001 site submission so no longer within this site's boundary.	Public open space pedestrian, cycle access	No public open space nearby.
Potential access points	Mains Lane is the only current access point but it could be opened up/widened to improve access onto the site.	Town centre by active travel	Not currently but proposal for LCWIP cycle route to Poulton
Settlement	Singleton	Trees on or adjacent to site	There are trees adjacent to the site along the eastern boundary.
Existing or recent previous use	Likely used for agriculture and foir grazing livestock. The site is currently an empty field however.	Hedges	Hedges present along the northern, eastern and southern boundaries.
Effect of development on existing use	Loss of agricultural field.	Green belt?	No
Surrounding uses	A585 bypass to the south, agriculrual field to the east growing corn (see site SGL005), agricultural field to the north. To the west there is a field with alpacas, goats, horses etc. grazing	Area of separation?	
Topography within site	Site slopes downhill from west to east.	Countryside area	Yes, policy GD4 countryside area
Surrounding topography including relationship with site	Surrounding topography is consistent with this site, sloping downhill from west to east along Mains Lane.	Nature designation	None
Landscape and townscape impact of development of site	Little impact as the site is well screened from the A585 in the south from trees along the southern boundary.	Pipelines, pylons, easements etc	None

SITEREF	SGL008	Geology including peat	No peat
number	23656679	Flood risk zone 2025 update - areas affected	Not located in a flood risk zone
SITENAME	Land between Mains Lane and River Wyre, Singleton	Surface water flooding areas	None
POSTCODE	FY6 7LJ	Ponds	None
AREA	10947.32	Watercourses	None on the site, however the River Wyre is adjacent to the site at the north.
SITEUSE	Residential, Office / light industrial, Storage / distribution / industry	Biodiversity	None
Site Description	Long, narrow site located on Mains Lane in Little Singleton.	Heritage assets	None
Ownership summary		Existing public rights of way through or adjoining site	None
Net developable area	7663	Proximity to settlement boundary	1.28km (Poulton), 1.38km (Singleton)
Dwelling yield	23	Primary school pedestrian, cycle access	Two primary schools in Poulton can be accessed by car (The Breck & St Johns Catholic Primary). Both are around 2 miles away (40 minute walk) so pedestrian access is not realistic.
Potential suitability: summary assessment	Site is suitable and is well located in respect of services at Little Singleton.	Convenience retail pedestrian, cycle access	Shell Fuel Station provides some convenience retail and is 100 metres from the site entrance.
Availability: summary assessment	Site is available.	Pub, hall pedestrian, cycle access	Miller Arms, Singleton is the nearest pub but pedestrian access is down Lodge Lane is poor (25 min walk, 1.1 miles). The Singleton village hall is 1 mile away down Lodge Lane (25 minute walk).

Achievability: summary assessment	Site is achievable and in a viable location.	Secondary school pedestrian, cycle access	Hodgson Academy is the nearest secondary school and is 1.6 miles away, cycle access possible.
Summary of planning history	No planning history	Bus stop and services	The site is a short walk to bus stops on the 76 Archway bus route that travels between Blackpool & St. Annes. The nearest bus stops are on Garstang Road East next to the Shell fuel station. The 42 bus Lancaster-Blackpool also passes near the site.
Existing access point(s)	Gate at Mains Lane is the only access point onto the site.	Public open space pedestrian, cycle access	No obvious public open space is available near the site.
Potential access points	Difficult to identify additional access points - the gate at Mains Lane is the only obvious entry point onto the site but this is narrow and it would be unsuitable adding in a new junction.	Town centre by active travel	Not currently but proposal for LCWIP cycle route to Poulton
Settlement		Trees on or adjacent to site	There are trees at the north end of the side adjacent to the River Wyre.
Existing or recent previous use	Currently grass field with no use.	Hedges	Hedgerows all along the site perimeter.
Effect of development on existing use	None	Green belt?	No
Surrounding uses	River Wyre is to the north, residential uses to the east and south. River Wyre caravan park neighbours the site to the west.	Area of separation?	No
Topography within site	Site slopes downhill going north and drains into the River Wyre.	Countryside area	Yes - policy GD4 countryside area
Surrounding topography including relationship with site	The surrounding land has consistent topography within this site and slopes downhill towards the River Wyre.	Nature designation	None
Landscape and townscape impact of development of site	Little impact on the landscape as views of the site from mains Lane are obscured by surrounding residential uses.	Pipelines, pylons, easements etc	None

SITEREF	SGL013	Geology including peat	No peat
number	23675709	Flood risk zone 2025 update - areas affected	Small sections of the site are 1% AEP on the ponds. Small sections of the site are 1% AEP to 2070. These are mainly around the ponds but there is a along thin area of surface water flooding to the
SITENAME	Land off Garstang Road, Singleton	Surface water flooding areas	Significant areas of flooding (flood zone 3) adjacent to the site in the south west.
POSTCODE	FY6 7SX	Ponds	Multiple ponds on the site
AREA	110483.759	Watercourses	None
SITEUSE	Residential, Retail, Open space / sport / community use	Biodiversity	No significant biodiversity
Site Description	Site consists of large open fields located north of Garstang Road and South of Mains Lane, Little Singleton.	Heritage assets	None
Ownership summary		Existing public rights of way through or adjoining site	None. There is a cycle lane marked out on Mains lane at the north of the site.
Net developable area	55242	Proximity to settlement boundary	Around 440m of Poulton settlement boundary
Dwelling yield	166	Primary school pedestrian, cycle access	Nearest primary schools are in Poulton (The Breck and St. Johns C of E). These are both 1.7 miles (39 mins) walk from the site: not realistic.
Potential suitability: summary assessment	Site is suitable as it well related to Little Singleton and close to services.	Convenience retail pedestrian, cycle access	Shell garage to the east of the site provides some convenience shopping but only very basic provision.
Availability: summary assessment	Available	Pub, hall pedestrian, cycle access	Shard Riverside Inn is 0.9 miles away but poor accessibility on foot. Again Miller Arms is a 32 min walk away (1.5 miles) but poor pedestrian access down Lodge Lane due to narrow pavement and fast traffic.

Achievability: summary assessment	Site is achievable for residential development	Secondary school pedestrian, cycle access	Nearest secondary school is Hodgson Academy in Poulton (29 mins, 1.3 mile walk), cycle access possible.
Summary of planning history		Bus stop and services	Stragecoach route 42 between Blackpool and Lancaster passes Garstang Road East and continues to Lancaster via Garstang. Archway routes 74 (Fleetwood - Preston) & 76 (Blackpool - St Anne's) pass close to the site.
Existing access point(s)	Current access includes gate off mains lane at the north of the site, west of the Koi Pools garden centre and access from Garstang Road at the south east of the site.	Public open space pedestrian, cycle access	No public open space in proximity to the site.
Potential access points	Garstang Road looks to be the most suitable access point as the existing road is wide and previously accommodated large trafic flows.	Town centre by active travel	Not currently but proposal for LCWIP cycle route to Poulton
Settlement	Singleton	Trees on or adjacent to site	Many trees on site along the field boundaries. There is also significant new tree planting along the southern boundary which will have been put in place to screen the site from the A585. Trees
Existing or recent previous use	Kier highways compound on site, likely used for the construction of the Garstang New Road A585 bypass. The site looks to be in use for agriculture.	Hedges	There are hedgerows along the northtthern boundary along Mains Lane. There are some hedgerows along the field boundaries and in the centre of the site.
Effect of development on existing use	Loss of agricultural land.	Green belt?	No
Surrounding uses	Residential uses and the garden centre to the North East. Further residential uses and the Shell fuel station to the east. Equine uses to the north west on the adjacent site. Open fields to the south west of the site. A585 to the south of the	Area of separation?	
Topography within site	Site is highest in the North East corner at Mains Lane access point and slopes downhill going south. In the south there is a raised mound which is fenced off, being significantly higher than the surrounding land. The is a low channel/gulley to the south	Countryside area	Yes, GD4 countryside area
Surrounding topography including relationship with site	Along the southern boundary the land is higher as there are enbankments providing visdual screening from the A585.	Nature designation	None
Landscape and townscape impact of development of site	Development of the site would be visible from the A585, however the enbankments along the southern boundary provide some screening.	Pipelines, pylons, easements etc	No pylons, there is however black piping along the site's southern boundary with "AOC" embossed, could possibly be for drainage?

SITEREF	SGL014	Geology including peat	No peat
number	23673442	Flood risk zone 2025 update - areas affected	Western and southern part of the site is flood zone 3.
SITENAME	Land off Garstang Road and Mains Lane, Singleton	Surface water flooding areas	West of the site along the watercourse has a 1% AEP flood risk to 2070 (climate change modelled)
POSTCODE		Ponds	There is a pond adjacent to the site in the north east corner with a reed bed which is liekly to have high bodiversity value.
AREA	65016.535	Watercourses	Watercourse running alsong the western boundary of the site.
SITEUSE	Residential	Biodiversity	Pond and reed bed adjacent to the site is likely yo have high biodiversity value.
Site Description	Large open site west of the A585 near Skippool.	Heritage assets	None
Ownership summary		Existing public rights of way through or adjoining site	None
Net developable area	32508	Proximity to settlement boundary	Adjoining settlement boundary of Poulton in Wyre although across main river
Dwelling yield	98	Primary school pedestrian, cycle access	The Breck primary school is a 10 min (0.5 mile) walk from the site. St. John's Catholic Primary School is 13 mins from the site (0.6 miles) located on Breck Road.
Potential suitability: summary assessment	Located close to local facilities at Skippool, Poulton. Only a limited portion of the site is suitable for development as much of the site lies in flood zone 3.	Convenience retail pedestrian, cycle access	Skippool Service station provides basic convenience shopping and is located at the north of the site, 175 feet from the site entrance.
Availability: summary assessment	Site is available.	Pub, hall pedestrian, cycle access	Thornton Lodge 0.4 mile walk from the site (11 mins). The River Wyre pun is 0.2 miles (4 mins walk) from the site. Shard Riverside 1.4 miles (31 min walk).

Achievability: summary assessment	Areas of the site outside the flood zones is achievable for residential development as proposed by the agent.	Secondary school pedestrian, cycle access	Hodgson Academy is a 1 mile (22 mins) walk from the site.
Summary of planning history		Bus stop and services	The nearby Breck Road is served by Blackpool Transport route 5C (Knott End - Blackpool). Archways routes 74 & 75 (Fleetwood - Preston) are located on nearby Breck Road.
Existing access point(s)	Existing access is at the north of the site adjacent to the A585 and near Skippool Service Station.	Public open space pedestrian, cycle access	
Potential access points	As above, the existing access onto the site could be enlarged and widened to accommodate larger traffic flows an to give a direct route to Poulton and the A585. There are already traffic lights in place and this is the obvious access point onto the site.	Town centre by active travel	Cycle route to Skippool but remainder of route to Poulton difficult along Breck Road
Settlement	Singleton	Trees on or adjacent to site	Some trees on site and plenty of trees along the site perimeter, especially to the western boundary. Also, many new/young trees have been planted along the eastern boundary to provide
Existing or recent previous use	Equine uses, grazing horses and also cattle. Part of the site is currently not in use and just open land.	Hedges	Hedgerow along the western boundary of the site.
Effect of development on existing use	Loss of land for agricultural use.	Green belt?	No
Surrounding uses	A585 to the north and east, residential to the west and Breck caravan park to the west, open fields to the south. Ingle's Dawndew Salad Ltd industrial buildings to the south of the site.	Area of separation?	
Topography within site	The site slopes downhill from east to west, where there is a watercourse running along the western boundary of the site. Its likely that the site drains downhill from east to west.	Countryside area	Yes - policy GD4 countryside area
Surrounding topography including relationship with site	The west of the site is much lower than the surrounding land due to the watercourse running along the western boundary.	Nature designation	None
Landscape and townscape impact of development of site	Limited landscape and townscape impact as the site is screened by trees to the west and there is a raised mound along the eastern boundary that screens the site from the A585 in the east.	Pipelines, pylons, easements etc	None

SITEREF	STI003	Geology including peat	No peat
number	23678579	Flood risk zone 2025 update - areas affected	Not in a flood risk zone
SITENAME	Land to the rear of Showmans Park Campsite, Chain Lane, Staining	Surface water flooding areas	Some surface water flooding at the south west of the site along Chain Lane.
POSTCODE	FY3 0DE	Ponds	Plans indicate one pond in the centre of the site.
AREA	36586.227	Watercourses	None
SITEUSE	Residential, Energy generation, Office / light industrial, Storage / distribution / industry, Retail, Tourism, Gypsy and travellers/ travelling showpeople’s site	Biodiversity	None
Site Description	Large site mainly consisting of open fields, located in the south east of Staining.	Heritage assets	None
Ownership summary		Existing public rights of way through or adjoining site	Public footpath along northern boundary of site
Net developable area	25610	Proximity to settlement boundary	Adjoins on north and west sides
Dwelling yield	77	Primary school pedestrian, cycle access	Staining Church of England Primary School is a 10 minute walk away (0.5 miles).
Potential suitability: summary assessment	Site is well related to Staining and its local services.	Convenience retail pedestrian, cycle access	Morrisons Daily store is located adjacent to the west of this site, providing convenience retail.
Availability: summary assessment	Site is available	Pub, hall pedestrian, cycle access	The Plough in Staining is an 8 minute walk away (0.4 miles).

Achievability: summary assessment	Site is achievable	Secondary school pedestrian, cycle access	Nearest school is Baines School, Poulton - this is 1.5 miles away but is 34 mins walk from the site. Can be cycled via quiet lanes although no dedicated cycleway within Poulton
Summary of planning history		Bus stop and services	Archways 75 (Fleetwood - Preston) passes the west of the site on Chain Lane and stops at Staining Village Hall. Blackpool Transport route 5A into Blackpool town centre.
Existing access point(s)	Main access onto the site is from Chain lane to the south west of the site, opposite Staining Village Hall (Showman's Park).	Public open space pedestrian, cycle access	Playing fields at Staining Village Hall are located adjacent to the west of this site.
Potential access points	The site could be accessed from the North as there is a single track lane, however access is tight and could not accommodate large vehicle movements.	Town centre by active travel	Complete pedestrian and cycle route to Blackpool Town Centre around golf course and through Stanley park
Settlement	Staining	Trees on or adjacent to site	Yes, single tree on the western boundary along Chain Lane.
Existing or recent previous use	Grass fields likely used for agriculture. The northern part of the site is currently used for equine/horse grazing.	Hedges	Hedges on the northern boundary, south, east and partially to the west.
Effect of development on existing use	Loss of agricultural field and land for horses.	Green belt?	No
Surrounding uses	Residential to the north and west. Villiage hall and playing fields to the west. Golf course to the south (Staining Lodge), open fields to the south and east. Gypsy traveller acommodation in the centre of the site (Showman's Park).	Area of separation?	
Topography within site	The site slopes downhill from its highest point in the east to its lowest point in the west along Chain lane.	Countryside area	Yes - GD4 Countryside area
Surrounding topography including relationship with site	The surrounding land conforms with the topography of this site.	Nature designation	None
Landscape and townscape impact of development of site	The site would have considerable impact on the views of surrounding residential dwellings.	Pipelines, pylons, easements etc	None on this site, although there are pylons in the adjacent site to the east.

SITeref	WAG001	Geology including peat	No peat
number	23339286	Flood risk zone 2025 update - areas affected	Not within a flood risk zone.
SITENAME	Land off Moss Side Lane, Wrea Green	Surface water flooding areas	The edge of the site and a small area within the site is at risk of surface water flooding. When visiting the site it was flooded around the site including Moss Side Lane which is the only current access to the site - affecting accessibility to the site.
POSTCODE	PR4 2PE	Ponds	Not within the site but pond to the South of the site.
AREA	32808.052	Watercourses	No
SITEUSE	Residential	Biodiversity	Loss of argricultural land.
Site Description	Site extends from the south west corner of The Green, and is a single large agricultural field. Site is accessed by Moss Side Lane. North of site is resi. East of site is argricultural land. South of site is argicultual land and part resi. West of site is Moss Side Lane. Opposite side of Moss Side Lane is The Villa Wrea Green.	Heritage assets	No
Ownership summary	Part ownership - supported by all owners. Submitted by one of part owners and an additonal submission by non-ownership.	Existing public rights of way through or adjoining site	No
Net developable area	22966	Proximity to settlement boundary	Adjoins on northernmost edges of site
Dwelling yield	69	Primary school pedestrian, cycle access	Ribby with Wrea Endowed Church of England Primary School.
Potential suitability: summary assessment	The site is not protected and relates well to the settlement, adjoining the settlement boundary and close to the village centre making it suitable for development. However Wrea Green is subject to high levels of traffic congestion and limited local facili	Convenience retail pedestrian, cycle access	Wrea Green sub post office
Availability: summary assessment	Available	Pub, hall pedestrian, cycle access	The Grapes, Wrea Green. Wrea Green Institute. Ribby Hall. Wrea Green Tennis Club

Achievability: summary assessment	Achievable	Secondary school pedestrian, cycle access	Kirkham Grammar School 2.4km on foot, cycle access difficult, all state schools too distant
Summary of planning history	89/0522 outline planning application refused for 27 residential dwellings. 91/0327 re-submission refused (means of access) both due to open land development causing loss of visual quality and scale and character.	Bus stop and services	Grapes Hotel nos 61, 76
Existing access point(s)	Off Moss Side Lane	Public open space pedestrian, cycle access	The Green 50m
Potential access points	Additional access off Moss Side Lane - one way system	Town centre by active travel	Kirkham town centre is beyond a reasonable walk; no dedicated cycle route and difficult main road route for cycling
Settlement	Wrea Green	Trees on or adjacent to site	Yes - South edge of site
Existing or recent previous use	Arable/Stables	Hedges	Yes - South edge of site
Effect of development on existing use	Loss of argricultural land. Increase in traffic - No cycle lane and limited footpath on Moss Side Lane.	Green belt?	No
Surrounding uses	Argricultural, Resi, Commerical	Area of separation?	No
Topography within site	Flat	Countryside area	Yes
Surrounding topography including relationship with site	Flat	Nature designation	No
Landscape and townscape impact of development of site	Loss of views South to Wrea Green	Pipelines, pylons, easements etc	No

SITEREF	WAG003	Geology including peat	No peat
number	23676608	Flood risk zone 2025 update - areas affected	Site is not within a flood risk zone.
SITENAME	Land west of Bryning Lane, Wrea Green	Surface water flooding areas	Small areas of the site is at risk of current and climate change surface water flooding.
POSTCODE		Ponds	No
AREA	17293.388	Watercourses	Yes - FRA submitted as part of Application 17/0695
SITEUSE	Residential	Biodiversity	Loss of greenery
Site Description	Two grass fields adjacent to developed area of Wrea Green. Site is rectangular with extended South Eastern corner extension to provide field entrance. North of site is resi, East of site is resi and then Bryning Lane, South of Bryning Avenue, West of site is agricultural land.	Heritage assets	No
Ownership summary	Submitted with no legal interest with site however states that owners support the proposal.	Existing public rights of way through or adjoining site	No
Net developable area	12105	Proximity to settlement boundary	Adjoins on north, east and south sides
Dwelling yield	36	Primary school pedestrian, cycle access	Ribby with Wrea Endowed Church of England Primary School
Potential suitability: summary assessment	Site is well related to the settlement, closely located to the village centre. Restricted access to site from Bryning Lane, which could cause conflicting movements and congestion. Increase in residential development within Wrea Green could significantly s	Convenience retail pedestrian, cycle access	Wrea Green sub post office
Availability: summary assessment	Available	Pub, hall pedestrian, cycle access	The Grapes, Wrea Green. Wrea Green Institute. Ribby Hall. Wrea Green Tennis Club

Achievability: summary assessment	Achievable subject to successful site entrance layout and flood mitigation strategies to control risk of surface water flooding.	Secondary school pedestrian, cycle access	Kirkham Grammar School on foot, cycle access difficult, all state schools too distant
Summary of planning history	99/0784 Outline application for residential development with access from Bryning Lane Avenue including revised highway layout junction of Bryning Lane and Bryning Avenue, refused due to inadequate access causing high levels of traffic and harm to area.	Bus stop and services	Richmond Avenue no 76 also Grapes Hotel nos 61 and 76
Existing access point(s)	Bryning Lane	Public open space pedestrian, cycle access	The Green 300m
Potential access points	Larger access from Bryning Lane. Moss Side Lane access?	Town centre by active travel	Kirkham town centre is beyond a reasonable walk; no dedicated cycle route and difficult main road route for cycling
Settlement	Wrea Green	Trees on or adjacent to site	Yes
Existing or recent previous use	Grazing land	Hedges	Yes - Along edge and centre of site
Effect of development on existing use	Loss of argricultural land. Limited access to site.	Green belt?	No
Surrounding uses	Resi, argricultural, access road into Wrea Green	Area of separation?	No
Topography within site	Flat	Countryside area	Yes
Surrounding topography including relationship with site	Flat	Nature designation	No
Landscape and townscape impact of development of site	Loss of south views from Wrea Green	Pipelines, pylons, easements etc	No

SITEREF	WAG004	Geology including peat	No peat
number	23679530	Flood risk zone 2025 update - areas affected	Site is not within a flood risk zone.
SITENAME	Land to the South of Richmond Avenue and East of Bryning Lane, Wrea Green	Surface water flooding areas	Small areas within the site at high risk of current and climate change surface water flooding (arounds ponds and north edge).
POSTCODE	PR4 2PA	Ponds	Yes - ponds on site
AREA	76970.066	Watercourses	No
SITEUSE	Residential	Biodiversity	Loss of greenery, sheep on site
Site Description	Large uneven shaped site, formed from sections of four agricultural fields. North of site argricultal then resi. East of site argricultural, South of site green land, West of site resi. Site is Wrea Green memorial wood.	Heritage assets	Yes - Wrea Green memorial wood
Ownership summary	Sole ownership - submitted by land owner	Existing public rights of way through or adjoining site	None
Net developable area	38485	Proximity to settlement boundary	Adjoins on N side of site
Dwelling yield	115	Primary school pedestrian, cycle access	Ribby with Wrea Endowed Church of England Primary School.
Potential suitability: summary assessment	The site is not protected land and is not within a flood risk zone. The site relates well to the surrounding area however residential development in an area with limited facilities could significant strain existing services. Road access needs improving. T	Convenience retail pedestrian, cycle access	Wrea Green sub post office
Availability: summary assessment	Available	Pub, hall pedestrian, cycle access	The Grapes, Wrea Green. Wrea Green Institute. Ribby Hall. Wrea Green Tennis Club

Achievability: summary assessment	Achievable subject to workable schemes to protect ponds on site and mitigation measures implemented to ensure surface water flooding is controlled.	Secondary school pedestrian, cycle access	Kirkham Grammar School on foot, cycle access difficult, all state schools too distant
Summary of planning history	No planning history found.	Bus stop and services	Richmond Avenue no 76 also Grapes Hotel nos 61 and 76
Existing access point(s)	Richmond Avenue and Bryning Lane	Public open space pedestrian, cycle access	Duckworth Ave/ Thistleton Place 30m
Potential access points	Additional Richmond Avenue and Bryning Lane	Town centre by active travel	Kirkham town centre is beyond a reasonable walk; no dedicated cycle route and difficult main road route for cycling
Settlement	Wrea Green	Trees on or adjacent to site	Yes - within and surrounding and adjacent to site
Existing or recent previous use	Grazing and Wrea Green memorial wood	Hedges	Yes - partly surrounding site
Effect of development on existing use	Loss of green land and memorial wood	Green belt?	No
Surrounding uses	Resi, argricultural, Wrea Green memorial wood	Area of separation?	No
Topography within site	Flat	Countryside area	Yes
Surrounding topography including relationship with site	Flat	Nature designation	No
Landscape and townscape impact of development of site	Loss of memorial wood - loss of south long distance landscape	Pipelines, pylons, easements etc	No

SITEREF	WAG006	Geology including peat	No peat
number	23681667	Flood risk zone 2025 update - areas affected	Not within a flood risk zone.
SITENAME	Land at Greenlands Farm	Surface water flooding areas	Areas within the site are at high risk of current and climate change surface water flooding - partialy near ribby road which could impact accessibility to the site.
POSTCODE	PR4 2PA	Ponds	Two ponds within northernmost part of site
AREA	66211.413	Watercourses	Drains along front (south), north and east sides of site
SITEUSE	Residential	Biodiversity	Loss of green land and argricultural land
Site Description	Large site, square shape with uneven north edge, site consists of two fields plus the farm complex including dwellings, part of which provides rural holiday accommodation. North of site is green land, East of site is greenland, South of site is Ribby Road and then resi, West of site is resi.	Heritage assets	No
Ownership summary	Owners support but not submitted by land owner.	Existing public rights of way through or adjoining site	None
Net developable area	33106	Proximity to settlement boundary	West side of site adjoins settlement boundary
Dwelling yield	99	Primary school pedestrian, cycle access	Ribby with Wrea Endowed Church of England Primary School, Kirkham and Wesham Primary School, The Willows Catholic Primary School
Potential suitability: summary assessment	Site is within Area of Separation. The site is accessible to both Wrea Green and Kirkham. Some of site at risk of surface water flooding so flood mitigation must be in place. Access onto Ribby Road is difficult due to existing volume of movements. Potenti	Convenience retail pedestrian, cycle access	Wrea Green sub post office, Spar at Ribby Hall
Availability: summary assessment	Available	Pub, hall pedestrian, cycle access	The Grapes, Wrea Green. Wrea Green Institute. Ribby Hall. Wrea Green Tennis Club

Achievability: summary assessment	Achievable subject to resolution of the issue of access	Secondary school pedestrian, cycle access	Kirkham Grammar School on foot, cycle access difficult, all state schools too distant
Summary of planning history	11/0554 Refused community sports facility due to detracting from rural setting. 89/0725 Refused residential development. 89/0256 Refused residential development for 70+ homes.	Bus stop and services	Willow Drive nos 61, 76
Existing access point(s)	Ribby Road access	Public open space pedestrian, cycle access	North View Fold 240m, The Green 570m
Potential access points	Additional Ribby Road access, Wyre Close	Town centre by active travel	Kirkham town centre is beyond a reasonable walk; no dedicated cycle route and difficult main road route for cycling
Settlement	Wrea Green	Trees on or adjacent to site	Yes - surrounding and adjacent - TPO on boundary (see submitted accompanying statement)
Existing or recent previous use	Argricultural - Greenlands Farm	Hedges	Yes - surrounding site and within
Effect of development on existing use	Loss of Farm	Green belt?	No
Surrounding uses	Resi, green land, argricutural	Area of separation?	Yes
Topography within site	Flat	Countryside area	Yes
Surrounding topography including relationship with site	Flat	Nature designation	No
Landscape and townscape impact of development of site	Loss of green land and long distance north landscape	Pipelines, pylons, easements etc	Yes

SITEREF	WAG007	Geology including peat	No peat
number	24732829	Flood risk zone 2025 update - areas affected	Not within flood risk zones.
SITENAME	Land off Bryning Lane, Wrea Green	Surface water flooding areas	
POSTCODE	PR4 2HY	Ponds	No
AREA	18027.065	Watercourses	None
SITEUSE	Residential	Biodiversity	In hedges but limited
Site Description	Single agricultural field on settlement edge. Uneven site. North of site residential. East of site green land. South of site green land. West of site Bryning Lane and residential.	Heritage assets	No
Ownership summary	Site not submitted by land owner - land owner supports submission.	Existing public rights of way through or adjoining site	None
Net developable area	12619	Proximity to settlement boundary	Existing settlement boundary runs along northern and western sides of site
Dwelling yield	38	Primary school pedestrian, cycle access	Ribby with Wrea Endowed Church of England Primary School.
Potential suitability: summary assessment	Site is adjoining residential area within Wrea Green. Safe access onto Bryning Lane must be developed: provision of suitable pedestrian and cycle access could be difficult, given traffic levels and congestion. Limited facilities in Wrea Green. Site is po	Convenience retail pedestrian, cycle access	Wrea Green sub post office
Availability: summary assessment	Available	Pub, hall pedestrian, cycle access	The Grapes, Wrea Green. Wrea Green Institute. Ribby Hall. Wrea Green Tennis Club

Achievability: summary assessment	Achievable	Secondary school pedestrian, cycle access	Kirkham Grammar School on foot, cycle access difficult, all state schools too distant
Summary of planning history		Bus stop and services	Richmond Avenue no 76 also Grapes Hotel nos 61 and 76
Existing access point(s)		Public open space pedestrian, cycle access	The Green 380m
Potential access points		Town centre by active travel	Kirkham town centre is beyond a reasonable walk; no dedicated cycle route and difficult main road route for cycling
Settlement		Trees on or adjacent to site	Yes: intermittent row on eastern side
Existing or recent previous use		Hedges	Yes, on northern and western edges
Effect of development on existing use	Loss of agricultural land	Green belt?	No
Surrounding uses	Resi to N and W, open fields to S and E	Area of separation?	No
Topography within site	Gentle slope down east to west	Countryside area	Yes
Surrounding topography including relationship with site	Land to east is slightly above site	Nature designation	No
Landscape and townscape impact of development of site	Would bring edge of settlement urther south along Bryning Lane but would only be locally visible	Pipelines, pylons, easements etc	Telegraph pole on Bryning Lane side

SITEREF	WAG008	Geology including peat	No peat
number	79	Flood risk zone 2025 update - areas affected	No
SITENAME	The Villa, Moss Side Lane, Wrea Green	Surface water flooding areas	When visting the site, Moss Side Lane (Access to site) and land opposite The Villa was severely flooded after heavy rainfall.
POSTCODE	PR4 2PE	Ponds	Not on site but adajacent south west of site.
AREA	37596.819	Watercourses	None
SITEUSE	Leisure and tourism, residential as enabling development	Biodiversity	Mature protected trees likely to have high levels of biodiversity
Site Description	The Villa - hotel establishment, consisting of large traditional former country house within parkland containing significant tree cover. Residential and Lesuire proposal. North of site is argricultural and farmland. East of site is Wrea Green Windmill and residential. South of site is Moss Side Lane and green land. West of site is green land.	Heritage assets	No
Ownership summary		Existing public rights of way through or adjoining site	Footpath runs immediately to north of site
Net developable area	26318	Proximity to settlement boundary	Adjoins on eastern edge of site
Dwelling yield	0	Primary school pedestrian, cycle access	Ribby with Wrea Endowed Church of England Primary School.
Potential suitability: summary assessment	The site is not suitable for residential development. The site could potentially be suitable for development of lesiure facilities. Site has road access to Moss Side Lane which does not support active transportation.	Convenience retail pedestrian, cycle access	Wrea Green sub post office
Availability: summary assessment	Site has been submitted by the hotel: available	Pub, hall pedestrian, cycle access	The Grapes, Wrea Green. Wrea Green Institute. Ribby Hall. Wrea Green Tennis Club

Achievability: summary assessment	Achievable subject to safeguarding the significant protected trees that act as separation from residential properties to the East of site, and avoidance of the south of site which is liable of flooding.	Secondary school pedestrian, cycle access	Kirkham Grammar School 2.6km on foot, cycle access difficult, all state schools too distant
Summary of planning history		Bus stop and services	Grapes Hotel nos 61, 76
Existing access point(s)	Moss Side Lane	Public open space pedestrian, cycle access	The Green 210m
Potential access points		Town centre by active travel	Kirkham town centre is beyond a reasonable walk; no dedicated cycle route and difficult main road route for cycling
Settlement	Wrea Green	Trees on or adjacent to site	Yes trees on site and surrounding site - significant TPO's on site.
Existing or recent previous use	Hotel establishment	Hedges	Mostly overgrown: trees rather than hedges
Effect of development on existing use	Intended to be complementary: would intensify use of site	Green belt?	No
Surrounding uses	Open fields to W and S, residential to E, development site to N	Area of separation?	No
Topography within site	Land raises North of site. Entrance into site is uneven.	Countryside area	Yes
Surrounding topography including relationship with site	Moss Side Lane slightly raises on approach to site.	Nature designation	No
Landscape and townscape impact of development of site	Residential to the East of site - trees provide privacy and seperation from the hotel. The hotel set back from Moss Side Lane.	Pipelines, pylons, easements etc	No

SITEREF	WAR001	Geology including peat	No peat
number	23293397	Flood risk zone 2025 update - areas affected	South of site in both flood zones 2 and 3.
SITENAME	258 Lytham Road, Warton	Surface water flooding areas	South of site high current and climate change surface water flood areas.
POSTCODE	PR4 1AH	Ponds	No
AREA	9000.876	Watercourses	No
SITEUSE	Residential, Office / light industrial, Storage / distribution / industry, Retail, Tourism.	Biodiversity	Limited biodiversity on site
Site Description	Site of former dwelling and substantial curtilage with land behind in use for vehicle storage within settlement, on main Lytham Road. North of site is Highams Garage and then caravan site, East of site is residential, South of site is Lytham Road which then follows residential, West of site is residential and commerical. Site contains some greenery and is used for caravan storage.	Heritage assets	No
Ownership summary	Sole ownership - submitted by land owner	Existing public rights of way through or adjoining site	No
Net developable area	6301	Proximity to settlement boundary	Within
Dwelling yield	19	Primary school pedestrian, cycle access	Holy Family Catholic Primary School
Potential suitability: summary assessment	Site is located off Lytham Road which promotes active travel to facilities with cycle lanes and footpaths. Site is within the existing settlement of Warton and is therefore suitable for development.	Convenience retail pedestrian, cycle access	Spar Lytham Road 400m
Availability: summary assessment	All site owners support proposal. Site is available for up to 5 years and has received market interest enquires.	Pub, hall pedestrian, cycle access	The Clifton Arms, The Birley Arms, Warton Village Hall.

Achievability: summary assessment	Achievable	Secondary school pedestrian, cycle access	St Bede's Catholic High School, Car Hill High School, Kirkham Grammer School; none has safe access route
Summary of planning history		Bus stop and services	West End Lane, Florence Avenue, Post Office.
Existing access point(s)	Oaklands Caravan storage - Lytham Road	Public open space pedestrian, cycle access	Lytham Road
Potential access points	Additional Lytham Road (entry and exit one way system)	Town centre by active travel	Lytham Road
Settlement	Warton	Trees on or adjacent to site	No
Existing or recent previous use	Previously residential home. Currently partially Higham Garage and Oaklands caravan storage.	Hedges	Yes - not continuous
Effect of development on existing use	Loss of business and storage. Limited accessibility potentially causing congestion.	Green belt?	Yes
Surrounding uses	Residential and commerical.	Area of separation?	No
Topography within site	Flat	Countryside area	No
Surrounding topography including relationship with site	Flat	Nature designation	No
Landscape and townscape impact of development of site	Loss of views to surrounding residential development.	Pipelines, pylons, easements etc	No

SITeref	WAR002	Geology including peat	No peat
number	23456145	Flood risk zone 2025 update - areas affected	Not within Flood zones 2 or 3.
SITENAME	West of Beech Ave, Cedar Ave, Warton	Surface water flooding areas	High risk of Flooding from surface water current and climate change.
POSTCODE	PR4 1EL	Ponds	Not directly on site but there are two to the West and North West of the site (refer to photographs) - potential for flooding?
AREA	12972.359	Watercourses	No
SITEUSE	Residential	Biodiversity	Loss of greenery
Site Description	Long narrow site. Site is surrounded by residential development. Green space in between residential development (Riversleigh Way and Beech Ave/ Cedar Ave) but not identified as public space.	Heritage assets	No
Ownership summary	Part ownership - other land owner/s in support of proposal.	Existing public rights of way through or adjoining site	None
Net developable area	9081	Proximity to settlement boundary	Within
Dwelling yield	27	Primary school pedestrian, cycle access	Holy Family Catholic Primary School
Potential suitability: summary assessment	Site is within the settlement. Site is nearby Lytham Road which supports active travel and contains retail and convenience stores therefore is suitable for development.	Convenience retail pedestrian, cycle access	Spar Lytham Rd 300m
Availability: summary assessment	Site is available for up to 5 years.	Pub, hall pedestrian, cycle access	The Clifton Arms, The Birley Arms, Warton Village Hall.

Achievability: summary assessment	Achievable	Secondary school pedestrian, cycle access	St Bede's Catholic High School, Car Hill High School, Kirkham Grammer School; none has safe access route
Summary of planning history		Bus stop and services	West End Lane, Florence Avenue, Post Office.
Existing access point(s)	Cedar Ave to the East of the site, Pulpit Lane, Spire Grove to the North.	Public open space pedestrian, cycle access	Lytham Road
Potential access points	Riversleigh Way.	Town centre by active travel	Lytham Road - Foot/cycle access
Settlement	Warton	Trees on or adjacent to site	Yes - To the Eastern side - TPO's?
Existing or recent previous use	Previously used for grazing cattle. Currently vacent with some storage of building materials.	Hedges	Yes - surrounding site not consistent
Effect of development on existing use	The site is in the centre of a large residential development with access dependent on these residential small streets. Congestion on small streets and Lytham Road.	Green belt?	No
Surrounding uses	Residential	Area of separation?	No
Topography within site	Flat - no issues.	Countryside area	Yes
Surrounding topography including relationship with site	Flat - no issues.	Nature designation	No
Landscape and townscape impact of development of site	In a built up area so limited effect however removal of green land views.	Pipelines, pylons, easements etc	Yes - North of site

SITeref	WAR003	Geology including peat	No peat
number	23462212	Flood risk zone 2025 update - areas affected	Not within flood zones 2 and 3.
SITENAME	Pickforal Kennels, Hillock Lane, Warton	Surface water flooding areas	No
POSTCODE	PR4 1TP	Ponds	No
AREA	6784.222	Watercourses	No
SITEUSE	Residential	Biodiversity	Loss of greenery
Site Description	Site is located off Hillock Lane and Harbour Lane. North of site is Hillock Lane and then grass land. East of site is grass land. South of site is grass land and then resi. West of site is Harbour Lane and grass land. Site currently contains one dwelling, kennels and associated outbuildings.	Heritage assets	No
Ownership summary	Sole ownership	Existing public rights of way through or adjoining site	No
Net developable area	4749	Proximity to settlement boundary	50m
Dwelling yield	14	Primary school pedestrian, cycle access	Warton St Paul's Church of England Primary School. Holy Family Catholic Primary School.
Potential suitability: summary assessment	Site is close to existing settlement edge and would be easily integrated into existing settlement. Site has easy road access to Hillock Lane and Harbour Lane which provide vehicle access onto Lytham Road therefore site is suitable for development.	Convenience retail pedestrian, cycle access	Morrisons 600m , Tesco - no cycle lane on Hillock Lane or Harbour Lane. Limited retail within Warton.
Availability: summary assessment	Site is available within the next five years	Pub, hall pedestrian, cycle access	The Birley Arms Pub. The Clifton Arms, Warton Village Hall.

Achievability: summary assessment	Achievable	Secondary school pedestrian, cycle access	St Bede's Catholic High School, Car Hill High School, Kirkham Grammer School; none has safe access route
Summary of planning history		Bus stop and services	Blackfield Gardens bus stop
Existing access point(s)	Vehicular access from Harbour Lane and Hillock Lane	Public open space pedestrian, cycle access	St Paul's Church, Bridges Playing Fields - no cycle access from site.
Potential access points	Additional accesses on Harbour Lane and Hillock Lane	Town centre by active travel	Cycle route to Lytham
Settlement	Warton	Trees on or adjacent to site	Yes - No preservation orders on any trees on the site.
Existing or recent previous use	Currently developed as boarding kennels and cattery and paddock.	Hedges	Yes to the West of the site.
Effect of development on existing use	Loss of kennels etc	Green belt?	No
Surrounding uses	Argricultural and residential	Area of separation?	No
Topography within site	Flat	Countryside area	Yes
Surrounding topography including relationship with site	Flat	Nature designation	No
Landscape and townscape impact of development of site	Limited landscape impact - change in trees and hedges.	Pipelines, pylons, easements etc	No

SITeref	WAR004	Geology including peat	No peat
number	23480248	Flood risk zone 2025 update - areas affected	No
SITENAME	Off Hillock Lane Warton	Surface water flooding areas	Small patches at risk of surface water flooding both current and climate change - high and low.
POSTCODE	PR4 1TP	Ponds	No
AREA	13850.908	Watercourses	On southern edge
SITEUSE	Residential	Biodiversity	Loss of argricultural land.
Site Description	Site is 2 parcels of land which connect in the coner. Larger part has a cut out which occupies a property/building. Site is currently poultry building plus grazing/silage. North of site is Hillock Lane and grass land. East of site is open fields. South of site are two small parcels of land with residential development beyond. West of site is the Pickforal Kennels site.	Heritage assets	No
Ownership summary	Sole ownership of site.	Existing public rights of way through or adjoining site	No
Net developable area	9696	Proximity to settlement boundary	10m
Dwelling yield	29	Primary school pedestrian, cycle access	Warton St Paul's Church of England Primary School. Holy Family Catholic Primary School.
Potential suitability: summary assessment	South of site is residential development therefore site is edge-of-settlement. Site has easy road access to Hillock Lane and Harbour Lane which provide vehicle access onto Lytham Road.	Convenience retail pedestrian, cycle access	Morrisons, Tesco - no cycle lane on Hillock Lane or Harbour Lane. Limited retail within Warton.
Availability: summary assessment	Site is available within the next five years.	Pub, hall pedestrian, cycle access	The Birley Arms Pub. The Cifton Arms, Warton Village Hall.

Achievability: summary assessment	Access to South parcel of land may be difficult to access and require access outside of site. Flood mitigation strategies must be in place. Achievable subject to these.	Secondary school pedestrian, cycle access	St Bede's Catholic High School, Car Hill High School, Kirkham Grammer School; none has safe access route
Summary of planning history		Bus stop and services	Blackfield Gardens bus stop
Existing access point(s)	Vechile access off Hillock Lane	Public open space pedestrian, cycle access	St Paul's Church, Bridges Playing Fields - no cycle access from site.
Potential access points	Harbour Lane	Town centre by active travel	Cycle route to Lytham
Settlement	Warton	Trees on or adjacent to site	Yes - No tree preservation orders on the site.
Existing or recent previous use	Poultry, grazing	Hedges	Yes
Effect of development on existing use	Loss of argricultural land	Green belt?	No
Surrounding uses	Kennels to the west of site. Argricultural land. Residential.	Area of separation?	No
Topography within site	Site is flat - no topography issues.	Countryside area	Yes
Surrounding topography including relationship with site	No topography issues surrounding site.	Nature designation	No
Landscape and townscape impact of development of site	Limited landscape impact from site.	Pipelines, pylons, easements etc	Yes

SITeref	WAR005	Geology including peat	No peat
number	23498266	Flood risk zone 2025 update - areas affected	Not within flood zones 2 or 3.
SITENAME	Hill House, Hillock Lane, Warton	Surface water flooding areas	High risk current and climate change surface water flooding within and surrounding the site.
POSTCODE	PR4 1TP	Ponds	Yes - set within stables site
AREA	21068.952	Watercourses	Small ditch on western edge of site; also running outside of site immediately adjacent to southern boundary
SITEUSE	Residential	Biodiversity	Greenery
Site Description	Currently contains a residential property and Equestrian Business. Rectangular site. Largely green site. Site contains hardstandings from WWII accomodation.	Heritage assets	
Ownership summary	Sole ownership	Existing public rights of way through or adjoining site	No
Net developable area	14748	Proximity to settlement boundary	Adjoins along western side
Dwelling yield	44	Primary school pedestrian, cycle access	Warton St Paul's Church of England Primary School. Holy Family Catholic Primary School.
Potential suitability: summary assessment	Site forms undeveloped corner of otherwise developed area enclosed by Hillock Lane and Harbour Lane. Site has easy road access to Hillock Lane and Harbour Lane which provide vehicle access onto Lytham Road. Site is suitable for development.	Convenience retail pedestrian, cycle access	Morrisons 600m, Tesco. No cycle lane on Hillock Lane or Harbour Lane.
Availability: summary assessment	Site contains hardstandings from WWII accomodation. Retained? Site is available immediately and has received market interest enquires.	Pub, hall pedestrian, cycle access	The Birley Arms Pub. The Clifton Arms, Warton Village Hall.

Achievability: summary assessment	Flood mitigation strategies must be in place. Heritage survey must be carried out.	Secondary school pedestrian, cycle access	St Bede's Catholic High School, Car Hill High School, Kirkham Grammer School; none has safe access route
Summary of planning history	Various approvals for stables and original permission for agricultural workers dwelling but varied by CLEUD application. Two applications refused for dwelling within grounds of house and for ancillary family living accommodation.	Bus stop and services	Blackfield Gardens bus stop
Existing access point(s)	One access to Equestrian Use on Hillock Lane ; two access points to Harbour Lane.	Public open space pedestrian, cycle access	
Potential access points	Additional access on Hillock Lane further East.	Town centre by active travel	Cycle route to Lytham
Settlement	Warton	Trees on or adjacent to site	Yes - Fruit trees / orchard within the grounds of the house ; no specimen trees ; some trees around pond and on periphery of stables site.
Existing or recent previous use	Residential property and Equestrian Business.	Hedges	Yes surrounding site.
Effect of development on existing use	Loss of equestrian business.	Green belt?	No
Surrounding uses	Argricultural land. Residential to South and West.	Area of separation?	No
Topography within site	No topography issues.	Countryside area	Yes
Surrounding topography including relationship with site	No topography issues.	Nature designation	No
Landscape and townscape impact of development of site	Loss of argricultural views from north of the site.	Pipelines, pylons, easements etc	No

SITeref	WAR007	Geology including peat	No peat
number	23600486	Flood risk zone 2025 update - areas affected	Not within flood zones 2 and 3.
SITENAME	Land at Bryning Lane, Warton	Surface water flooding areas	Surrounding site high risk of current and climate change surface water flooding.
POSTCODE	PR4 1TN	Ponds	No
AREA	3952.445	Watercourses	No
SITEUSE	Residential	Biodiversity	Loss of biodiversity - natural habitats.
Site Description	Small site. Argricualtural, grass land. North of site AFC training site. East of site The Birley Arms. South of site Bryning Lane and argricultual land. West of site is residential.	Heritage assets	No
Ownership summary	Sole ownership - submitted by land owner.	Existing public rights of way through or adjoining site	None
Net developable area	2767	Proximity to settlement boundary	170m
Dwelling yield	8	Primary school pedestrian, cycle access	Holy Family Catholic Primary School
Potential suitability: summary assessment	Site has direct road access to Bryning Lane which goes into Warton, however the road has no cycle lane and limited footpath. There are other residential properties around the site and close to the settlement boundary and public house. The site is suitable	Convenience retail pedestrian, cycle access	Morrisons Daily, Spar at Shell Garage; partly access on Bryning Lane - Footpath on one side
Availability: summary assessment	Available	Pub, hall pedestrian, cycle access	The Birley Arms (adjacent), Clifton Arms, Warton Village Hall.

Achievability: summary assessment	Flood mitigation required on site. Access into site needs to be established. Achievable subject to these	Secondary school pedestrian, cycle access	St Bede's Catholic High School, Car Hill High School, Kirkham Grammer School; none has safe access route
Summary of planning history	The site has been the subject of a Permission in Principle application which was refused in 2024, a subsequent appeal was dismissed.	Bus stop and services	Blackfield Gardens, West End Lane, Florence Avenue, Post Office
Existing access point(s)	The existing access to the site is via third party land, being a strip of road frontage off Bryning Lane, owned by LCC. However, the owners of the site would co-operate with LCC as to use of their land and the existing access.	Public open space pedestrian, cycle access	Partly Bryning Lane
Potential access points	Additional Bryning Lane. East of site off Bryning Lane.	Town centre by active travel	Cycle route to Lytham
Settlement	Warton	Trees on or adjacent to site	No
Existing or recent previous use	Argricultural grass land	Hedges	Yes - surrounding site
Effect of development on existing use	Limited access - congestion. Loss of green land.	Green belt?	No
Surrounding uses	Commerical, residential, argricultural.	Area of separation?	No
Topography within site	Slope up east of site	Countryside area	Yes
Surrounding topography including relationship with site	Same	Nature designation	No
Landscape and townscape impact of development of site	Loss of views from surrounding (East) resi development and impact on AFC Fylde training ground.	Pipelines, pylons, easements etc	Yes

SITEREF	WAR008	Geology including peat	No peat
number	23617341	Flood risk zone 2025 update - areas affected	Site is within flood zones 2 and 3.
SITENAME	Land to rear of Helical Tech, Hillock Lane, Warton	Surface water flooding areas	Site is at risk of current and climate change surface water flooding.
POSTCODE		Ponds	Yes - Pond located in the middle of the site
AREA	197813.931	Watercourses	Large drain runs southwards along eastern edge
SITEUSE	Residential, Energy generation, Office / light industrial	Biodiversity	Greenery on site
Site Description	Open field site. North of site is Helical Technology Technical Centre and then Hillock Lane. East, south and west are all agricultural land	Heritage assets	No
Ownership summary	Sole ownership	Existing public rights of way through or adjoining site	No
Net developable area	98907	Proximity to settlement boundary	Adjoins in SW corner
Dwelling yield	297	Primary school pedestrian, cycle access	Warton St Paul's Church of England Primary School. Holy Family Catholic Primary School. Freckleton Church of England Primary School. Strike Lane Primary School. A584 cycle crossing.
Potential suitability: summary assessment	South of site adjoins existing settlement. Access to site access to site proposed through recently developed housing estate to the south west of site but will need to be demonstrated. Potentially suitable	Convenience retail pedestrian, cycle access	Morrisons , Tesco providing access achieved via existing estates
Availability: summary assessment	Available	Pub, hall pedestrian, cycle access	The Birley Arms Pub. Clifton Arms, The Plough Pub, Coach and Horses, Warton Village Hall, Freckleton Village Memorial Hall.

Achievability: summary assessment	Access to site must be achieved. Flood mitigation must be implemented on site. Achievable subject to these being possible.	Secondary school pedestrian, cycle access	St Bede's Catholic High School, Car Hill High School, Kirkham Grammer School; none has safe access route
Summary of planning history		Bus stop and services	Bus stops - Holy Family Church
Existing access point(s)	Access of Hillock Lane	Public open space pedestrian, cycle access	St Paul's Church, Bridges Playing Fields. Cycle lane and crossing on A584. No active transport from site.
Potential access points	Potential through neighbouring site - WAR013	Town centre by active travel	Cycle route to Lytham
Settlement	Warton	Trees on or adjacent to site	Yes - Coppice of trees to North of the site.
Existing or recent previous use	Argricultural land. Open fields.	Hedges	Yes - surrounding site.
Effect of development on existing use	Residential - same as surrounding and potential surrounding. Strain on resources. Energy generation, Office / light industrial - noise disturbtion to residential uses.	Green belt?	No
Surrounding uses	Argricultural and Open fields directly surrounding. Residential and retail nearby.	Area of separation?	No
Topography within site	Flat	Countryside area	Yes
Surrounding topography including relationship with site	Flat	Nature designation	No
Landscape and townscape impact of development of site	Loss of view by Kirkham Road properties. Loss of view from north new housing site.	Pipelines, pylons, easements etc	Yes - Pylons

SITeref	WAR010	Geology including peat	No peat
number	23679017	Flood risk zone 2025 update - areas affected	Not within Flood zones 2 or 3
SITENAME	Land north of Ennerdale Avenue, Warton	Surface water flooding areas	Medium risk of flooding from surface water currently, high risk of flooding from surface water - climate change
POSTCODE		Ponds	No
AREA	70686.44	Watercourses	No
SITEUSE	Residential	Biodiversity	Loss of greenery
Site Description	Large site. Grass land and argricultural. Site is surrounded by further argricultural land, residential, commerical (Lythm Cars Specialitst) and caravan use.	Heritage assets	No
Ownership summary	Shared ownership - all in support of proposal	Existing public rights of way through or adjoining site	No
Net developable area	35343	Proximity to settlement boundary	Adjoins on S and E sides
Dwelling yield	106	Primary school pedestrian, cycle access	Holy Family Catholic Primary School
Potential suitability: summary assessment	Half of the site is within the Green Belt (west of site) therefore this element of the site is not suitable for development. Included as suitable on the basis that only the area outside the Green Belt is developable. East of site lies between exsting deve	Convenience retail pedestrian, cycle access	Spar at Shell Garage, Lytham Rd - Cycle and footpath along Lytham Road
Availability: summary assessment	Site is available immediately and is under option to a developer. Site was not submitted by land owner.	Pub, hall pedestrian, cycle access	The Birley Arms, The Clifton Arms, Warton Village Hall

Achievability: summary assessment	Site requires flood mitigation strategies to be assessed and pond survey - 'largely limited to the boundaries due to the presence of off-site ponds.' Achievable subject to these	Secondary school pedestrian, cycle access	St Bede's Catholic High School, Car Hill High School, Kirkham Grammer School; none has safe access route
Summary of planning history		Bus stop and services	West End Lane, Florence Avenue, Post Office, Land registry
Existing access point(s)	South west corner (Lytham Cars Specialist). Ennerdale Avenue.	Public open space pedestrian, cycle access	Lytham Road, Church Road
Potential access points	Spire Grove/Lancet Avenue (Both resi). South west corner - Lytham Road.	Town centre by active travel	Lytham Road
Settlement	Warton	Trees on or adjacent to site	No
Existing or recent previous use	Currently argricultural - business tenacy in place for grazing livestock (seen in South West corner)	Hedges	Yes - surrounding site
Effect of development on existing use	Limited access points from primary roads.	Green belt?	Yes
Surrounding uses	Residential, commerical, caravan, argricultural	Area of separation?	No
Topography within site	Sloped near South West coner. Flat elsewhere.	Countryside area	Yes
Surrounding topography including relationship with site	Same	Nature designation	No
Landscape and townscape impact of development of site	Loss of north views from south and east properties	Pipelines, pylons, easements etc	No

SITEREF	WAR014	Geology including peat	No peat
number	23673459	Flood risk zone 2025 update - areas affected	Not within flood zones 2 and 3.
SITENAME	Snowdrop Grove, Warton	Surface water flooding areas	Small edges of site are risk of current and cliamte change surface water flooding.
POSTCODE	PR4 1EP	Ponds	No
AREA	1595.133	Watercourses	No
SITEUSE	Residential	Biodiversity	Green land, trees, biodiveristy living within
Site Description	Small site. Uneven shape. Parcel of undeveloped land within a housing development. North of site is green land, East of site is resi, South of site is resi, West of site is resi.	Heritage assets	No
Ownership summary	Submitted by sole owner	Existing public rights of way through or adjoining site	No
Net developable area	1117	Proximity to settlement boundary	Within
Dwelling yield	3	Primary school pedestrian, cycle access	Holy Family Catholic Primary School
Potential suitability: summary assessment	Site is within settlement, adjoining residential development. Site is not within flood zone area or green belt land. Suitable	Convenience retail pedestrian, cycle access	No cycle or footpath surrounding site. Footpath via Church Road into the village.
Availability: summary assessment	Available	Pub, hall pedestrian, cycle access	The Birley Arms, The Clifton Arms, Warton Village Hall

Achievability: summary assessment	Site may require some flood mitigation strategies to the edge of the site. Access to the site must be established, but site has been put forward by owner of adjoining property which allows access. Achievable	Secondary school pedestrian, cycle access	St Bede's Catholic High School, Car Hill High School, Kirkham Grammer School; none has safe access route
Summary of planning history		Bus stop and services	Bus stops - Blackfield Gardens
Existing access point(s)	Snowdrop Grove	Public open space pedestrian, cycle access	No cycle or footpath surrounding site. Footpath via Church Road into the village.
Potential access points	Extention to Snowdrop Grove	Town centre by active travel	Cycle route to Lytham
Settlement	Warton	Trees on or adjacent to site	Yes - surrounding and within the site.
Existing or recent previous use	Vacent - undeveloped land	Hedges	Yes - surrounding site.
Effect of development on existing use	Limited access - primary effect on surrounding houses -congestion	Green belt?	No
Surrounding uses	Resi	Area of separation?	No
Topography within site	Flat	Countryside area	No
Surrounding topography including relationship with site	Flat	Nature designation	No
Landscape and townscape impact of development of site	Small parcel of green space within a housing development - loss of green space.	Pipelines, pylons, easements etc	No

SITEREF	WAR015	Geology including peat	No peat
number	23850966	Flood risk zone 2025 update - areas affected	Small north parcel of site and western end of larger parcel of site falls within flood zones 2 and 3.
SITENAME	Fletchers Farm, Bank Lane, Warton	Surface water flooding areas	Small north parcel of site and western end of larger parcel of site shows high risk of surface water flood both currently and climate change.
POSTCODE	PR4 1AT	Ponds	No
AREA	14462.715	Watercourses	Not seen on site
SITEUSE	Residential,Tourism,Office / light industrial	Biodiversity	Loss of greenery and wildlife
Site Description	Site is two sections, consisting of farm and adjacent fields. North of site is residential and then Lytham Road. East of site is BAe owned land. South of site is BAe and argricultural land. West of site is argricultural land.	Heritage assets	No
Ownership summary	Sole owner submitted site	Existing public rights of way through or adjoining site	No
Net developable area	10124	Proximity to settlement boundary	Adjoins on N side
Dwelling yield	30	Primary school pedestrian, cycle access	Warton St Paul's Church of England Primary School. Holy Family Catholic Primary School.
Potential suitability: summary assessment	Most of site is Green Belt land therefore the site is not suitable for development. There is a small section to the East of site that is not within Green Belt and adjoins the settlement boundary which could potentially be used for development. West of sit	Convenience retail pedestrian, cycle access	Spar, Morrisons - Footpath available on Lytham Road - no cycle access.
Availability: summary assessment	Site is available immediately and is owned by a developer who submitted the site.	Pub, hall pedestrian, cycle access	The Birley Arms, The Clifton Arms, Warton Village Hall

Achievability: summary assessment	West of the site requires flood mitigation strategies. Achievable	Secondary school pedestrian, cycle access	St Bede's Catholic High School, Car Hill High School, Kirkham Grammer School; none has safe access route
Summary of planning history		Bus stop and services	Bus stops - Florence Ave bus stop.
Existing access point(s)	Access from Bank Lane	Public open space pedestrian, cycle access	
Potential access points	Same	Town centre by active travel	Cycle route to Lytham
Settlement	Warton	Trees on or adjacent to site	Yes
Existing or recent previous use	Greenfield and encased by commerical land owned by BAe. No existing use. Previously used	Hedges	Yes - surrounding site
Effect of development on existing use	Loss of Green Belt land.	Green belt?	Yes - Most of site
Surrounding uses	Residential, argricultural, BAe	Area of separation?	No
Topography within site	Slight slope to North of site	Countryside area	Yes
Surrounding topography including relationship with site	Same	Nature designation	No
Landscape and townscape impact of development of site	Loss of North views for properties to the South	Pipelines, pylons, easements etc	No

SITEREF	WAR016	Geology including peat	No peat
number	23897158	Flood risk zone 2025 update - areas affected	No
SITENAME	Land NE of Harbour Lane, Warton	Surface water flooding areas	Small patches at risk of current and climate change surface water flood risk.
POSTCODE		Ponds	No
AREA	5236.833	Watercourses	Yes - ditch in land
SITEUSE	Residential	Biodiversity	Loss of greenery and wildlife
Site Description	Two triangular sites. Site is surrounded by argricultural grass land that has been submitted for residential development. West of site is Harbour Lane (country road).	Heritage assets	No
Ownership summary	Part ownership - all site owners are in support of proposal	Existing public rights of way through or adjoining site	None
Net developable area	3666	Proximity to settlement boundary	Adjoins on south side
Dwelling yield	11	Primary school pedestrian, cycle access	Warton St Paul's Church of England Primary School. Holy Family Catholic Primary School.
Potential suitability: summary assessment	Site is adjoins settlement boundary and has close access to Harbour Lane which provides vehicle access to Warton village. Suitable	Convenience retail pedestrian, cycle access	Harbour Lane no cycle/footpath
Availability: summary assessment	Site is available within the first five years and is being marketed.	Pub, hall pedestrian, cycle access	The Birley Arms, The Clifton Arms, The Plough, Coach and Horses, Warton Village Hall, Freckleton Village Memorial Hall.

Achievability: summary assessment	Site requires flood mitigation strategies. Site requires additional access which may require access and development from third party site.Achievable subject to these	Secondary school pedestrian, cycle access	St Bede's Catholic High School, Car Hill High School, Kirkham Grammer School; none has safe access route
Summary of planning history		Bus stop and services	Bus stops - Blackfield Gardens bus stop
Existing access point(s)	Driveway at side of 8 Dover Close	Public open space pedestrian, cycle access	
Potential access points	Harbour Lane	Town centre by active travel	Cycle route to Lytham
Settlement	Warton	Trees on or adjacent to site	Yes
Existing or recent previous use	Greenfield	Hedges	Yes - surrounding site
Effect of development on existing use	In line with surrounding use, difficulty in accessing site, loss of green land.	Green belt?	No
Surrounding uses	Residential, agricultural	Area of separation?	No
Topography within site	Slight slope to North of site	Countryside area	Yes
Surrounding topography including relationship with site	Same	Nature designation	No
Landscape and townscape impact of development of site	Loss of North views for properties to the South	Pipelines, pylons, easements etc	No

SITEREF	WAR020	Geology including peat	No peat
number	78	Flood risk zone 2025 update - areas affected	Eastern edge of site and surrounding within flood zones 2 and 3.
SITENAME	Land North of Hillock Lane, Warton	Surface water flooding areas	2 large areas and small areas within the site at high risk of surface water flooding.
POSTCODE		Ponds	Yes - one small site within the site.
AREA	121586.731	Watercourses	There is a stream of water West of site - going around the site and within.
SITEUSE	Residential	Biodiversity	Grass land, trees and hedges on site.
Site Description	Site is green land. Land off Bryning Lane and Hillock Lane. North of site is green land. East of site is green land. South of site is Hillock Lane and resi. West of site is green land, The Birley Arms, AFC Fylde training ground.	Heritage assets	No
Ownership summary		Existing public rights of way through or adjoining site	None
Net developable area	60793	Proximity to settlement boundary	Adjoins on southern side across Hillock Lane
Dwelling yield	182	Primary school pedestrian, cycle access	Warton St Paul's Church of England Primary School. Holy Family Catholic Primary School.
Potential suitability: summary assessment	Site requires flood mitigation as small areas of site is within flood zones 2 and 3 and at risk of surface water flooding. Site is nearby a range of facilities.	Convenience retail pedestrian, cycle access	Morrisons Daily Harbour Lane, Spar at Shell Garage Lytham Road. No cycle lane on Hillock Lane, footpath on Church Road.
Availability: summary assessment	Hillock Lane is a restricted narrow road with no footpath or cycle path.	Pub, hall pedestrian, cycle access	The Birley Arms Pub. The Clifton Arms, Warton Village Hall.

Achievability: summary assessment	Flood mitigation is required. Site entrance needs developing which will effect Hillock Lane.	Secondary school pedestrian, cycle access	St Bede's Catholic High School, Car Hill High School, Kirkham Grammer School; none has safe access route
Summary of planning history		Bus stop and services	No bus stop on Hillock Lane. Bus stops nearby - Blackfield Gardens, St Pauls Church, Church Road, Warton Post Office.
Existing access point(s)		Public open space pedestrian, cycle access	St Pauls Church
Potential access points	Bryning Lane and Hillock Lane	Town centre by active travel	Cycle route to Lytham
Settlement	Warton	Trees on or adjacent to site	Yes - surrounding and within site.
Existing or recent previous use	Grass land	Hedges	Yes - surrounding and within site.
Effect of development on existing use	Congestion on Hillock Lane - narrow lane with no footpath or cycle lane.	Green belt?	No
Surrounding uses	Argricultural land, residential, pub (The Birley Arms).	Area of separation?	No
Topography within site	Uneven land - slopes on site.	Countryside area	Yes
Surrounding topography including relationship with site	Uneven land - slopes on road.	Nature designation	No
Landscape and townscape impact of development of site	Limited impact on wider area of Warton	Pipelines, pylons, easements etc	Two large pylons and one smaller electricity transmission pole within eastern part of the site

SITEREF	WEE002	Geology including peat	No peat
number	23682365	Flood risk zone 2025 update - areas affected	None
SITENAME	Happy Hounds Hotel, Weeton	Surface water flooding areas	Very minor flooding when modelling for climate change (1% AEP 2070s) at the site entance.
POSTCODE	PR4 3HS	Ponds	None
AREA	3059.21	Watercourses	None
SITEUSE	Residential	Biodiversity	Little biodiversity
Site Description	Small site located on the crossroads between Kirkham Road, Weeton Road and Back Lane. The site is just north of the M55 motorway. Currently in use as Happy Hounds Hotel dog kennel.	Heritage assets	None
Ownership summary		Existing public rights of way through or adjoining site	None
Net developable area	2141	Proximity to settlement boundary	380m
Dwelling yield	6	Primary school pedestrian, cycle access	Weeton St Michaels CofE primary school, 0.8 miles away (18 mins walk).
Potential suitability: summary assessment	Site is suitable	Convenience retail pedestrian, cycle access	None
Availability: summary assessment	The site is available.	Pub, hall pedestrian, cycle access	The Eagle at Weeton is a 9 minute walk (0.4 miles). Weeton Village Hall, 0.5 miles away (11 mins walk down Kirkham Road).

Achievability: summary assessment	Site is achievable for the residential use proposed by the agent.	Secondary school pedestrian, cycle access	None within active travel distance
Summary of planning history		Bus stop and services	Archway route 75 (Fleetwood-Preston) passes the site. Archways 76 (Blackpool-St Annes) passes near the site through Weeton centre and is a short walk from this site (0.5 miles), although the route doesn't pass the site directly.
Existing access point(s)	Entrance is on Back Lane at the south west corner of the site.	Public open space pedestrian, cycle access	Weeton Village Hall has a playing field and childrens playpark, this is 0.5 miles away (11 mins walk down Kirkham Road).
Potential access points	No opportunities available to add new access points to the site.	Town centre by active travel	No safe route to Kirkham
Settlement	Weeton	Trees on or adjacent to site	Trees at the site entrance on Back lane and
Existing or recent previous use	Dog kennel (Happy Hounds Hotel).	Hedges	Hedges along the West, east and south boundaries.
Effect of development on existing use	Loss of dog kennels	Green belt?	No
Surrounding uses	Car sales to the east. Also a travellers site to the south. M55 motorway to the south. Open fields to the north. Open fields to the west (see SHELAA site WEE003).	Area of separation?	No
Topography within site	Site is flat with little elevation changes.	Countryside area	Yes policy GD4 countryside area
Surrounding topography including relationship with site	Back Lane raises up slightly going west to east. This site is also higher than Back Lane.	Nature designation	None
Landscape and townscape impact of development of site	Limited visual impact as the site is well screened by trees along Back Lane and Weeton Road.	Pipelines, pylons, easements etc	Phone line going above the site.

SITEREF	WEE003	Geology including peat	No peat
number	23681340	Flood risk zone 2025 update - areas affected	Not in a flood risk zone.
SITENAME	East of Church Road and South of Kirkham Road, Weeton	Surface water flooding areas	Surface water flooding along Church Road along the west of the site (1% AEP). The extent of surface water flooding increases when accounting for climate change (1% AEP to 2070s), extending along Church Road in the west down to the site's south west corner
POSTCODE		Ponds	None
AREA	108357.831	Watercourses	None
SITEUSE	Residential	Biodiversity	Little biodiversity as the site looks to have been used for agriculture.
Site Description	Large site in the south east of Weeton, located immediately north of the M55 motorway. The site slopes downhill from east to west.	Heritage assets	None on the site itself, although Knowsley Farm House is located on adjacent land to the north and
Ownership summary		Existing public rights of way through or adjoining site	None
Net developable area	54179	Proximity to settlement boundary	Adjoins on north and west sides
Dwelling yield	163	Primary school pedestrian, cycle access	Weeton St Michaels CofE Primary, 0.4 miles (9 mins walk)
Potential suitability: summary assessment	Site is suitable, adjoins existing settlement	Convenience retail pedestrian, cycle access	None
Availability: summary assessment	The site is available.	Pub, hall pedestrian, cycle access	The Eagle at Weeton, a 4 minute walk down Church Road (0.2 miles) from the site's western entrance.

Achievability: summary assessment	Site is achievable for the residential use proposed by the agent.	Secondary school pedestrian, cycle access	None within active travel distance
Summary of planning history		Bus stop and services	Archway 75 (Fleetwood-Preston) and 76 (Blackpool-St Annes) passes the site.
Existing access point(s)	Access gate to the east of the site on Weeton Road, also access to the west fo the site off Church Road.	Public open space pedestrian, cycle access	Playing field and childrens play park at Weeton Village Hall, a 3 minute walk down Church Road (0.1 miles) from the site's western entrance.
Potential access points	There is potential to add access to the north east of the site along Kirkham Road. This would need to be at the north east as the elevation changes to the north west of the site along Kirkham Road and is much lower than this site.	Town centre by active travel	No safe route to Kirkham
Settlement	Weeton	Trees on or adjacent to site	Tall trees along the south of the site which provide screening to the M55 motorway.
Existing or recent previous use	Agriultural field	Hedges	Hedges along the entire site boundary.
Effect of development on existing use	Loss of agricultural land	Green belt?	No
Surrounding uses	Residential dwellings to the west on Church Road, M55 motorway to the south of the site. Residential dwelling and BT Openreach exchange to the north. Dog kennels to the east (see site WEE002, Happy Hounds Hotel).	Area of separation?	No
Topography within site	The site is highest in the east and slopes downhill to the west.	Countryside area	Yes, policy GD4 countryside area.
Surrounding topography including relationship with site	Kirkham Road to the east is slightly lower than this site. The M55 motorway to the south is much lower down than this site.	Nature designation	None
Landscape and townscape impact of development of site	The site is well screened from the M55 motorway by trees and from residential development to the north, although any development would be visible from the residential development on Church Road in the west looking east across the site.	Pipelines, pylons, easements etc	Phone line along the western side of the site along Church Road.

SITEREF	WEE004	Geology including peat	No peat
number	23659685	Flood risk zone 2025 update - areas affected	Not in a flood risk zone.
SITENAME	Mythop Road, Weeton	Surface water flooding areas	No flooding on the site itself, but there is flooding to the south of the site on Mythop Road - onbly apparent when modelling for climate change (1% AEP 2070s).
POSTCODE	PR4 3NB	Ponds	None
AREA	16141.729	Watercourses	None
SITEUSE	Residential, Energy, Office / light industrial, Storage / distribution / industry, Tourism	Biodiversity	The woodland area of the site will be rich in biodiversity.
Site Description	Large site located in the west of Weeton on Mythop Road. The site is mainly wooded with some surrounding residential uses.	Heritage assets	None
Ownership summary		Existing public rights of way through or adjoining site	There is a public footpath along the track at the west of the site, accessed off Mythop Road.
Net developable area	11299	Proximity to settlement boundary	Adjoins on south and east sides
Dwelling yield	34	Primary school pedestrian, cycle access	Weeton St Michaels Primary School, 0.6 miles (12 mins walk)
Potential suitability: summary assessment	Site is suitable, well related to Weeton	Convenience retail pedestrian, cycle access	None
Availability: summary assessment	Site is available	Pub, hall pedestrian, cycle access	The Eagle at Weeton, 0.2 miles away (5 mins walk). King Carveries, Preston New Road, Blackpool, 58 mins walk (2.6 miles).

Achievability: summary assessment	Site is achievable	Secondary school pedestrian, cycle access	None within active travel distance
Summary of planning history		Bus stop and services	Blackpool Transport route 75 (Fleetwood - Preston via Poulton le Fylde) runs through Weeton on Mythop Road. Archways route 75 (Fleetwood-Preston). Archways 76 (Blackpool - St Annes) passes Weeton Village Hall, a short walk from this site.
Existing access point(s)	There is pedestrian access on the south east corner of the site, however this is private access and not open to the public. Therte is also access at the north west corner of the site up the track to Plenco Stables. This access is using a public bridleway	Public open space pedestrian, cycle access	Weeton Village Hall playing field and childrens playpark, 0.2 miles (5 mins walk).
Potential access points	A new junction could be added to the southern edge of the site on Mythop Road, it would also be sensible to open up the existing access point at the South East corner of the site.	Town centre by active travel	No safe route to Kirkham
Settlement	Weeton	Trees on or adjacent to site	Yes, wooded area on site with many trees.
Existing or recent previous use	Woodland area, are is open fields at the north of the site with some cars and plant machinery being stored at the top of the site.	Hedges	Yes, hedgerows along the southern and western site boundaries.
Effect of development on existing use	Loss of trees, potential biodiversity loss.	Green belt?	No
Surrounding uses	Residential to the east and south. Plenco horse stables to the north. Agricultural fields and railway line to Poulton to the west.	Area of separation?	No
Topography within site	The site slopes downhill from west to east down Mythop Road. It also slopes downhill from north to south. The pedestrian access/gate in the south east corner of the site is the lowest point.	Countryside area	Yes, policy GD4 countryside area,
Surrounding topography including relationship with site	Mythop Road to the south is much lower than this site.	Nature designation	None
Landscape and townscape impact of development of site	Any development would be visible from Mythop Road which is the main route out of Weeton. There would also be a landscape impact from the west looking east as there are open agricultural fields to the west of the site with no screening.	Pipelines, pylons, easements etc	None

SITeref	WES001	Geology including peat	No peat
number	23593301	Flood risk zone 2025 update - areas affected	Western edge of top half of site is within flood zones 2 and 3.
SITENAME	East of Fleetwood Road, Wesham	Surface water flooding areas	Areas within the site are at high risk of current and climate change surface water flooding.
POSTCODE	PR4 3HD	Ponds	Yes - small ponds through the site.
AREA	328122.01	Watercourses	Yes - watercourse running north south through the land
SITEUSE	Residential, Storage / distribution / industry	Biodiversity	Argricultual land, loss of biodiveristy within the site.
Site Description	Large site stretching from opposite the football stadium as far as the motorway, consisting of several large fields. Site is in two parcels which are separated by a road. Uneven shape. North of site is M55, East of site green land, South of site green land, West of site Fleetwood Road.	Heritage assets	No
Ownership summary	Submitted by sole owner of the site	Existing public rights of way through or adjoining site	Yes - public footpath through the site, also around western and northern perimeter
Net developable area	164061	Proximity to settlement boundary	160m but extends to 1.27 km from boundary
Dwelling yield	492	Primary school pedestrian, cycle access	Medlar with Wesham C of E School , St Joseph's Catholic Primary Sch
Potential suitability: summary assessment	Large site. Southern part is well related to the settlement, nearby a range of facilities; northern part becomes more remote. Suitable for the development of the southern part of the site. Some areas of site are within flood zones 2 and 3 and at risk of s	Convenience retail pedestrian, cycle access	Mill Farm opposite site. No cycle access via Fleetwood Road.
Availability: summary assessment	Site is available immediately and has received market interest enquires.	Pub, hall pedestrian, cycle access	The Kingfisher, Wesham community centre.

Achievability: summary assessment	Flooding mitigation stratgies must be in place. Access points must be safely made on Fleetwood Road. Achievable subject to these	Secondary school pedestrian, cycle access	Car Hill High School, Kirkham Grammer School.
Summary of planning history		Bus stop and services	Bus stops - AFC Fylde, Morland Avenue,
Existing access point(s)	Field gate access on Fleetwood Road	Public open space pedestrian, cycle access	Mill Farm, Wesham community playground.
Potential access points	Additonal accesses on Fleetwood Road	Town centre by active travel	No cycle lane on Fleetwood Road - footpaths to Wesham village.
Settlement	Wesham	Trees on or adjacent to site	Yes - surrounding the site.
Existing or recent previous use	Argricultural use	Hedges	Yes - surrounding the site.
Effect of development on existing use	Loss of argricultural land, current access is very limited which means additonal access and change in road structure on Fleetwood Road	Green belt?	No
Surrounding uses	Mill Farm, green land, Fleetwood Road, M55.	Area of separation?	No
Topography within site	Flat	Countryside area	Yes
Surrounding topography including relationship with site	Flat	Nature designation	Part of site is within a biological heritage site.
Landscape and townscape impact of development of site	Surrounding landscape is green land - disruption in landscape.	Pipelines, pylons, easements etc	Row of small pylons runs west to east across site

SITeref	WES002	Geology including peat	No peat
number	23680227	Flood risk zone 2025 update - areas affected	Eastern corner within flood zone 2. Offsite south of site within flood zones 2 and 3.
SITENAME	South of Mowbreck Lane, Wesham	Surface water flooding areas	Site is high risk of current and climate change surface water flooding.
POSTCODE		Ponds	Yes - refer to submitted email
AREA	152807.913	Watercourses	No
SITEUSE	Residential	Biodiversity	Green land, trees
Site Description	Large site. Uneven shape. Single large agricultural field (known as Town Hill or Towns Hill) stretching from Mowbreck Lane to the railway line, adjoining the existing settlement for the full length. North of site green land, East of site green land and commerical facilities (Mowbreck Park), South of site green land and resi, West of site resi.	Heritage assets	No
Ownership summary	Sole owner of site submitted proposal	Existing public rights of way through or adjoining site	Yes multiple through site
Net developable area	76404	Proximity to settlement boundary	Adjoins on whole of western edge
Dwelling yield	229	Primary school pedestrian, cycle access	Medlar with Wesham C of E School , St Joseph's Catholic Primary Sch
Potential suitability: summary assessment	Directly adjoins settlement boundary and whole site would be close to local facilities and station. Suitable	Convenience retail pedestrian, cycle access	No cycle lane connecting site or on Fleetwood Road. Mill Farm development close by with Aldi/additonal commercial facilities.
Availability: summary assessment	Direct access to the site could cause congestion therefore an additional access should be developed. There is limited footpath and no cycle lane on Mowbreck Lane.	Pub, hall pedestrian, cycle access	The Kingfisher, Wesham community centre.

Achievability: summary assessment	Flood mitigation strategies are required on site. Additonal access to site is required.	Secondary school pedestrian, cycle access	Car Hill High School, Kirkham Grammer School.
Summary of planning history		Bus stop and services	Bus stops - Park Drive, Sanderling Way. Kirkham Railway Station nearby.
Existing access point(s)	Argricultural track to the north west corner off of Mowbreck Lane.	Public open space pedestrian, cycle access	Kirkham town centre to south of site - No cycle access. Public right of way across site
Potential access points	Additional access from Mowbreck Lane and Park Lane/Derby Road.	Town centre by active travel	No cycle path or consistent footpath to Kirkham town centre
Settlement	Wesham	Trees on or adjacent to site	Yes - within and surrounding site
Existing or recent previous use	Green field	Hedges	Yes - partly surrounding site
Effect of development on existing use	Increase in traffic across current housing site adjacent to site	Green belt?	No
Surrounding uses	Resi, green land	Area of separation?	No
Topography within site	Relatively flat	Countryside area	Yes
Surrounding topography including relationship with site	Relatively flat	Nature designation	No
Landscape and townscape impact of development of site	East green land loss of landscape	Pipelines, pylons, easements etc	No

SITEREF	WES003	Geology including peat	No peat
number	23678541	Flood risk zone 2025 update - areas affected	Site is not within a flood zone area.
SITENAME	Land east of Fleetwood Road and north of Sanderling Way, Wesham	Surface water flooding areas	Small area within site is at high risk of current and climate change surface water flooding. Eastern edge offsite is also at high risk.
POSTCODE		Ponds	No
AREA	29119.143	Watercourses	Yes - Medlar Brook runs along the eastern boundary
SITEUSE	Residential	Biodiversity	Greenfield, trees, hedges, biodiversity within the site.
Site Description	Single field extending from northern edge of settlement. North of site green land, East of site green land, South of site resi, West of site resi and Fleetwood Road. Nearby to motorway.	Heritage assets	No
Ownership summary	Submitted by sole owner of the site.	Existing public rights of way through or adjoining site	No
Net developable area	20383	Proximity to settlement boundary	Adjoins on south side
Dwelling yield	61	Primary school pedestrian, cycle access	Medlar with Wesham C of E School , St Joseph's Catholic Primary Sch
Potential suitability: summary assessment	Some flood mitigation stratgeies required on site and off site. Site is nearby range of facilities and is nearby motorway junction.	Convenience retail pedestrian, cycle access	Mill Farm opposite site
Availability: summary assessment	Argricultural track could cause congestion when accessing the site. There is already an agreement in place with the landowner to provide access via Sanderling Way.	Pub, hall pedestrian, cycle access	The Kingfisher, Wesham community centre.

Achievability: summary assessment	Additional access to site is required. Flood mitigation on and off site required.	Secondary school pedestrian, cycle access	Car Hill High School, Kirkham Grammer School
Summary of planning history	Outline application ref. 16/1029, refused July 2017. Appeal ref. APP/M2325/W/17/3187426, dismissed October 2018.	Bus stop and services	Bus stops - Park Drive, Sanderling Way
Existing access point(s)	Agricultural track to the south west corner	Public open space pedestrian, cycle access	Mill Farm, Wesham community playground.
Potential access points	Fleetwood Road	Town centre by active travel	No cycle lane - footpath into Wesham village.
Settlement	Wesham	Trees on or adjacent to site	Yes - within and surrounding site
Existing or recent previous use	Green field	Hedges	Yes - surrounding site
Effect of development on existing use	Loss of green field. Current limited access - congestion - changes to road structure.	Green belt?	No
Surrounding uses	Green field, resi, Mill Farm, Fleetwood Road.	Area of separation?	No
Topography within site	Flat	Countryside area	Yes
Surrounding topography including relationship with site	Flat	Nature designation	No
Landscape and townscape impact of development of site	Surrounding area is green field - disruption in landscape	Pipelines, pylons, easements etc	No

SITEREF	WES004	Geology including peat	No peat
number	23683340	Flood risk zone 2025 update - areas affected	Western edge of top part of site is within flood zone 2. South of site within flood zone 2. Offsite west of site within flood zones 2 and 3.
SITENAME	Land at Weeton Road, Wesham	Surface water flooding areas	Small areas within the site are at high risk of current and climate change surface water flooding.
POSTCODE		Ponds	Yes
AREA	311222.92	Watercourses	Yes
SITEUSE	Residential	Biodiversity	Loss of green land, trees, hedges and biodivieristy within the site - protected species.
Site Description	Large site. Site is in two parcels separated by Weeton Road, each containing a number of fields/ part fields. Uneven shape. North of site green land, East of site Mill Farm sports village and facilities, resi and Fleetwood Road, South of site railway line, resi, West of site green land, Bradkirk business park, green land. Nearby to motorway.	Heritage assets	No
Ownership summary	Submitted by sole owner of site	Existing public rights of way through or adjoining site	Yes: public footpath runs due west from traffic island through site
Net developable area	155611	Proximity to settlement boundary	Adjoins on SE side
Dwelling yield	467	Primary school pedestrian, cycle access	Medlar with Wesham C of E School , St Joseph's Catholic Primary Sch
Potential suitability: summary assessment	Site is well related to the settlement and is nearby a range of facilities. Flood mitigation strategies required on site. Suitable	Convenience retail pedestrian, cycle access	Mill Farm, No cycle lane or footpath via Fleetwood Road.
Availability: summary assessment	Available	Pub, hall pedestrian, cycle access	The Kingfisher, Wesham community centre.

Achievability: summary assessment	Achievable	Secondary school pedestrian, cycle access	Car Hill High School, Kirkham Grammer School
Summary of planning history		Bus stop and services	Bus stops - AFC Fylde, Morland Avenue
Existing access point(s)	North and South off Weeton Road	Public open space pedestrian, cycle access	Mill Farm, Wesham Community Playground
Potential access points	Fleetwood Road	Town centre by active travel	No cycle lane or footpath via Fleetwood Road - footpaths to Wesham village.
Settlement	Wesham	Trees on or adjacent to site	Yes
Existing or recent previous use	Agricuiltual use	Hedges	Yes
Effect of development on existing use	Surrounding Mill Farm - congestion espically on match days	Green belt?	
Surrounding uses	Mill Farm, argricultural land	Area of separation?	
Topography within site	Flat	Countryside area	
Surrounding topography including relationship with site	Flat	Nature designation	
Landscape and townscape impact of development of site	Mill Farm to North East of site	Pipelines, pylons, easements etc	No

SITeref	WES006	Geology including peat	No peat
number	24547614	Flood risk zone 2025 update - areas affected	South of site within flood zone 2. Off site south west corner with flood zones 2 and 3.
SITENAME	Bradkirk Business Park and land to the south, Weeton Road, Wesham	Surface water flooding areas	Small areas within site at high risk of current and climate change surface water flooding.
POSTCODE	PR4 3NA	Ponds	Yes - small pond on site - FRA and drainage strategy in progress - this will inform site planning and sustainable drainage provisions. It will also be coordinated with ecological assessment work which
AREA	44867.699	Watercourses	Yes - south of the site.
SITEUSE	Office/ light industry, Open space/ sport/ community use	Biodiversity	Green land
Site Description	Single field off Weeton Road extending towards the settlement from the existing Bradkirk Business Park. Uneven shape. Attached to WES004. North of site commerical use and green land. East of site argricultural land (WES004). South of site argricultural. West of site is green land.	Heritage assets	Bradkirk Hall Farm (house) is listed (Grade II) but is located outside the site and is unaffected by the proposals given its juxtaposition with the existing business park.
Ownership summary	Sole ownership of site - submitted by land owner.	Existing public rights of way through or adjoining site	No
Net developable area	44868	Proximity to settlement boundary	Approx. 200m
Dwelling yield	0	Primary school pedestrian, cycle access	
Potential suitability: summary assessment	Separated from settlement boundary by another submitted site, but adjoins existing industrial estate, and close to the settlement with its range of facilities. Suitable for the proposed uses for offices/light industry and open space/ community uses	Convenience retail pedestrian, cycle access	Mill Farm Sports Village - limited footpath and no cycle lane on Weeton Road.
Availability: summary assessment	Available	Pub, hall pedestrian, cycle access	The Kingfisher, Wesham community centre.

Achievability: summary assessment	The site is undergoing a range of surveys. Flood mitigation stratgeies must be in place. Achievable	Secondary school pedestrian, cycle access	Car Hill High School, Kirkham Grammer School, .
Summary of planning history	16/0738 dated 28 June 2017. 19/0574 dated 9 October 2019.	Bus stop and services	Bus stops - Bradkirk Business Park no 75.
Existing access point(s)	Weeton Road - buisness park enterence.	Public open space pedestrian, cycle access	Mill Farm, Wesham Community Playground.
Potential access points	Additonal Weeton Road access.	Town centre by active travel	No cycle lane or footpath via Fleetwood Road - footpaths to Wesham village.
Settlement	Wesham	Trees on or adjacent to site	Yes - within and surrounding the site - some may be retained as part of development.
Existing or recent previous use	Business Park and agriculture.	Hedges	Yes - partly surrounding site.
Effect of development on existing use	Expansion of adjacent industrial site - fits within surroudings.	Green belt?	No
Surrounding uses	Industrial/ commerical use and green land.	Area of separation?	No
Topography within site	Site is flat - no topography issues.	Countryside area	Yes
Surrounding topography including relationship with site	Surrounding site is flat - no topography issues.	Nature designation	No specific designation. Further assessment work will be undertaken for protected species - mitigation can be integral with the setailed esign of the development in its various stages.
Landscape and townscape impact of development of site	Limited landscape impact due to the site matching the surrounding industrial use - as long as development keeps similar to height to existing development it shouldn't make a significant impact.	Pipelines, pylons, easements etc	No

SITEREF	WHY002	Geology including peat	No peat
number	23556340	Flood risk zone 2025 update - areas affected	This site is not in a flood risk zone, but there are areas of flood zones 2 & 3 in close proximity to this site elsewhere on Cropper Road.
SITENAME	Blackpool South Caravan & Motorhome Club, Whitehills	Surface water flooding areas	Theres a small area of flood risk on the east of this site currently (1% AEP) and when accounting for climate change (1% AEP 2070s). There is however significant flooding on the roundabout and roads (including Cropper Rd & Jenny lane) north of the site.
POSTCODE	FY4 5LB	Ponds	None
AREA	22915.084	Watercourses	None
SITEUSE	Residential	Biodiversity	Little biodiversity as the site is in active use as a caravan park.
Site Description	Site that is currently in use as an active touring-only caravan park. The site is located at the north end of Cropper Road and east of Dickies Lane South.	Heritage assets	None
Ownership summary		Existing public rights of way through or adjoining site	None
Net developable area	16041	Proximity to settlement boundary	Within
Dwelling yield	48	Primary school pedestrian, cycle access	Mereside Primary School, Blackpool, is 22 mins walk from the site (1 mile), however Progress Way is unsuitable for pedestrians and has no pavement for walking. Marton Primary Academy is 1.3 miles from the site (29 mins walk). St Nicholas 1.7 km
Potential suitability: summary assessment	Suitable: the site is within the Whitehills settlement boundary close to employment areas; further services will be provided as the area develops	Convenience retail pedestrian, cycle access	Tesco Extra on Clifton Road is 1.2 miles from this site (27 mins walk).
Availability: summary assessment	Site is available.	Pub, hall pedestrian, cycle access	Plum Tree Farm, 1.2 miles, 27 mins walk. King Carvery Blackpool, 1.4 miles, 30 mins walk.

Achievability: summary assessment	Site is achievable.	Secondary school pedestrian, cycle access	St Georges C of E academy is 1.4 miles from the site (31 mins walk).
Summary of planning history		Bus stop and services	Blackpool Transport route 6 (Mereside - Grange park via Blackpool), runs along Jenny Lane to the north of the site and stops at DWP Peel park.
Existing access point(s)	Main entrance to the caravan park is on Cropper Road at the west side of the site.	Public open space pedestrian, cycle access	In nearby Wainhomes site
Potential access points	New access could p[otentially be added on Old House lane from the east, or add new access on Jenny Lane at the north of the site.	Town centre by active travel	Cycle route to Blackpool Town Centre via Chapel Lane but issue crossing Progress Way
Settlement	Whitehills	Trees on or adjacent to site	There are many trees on site, particularly at the site entrance there are several tall trees.
Existing or recent previous use	Caravan and motorhome park.	Hedges	Hedges surround the entire site boundary and provide privacy screening for guests of the site from Cropper Road and from Jenny Lane.
Effect of development on existing use	Loss of caravan and motorhome site.	Green belt?	No
Surrounding uses	Residential to the south, agricultural fields to the west and east, industrial estate to the north.	Area of separation?	No
Topography within site	The site is completely flat/level.	Countryside area	No
Surrounding topography including relationship with site	The surrounding topography is the same as this site, with little change or difference in elevation.	Nature designation	None
Landscape and townscape impact of development of site	The impact would be minimal as the site is fully screened by trees and hedges around the perimeter for privacy. The site is near to the Blackpool & Fylde industrial estate so the impact would have little effect on amenity.	Pipelines, pylons, easements etc	There is a phone line going overhead on Cropper Road into this site.

SITEREF	WHY003	Geology including peat	No peat
number	23631133	Flood risk zone 2025 update - areas affected	The very far east of the site is in flood zone 2, however this is a small proportion of the overall site.
SITENAME	Peel Hill Farm, Preston New Road, Whitehills	Surface water flooding areas	Areas of surface water flooding (1% AEP) dotted across the site, most notably in the east and north along the M55. High surface water flooding near the eastern dyke. Surface water flooding increases significantly with climate change (1% AEP 2070s).
POSTCODE	FY4 5JZ	Ponds	None
AREA	294018.727	Watercourses	At the far eastern edge of the site there is a main dyke but it only shares a boundary with this site and doesn't form part of the site itself.
SITEUSE	Residential, Retail	Biodiversity	Very little biodiveristy as the land is in agricultural use.
Site Description	Large site located south of the M55 and north of A 583 Preston New Road. Currently in agricultural use and is part of Peel Hill Farm which is an active farm.	Heritage assets	None
Ownership summary		Existing public rights of way through or adjoining site	None
Net developable area	141100	Proximity to settlement boundary	Adjoins across highway on western side
Dwelling yield	700	Primary school pedestrian, cycle access	Mereside Primary Academy Blackpool, 1.4 miles away, 31 mins walk.
Potential suitability: summary assessment	Suitable: directly adjoining the existing area of Whitehills; local facilities will be provided on the site and in the wider area	Convenience retail pedestrian, cycle access	Tesco Extra, Clifton Road, Blackpool, is 0.8 miles away (18 minute walk).
Availability: summary assessment	Site is available.	Pub, hall pedestrian, cycle access	Plum Tree Farm, Blackpool, 6 minute walk (0.2 miles).

Achievability: summary assessment	Site is achievable for the residential uses proposed by the agent and is in a viable locaton.	Secondary school pedestrian, cycle access	St Georges CofE Academy, Blackpool, 2 miles away, 44 minute walk.
Summary of planning history		Bus stop and services	Stagecoach Route 61 (Blackpool - Preston via Wesham) runs along the site and travels down Preston New Road.
Existing access point(s)	The only access point onto the site is from the Peel Farm entrance at Preston New Road at the west of the site.	Public open space pedestrian, cycle access	None in reasonable proximity
Potential access points	Could potentially access the site from Preston New Road at the junction with Peel Road/Whitehill Road near the BYD car garage.	Town centre by active travel	Cycle route to Blackpool Town Centre via Chapel Lane but issue crossing Progress Way
Settlement	Whitehills	Trees on or adjacent to site	Trees along the site boundary but no trees inside the site itself.
Existing or recent previous use	Caravan park, farm and agricultural land.	Hedges	There are hedges along the entire site boundary and there are also various hedgerows along some of the field lines.
Effect of development on existing use	Loss of caravan park and agricultural land.	Green belt?	No
Surrounding uses	Caravan park to the south. Residential dwelling and	Area of separation?	No
Topography within site	Generally the site is highest in the west and slopes downhill to the east. There are many dips and mounds across the site, being undulating in nature. The boundary with Lytham Windows in the south is a dip, however theres a mound in the far east	Countryside area	Yes, policy GD4 countryside area.
Surrounding topography including relationship with site	Surrounding topography is generally consistent wth this site. The only exception is along the northern boundary where the M55 motorway is much lower than this site.	Nature designation	None
Landscape and townscape impact of development of site	Any development would be visible from the M55 motorway. The site is well screened from Preston New Road so any development would not be visible from the south.	Pipelines, pylons, easements etc	There is an electricity pylon and power lines at the east of the site. There is also an underground powerline which surfaces in the east of the field.

SITEREF	WHY016	Geology including peat	No peat
number	24791605	Flood risk zone 2025 update - areas affected	Significant flooding on the western boundary and north east of the site (1% AEP). When modelling climate change flood risk significantly increases in the north of the site (1% AEP 2070s).
SITENAME	Madhuban, Cropper Road	Surface water flooding areas	None
POSTCODE	FY4 5LF	Ponds	None
AREA	14150.831	Watercourses	There is a drainage channel along the northern boundary of the site running adjacent to Cropper Road North. The site tapers off to this drainage channel is is lower than the surrounding road and land.
SITEUSE	Residential	Biodiversity	Limited biodiversity as it is a residential garden.
Site Description	Low density residential site located off the roundabout at Cropper Road North and immediately north of Progress Way. Includes Madhuban and Rozelle bungalows. Significant undeveloped areas within the extensive curtilage of the two dwellings	Heritage assets	None
Ownership summary		Existing public rights of way through or adjoining site	Public footpaths on west and east sides of site
Net developable area	9906	Proximity to settlement boundary	110m
Dwelling yield	30	Primary school pedestrian, cycle access	Mereside Primary Academy, Blackpool, 0.9 miles, 20 mins walk. Marton primary Academy, 1 mile, 22 mins walk.
Potential suitability: summary assessment	Site is suitable as it within reach of services within Blackpool	Convenience retail pedestrian, cycle access	Tesco extra, Clifton Road, Clifton Park, 1.2 miles, 26 mins walk.
Availability: summary assessment	Site is available, there are 2 dwellings on site that need removing or incorporating into any layout.	Pub, hall pedestrian, cycle access	Plum Tree Farm, 1.4 miles away, 31 mins walk. King Carveries, Blackpool, 1.3 miles away, 28 mins walk.

Achievability: summary assessment	Site is achievable for the proposed residential use	Secondary school pedestrian, cycle access	St Georges School, Cherry Tree Rd, 1.1 miles, 24 mins walk. Highfield Leadership Academy, Blackpool, 1.5 mile, 33 mins walk.
Summary of planning history		Bus stop and services	Bus stop for Blackpool Transport route 6 (Mereside - Grange Park via Blackpool) is short walk from the site on Brunel Way (DWP Peel Park) but has limited availability.
Existing access point(s)	Existing access is off Cropper Road North, with two entry points being at the two residential dwellings (Madhuben to the West and Rozelle to the east).	Public open space pedestrian, cycle access	Mereside Park, Blackpool is 0.9 miles from the site (20 mins walk).
Potential access points	There is potential to open up the site from Dickies Lane from the west or Bambers Lane North from the east.	Town centre by active travel	Cycle route to Blackpool Town Centre via Chapel Lane
Settlement	Whitehills	Trees on or adjacent to site	Trees in the north west and north east of the site. Many tall trees along the southern boundary with Progress Way.
Existing or recent previous use	Residential Garden to Madhuben and Rozelle bungalows.	Hedges	Hedgerows along the entire site boundary.
Effect of development on existing use	Loss of residential gardens and dwellings.	Green belt?	No
Surrounding uses	Field to the north in equine use with horses kept on site with some caravans being stored here. A5230 Progress Way and industrial uses to the south including storage of containers and skips. Warehouses to the east and west	Area of separation?	No
Topography within site	Site is mostly flat, although it tapers off to the north where it dips down into a drainage channel along Cropper Road North.	Countryside area	Yes, Policy GD4 Countryside Area
Surrounding topography including relationship with site	Surrounding topograpjhy is flat and consistent with this site.	Nature designation	None
Landscape and townscape impact of development of site	Limited visual impact as the site is well screened from progress way to the south by tall trees. Visual impact would be greatest from Cropper Road North.	Pipelines, pylons, easements etc	There is a telephone mast at the north of the site along Cropper Road North.

