

SITEREF	ANS001	Geology including peat	No peat
number	23665064	Flood risk zone 2025 update - areas affected	The majority of the site is in flood zone 2 and 3.
SITENAME	Land east of Lytham St Annes Way (B5410), Lytham St Annes	Surface water flooding areas	There a minor areas of surface water flooding (1% AEP), however there are significant patches of surface water flooding on site when modelling for
POSTCODE		Ponds	No ponds on site.
AREA	349938.851	Watercourses	There is a watercourse adjacent to the site along the north eastern boundary.
SITEUSE	Residential, Energy, Office / light industrial, Storage / distribution / industry, Retail	Biodiversity	There are some reed beds on the western boundary of the site along the B5410 so there may be biodiversity value here. Also consider the watercourse along the North East boundary of the site. The site is part of Lytham Moss Biological Heritage Site
Site Description	Large open grassland field with community allotments on the south of the site (Moss Hall Lane Allotments).	Heritage assets	None
Ownership summary		Existing public rights of way through or adjoining site	Moss Hall Lane public bridleway can be used to access the site.
Net developable area	174969	Proximity to settlement boundary	Runs along south side of site
Dwelling yield	525	Primary school pedestrian, cycle access	Lytham St Annes Clifton primary school, 14 mins walk (0.6 miles), Ansdell primary school 22 mins walk (1 mile).
Potential suitability: summary assessment	The NW of the site is in the green belt. No exceptional circumstances exist to justify a strategic review of the Green Belt. Therefore this area of the site is unsuitable. The site is also a BHS and the majority of the site is flood zones 2 and 3, making	Convenience retail pedestrian, cycle access	Booths supermarket, 18 min walk (0.8 miles), Shell garage provides basic convenience retail, 7 mins walk (0.3 miles).
Availability: summary assessment	Site is available for development with no obvious existing use, except for the allotment section at the south of the site.	Pub, hall pedestrian, cycle access	Water's Edge Pub, 17 minute walk (0.8 miles), The Blossoms Pub, Ansdell, 19 mins walk (0.9 miles).
Achievability: summary assessment	Site is achievable, located close to Lytham and can accommodate a variety of uses as suggested by the agent.	Secondary school pedestrian, cycle access	Lytham St Annes High School, 21 mins walk (0.9 miles).

Summary of planning history	No planning history	Bus stop and services	There are currently no bus routes in proximity to the site.
Existing access point(s)	There is gate to access the site on the B5410 and also a gate onto the site via the Moss Hall Lane public bridleway.	Public open space pedestrian, cycle access	Heyhouses Playing Field, 21 min walk from nthe site (0.9 miles).
Potential access points	Potentially, the site could be accessed via the north by adding a new exit to the roundabout on the B5410, Lytham St Annes Way.	Town centre by active travel	Ansdell is a 26 min walk (1.1 miles) down the B5261 (Blackpool Road).
Settlement	Lytham St Annes	Trees on or adjacent to site	There is a large cluster of trees on site forming a small woodland. Many trees in the south west corner of the site by the allotments.
Existing or recent previous use	Open field, likely used for agriculture as there is signage that the site is owned by Home Farm. There are also community allotments in the south of the site (Moss Hall Lane Allotments).	Hedges	Hedgrerow along the south of the site adjacent to Moss Hall Lane public bridleway.
Effect of development on existing use	Loss of agricultural land, loss of allotments.	Green belt?	No
Surrounding uses	Residential to the south, open fields to the north, agricultural field to the east and open field to the west.	Area of separation?	No
Topography within site	Site is flat with no changes in elevation.	Countryside area	Yes, GD4 Countryside Area
Surrounding topography including relationship with site	The surrounding land is mostly consistent with this site, although there is a watercourse along the north eastern boundary of the site so the site lowers in this area on the border with the adjacent field as water drains into a channel.	Nature designation	The site is part of Lytham Moss Biological Heritage Site.
Landscape and townscape impact of development of site	Any development would be visible from afar as the site has little screening. Development would be visible from the B5410 and the residential estate to the south.	Pipelines, pylons, easements etc	None

SITEREF	ANS002	Geology including peat	No peat
number	23665162	Flood risk zone 2025 update - areas affected	Large sections of the site are flood zone 2 and 3.
SITENAME	Land north of Linnet Lane, Lytham St Annes	Surface water flooding areas	Minor area of surface water flooding 1% AEP, however there are large areas of surface water flooding when considering climate change (1% AEP 2070s).
POSTCODE		Ponds	No ponds
AREA	64476.856	Watercourses	Watercourse running along the northern and eastern edges of the site.
SITEUSE	Energy generation	Biodiversity	Watercourse running along the northern edge of the site may be rich in biodiversity.
Site Description	Agricultural field located off Moss Hall Lane, currently being used to grow corn.	Heritage assets	No heritage assets on this site, however Lytham Hall Park and Gardens (Grade II listed park and garden) is adjacent to this site to the east.
Ownership summary		Existing public rights of way through or adjoining site	Moss House lane public bridleway provides access to the site on foot
Net developable area	32238	Proximity to settlement boundary	Forms SW boundary of site
Dwelling yield		Primary school pedestrian, cycle access	Clifton Primary School 1.1 miles from the site (22 mins walk). Ansdell Primary School is 30 mins walk (1.4 miles).
Potential suitability: summary assessment	Unsuitable as large sections of the site are in flood zones 2 and 3.	Convenience retail pedestrian, cycle access	Booths is a 26 min walk from the site (1.2 miles). Shell garage has basic convenience retail and is 0.7 miles from the site (15 mins walk). SPAR is 25 mins walk away (1.1 miles from the site).
Availability: summary assessment	Site is available and is currently in agricultural use.	Pub, hall pedestrian, cycle access	The Blossoms, 27 mins (1.2 mile) walk, Waters Edge 25 mins walk (1.1 miles).
Achievability: summary assessment	Site is achievable for the agent's proposed use (energy generation)	Secondary school pedestrian, cycle access	Lytham St Annes high school is 1.3 miles from the site (29 mins walk).

Summary of planning history	No planning history.	Bus stop and services	No bus stops or services in proximity of this site.
Existing access point(s)	Access point at the west of the site along the Moss Hall Lane public bridleway and also to the south of the site next to the electrivity substation.	Public open space pedestrian, cycle access	Heyhouses Playing Fields 27 mins walk (1.1 miles).
Potential access points	Potentially widen Linnet Lane to allow traffic onto the site. Moss House Lane is single track public brileway and unsuitable for cars.	Town centre by active travel	Ansdell is 1.5 miles (34 min walk) from this site.
Settlement	Lytham St Annes	Trees on or adjacent to site	Trees along the southern and eastern boundaries of the site.
Existing or recent previous use	Currently in agricultural use for growing cereal.	Hedges	Hedges along the south and the east of the site.
Effect of development on existing use	Loss of agricultural land.	Green belt?	No
Surrounding uses	Residential development to the south, electricity substation to the south, open field to the west and north, open land (Lytham Hall Park & gardens) to the east.	Area of separation?	No
Topography within site	Site is flat but tapers off down a gulley to the north into the watercourse.	Countryside area	Yes, GD4 Countryside Area
Surrounding topography including relationship with site	Surrounding land is consistent in hieght with this site.	Nature designation	None for this site itself but all adjacent land/surrounding land to the north and the west is part of Lytham Moss Biological Heritage Site.
Landscape and townscape impact of development of site	Minimal visual impact from the residential dwellings as trees give screening. The electricity substation also provides screening from the east. The biggest impact from development would be from the north and the west as no trees screening here.	Pipelines, pylons, easements etc	The site has overhead powerlines crossing it but unable to determine if the pylons themselves are located on the site.

SITEREF	ANS003	Geology including peat	No peat
number	23665219	Flood risk zone 2025 update - areas affected	Parts of the site around the northern and western boundaries are flood zone 2 and 3.
SITENAME	Land north of Park Cemetery, Regent Avenue, Lytham St Annes	Surface water flooding areas	Minor surface water flooding on the north of the site (1% AEP) both in the centre of the site and along the perimeter. When modelling climate change
POSTCODE		Ponds	None
AREA	108789.853	Watercourses	None on the site itself but there is a watercourse just north of the site.
SITEUSE	Open space / sport / community use	Biodiversity	Some biodiveristy on site, mainly birds but agricultural use will mean biodiversity is limited overall.
Site Description	Grass field currently in use for grazing cattle. The land is part of Home Farm estate and has a 5G phone mast sited on the land.	Heritage assets	The site forms part of Lytham Hall Park & Gardens which is a Grade II listed park & garden.
Ownership summary		Existing public rights of way through or adjoining site	There is a track/public bridleway (Moss Hall lane) which could be used to access the site
Net developable area	54395	Proximity to settlement boundary	30m from western corner of site
Dwelling yield		Primary school pedestrian, cycle access	Clifton Primary School 31 min walk (1.4 miles). Ansdell Primary School 34 mins walk (1.6 miles).
Potential suitability: summary assessment	Site is located in Lytham Hall Historic Park and Gardens area. Although suggested for sport and community use, because the land is part of Lytham Hall Park and Gardens which is Grade II listed so any development would be unsuitable due to heritage porotec	Convenience retail pedestrian, cycle access	Booths is 35 minute walk from the site (1.6 miles). Shell garage on Heryhouses Lane provides basic convenience shopping and is 25 min walk from the site (1.1 miles).
Availability: summary assessment	Site is available and is currently in agricultural use.	Pub, hall pedestrian, cycle access	Waters Edge pub 34 mins walk (1.5 miles). The Blossoms pub, 31 min walk (1.4 miles).
Achievability: summary assessment	The site is achievable as Lytham is a viable location.	Secondary school pedestrian, cycle access	Lytham St Annes High School 35 mins walk (1.6 miles).

Summary of planning history	No planning history.	Bus stop and services	No bus services in proximity to the site.
Existing access point(s)	South east corner of the site and the south (central) point of the site are the main access points with gates onto the land.	Public open space pedestrian, cycle access	Heyhouses playing field 36 min walk (1.7 miles) from the site.
Potential access points	There is a track running along the site's eastern boundary which could be opened up to provide access. Access could be provided from the west by opening the road between the site and the nearbyelectricity substation.	Town centre by active travel	Ansdell is a 37 minute walk from the site (1.7 miles).
Settlement	Ansdell	Trees on or adjacent to site	There are trees around the 5G mast and also trees along the perimeter to the north, west and east.
Existing or recent previous use	Agricultural field	Hedges	None
Effect of development on existing use	Loss of agricultural field	Green belt?	No
Surrounding uses	Cemetery to the south, electrical substation to the west, agricultural field to the north, agricultural field to the east growing corn.	Area of separation?	No
Topography within site	The site has varied topography. The site dips to the lowest point by the south east gate and there are various mounds and dips in the western area of the site. The site also cambers downhill to the	Countryside area	Yes, policy GD4 countryside area
Surrounding topography including relationship with site	The surrounding topography is much higher, whereby the site dips to the east and the west much like a basin.	Nature designation	None, although the site is in close proximity to Lytham Moss Biological Heritage Site.
Landscape and townscape impact of development of site	Any changes would be visible from the cemetary south of this site.	Pipelines, pylons, easements etc	None, although there is a 5G mobile mast on the southern boundary of the site.

SITEREF	CLF001	Geology including peat	No peat
number	23681982	Flood risk zone 2025 update - areas affected	Whole of site is within flood zones 2 or 3.
SITENAME	Land West of Lodge Lane, Clifton	Surface water flooding areas	Large proportion of site is at high risk of current and climate change surface water flooding.
POSTCODE	PR4 0YA	Ponds	No
AREA	132983.8	Watercourses	Deepdale Brook runs west to east across centre of the site, also ditch along side of Lodge Lane
SITEUSE	Residential, Energy generation, Office / light industrial, Storage / distribution / industry	Biodiversity	Greenland, hedges and trees surrounding site
Site Description	Uneven shape. Greenfield site, open grassland with hedge and trees around perimeter	Heritage assets	Not within site but curtilage of Clifton Hall to NE
Ownership summary	Sole owner submitted site	Existing public rights of way through or adjoining site	Footpath across NW corner of site
Net developable area	66492	Proximity to settlement boundary	Adjacent on NW and NE corners
Dwelling yield	199	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	As the whole site is within flood zones 2 and 3 the site is recongised as unsuitable.	Convenience retail pedestrian, cycle access	Convenience Store on Preston Old Road, potential for pedestrian access from north of site
Availability: summary assessment	Road access to the site is good and includes bus stops outside the site. However active transportation is limited nearby the site which creates reliance on vehicles as primary access.	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 site is unachiebavle as significant flood mitigation strategies are needed. Access to the site would need to be made more useable.	Secondary school pedestrian, cycle access	All distant, none with safe access

Summary of planning history	No planning history to site available.	Bus stop and services	Stanagate, Hall Field Farm; no 61
Existing access point(s)	Multiple vechile accesses from Lodge Lane and Blackpool Road	Public open space pedestrian, cycle access	William Pickles Park close by within settlement
Potential access points	Remain the same - road changes to make access clear	Town centre by active travel	No cycle lane and too distant
Settlement	Clifton	Trees on or adjacent to site	Trees on E and N sides of site
Existing or recent previous use	Agricultural: pasture land	Hedges	Yes - partly surrounding site
Effect of development on existing use	Loss of argicultural land. Congestion on Lodge Lane and Blackpool Road	Green belt?	No
Surrounding uses	North of site is residential, East of site is Lodge Lane then green land, South of site is green land, West of site is commerical, Blackpool Road and green land.	Area of separation?	No
Topography within site	Slight slope down site from north to central drain	Countryside area	Yes
Surrounding topography including relationship with site	Slightly sloped towards Blackpool Road	Nature designation	No
Landscape and townscape impact of development of site	Residential properties to north of site limited view	Pipelines, pylons, easements etc	No

SITEREF	CLF003	Geology including peat	No peat
number	11	Flood risk zone 2025 update - areas affected	Not in a flood zone
SITENAME	Rowan Close, Clifton	Surface water flooding areas	
POSTCODE		Ponds	No
AREA	15313.673	Watercourses	Drain on western edge of site
SITEUSE	Residential	Biodiversity	In hedge to south and drain on western edge
Site Description	Site is a green field site. Access to site is inadequate. Ash Lane single narrow lane.	Heritage assets	Not within site but curtilage of Clifton Hall to south across road
Ownership summary	Split ownership	Existing public rights of way through or adjoining site	No
Net developable area	10720	Proximity to settlement boundary	Within as allocated in previous Local Plan
Dwelling yield	32	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	Allocation in the existing Local Plan, however efforts to bring the site forward have failed. The site is skirted by a narrow country lane, making access to the site inadequate; alternative access through adjoining existing estate has been demonstrated t	Convenience retail pedestrian, cycle access	Convenience Store on Preston Old Road, potential for pedestrian access via adjoining development
Availability: summary assessment	Road access to the site would require development on third party land making the site unavailable for access.	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	Site requires new access and potential removal of telephone mast adajacent to the north boundary of the site. Previous issues with divided ownership of site	Secondary school pedestrian, cycle access	All distant, none with safe access

Summary of planning history	Application for 30 residential dwellings with access applied for with other matters reserved - withdrawn. Also appeal dismissed for 100% affordable housing scheme on part of the site.	Bus stop and services	Stanagate, Hall Field Farm; no 61
Existing access point(s)	Ash Lane but inadequate due to narrow lane and only access is to smaller ownership portion within site	Public open space pedestrian, cycle access	William Pickles Park close by within settlement
Potential access points	Not feasible without large scale improvements to Ash Lane that would render unviable	Town centre by active travel	No cycle lane and too distant
Settlement	Clifton	Trees on or adjacent to site	None within or on perimeter
Existing or recent previous use	Agricultural: pasture	Hedges	Along Ash Lane boundary
Effect of development on existing use	Loss of agricultural use	Green belt?	No
Surrounding uses	Residential, grass land	Area of separation?	No
Topography within site	Mainly flat - no significant topography issues.	Countryside area	Yes
Surrounding topography including relationship with site	Mainly flat - no significant topography issues.	Nature designation	No
Landscape and townscape impact of development of site	Would extend into countryside but not widely visible	Pipelines, pylons, easements etc	Telephone Mast just outside border of site.

SITEREF	ECK004	Geology including peat	Yes there is peat on the site (Tiny bit, South, 1%)
number	23678883	Flood risk zone 2025 update - areas affected	Narrow line of flood zone 2 along the line of the watercourse
SITENAME	Off Grange Road and Roseacre Road, Elswick	Surface water flooding areas	Small parts of the site are at risk
POSTCODE	PR4 3UA	Ponds	There is a large pond at the south of the site's northern section. There are two further smaller ponds dotted across the site.
AREA	137198.455	Watercourses	None
SITEUSE	Residential, Office / light industrial, Retail, Open space / sport / community use	Biodiversity	Hedgerows
Site Description	Large open grassland field to the south of Elswick and west of Roseacre Road. The southern part of the site is in use for cattle grazing and the northern section is open field that has public footpath access. It may be best if this site is delivered as two sites.	Heritage assets	None
Ownership summary		Existing public rights of way through or adjoining site	There is a public footpath from the children's play area at Larbreck Avenue and Grange Road onto the northern section of the site.
Net developable area	68599	Proximity to settlement boundary	Adjoins settlement boundary on north side
Dwelling yield	206	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. Overall, school provision is poor.
Potential suitability: summary assessment	Overall unsuitable as there are areas of the site in flood zones 2 and 3, particularly in the centre and south east of the site.	Convenience retail pedestrian, cycle access	4 minute (0.2 mile) walk to the convenience store in Elswick.
Availability: summary assessment	Site is available for a variety of uses as proposed by the agent, including residential, office, light industrial	Pub, hall pedestrian, cycle access	The site is an 8 minute (0.3 minute) walk from The Ship at Elswick and a 7 minute (0.3 mile) walk from the Boot & Shoe pub, Elswick. This is 0.1 miles if walking to The Ship from Grange Road.
Achievability: summary assessment	Site is achievable, Elswick is a viable location.	Secondary school pedestrian, cycle access	No secondary schools in Elswick. The nearest secondary school is in Poulton

Summary of planning history	No planning history	Bus stop and services	The 74 bus route which runs between Fleetwood and Preston runs close to the site, as does the 78 bus route between Great Ecclestone and St Annes.
Existing access point(s)	The southern parcel is accessed from Roseacre Road and the northern parcel is accessed from Grange Road. There is a public footpath from Larbreck Avenue and Grange Road for pedestrian access to the Northern section of 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. The walk is shortest if accessing the site from Roseacre Road.
Potential access points	Pedestrian and vehicular access could be provided from Cedar Walk by clearing the vegetation and getting rid of the existing fence, however Cedar Walk is narrow and its questionable whether it could accommodate large traffic flows.	Town centre by active travel	Distant from town centres of Kirkham and Poulton, not feasible
Settlement	Elswick	Trees on or adjacent to site	Many trees along the site perimeter with a couple of standalone trees in the the southern section of the site.
Existing or recent previous use	Southern section is currently used for grazing cattle, northern section likely to have been used for grazing/agriculture, but current use is just open field.	Hedges	Hedgerows present all along the site boundary.
Effect of development on existing use	Loss of land for grazing livestock.	Green belt?	Not located in the Green Belt
Surrounding uses	Residential to the north along Grange Road and to the east along Roseacre Road. Land to the West and South are open fields used for agriculture.	Area of separation?	No
Topography within site	The Northern section of the site is mostly flat, although the topography is lower at the bottom of the northern section where there is a pond. Southern section of the site is completely flat.	Countryside area	Yes, countryside area (Policy GD4)
Surrounding topography including relationship with site	Along the western boundary the site is higher than surrounding land. The site is around 4 feet higher than Grange Road, leading to Grange Farm.	Nature designation	None
Landscape and townscape impact of development of site	Little impact as the site is on the western edge of Elswick and is currently open fields.	Pipelines, pylons, easements etc	There are power lines/pylons running East-West across the northern section of the site.

SITEREF	FRK001	Geology including peat	No peat
number	23268930	Flood risk zone 2025 update - areas affected	No
SITENAME	Waxy Lane Poultry Farm, Freckleton 1	Surface water flooding areas	Small areas of site at high risk of surface water flooding both currently and climate change.
POSTCODE	PR4 1HN	Ponds	Pond on site - Large pond on the site and two smaller to the east of the site.
AREA	17475.332	Watercourses	
SITEUSE	Residential	Biodiversity	Farm animals on site and greenery
Site Description	Large site. North of site is grass land. East of site is grass land. South of site is grass land, farm land (FRK002), residential, and Preston New Road. West is residential and Kirkham Road.	Heritage assets	No
Ownership summary	Submitted by sole owner.	Existing public rights of way through or adjoining site	None
Net developable area	12233	Proximity to settlement boundary	130m away
Dwelling yield	37	Primary school pedestrian, cycle access	Freckleton Church of England Primary School (0.4 miles, 9 min walk but across bypass), Strike Lane Primary School (0.7 miles, 14 min walk), Blue Bear Pre School and Nursury (0.7 miles, 15 min walk)
Potential suitability: summary assessment	Site relates well to the settlement and has easy access to facilities within Freckleton village centre. Preston New Road provides access to motorway and to Lytham as well as the site having nearby access to a bus stop. However, the site is not suitable fo	Convenience retail pedestrian, cycle access	Freckleton village (5 min walk), Morrisons, Kirkham (4.3 km, 8 min drive, bus access)
Availability: summary assessment	Site is available immediately and has received market enquiries.	Pub, hall pedestrian, cycle access	The Plough Pub 0.7 km, Coach and Horses Pub, The Ship, Freckleton village memorial hall
Achievability: summary assessment	Access point into site must be made to accommodate surrounding area. Flood mitigation stratgeies required.	Secondary school pedestrian, cycle access	Lack of safe routes to Carr Hiil, Kirkham

Summary of planning history		Bus stop and services	Lower Lane bus stop 200m no.68
Existing access point(s)	Kirkham Road and Waxy Lane	Public open space pedestrian, cycle access	
Potential access points	Preston New Road	Town centre by active travel	Distant from Kirkham, no cycleway, not feasible
Settlement	Freckleton	Trees on or adjacent to site	Trees around perimeter of site
Existing or recent previous use	Agricultural grazing land	Hedges	Yes around perimeter of site
Effect of development on existing use	Residential - Heavier traffic on Preston New Road, strain of resources	Green belt?	Yes
Surrounding uses	Residential, argricultural and farming fields	Area of separation?	No
Topography within site	Slight slope	Countryside area	Yes
Surrounding topography including relationship with site	Sloped from Preston New Road	Nature designation	No
Landscape and townscape impact of development of site	Loss of view from surrounding residential developments	Pipelines, pylons, easements etc	Yes pylon on site

SITEREF	FRK002	Geology including peat	No peat
number	23269101	Flood risk zone 2025 update - areas affected	No
SITENAME	Waxy Lane Poultry Farm, Freckleton 2	Surface water flooding areas	Small areas within site at low future risk of surface water flooding - climate change, bordering of site at high risk of current and climate change surface
POSTCODE	PR4 1HN	Ponds	No ponds directly on site however some surrounding (FRK001)
AREA	10132.628	Watercourses	
SITEUSE	Residential	Biodiversity	Yes
Site Description	Retangular shape with narrower middle section. North of site is agricultural grazing land (FRK001). East of site is Waxy Lane.	Heritage assets	No
Ownership summary	Sole ownership - same owner as FRK001	Existing public rights of way through or adjoining site	None
Net developable area	7093	Proximity to settlement boundary	Approx 80m
Dwelling yield	21	Primary school pedestrian, cycle access	Freckleton Church of England Primary School (0.4 miles, 9 min walk), Strike Lane Primary School (0.7 miles, 14 min walk), Blue Bear Pre School and Nursury (0.7 miles, 15 min walk),
Potential suitability: summary assessment	Site is not suitable for development as it is within the Green Belt.	Convenience retail pedestrian, cycle access	Freckleton village (5 min walk), Morrisons, Kirkham (4.3 km, 8 min drive, bus access)
Availability: summary assessment	Site is available immediately and has received market interest enquires.	Pub, hall pedestrian, cycle access	The Plough Pub 0.6 km, Coach and Horses Pub, The Ship, Freckleton village memorial hall
Achievability: summary assessment	Pylon on site would possibly need removing or the layout will need to be designed to accommodate it.	Secondary school pedestrian, cycle access	Lack of safe routes to Carr Hiil, Kirkham

Summary of planning history		Bus stop and services	Lower Lane bus stop 130m no.68
Existing access point(s)	Vechile access from Waxy Lane, Set back from Preston New Road	Public open space pedestrian, cycle access	
Potential access points	Preston New Road	Town centre by active travel	Distant from Kirkham, no cycleway, not feasible
Settlement	Freckleton	Trees on or adjacent to site	Trees surrounding the site
Existing or recent previous use	Agricuiltual, grazing	Hedges	Hedges surrounding and within the site
Effect of development on existing use	Removal of argricultural buildings, aimals, biodiversity (trees, hedges)	Green belt?	Yes
Surrounding uses	Retail, resential, argricultural	Area of separation?	No
Topography within site	Slope from Preston New Road	Countryside area	Yes
Surrounding topography including relationship with site	Slope	Nature designation	No
Landscape and townscape impact of development of site	Loss of view from surrounding residential developments	Pipelines, pylons, easements etc	Yes pylon in centre of site

SITEREF	FRK004	Geology including peat	No peat
number	23593820	Flood risk zone 2025 update - areas affected	No
SITENAME	South of Kirkham Road, Freckleton	Surface water flooding areas	Small area within site at high risk of surface water flooding both currently and climate change.
POSTCODE	PR4 1HY	Ponds	No ponds directly on site. FRK009 contains two ponds.
AREA	6805.041	Watercourses	No
SITEUSE	Residential	Biodiversity	Loss of greenery
Site Description	Small site. Agricutural land to west. Northern edge borders Kirkham Road. Eastern edge borders rural land. Southern edge borders residential use.	Heritage assets	No
Ownership summary	Sole ownership of site.	Existing public rights of way through or adjoining site	No
Net developable area	4764	Proximity to settlement boundary	900m but adjoins outlying developed area
Dwelling yield	14	Primary school pedestrian, cycle access	Freckleton Church of England Primary School. Strike Lane Primary School. A584 cycle crossing.
Potential suitability: summary assessment	Site is within the Green Belt therefore is not suitable for development.Also is distant from the main settlements of Kirkham and Freckleton so remote from local facilities. Site has direct road access onto Kirkham Road which has limited footpath and no cy	Convenience retail pedestrian, cycle access	Nearest is Kirkham town centre 1.45 km, footpath throughout
Availability: summary assessment	Available	Pub, hall pedestrian, cycle access	Nearest are in Kirkham town centre 1.45 km, footpath throughout
Achievability: summary assessment	Achievable	Secondary school pedestrian, cycle access	Car Hill High School 1.25 km with footway. Kirkham Grammar School

Summary of planning history		Bus stop and services	Lower Lane Hall Cross no. 78
Existing access point(s)	Field gate fronting Kirkham Road	Public open space pedestrian, cycle access	Cycle lane and crossing on A584.
Potential access points	From FRK009 or south residential site	Town centre by active travel	Footway to Kirkham town centre 1.6km
Settlement	Freckleton	Trees on or adjacent to site	No
Existing or recent previous use	Keeping horses	Hedges	Yes
Effect of development on existing use	Strain on resources	Green belt?	Yes
Surrounding uses	Rural area. Residential. Argricultural.	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 surrounding residential sites	Pipelines, pylons, easements etc	No

SITEREF	FRK005	Geology including peat	No peat
number	23626745	Flood risk zone 2025 update - areas affected	No
SITENAME	Former Strike Farm, Freckleton	Surface water flooding areas	Small areas of site is at risk of surface water flooding both currently and climate change.
POSTCODE	PR4 1HR	Ponds	Yes pond within the site - located within area of proposed BNG
AREA	62100.931	Watercourses	No
SITEUSE	Residential, Open space / sport / community use	Biodiversity	Greenery on site
Site Description	Western edge borders Kikrham RoadSouthern edge borders Strike LaneSouth of site borders Strike Lane Primary schoolSouth East corner not part of site to occupy current housing	Heritage assets	No
Ownership summary	Sole ownership	Existing public rights of way through or adjoining site	No
Net developable area	31050	Proximity to settlement boundary	Adjoins on S and W sides but on extended "finger"
Dwelling yield	93	Primary school pedestrian, cycle access	Freckleton Church of England Primary School. Strike Lane Primary School. A584 cycle crossing.
Potential suitability: summary assessment	The site is within the Green Belt and is therefore unsuitable for development. Site is adjacent to Strike Lane Primary School which would result in Strike Lane becoming highly congested as the only current access.	Convenience retail pedestrian, cycle access	Footpath into Freckleton centre
Availability: summary assessment	The site is available immediately and has received market interest enquiries.	Pub, hall pedestrian, cycle access	The Plough. Coach and Horses, The Ship, Freckleton village memorial hall
Achievability: summary assessment	Achievability subject to satisfactory access as site would create congestion around the primary school and Strike Lane.	Secondary school pedestrian, cycle access	Lack of safe routes to Carr Hiil, Kirkham

Summary of planning history		Bus stop and services	Strike Lane no.78
Existing access point(s)	Kirkham Road. Strike Lane.	Public open space pedestrian, cycle access	Cycle lane and crossing on A584.
Potential access points	New access off Kikrham Road.	Town centre by active travel	Distant from Kirkham, no cycleway, not feasible
Settlement	Freckleton	Trees on or adjacent to site	Yes - Various trees along hedgerows and around the pond.
Existing or recent previous use	Agricultual land	Hedges	Yes
Effect of development on existing use	Residential/open space/sport/community use	Green belt?	Yes
Surrounding uses	Residential. Agricultural land.	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 greenery	Pipelines, pylons, easements etc	Yes

SITEREF	FRK006	Geology including peat	No peat
number	23655034	Flood risk zone 2025 update - areas affected	Western edge of site is within flood zones 2 and 3
SITENAME	Land formerly Raker House Farm, Freckleton	Surface water flooding areas	Small areas within the site are at high risk of surface water flooding both currently and climate change.
POSTCODE		Ponds	3/4 ponds on site.
AREA	209785.113	Watercourses	
SITEUSE	Residential	Biodiversity	Greenery on site.
Site Description	Site is uneven shape. North of site is green land. East of site is green land, residential, and Kirkham Road (30mph road) South edge of site is A584. West of site is green land. Farm animals and agricultural buildings on site. Southern border is public right of way.	Heritage assets	No
Ownership summary	Submitted by sole owner of site.	Existing public rights of way through or adjoining site	None
Net developable area	104893	Proximity to settlement boundary	Adjoins on S and close to E side but large site to extends some distance away
Dwelling yield	315	Primary school pedestrian, cycle access	Freckleton Church of England Primary School. Strike Lane Primary School. A584 cycle crossing.
Potential suitability: summary assessment	The site is within Green Belt land and is therefore not suitable for development. Also current access to site seems inadequate	Convenience retail pedestrian, cycle access	Cycle lane (Preston New Road) into Freckleton and Warton
Availability: summary assessment	Available	Pub, hall pedestrian, cycle access	The Plough, Coach and Horses, The Ship, Freckleton Village Memorial Hall.
Achievability: summary assessment	Achievable subject to flood mitigation strategies required on site. Additioanlly access to site is required.	Secondary school pedestrian, cycle access	Lack of safe routes to Carr Hiil, Kirkham

Summary of planning history		Bus stop and services	Freckleton Rd no 78
Existing access point(s)	Vehicle access off Kirkham Road (facing sprint gardens).	Public open space pedestrian, cycle access	Cycle lane and crossing on A584.
Potential access points	Potential for another access off Kikrham Road.	Town centre by active travel	Distant from Kirkham, no cycleway, not feasible
Settlement	Freckleton	Trees on or adjacent to site	Yes surrounding site
Existing or recent previous use	Farmland. Agricultural land.	Hedges	Yes - Hedge bording all around site.
Effect of development on existing use	Inline with surrouding uses. Strain on resources.	Green belt?	Yes
Surrounding uses	Residential, argricultural, farmland.	Area of separation?	No
Topography within site	Flat - no topography issues.	Countryside area	Yes
Surrounding topography including relationship with site	Flat	Nature designation	No
Landscape and townscape impact of development of site	Loss of view from surrounding residential properties (Kirkham Road and new housing development to the North West of the site.	Pipelines, pylons, easements etc	Yes - Gas (near) and electricty (on site).

SITEREF	FRK008	Geology including peat	No peat
number	23673466	Flood risk zone 2025 update - areas affected	No
SITENAME	Gillman Nurseries, Preston New Road, Freckleton	Surface water flooding areas	Small areas within site at low risk of surface water flooding both currently and climate change.
POSTCODE	PR4 1HN	Ponds	No - however one across Waxy Lane.
AREA	3162.735	Watercourses	No
SITEUSE	Residential	Biodiversity	A lot of greenery on and around site - hedges and trees surrounding site. Chickens on site. Overgrown grass and plants growing,
Site Description	Small uneven site. South is Preston New Road, East of site is Waxy Lane (small road), West of site is resi, North of site is argicultural and then resi. Went to site twice - retail seemed unused nobody was about	Heritage assets	No
Ownership summary	Owner of site submitted land	Existing public rights of way through or adjoining site	None
Net developable area	2214	Proximity to settlement boundary	Adjoins on south side
Dwelling yield	7	Primary school pedestrian, cycle access	Freckleton Church of England Primary School. Strike Lane Primary School. A584 cycle crossing.
Potential suitability: summary assessment	The site is within the Green Belt and is therefore not suitable for development. However, development would be well related to the settlement	Convenience retail pedestrian, cycle access	Cycle lane (Preston New Road) into Freckleton and Warton
Availability: summary assessment	Site has direct access to Preston New Road which provides footpaths and bus stops to nearby facilities such as Freckleton village centre, and wider facilities such as the motorway and Lytham.	Pub, hall pedestrian, cycle access	The Plough, Coach and Horses, The Ship, Freckleton Village Memorial Hall.
Achievability: summary assessment	There is topography issues with site being significantly sloped.	Secondary school pedestrian, cycle access	Lack of safe routes to Carr Hiil, Kirkham

Summary of planning history		Bus stop and services	Lower Lane nos. 68, 78
Existing access point(s)	Preston New Road (frontage of site)	Public open space pedestrian, cycle access	Cycle lane and crossing on A584.
Potential access points	Additional Preston New Road (entry and exit one way system), Waxy Lane.	Town centre by active travel	Distant from Kirkham, no cycleway, not feasible
Settlement	Warton	Trees on or adjacent to site	Yes - surrounding site
Existing or recent previous use	Currently used as retail, workshop, forecourt (chickens seen on site), former nursery on cleared land.	Hedges	Yes - surrounding site
Effect of development on existing use	Site clearance. Inline wth surroundings.	Green belt?	Yes
Surrounding uses	Argricultual land, resi, Preston New Road - busy main road.	Area of separation?	No
Topography within site	Slope up north of site	Countryside area	No
Surrounding topography including relationship with site	Same	Nature designation	No
Landscape and townscape impact of development of site	Loss of north views.	Pipelines, pylons, easements etc	No

SITEREF	FRK009	Geology including peat	No peat
number	23673955	Flood risk zone 2025 update - areas affected	No
SITENAME	Land at Kirkham Road, Hall Cross, Freckleton	Surface water flooding areas	Small areas within the site at high risk or surface water flooding both currently and climate change.
POSTCODE		Ponds	Yes - small pond on site
AREA	74402.6	Watercourses	No
SITEUSE	Residential, Retail	Biodiversity	Loss of greenery
Site Description	Vacant, agricultural site to the south and east of Kirkham Road. Western corner borders Kikrham Road facing Hillock Lane. Western side set back for residential use. Follows corner of Kirkham Road. Northern corner borders FRK004 (small site)	Heritage assets	No
Ownership summary	Site is owned by a developer/ under option to a developer	Existing public rights of way through or adjoining site	No
Net developable area	37201	Proximity to settlement boundary	550m
Dwelling yield	112	Primary school pedestrian, cycle access	Freckleton Church of England Primary School. Strike Lane Primary School. A584 cycle crossing.
Potential suitability: summary assessment	The site is within the Green Belt therefore is not suitable for development. Site has direct access to Kirkham Road. Kirkham Road has limited footpath and no cycle lane; potential significant traffic congestion impacts.	Convenience retail pedestrian, cycle access	Nearest is Kirkham town centre 1.5 km, footpath throughout
Availability: summary assessment	Available: site is owned by /nder option to a developer	Pub, hall pedestrian, cycle access	In Kirkham town centre 1.5km
Achievability: summary assessment	Achievable subject to access and impacts on Kirkham Road.	Secondary school pedestrian, cycle access	Car Hill High School 1.3km. Kirkham Grammar School

Summary of planning history		Bus stop and services	Lower Lane Hall Cross no 78
Existing access point(s)	Kirkham Road - South East	Public open space pedestrian, cycle access	Cycle lane and crossing on A584.
Potential access points	Off Kirkham Road - to be advised by a transport consultant	Town centre by active travel	Footway to Kirkham town centre 1.6km
Settlement	Freckleton	Trees on or adjacent to site	Yes surrounding site
Existing or recent previous use	Vacent. Argricultural site to the South and East of Kirkham Road.	Hedges	Yes - bording all around site.
Effect of development on existing use	Strain on uses. Retail out of sync with surrounding uses	Green belt?	Yes
Surrounding uses	Rural area. Residential. Argricultual and farm land.	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 view from surrounding residential use	Pipelines, pylons, easements etc	No

SITEREF	FRK010	Geology including peat	No peat
number	23683000	Flood risk zone 2025 update - areas affected	No
SITENAME	Land at Preston New Road, Freckleton	Surface water flooding areas	Site is at high risk of surface water flooding both currently and climate change.
POSTCODE	PR4 1HN	Ponds	No ponds directly on site, off site there is one pond to the North.
AREA	5232.998	Watercourses	No
SITEUSE	Residential, Retail	Biodiversity	Loss of greenery and wildlife.
Site Description	Uneven shape. South of Preston New Road, West of Waxy Lane, East of resi, North of Argricultural land. Smaller half (South of site) has been submitted for resi (FRK003) by a different land owner.	Heritage assets	No
Ownership summary	Submitted by site owner	Existing public rights of way through or adjoining site	None
Net developable area	3663	Proximity to settlement boundary	Adjoins on south side
Dwelling yield	11	Primary school pedestrian, cycle access	Freckleton Church of England Primary School (0.4 miles, 9 min walk), Strike Lane Primary School (0.7 miles, 14 min walk), Blue Bear Pre School and Nursury (0.7 miles, 15 min walk)
Potential suitability: summary assessment	Site is within the Green Belt and is therefore not suitable for development.	Convenience retail pedestrian, cycle access	Freckleton village (5 min walk), Morrisons, Kirkham (2.7 miles, 8 min drive, bus access)
Availability: summary assessment	Site has good access to Preston New Road which provides access to the motorway and Lytham.	Pub, hall pedestrian, cycle access	The Plough Pub Freckleton, Coach and Horses Pub, The Ship, Freckleton Village Memorial Hall.
Achievability: summary assessment	Site requires major flood mitigation strategies.	Secondary school pedestrian, cycle access	Lack of safe routes to Carr Hiil, Kirkham

Summary of planning history		Bus stop and services	Lower Lane nos 68, 78
Existing access point(s)	Frontage of site - Preston New Road	Public open space pedestrian, cycle access	Preston New Road - cycle and foot path
Potential access points	Additional Preston New Road (entry and exit one way system). Lower Lane.	Town centre by active travel	Distant from Kirkham, no cycleway, not feasible
Settlement	Freckleton	Trees on or adjacent to site	Yes
Existing or recent previous use	Agricultual land	Hedges	Yes - surrounding site
Effect of development on existing use	Loss of argricultural land. Retail nearby and resi nearby = inline with surrounding area.	Green belt?	Yes
Surrounding uses	Agricultural, grazing land, retail, 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	Loss of views from North	Pipelines, pylons, easements etc	No

SITEREF	FRK011	Geology including peat	No peat
number	28	Flood risk zone 2025 update - areas affected	Not in flood zone
SITENAME	Naze Lane Industrial Estate, Freckleton	Surface water flooding areas	
POSTCODE		Ponds	None
AREA	24383.808	Watercourses	No
SITEUSE	B1(a), B1(b), B1(c), B2	Biodiversity	Neglected scrub will provide some biodiversity
Site Description	Area of neglected undeveloped land adjoining industrial estate outside settlement	Heritage assets	No
Ownership summary	Not known	Existing public rights of way through or adjoining site	None
Net developable area	24384	Proximity to settlement boundary	Approx 1 km
Dwelling yield	0	Primary school pedestrian, cycle access	N/A
Potential suitability: summary assessment	2024 Fylde Coast Economic Needs Update and Employment Land Review details the access restraints of the site, therefore it is unsuitable.	Convenience retail pedestrian, cycle access	N/A
Availability: summary assessment	Site is available	Pub, hall pedestrian, cycle access	N/A
Achievability: summary assessment	2024 Fylde Coast Economic Needs Update and Employment Lane Review states that the site is unlikely to developed by the owners. It further notes the site is a low priority whereby it is unachievable.	Secondary school pedestrian, cycle access	N/A

Summary of planning history		Bus stop and services	1.6km
Existing access point(s)	From adjoining industrial site	Public open space pedestrian, cycle access	N/A
Potential access points	problematic as onto narrow lane	Town centre by active travel	N/A
Settlement	Freckleton	Trees on or adjacent to site	Some scrub vegetation
Existing or recent previous use	None: abandoned greenfield land	Hedges	Scrub vegetation
Effect of development on existing use	None	Green belt?	No
Surrounding uses	Agriculture but adjoins industrial estate to north	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	Visible but framed by adjoining industria area	Pipelines, pylons, easements etc	Electricity line and posts on eastern boundary to road

SITEREF	FRK012	Geology including peat	No peat
number	44	Flood risk zone 2025 update - areas affected	
SITENAME	197 Kirkham Road, Freckleton	Surface water flooding areas	
POSTCODE		Ponds	
AREA	26686.618	Watercourses	
SITEUSE	Residential	Biodiversity	
Site Description	Almost developed small linear site wihin open surroundings in green belt	Heritage assets	
Ownership summary		Existing public rights of way through or adjoining site	
Net developable area		Proximity to settlement boundary	260m
Dwelling yield	0	Primary school pedestrian, cycle access	
Potential suitability: summary assessment	Previously developed land in the green belt. Site now effectively complete	Convenience retail pedestrian, cycle access	
Availability: summary assessment	Site complete, no longer available	Pub, hall pedestrian, cycle access	
Achievability: summary assessment	Not achievable: site fully developed	Secondary school pedestrian, cycle access	

Summary of planning history		Bus stop and services	
Existing access point(s)		Public open space pedestrian, cycle access	
Potential access points		Town centre by active travel	
Settlement		Trees on or adjacent to site	
Existing or recent previous use		Hedges	
Effect of development on existing use		Green belt?	Yes
Surrounding uses		Area of separation?	No
Topography within site		Countryside area	No
Surrounding topography including relationship with site		Nature designation	No
Landscape and townscape impact of development of site		Pipelines, pylons, easements etc	

SITEREF	FRK013	Geology including peat	No peat
number	45	Flood risk zone 2025 update - areas affected	
SITENAME	Croft Court, Naze Lane, Freckleton	Surface water flooding areas	
POSTCODE		Ponds	
AREA	4525.535	Watercourses	None
SITEUSE	Residential	Biodiversity	
Site Description	Existing residential area fully inhabited	Heritage assets	None
Ownership summary	Registered provider but possibly others also	Existing public rights of way through or adjoining site	None
Net developable area	3168	Proximity to settlement boundary	Within
Dwelling yield	10	Primary school pedestrian, cycle access	
Potential suitability: summary assessment	Site is suitable within developed area of Freckleton. No flood risk. Existing dwellings with potential for similar redevelopment to neighbouring site	Convenience retail pedestrian, cycle access	
Availability: summary assessment	Unavailable: dwellings currently occupied	Pub, hall pedestrian, cycle access	
Achievability: summary assessment	Unlikely to be achievable in the medium term as dwellings occupied	Secondary school pedestrian, cycle access	

Summary of planning history		Bus stop and services	
Existing access point(s)		Public open space pedestrian, cycle access	
Potential access points		Town centre by active travel	
Settlement		Trees on or adjacent to site	
Existing or recent previous use		Hedges	
Effect of development on existing use		Green belt?	No
Surrounding uses		Area of separation?	No
Topography within site		Countryside area	No
Surrounding topography including relationship with site		Nature designation	No
Landscape and townscape impact of development of site		Pipelines, pylons, easements etc	

SITEREF	KKM002	Geology including peat	No peat
number	23680031	Flood risk zone 2025 update - areas affected	Site is not within a flood risk zone.
SITENAME	Mast, Relay Station, Whinfield Farm, Kirkham	Surface water flooding areas	No
POSTCODE	PR4 2RE	Ponds	Surrounding site not within the site
AREA	337.538	Watercourses	No
SITEUSE	All	Biodiversity	None of significance
Site Description	Small site. Site is currently an existing Telecommuications Mast, Kirkham Transmitters Relay Station. South of farm.	Heritage assets	No
Ownership summary	Tenant or leaseholder submitted site, unsure if other site owners support the proposal.	Existing public rights of way through or adjoining site	No
Net developable area	236	Proximity to settlement boundary	Within
Dwelling yield	1	Primary school pedestrian, cycle access	The Willows Catholic Primary School (1.7 km), Kirkham and Wesham Primary School, Kirkham St Michael's Church of England Primary School. No cycle lane on Blackpool Road or Kikrham Bypass.
Potential suitability: summary assessment	Site is not suitable for development due to the size and surrounding being woodland land and is currently occupies a Telephone Mast.	Convenience retail pedestrian, cycle access	No footpath or cycle lane along Blackpool Road. Within the area - Kirkham Town Centre.
Availability: summary assessment	Site requires removal of Telephone Mast; not currently available.	Pub, hall pedestrian, cycle access	The Kingfisher, Kirkham community centre, pubs in town centre.
Achievability: summary assessment	Site can not be easily accessed and requires access from third party land; also very small; therefore not achievable	Secondary school pedestrian, cycle access	Car Hill High School, Kirkham Grammar School.

Summary of planning history		Bus stop and services	Old Tarnbrick Way, Ribby Hall entrance
Existing access point(s)	Blackpool Road - Narrow entrance	Public open space pedestrian, cycle access	No footpath or cycle lane along Blackpool Road.
Potential access points	West of site (Blackpool Road)	Town centre by active travel	No footpath or cycle lane along Blackpool Road.
Settlement	Kirkham	Trees on or adjacent to site	No
Existing or recent previous use	Currently Telecommunications Mast	Hedges	No
Effect of development on existing use	Loss of telecommunications mast	Green belt?	No
Surrounding uses	Farm, commerical, green land.	Area of separation?	No
Topography within site	Very small, not relevant	Countryside area	No
Surrounding topography including relationship with site	On ridge, land slopes gently away to north and south	Nature designation	No
Landscape and townscape impact of development of site	No significant effect	Pipelines, pylons, easements etc	Yes: existing telecoms mast

SITEREF	KKM003	Geology including peat	No peat
number	23673191	Flood risk zone 2025 update - areas affected	South edge of site within flood zones 2 and 3.
SITENAME	Land at Freckleton Road, Kirkham	Surface water flooding areas	Areas within the site at risk of current and climate change surface water flooding.
POSTCODE		Ponds	No
AREA	68681.449	Watercourses	Yes
SITEUSE	Residential	Biodiversity	Yes - Farmland, trees, hedges
Site Description	Uneven shape. Situated south of Kirkham Bypass. North of site is Kirkham Bypass then resi, East of site is green land, South of site resi and greenland, West of site commerical (Kirkham Driving centre, trading fore, and HMP Kirkham)	Heritage assets	No
Ownership summary	Sole ownership - submitted by land owner	Existing public rights of way through or adjoining site	No
Net developable area	34341	Proximity to settlement boundary	Adjoins on north side
Dwelling yield	103	Primary school pedestrian, cycle access	Kirkham and Wesham Primary School, Kirkham St Michael's Church of England Primary School (0.65 km), The Willows Catholic Primary School.
Potential suitability: summary assessment	The entire site is within the Greenbelt. Despite north of site across Kirkham Bypass being residential, adjacent to the west of site is a range of industrial and commerical development. Unsuitable for development.	Convenience retail pedestrian, cycle access	Kirkham Town Centre 400m
Availability: summary assessment	Available	Pub, hall pedestrian, cycle access	The Huntsman 240m, Kirkham community centre, pubs in town centre
Achievability: summary assessment	Access into the site must be developed to be safe and avoid congestion on Freckleton Road and Kirkham Bypass. Onsite utilities must be surveyed and may need to be removed.	Secondary school pedestrian, cycle access	Car Hill High School (230m), Kirkham Grammar School,

Summary of planning history		Bus stop and services	Royal Avenue 150m nos 76,78
Existing access point(s)	Freckleton Road	Public open space pedestrian, cycle access	Off Southlands, 400m
Potential access points	Additional Freckleton Road access, Kirkham Bypass	Town centre by active travel	Town centre 400m via crossing adjacent to site to Freckleton Street.
Settlement	Kirkham	Trees on or adjacent to site	Yes - on site and surrouning site.
Existing or recent previous use	Farming	Hedges	Yes - on site and surrounding site.
Effect of development on existing use	Loss of farmland	Green belt?	Yes
Surrounding uses	Green land, commerical, resi, 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 South views for North properties	Pipelines, pylons, easements etc	Yes - Lots of utilities on site

SITEREF	KKM005	Geology including peat	No peat
number	23680404	Flood risk zone 2025 update - areas affected	Not within flood zone area.
SITENAME	South of Kirkham Bypass	Surface water flooding areas	Small areas within the site at high risk of current and climate change surface water flooding.
POSTCODE		Ponds	Yes - incorporated into new plans
AREA	96396.912	Watercourses	Small drain goes across the western part of the site then drops into sinkhole
SITEUSE	Residential	Biodiversity	Hedges, woodland, pond
Site Description	Uneven shape south of Blackpool Road/Kirkham Bypass. Contains number of existing dwellings and is 'contained by existing development on two out of the three sides'. North of site is Blackpool Road/Kirkham Bypass. East of site is green land	Heritage assets	Curtilage of Ribby Hall adjoins the site to the west
Ownership summary	Sole ownership - submitted by land owner	Existing public rights of way through or adjoining site	Yes - Incorporated into the new plans
Net developable area	48198	Proximity to settlement boundary	Adjoins on north side
Dwelling yield	145	Primary school pedestrian, cycle access	Kirkham and Wesham Primary School, Kirkham St Michael's Church of England Primary School, The Willows Catholic Primary School (330m). No cycle lane on Blackpool Road or Kirkham Bypass. Would require crossing
Potential suitability: summary assessment	The site is within Fylde's green belt land therefore is unsuitable for development.	Convenience retail pedestrian, cycle access	Kirkham Town Centre 0.7km. Would require crossing over bypass
Availability: summary assessment	The site is located off Kirkham Bypass. Kirkham Bypass has limited footpath and no cycle lane.	Pub, hall pedestrian, cycle access	Pubs in Kirkham Town Centre, Kirkham community centre. Would require crossing over bypass
Achievability: summary assessment	Development of site would result in a major loss of green belt land. Additional access into site must be developed to minimise congestion.	Secondary school pedestrian, cycle access	Car Hill High School, Kirkham Grammar School

Summary of planning history		Bus stop and services	No bus stops immediately near site - Grammar School 250m
Existing access point(s)	Kirkham Bypass	Public open space pedestrian, cycle access	Churchyard/ cemetery 300m
Potential access points	Additional Kikrham Bypass access	Town centre by active travel	No footpath along Blackpool Road or Kikrham Bypass and no crossing.
Settlement	Kirkham	Trees on or adjacent to site	Yes - Trees on site and surrounding site - incorporated into new plans
Existing or recent previous use	Several dwelling houses, Argricultural/vacent	Hedges	Yes
Effect of development on existing use	Loss of green belt land	Green belt?	Yes
Surrounding uses	Blackpool Road/Kirkham Bypass, Green land, Ribby Hall, Residential, land within the prison complex.	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 south views of Kirkham	Pipelines, pylons, easements etc	None

SITEREF	KKM006	Geology including peat	No peat
number	46	Flood risk zone 2025 update - areas affected	Not in a flood zone
SITENAME	Sunnybank Mill, Best Street, Kirkham	Surface water flooding areas	None
POSTCODE		Ponds	No
AREA	13208.725	Watercourses	No
SITEUSE	Residential	Biodiversity	None
Site Description	Substantial traditional low-rise mill building with modern portal-framed industrial building opposite, within urban area, all in active business use.	Heritage assets	None
Ownership summary		Existing public rights of way through or adjoining site	None
Net developable area	9246	Proximity to settlement boundary	Within
Dwelling yield	28	Primary school pedestrian, cycle access	170m Kirkham and Wesham Primary
Potential suitability: summary assessment	Site is suitable within the settlement boundary of Kirkham. No flood risk	Convenience retail pedestrian, cycle access	210m
Availability: summary assessment	Site is unavailable as there are existing business uses on the land.	Pub, hall pedestrian, cycle access	Cricket club 170m, pubs and community centre in Kirkham Town Centre
Achievability: summary assessment	Site is achievable, although existing industrial buildings will need demolishing.	Secondary school pedestrian, cycle access	Carr Hill 1.4 km

Summary of planning history		Bus stop and services	Kirkham Library 61 75 78
Existing access point(s)	Sunny Bank (east)	Public open space pedestrian, cycle access	400m off Bentley Drive
Potential access points	None	Town centre by active travel	0.6 km
Settlement	Kirkham	Trees on or adjacent to site	None
Existing or recent previous use	In current commercial use with a number of tenants	Hedges	None
Effect of development on existing use	Loss of employment site, displacement or closure of businesses	Green belt?	No
Surrounding uses	Housing	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	Change to wholly residential	Pipelines, pylons, easements etc	None

SITEREF	KKM012	Geology including peat	No peat
number	50	Flood risk zone 2025 update - areas affected	Not in a flood zone
SITENAME	Campbells Caravans, Blackpool Road, Kirkham	Surface water flooding areas	None within site, only on road at front of site
POSTCODE		Ponds	None
AREA	10084.561	Watercourses	None
SITEUSE	Residential	Biodiversity	None: whole site is hard standing
Site Description	Open commercial site used for car and caravan sales; in active use. Further commercial uses either side; open land to south, A583 and new housing to north	Heritage assets	None
Ownership summary		Existing public rights of way through or adjoining site	None
Net developable area	7059	Proximity to settlement boundary	Within
Dwelling yield	21	Primary school pedestrian, cycle access	1.5 km but no safe crossing over the A583 or the Kirkham bypass
Potential suitability: summary assessment	Within settlement boundary although some way from most services: potentially suitable	Convenience retail pedestrian, cycle access	2.2 km but no safe crossing over the A583 or the Kirkham bypass
Availability: summary assessment	Unavailable	Pub, hall pedestrian, cycle access	The Kingfisher 1.1 km but not safe crossing
Achievability: summary assessment	Site is achievable	Secondary school pedestrian, cycle access	Kirkham Grammar 1.1 km, Carr Hill 2.7 km

Summary of planning history		Bus stop and services	Old Tarnbrick Way no 76
Existing access point(s)	Onto Blackpool Road, existing commercial access	Public open space pedestrian, cycle access	In new estates opposite
Potential access points	None	Town centre by active travel	No safe crossing points over A583 or bypass
Settlement	Kirkham	Trees on or adjacent to site	None
Existing or recent previous use	Existing caravan/ motor vehicle dealership	Hedges	None
Effect of development on existing use	Displacement or closure of business	Green belt?	No
Surrounding uses	Mix of commercial and residential uses	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	Negligible: sits within existing developed area	Pipelines, pylons, easements etc	No

SITEREF	LEC001	Geology including peat	No peat
number	23681849	Flood risk zone 2025 update - areas affected	Not in a flood risk zone.
SITENAME	South of Garstang Road, Great Ecclestone	Surface water flooding areas	None
POSTCODE	PR3 0ZQ	Ponds	None
AREA	4342.071	Watercourses	None
SITEUSE	Residential	Biodiversity	None
Site Description	Small triangular shaped site located off the A586 (Garstang Road) West of Great Ecclestone. The site is located on the border with Wyre Borough and surrounding uses are a mixture of residential and agricultural.	Heritage assets	None
Ownership summary		Existing public rights of way through or adjoining site	None
Net developable area	3039	Proximity to settlement boundary	No settlement boundary for Little Ecclestone; however it directly adjoins a major development site in Great Ecclestone across the Borough boundary
Dwelling yield	9	Primary school pedestrian, cycle access	Nearest primary school is St. mary's Catholic Primary School, Great Ecclestone which is 15 minutes walk from the site (0.7 miles away) and can be accessed by walking down the A586 footpath.
Potential suitability: summary assessment	Unsuitable as the site is distant from local services in Great Ecclestone.	Convenience retail pedestrian, cycle access	The is a Nisa convenience shop on Chesham Street in Great Ecclestone and also Jay-Cee's convenience store on High Street, Great Ecclestone. Both are around a15 minute walk away (0.6 miles) from this site.
Availability: summary assessment	Agent unsure if there are tenants rights to the land as there is a property on site.	Pub, hall pedestrian, cycle access	The nearest pubs are the Farmers Arms, Black Bull Hotel and White Bull Hotel, all located in Great Ecclestone. The Farmers Arms is furthest from the site, being a 14 minute walk (0.7 miles). The Centre at Great Ecclestone is a community space (13 mins walk)
Achievability: summary assessment	Site is achievable.	Secondary school pedestrian, cycle access	Nearest secondary school is Hodgson Academy in Poulton which is inaccessible by foot and is 4.3 miles away via the A586.

Summary of planning history	Pending permission for 9 dwellings.	Bus stop and services	The site is served by the 74 bus route between Fleetwood and Preston. The site is served by the 42 route between Blackpool and Lancaster.
Existing access point(s)	Access onto the site is via Garstang Road (A586).	Public open space pedestrian, cycle access	No real public open space in proximity to the site. There is a children's playpark and public open space off Pennine View in Great Eccleston, although this is a 1 mile (20 minute) walk away.
Potential access points	No additional access points.	Town centre by active travel	Distant from nearest town centre (Poulton-le-Fylde) although can be reached by bus
Settlement	Great Eccleston	Trees on or adjacent to site	Multiple small sized trees on site.
Existing or recent previous use	Looks to be in use as a private garden for Lark Hill Farm. The barn on site suggests the land was previously in agricultural use.	Hedges	The site has hedgerows to the west and to the north along the A586 which provides screening to the road. The south and east do not have hedgerows.
Effect of development on existing use	Little impact as the site is currently in use as a private garden for Lark Hill Farm. The site provides access to the existing residential dwelling near the site so developing this site would likely involve sharing a driveway with the existing dwelling.	Green belt?	No
Surrounding uses	Residential to the North and the east. There is a new residential development currently under construction by Avant Homes (Oakview Quarter). Open fields are to the south and to the west lies Meadowcroft caravan park.	Area of separation?	No
Topography within site	The site is lowest at its southern point and gradually gets higher towards the A586, with the north of the site being the highest point.	Countryside area	Yes, identified under policy GD4 as countryside area
Surrounding topography including relationship with site	The surroundiong topography is consistent with the site, the land reduces in hieght and goes downhill south of the A586.	Nature designation	None
Landscape and townscape impact of development of site	Little impact as the site is far from Great Eccleston centre and will not obstruct views over the surrounding land.	Pipelines, pylons, easements etc	None

SITEREF	MOS001	Geology including peat	No peat
number	23484278	Flood risk zone 2025 update - areas affected	Site is not within a flood risk zone.
SITENAME	South of Moss Side Lane, Moss Side	Surface water flooding areas	East of site and the border of the site is largely at high risk of current and climate change surface water flooding.
POSTCODE	FY8	Ponds	No
AREA	15726.449	Watercourses	No
SITEUSE	Residential	Biodiversity	Loss of greenery
Site Description	Currently used as grazing land with sheep on site. North of site is Willowmead Park (small housing estate), East of site some resi and further grass land, South of site further grass land, West of site Cerkel Lane	Heritage assets	No
Ownership summary	Sole ownership - submitted by site owner	Existing public rights of way through or adjoining site	No
Net developable area	11009	Proximity to settlement boundary	
Dwelling yield	33	Primary school pedestrian, cycle access	None
Potential suitability: summary assessment	East of site is high risk of surface water flooding. Bus stop outside of site, nearby train station, footpath. However, absence of nearby facilities. Not suitable	Convenience retail pedestrian, cycle access	None
Availability: summary assessment	Available.	Pub, hall pedestrian, cycle access	None
Achievability: summary assessment	Flood mitigation stratgeies required. Develop entrance to site.	Secondary school pedestrian, cycle access	Not feasible

Summary of planning history	No planning history found	Bus stop and services	Only school buses but Moss Side railway station
Existing access point(s)	Vechile access onto Moss Side Lane	Public open space pedestrian, cycle access	No cycle lane and only one sided public footpath along Lytham Road and Moss Side Lane
Potential access points	Additonal access onto Moss Side Lane. Access from Corka Lane.	Town centre by active travel	Distant from Kirkham and Lytham, limited footpaths and no cycle lanes: not feasible.
Settlement	Moss Side	Trees on or adjacent to site	No
Existing or recent previous use	Grazing	Hedges	Yes - surrounding site
Effect of development on existing use	Loss of greenery. North of site is a small residential area however the area is largely rural with limited nearby facilities.	Green belt?	No
Surrounding uses	Rural area, argricultural, resiential, limited commerical.	Area of separation?	No
Topography within site	Mainly flat - slightly uneven south and north of site	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 East, South and West of site.	Pipelines, pylons, easements etc	No

SITEREF	MOS002	Geology including peat	There is peat on the site. (Small amount, North West of the site)
number	23618738	Flood risk zone 2025 update - areas affected	Most of site and surrounding site is within flood zones 2 and 3.
SITENAME	Field 0544 Lytham Road, Moss Side	Surface water flooding areas	Small areas and surrounding areas of the site are at high risk of current and climate change surface water flooding.
POSTCODE	FY8 4ND	Ponds	Yes - one pond in south west corner
AREA	40757.808	Watercourses	No
SITEUSE	Residential	Biodiversity	Loss of grennery
Site Description	Site is argricultural land. North to site borders further fields, East to site is a few residential, South is site is Lytham Road, West of site is a few residential.	Heritage assets	No
Ownership summary	Sole ownership - submitted by land owner	Existing public rights of way through or adjoining site	No
Net developable area	20379	Proximity to settlement boundary	
Dwelling yield	61	Primary school pedestrian, cycle access	None
Potential suitability: summary assessment	Despite there being a train station and bus stop nearby there are no facilities within walking distance of the site. A major constraint is that the land is within flood zones 2 and 3. Not suitable	Convenience retail pedestrian, cycle access	None
Availability: summary assessment	Available.	Pub, hall pedestrian, cycle access	None
Achievability: summary assessment	Major flood mitigation would need to be in place. Additional local services may need to be developed in the area.	Secondary school pedestrian, cycle access	Not feasible

Summary of planning history	No planning history available.	Bus stop and services	Moss Side Railway station, Railway bus and coach station, Corka Lane bus stop
Existing access point(s)	Two access points off Lytham Road	Public open space pedestrian, cycle access	No cycle lane and only one sided public footpath along Lytham Road and Moss Side Lane
Potential access points	Make the two access points a one way system	Town centre by active travel	Distant from Kirkham and Lytham, limited footpaths and no cycle lanes: not feasible.
Settlement	Moss Side	Trees on or adjacent to site	No
Existing or recent previous use	Agricultural	Hedges	Yes - surrounding the site
Effect of development on existing use	Rural area with some residential development - very quiet area, and increase in resi would impact this	Green belt?	No
Surrounding uses	Agricultual, resi, dog walking area	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	Long distance north views from site. Loss of landscape for East and West properties	Pipelines, pylons, easements etc	No

SITEREF	MOS003	Geology including peat	No peat
number	23682207	Flood risk zone 2025 update - areas affected	North of the site and surrounding north of site is within flood zones 2 and 3.
SITENAME	Land at Willowmead Park, Moss Side	Surface water flooding areas	Small areas within the site are at high risk of current and climate change surface water flooding.
POSTCODE		Ponds	No
AREA	35152.344	Watercourses	No
SITEUSE	Residential	Biodiversity	Loss of grennery
Site Description	Land owner states site is currently grass land however from site visit site has dog walking/training facilities. North of site further grassland, East of site resi, South of site Lytham Road, West of site further grassland.	Heritage assets	No
Ownership summary	Part ownership - all landowners are in support of site development - option agreement of the site.	Existing public rights of way through or adjoining site	No
Net developable area	24607	Proximity to settlement boundary	
Dwelling yield	74	Primary school pedestrian, cycle access	None
Potential suitability: summary assessment	North of site at risk of flood zones 2 and 3 alongside other areas at risk of surface water flooding. Within the small residential area of Moss Side however this emphasises the lack of nearby facilities. Not suitable	Convenience retail pedestrian, cycle access	None
Availability: summary assessment	Available.	Pub, hall pedestrian, cycle access	None
Achievability: summary assessment	Flood mitigation would need to be in place. Additional local services may need to be developed in the area.	Secondary school pedestrian, cycle access	Not feasible

Summary of planning history	Retention of field access approved	Bus stop and services	Moss Side Railway station, Railway bus and coach station, Corka Lane bus stop
Existing access point(s)	Lytham Road	Public open space pedestrian, cycle access	No cycle lane and only one sided public footpath along Lytham Road and Moss Side Lane
Potential access points	Additonal Lytham Road access - one way system to reduce traffic	Town centre by active travel	Distant from Kirkham and Lytham, limited footpaths and no cycle lanes: not feasible.
Settlement	Moss Side	Trees on or adjacent to site	Yes - trees on site
Existing or recent previous use	Grass land - dog walking facilities	Hedges	Yes - surrounding site
Effect of development on existing use	Rural and quiet area	Green belt?	No
Surrounding uses	Rural argricultural area with limited resi and commerical development	Area of separation?	No
Topography within site	Flat - no significant issues.	Countryside area	No
Surrounding topography including relationship with site	Flat - no significant issues.	Nature designation	No
Landscape and townscape impact of development of site	Restricted northern views from site	Pipelines, pylons, easements etc	Pylon north on site - potentially off site

SITEREF	PLP001	Geology including peat	There is peat on the site (North West)
number	23674393	Flood risk zone 2025 update - areas affected	There are parts of the site in the east that are flood zone 2.
SITENAME	Land off Preston New Road, Little Plumpton	Surface water flooding areas	Theres surface water flooding at the north of the site and also along the drainage channel along the north & north east of the site (1% AEP). This
POSTCODE	PR4 3PE	Ponds	As indicated on the map, there looks to be a small pond in the centre of the site.
AREA	207604.267	Watercourses	watercourse in the north east corner of the site which continues along the site's northern boundary.
SITEUSE	Residential	Biodiversity	No obvious biodiversity, particularly if it has been in agricultural use.
Site Description	Large open field located off Preston New Road.	Heritage assets	None
Ownership summary		Existing public rights of way through or adjoining site	There is a footpath along Preston New Road to the south of the site, although it is narrow and wouldn't be able to accommodate wheelchairs, prams or large numbers of people.
Net developable area	103802	Proximity to settlement boundary	
Dwelling yield	311	Primary school pedestrian, cycle access	No safe access: nearest is Weeton St Michaels Primary School, 44 mins walk, 2.1 miles.
Potential suitability: summary assessment	Unsuitable as the site is distant from any settlement. Areas of the site are flood zone 2	Convenience retail pedestrian, cycle access	None
Availability: summary assessment	Site is available for residential use as proposed by the agent.	Pub, hall pedestrian, cycle access	Plum Tree Farm, 1 mile, 23 minute walk.
Achievability: summary assessment	Site is unachievable where the applicant is unsure of any utlities and land contamination associated with the site.	Secondary school pedestrian, cycle access	Nearest is St Georges School, Blackpool, 2.8 miles away but no cycle route so not feasible

Summary of planning history	Multiple applications related to the hydraulic fracturing of the site for shale gas.	Bus stop and services	Route 61, Blackpool - Preston via Wesham passes the site on Preston New Road.
Existing access point(s)	Gated access is along the south of the site along Preston New Road.	Public open space pedestrian, cycle access	Mereside Park, Blackpool, 1.8 miles too distant for walking and no cycle route
Potential access points	Additional access points couls be added to the south along Preston New Road, otherwise additional access points are limited.	Town centre by active travel	Kirkham and Blackpool both distant, not feasible; however, bus access possible
Settlement	Little Plumpton	Trees on or adjacent to site	Large trees on the western boundary that screens the World of water aquatic centre. The large trees along the southern boundary (Preston New Road) are intermittent.
Existing or recent previous use	Open field, likely used for agriculture.	Hedges	Hedgerow along the south (along Peston New Road), east and west boundaries.
Effect of development on existing use	Loss of open field and potentially agricultural land.	Green belt?	No
Surrounding uses	World of water aquatic cnetre to the west	Area of separation?	No
Topography within site	Site is lower in the west and gradually rises going east.	Countryside area	Yes, policy GD4 countryside area.
Surrounding topography including relationship with site	Surrounding topography is consistent with this site.	Nature designation	None
Landscape and townscape impact of development of site	The site is poorly screened from the south so any development would impact the landscape looking north from Preston New Road.	Pipelines, pylons, easements etc	None

SITEREF	PLP002	Geology including peat	No peat
number	23674332	Flood risk zone 2025 update - areas affected	Not in a flood risk zone.
SITENAME	Plumpton Hall Farm, Preston New Road, Little Plumpton	Surface water flooding areas	There is a small area in the centre of the site which has surface water flood risk (1% AEP) currently and also when modelling for climate change (1% AEP
POSTCODE	PR4 3PJ	Ponds	None
AREA	23960.07	Watercourses	None
SITEUSE	Residential	Biodiversity	Not much biodiversity as the site is an active farm.
Site Description	Site is currently in use as an active farm, it is located directly north of the A583 Preston New Road	Heritage assets	No heritage assets.
Ownership summary		Existing public rights of way through or adjoining site	Public footpath/pavement running along the southern boundary (A583).
Net developable area	16772	Proximity to settlement boundary	
Dwelling yield	50	Primary school pedestrian, cycle access	No safe access: Ribby with Wrea Endowed CofE Primary, 1.5 miles. Weeton St Michaels CofE Primary 1.2 miles (27 mins walk); not realistically walkable/ cycleable
Potential suitability: summary assessment	Site is unsuitable, being distant from any settlement.	Convenience retail pedestrian, cycle access	None
Availability: summary assessment	Agent confirms the site is available for residential use.	Pub, hall pedestrian, cycle access	Plum Tree Farm, Blackpool 1.9 miles, (41 minutes walk)
Achievability: summary assessment	Site is not achievable as there are agricultural buidlings which need removing.	Secondary school pedestrian, cycle access	Kirkham Carr Hill High School, 3.3 miles but no cycle route, not feasible

Summary of planning history	Multiple planning applications relating to agricultural uses and operation of the the farm.	Bus stop and services	Stagecoach route 61 passes the site and stops directly outside, (61 Blackpool-Preston via Kirkham).
Existing access point(s)	Existing access on the west of the site off the A583, also a second access point on the east of the site on the A583 but needs reinstating. A third access point is on the site's east boundary on Plumpton Lane.	Public open space pedestrian, cycle access	Nearest public open space is the Village Green in Wrea Green or Weeton Village Hall playing field, both being 1.6 miles away but no safe access
Potential access points	New access could be added anywhere along the A583, it would just require a new junction adding in.	Town centre by active travel	Kirkham and Blackpool both distant, not feasible; however, bus access possible
Settlement	Little Plumpton	Trees on or adjacent to site	Yes, there are some trees on the site itself.
Existing or recent previous use	Active farm with dwellings on site.	Hedges	There are hedges partially along the site's southern boundary along the A583. There also hedgerows along the site's north eastern boundary along Plumpton Lane.
Effect of development on existing use	Loss of farm and agricultural buildings. Loss of dwellings.	Green belt?	No
Surrounding uses	Residential to the south, east and south east (Little Plumpton). Open fields to the north and west.	Area of separation?	No
Topography within site	The site slopes downhill from the east to the west.	Countryside area	Yes, GD4 countryside area.
Surrounding topography including relationship with site	The land to the south down Westby lane is much lower than this site. Westby Lane slopes downhill going south. The east of this site is more level with the A583.	Nature designation	None
Landscape and townscape impact of development of site	Any development would be visible along the A583 from the west travelling east. The views of the site are screened by trees along the east so this visual impact is lesser from the west.	Pipelines, pylons, easements etc	Theres a phone line or power line (unsure) that runs through the site. There is also a gas line on the opposite side of the A583.

SITEREF	ROS001	Geology including peat	No peat
number	24793464	Flood risk zone 2025 update - areas affected	Not in a flood risk zone.
SITENAME	Roseacre Farm Barns, Roseacre	Surface water flooding areas	None
POSTCODE		Ponds	None
AREA	7240.659	Watercourses	None
SITEUSE	Residential	Biodiversity	Limited biodiversity as the land is/was in agricultural use.
Site Description	Site is located in the centre of the very small hamlet Roseacre. The site consists of redundant agricultural buildings and farmyard area. The existing farm buildings are dilapidated and some building materials are being stored on site (pallets, bricks etc)	Heritage assets	None
Ownership summary		Existing public rights of way through or adjoining site	None
Net developable area	5068	Proximity to settlement boundary	Distant from any settlement
Dwelling yield	15	Primary school pedestrian, cycle access	None. Inskip St Peters primary school is 3.6 miles away Treales CofE primary School, 2.2 miles. Neither schools can be reached on foot as theres no footpath on Roseacre Road.
Potential suitability: summary assessment	Site is unsuitable as Roseacre is an unsustainable location with few supporting services.	Convenience retail pedestrian, cycle access	None
Availability: summary assessment	Site is available for residential use as proposed by the agent.	Pub, hall pedestrian, cycle access	Nothing within safe walkable distance
Achievability: summary assessment	Site is not achievable as the agent mentions there were various issues leading to the withdrawal of the previous application.	Secondary school pedestrian, cycle access	Kirkham Carr Hill secondary school, 4.8 miles away, will require vehicular transport

Summary of planning history	Withdrawn application for 10 dwellings.	Bus stop and services	None within convenient walkable distance
Existing access point(s)	Two acces points, both located on Roseacre Road south to the south of the site.	Public open space pedestrian, cycle access	Walk to Elswick Village Green is 1.5 miles away is not safe, not feasible
Potential access points	The existing access points mentioned above could be improved, little scope for new access points onto the site.	Town centre by active travel	Distant from Kirkham or Pouton, would require car
Settlement	Roseacre/Elswick	Trees on or adjacent to site	Multiple trees on site
Existing or recent previous use	Agricultural with farm buildings.	Hedges	There are no hedgerows in the site submission area.
Effect of development on existing use	Loss of agricultural land and farm buildings.	Green belt?	No
Surrounding uses	Residential dwellings to the south and open fields to the north. Another farm is located to the west of this site.	Area of separation?	No
Topography within site	The site is highest in the south and slopes downhill going north	Countryside area	Yes, Policy GD4 Countryside Area
Surrounding topography including relationship with site	The surrounding topography is similar to this site. Roseacre is highest and then slopes downhill going north.	Nature designation	None
Landscape and townscape impact of development of site	Visually there would be limited imapct as residential dwellings screen the site.	Pipelines, pylons, easements etc	None within the site submission area - but the field does have phone masts at the back of the site along the edge.

SITEREF	SAS001	Geology including peat	No peat
number	23315373	Flood risk zone 2025 update - areas affected	Not located in a flood risk zone
SITENAME	8 Beach Road, Lytham St Annes	Surface water flooding areas	There is no current surface water flooding (1% AEP). However, when modelling for climate change there is surface water flooding on site at the
POSTCODE	FY8 2NR	Ponds	None
AREA	436.369	Watercourses	None
SITEUSE	Residential	Biodiversity	Little to no biodiversity as the site is a dwellinghouse in use as holiday apartments.
Site Description	Semi-detached house currently in use as Woodlands Holiday Apartments. The property is close to Ashton Gardens.	Heritage assets	No heritage assets on the site itself, however it is in close proximity to Ashton Gardens whioch is a Grade II listed park and garden.
Ownership summary		Existing public rights of way through or adjoining site	None
Net developable area	305	Proximity to settlement boundary	Within settlement
Dwelling yield	1	Primary school pedestrian, cycle access	Mayfield Primary School is a 13 min walk away (0.6 miles). Heyhouses Endowed Primary School is a 25 min walk (1.2 miles).
Potential suitability: summary assessment	The site is suitably located within St Annes and close to local services. Redevelopment of the site would not be appropriate in the Conservation Area: unsuitable	Convenience retail pedestrian, cycle access	Aldi is a 6 min walk away (0.3 miles). Sainsburys is a 7 min walk away (0.3 miles).
Availability: summary assessment	Landowner confirms that the site is available for residential and tourism uses.	Pub, hall pedestrian, cycle access	Many pubs nearby, including Lord Derby (8 min walk, 0.4 miles), Pier Inn (8 min walk, 0.4 miles), Fifteen St. Annes (10 min walk, 0.5 miles).
Achievability: summary assessment	Unachievable as the site is located in a residential street in Lytham St Annes (Porritt Houses and Ashton Gardens) Conservation Area.	Secondary school pedestrian, cycle access	Lytham St Annes High School is a 47 min walk away (2.1 miles).

Summary of planning history	No Planning History	Bus stop and services	Plenty of bus servioces in close proximity to this site: Blackpool Transport 11, 11A Blackpool - Lytham via St Annes. Stagecoach 68 Blackpool - Preston via Lytham. Archway 76 Blackpool - St Annes via Victoria Hospital, 78 Great Ecc - St Annes via Wesham.
Existing access point(s)	Beach Road is the current site access. There is also an alleyway to access the site from the rear.	Public open space pedestrian, cycle access	the site is almost adjacent to Ashton Gardens (2 mins walk, 160 yards).
Potential access points	Use the existing access points as theres no additional access. Beach Road is the current site access. There is also an alleyway to access the site from the rear.	Town centre by active travel	St Annes is a 10 min walk (0.4 miles).
Settlement	Lytham St Annes	Trees on or adjacent to site	None
Existing or recent previous use	Holiday apartments	Hedges	None
Effect of development on existing use	Loss of holiday apartments	Green belt?	No
Surrounding uses	Residential to the north, south and west. Residential to the east and Ashton Garden Gardens to the east also.	Area of separation?	No
Topography within site	Site is completely flat with no elevation changes.	Countryside area	No
Surrounding topography including relationship with site	Surrounding topography is consistent with this site as it's a residential street.	Nature designation	None
Landscape and townscape impact of development of site	Any development would leave a gap in the streetscene.	Pipelines, pylons, easements etc	None

SITEREF	SAS002	Geology including peat	No peat
number	23681089	Flood risk zone 2025 update - areas affected	The site is partially within flood zone 2 and borders into flood zone 3 around the site perimeter.
SITENAME	Queensway Park Farm, Lytham St. Annes	Surface water flooding areas	The site itself has no surface water flooding but the water channels around the perimeter have flood risk 1% AEP. When modelling climate change the
POSTCODE	FY8 3FQ	Ponds	None
AREA	16100.605	Watercourses	There is a water channel/gulley around the site perimeter but no on the site itself. The site is raised up
SITEUSE	Office / light industrial, Storage / distribution / industry	Biodiversity	Little biodiversity as its currently in use as an industrial estate.
Site Description	Square shaped site currently in use as an industrial estate. The site is accessed off a narrow track leading off Queensway.	Heritage assets	None
Ownership summary		Existing public rights of way through or adjoining site	There is gravel path (public byway) heading north of the site which can be used to access Midgeland Road and Division Lane.
Net developable area	16101	Proximity to settlement boundary	
Dwelling yield	0	Primary school pedestrian, cycle access	Heyhouses Endowed CofE Primary School is 1.3 miles away (28 mins walk). Mayfield Primary School 1.4 miles away, 31 mins walk.
Potential suitability: summary assessment	The site lies wholly in the Green belt. Development for Office / light industrial, Storage / distribution / industry would be inappropriate development in the Green Belt. No exceptional circumstances exist to justify a strategic review of the Green Belt.	Convenience retail pedestrian, cycle access	Kilnhouse Lane Tesco Express is 0.6 miles away (13 minute walk).
Availability: summary assessment	The agent confirms that the site is available and any further development would compliment existing employment uses on the site.	Pub, hall pedestrian, cycle access	Water's edge pub, 1.1 miles, 25 mins walk. Blossoms, Ansdell, 2.2 miles, 48 mins walk.
Achievability: summary assessment	Site is achievable and is already established for employment uses with a variety of businesses and active employment uses on the site.	Secondary school pedestrian, cycle access	Lytham St Annes High School, 2.2 miles away, 47 mins walk.

Summary of planning history	Planning applications relate to use of the land for employment uses.	Bus stop and services	Blackpool Transport route 11B, Blackpool - Lytham via St. Annes runs along queensway.
Existing access point(s)	Track off Queensway is the only access point onto the site.	Public open space pedestrian, cycle access	Ramsgate Road Park is 1 mile away (21 minute walk).
Potential access points	No additional access points.	Town centre by active travel	St Annes is a 28 minute walk away (1.3 miles).
Settlement	Lytham St Annes	Trees on or adjacent to site	Some tall trees on the site perimeter.
Existing or recent previous use	Industrial estate with various businesses and industrial uses on site.	Hedges	Hedgerow around the site perimeter.
Effect of development on existing use	Loss of industrial estate.	Green belt?	Yes, policy GD2 Green Belt
Surrounding uses	More industrial estate (SHELAA site SAS SAS003) to the south and Housing estate to the south (Rowland Homes Richmond Point), agricultural land to the east, west and north.	Area of separation?	No
Topography within site	Site is completeley flat with no elevation changes.	Countryside area	No
Surrounding topography including relationship with site	The surrounding land sites much lower than this site as there is a water channel that runs around the site perimeter. Likely for surface water runoff.	Nature designation	
Landscape and townscape impact of development of site	Any changes or development would be visible from a distance as the site has limited screening from trees. This includes views from Queensway B5261 and the Richmond Point housing development in the south.	Pipelines, pylons, easements etc	Some kind of phone line overhead on site.

SITEREF	SAS003	Geology including peat	There is peat on the site. (Small amount to the West of the site)
number	23681290	Flood risk zone 2025 update - areas affected	The site is in flood zone 2. The drainage channel to the east of the site is flood zone 3 but not the site itself.
SITENAME	Land South of Queensway Park Farm, Lytham St Annes	Surface water flooding areas	Small area of surface water flooding in centre of the site and in the drainage channels (1% AEP). Extent of surface water flooding increases significantly,
POSTCODE	FY8 3FQ	Ponds	None
AREA	14801.488	Watercourses	There are field drainage channels to the east and west of the site.
SITEUSE	Office / light industrial, Storage / distribution / industry, Tourism	Biodiversity	Limited biodiversity as the site is partially industrial estate. The open field has very little biodoversity.
Site Description	Square shaped site partially in use as an industrial estate but mostly grass field. The site is accessed off a narrow track leading off Queensway.	Heritage assets	None
Ownership summary		Existing public rights of way through or adjoining site	There is gravel path (public byway)heading north of the site which can be used to access Midgeland Road and Division Lane.
Net developable area	14801	Proximity to settlement boundary	
Dwelling yield	0	Primary school pedestrian, cycle access	Heyhouses primary school, 1.3 miles, 28 mins walk. Mayfield Primary School, 31 minute walk, 1.4 miles.
Potential suitability: summary assessment	The site lies wholly in the Green belt. Development for Office / light industrial, Storage / distribution / industry would be inappropriate development in the Green Belt. No exceptional circumstances exist to justify a strategic review of the Green Belt.	Convenience retail pedestrian, cycle access	Tesco Express, Kilnhouse Lane, 13 minute walk, 0.6 miles.
Availability: summary assessment	The agent confirms that the site is available and any further development would compliment existing employment uses on the adjoining site (SAS002).	Pub, hall pedestrian, cycle access	Water's Edge St Annes, 1.1 miles away, The Blossoms, Ansdell 2.2 miles away (48 minute walk).
Achievability: summary assessment	The site is achievable and the adjacent site under SAS002 is already established for emoplyment uses. It is achievable as an expansion of the adjoining site.	Secondary school pedestrian, cycle access	Lytham St Annes High School, 47 minute walk, 2.2 miles.

Summary of planning history	No Planning History	Bus stop and services	Blackpool Transport route 11B, Blackpool - Lytham via St. Annes runs along queensway.
Existing access point(s)	Gravel track leading off Queensway is the only access point onto the site.	Public open space pedestrian, cycle access	Ramsgate Road park is a 21 minute walk away (1 mile).
Potential access points	No additional access points.	Town centre by active travel	St Annes is a 28 minute walk from the site (1.3 miles).
Settlement	Lytham St Annes	Trees on or adjacent to site	There is some planting of new trees around the site perimeter
Existing or recent previous use	Mix of industrial estate with hardstanding and grass field. The hardstanding is the smaller portion, being used to store aggregate, construction vehicles, a car and various materials and gas canisters. The grass field is open but not in agricultural use.	Hedges	Hedgerow
Effect of development on existing use	Loss of open field and partial loss of industrial estate.	Green belt?	Yes, policy GD2 Green belt
Surrounding uses	Industrial estate to the north, open fields to the east and west. Queensway B5261 to the west. Rowland Homes Richmond Point development to the south.	Area of separation?	No
Topography within site	The site is mostly flat but there is a mound in the centre of the site. The surrounding topography is much lower (see below).	Countryside area	No
Surrounding topography including relationship with site	The surrounding land sites much lower than this site as there is a water channel that runs around the site perimeter. Likely a drainage channel for surface water runoff.	Nature designation	
Landscape and townscape impact of development of site	Any development would have significant landscape impact as the site is not visually screened. Changes would be visible from Queensway B5261 road and Richmond Point housing development to the south.	Pipelines, pylons, easements etc	Electricity line at the back of the site (east).

SITEREF	SAS014	Geology including peat	No peat
number	58	Flood risk zone 2025 update - areas affected	Not in a flood zone
SITENAME	Westmoreland House, 29-31 Orchard Road, Lytham St Annes	Surface water flooding areas	1 in 1,000 year climate change affecting roadways but not within site
POSTCODE		Ponds	No
AREA	1959.088	Watercourses	No
SITEUSE	Residential	Biodiversity	Very limited in ornamental trees on western perimeter
Site Description	Detached purpose-built office building within St Annes Town Centre, including car parking within curtilage, in use by DWP including for Job Centre	Heritage assets	No
Ownership summary	DWP	Existing public rights of way through or adjoining site	No
Net developable area	1371	Proximity to settlement boundary	Within
Dwelling yield	25	Primary school pedestrian, cycle access	640m St Thomas Primary School
Potential suitability: summary assessment	Within St Annes Town Centre, allocated site but in existing employment use. Previously had consent through prior notification but no longer suitable.	Convenience retail pedestrian, cycle access	Multiple options in town centre
Availability: summary assessment	Unavailable	Pub, hall pedestrian, cycle access	Town centre pubs
Achievability: summary assessment	Unlikely to be brought forward: not currently achievable	Secondary school pedestrian, cycle access	LSA High 2.7km by quiet roads and cycle paths

Summary of planning history	Lapsed prior notification	Bus stop and services	St Annes Square 10, 11, 68, Wood Street 7
Existing access point(s)	Orchard Road (front) and Richmond Road (side)	Public open space pedestrian, cycle access	Promenade Gardens, Ashton Gardens
Potential access points	None	Town centre by active travel	Within
Settlement	St Annes	Trees on or adjacent to site	Ornamental trees on western edge, street trees in front
Existing or recent previous use	Current office use	Hedges	None
Effect of development on existing use	Displacement	Green belt?	No
Surrounding uses	Mix of residential and commercial in town centre edge location	Area of separation?	No
Topography within site	Flat	Countryside area	No
Surrounding topography including relationship with site	Flat	Nature designation	None
Landscape and townscape impact of development of site	Little impact if undertaken through PD route	Pipelines, pylons, easements etc	No

SITEREF	SAS015	Geology including peat	No peat
number	70	Flood risk zone 2025 update - areas affected	Not in a flood zone
SITENAME	70 Walter Avenue, Lytham St Annes	Surface water flooding areas	None
POSTCODE		Ponds	No
AREA	949.801	Watercourses	No
SITEUSE	Residential	Biodiversity	Some severely pruned trees at front of site
Site Description	Detached former vicarage in curtilage, within residential area	Heritage assets	No
Ownership summary		Existing public rights of way through or adjoining site	No
Net developable area	665	Proximity to settlement boundary	Within
Dwelling yield	2	Primary school pedestrian, cycle access	1.33km Heyhouses Endowed C of E Primary
Potential suitability: summary assessment	Site is suitable, within St Annes urban area	Convenience retail pedestrian, cycle access	400m Tesco Local
Availability: summary assessment	Unavailable: brownfield register site of single dwelling - but dwelling now being refurbished	Pub, hall pedestrian, cycle access	Adjacent church but nearest secular facility 1.6 km (the Waters Edge)
Achievability: summary assessment	Site is achievable	Secondary school pedestrian, cycle access	LSA High 3.2 km via safe cycle route

Summary of planning history	Lapsed permission for redevelopment of site for flats	Bus stop and services	Spring Gardens 250m no 10
Existing access point(s)	Front of site	Public open space pedestrian, cycle access	Blackpool Rd Playing Fields
Potential access points	None	Town centre by active travel	2.2 km safe routes available
Settlement	St Annes	Trees on or adjacent to site	3 heavily pruned mature trees
Existing or recent previous use	Dwelling	Hedges	None
Effect of development on existing use	Redevelopment of residential use for different residential use; little impact	Green belt?	No
Surrounding uses	Residential	Area of separation?	No
Topography within site	Flat	Countryside area	No
Surrounding topography including relationship with site	Flat	Nature designation	None
Landscape and townscape impact of development of site	Intensification of site	Pipelines, pylons, easements etc	No

SITEREF	SAS016	Geology including peat	No peat
number	59	Flood risk zone 2025 update - areas affected	Not in a flood zone
SITENAME	St Leonards Bridge Garage, St Leonards Rd E, Lytham St Annes	Surface water flooding areas	None
POSTCODE		Ponds	No
AREA	2110.47	Watercourses	No
SITEUSE	Residential	Biodiversity	None
Site Description	Existing commercial car sales and repair garage, operational, at road junction adjacent to Local Centre	Heritage assets	No
Ownership summary		Existing public rights of way through or adjoining site	No
Net developable area	1477	Proximity to settlement boundary	Within
Dwelling yield	4	Primary school pedestrian, cycle access	Mayfield School 200m
Potential suitability: summary assessment	Site is suitable within St Annes urban area but in active commercial use	Convenience retail pedestrian, cycle access	Tesco Local 50m
Availability: summary assessment	Currently unavailable	Pub, hall pedestrian, cycle access	The Mayfield 550m
Achievability: summary assessment	Site is achievable	Secondary school pedestrian, cycle access	LSA High 3.5 km via safe route

Summary of planning history		Bus stop and services	Cross Street no 10
Existing access point(s)	Front of site	Public open space pedestrian, cycle access	Ashton Gardens 470m
Potential access points	None	Town centre by active travel	800m
Settlement	St Annes	Trees on or adjacent to site	None
Existing or recent previous use	Garage (current)	Hedges	None
Effect of development on existing use	Likely business closure or displacement if alternative site available	Green belt?	No
Surrounding uses	Residential and commercial uses at Local Centre	Area of separation?	No
Topography within site	Site is elevated and on slope leading to railway bridge; unclear how affects the rear of the site	Countryside area	No
Surrounding topography including relationship with site	Generally significantly below	Nature designation	None
Landscape and townscape impact of development of site	Would be a prominent development: need for any design to reflect the landmark nature of the site	Pipelines, pylons, easements etc	No

SITEREF	SAS017	Geology including peat	No peat
number	60	Flood risk zone 2025 update - areas affected	Not in a flood zone
SITENAME	Hebrew Congregational Synagogue, Orchard Road, St Annes	Surface water flooding areas	None
POSTCODE		Ponds	None
AREA	1603.116	Watercourses	No
SITEUSE	Residential	Biodiversity	None
Site Description	Existing operational Synagogue within residential area but close to town centre	Heritage assets	Locally listed
Ownership summary		Existing public rights of way through or adjoining site	No
Net developable area	1122	Proximity to settlement boundary	Within
Dwelling yield	3	Primary school pedestrian, cycle access	650m St Thomas Primary School
Potential suitability: summary assessment	Within St Annes urban area, suitable.	Convenience retail pedestrian, cycle access	Various within town centre
Availability: summary assessment	Unavailable	Pub, hall pedestrian, cycle access	Town centre pubs
Achievability: summary assessment	Site is achievable and in a viable location	Secondary school pedestrian, cycle access	LSA High 2.6 km by safe route

Summary of planning history	Lapsed planning permission	Bus stop and services	St Annes Square 10, 11, 68, Wood Street 7
Existing access point(s)	Front of site	Public open space pedestrian, cycle access	Promenade Gardens, Ashton Gardens
Potential access points	None	Town centre by active travel	Adjoins
Settlement	St Annes	Trees on or adjacent to site	None
Existing or recent previous use	Synagogue (current)	Hedges	None
Effect of development on existing use	Would displace unless replacement incorporated into development	Green belt?	No
Surrounding uses	Residential and office uses	Area of separation?	No
Topography within site	Flat	Countryside area	No
Surrounding topography including relationship with site	Flat	Nature designation	None
Landscape and townscape impact of development of site	Would result in loss of existing distinctive landmark building: any replacement would have to represent appropriate replacement	Pipelines, pylons, easements etc	No

SITEREF	SAS026	Geology including peat	No peat
number	68	Flood risk zone 2025 update - areas affected	Not in a flood zone
SITENAME	Railway Platform, Back Glen Eldon Road, Lytham St Annes	Surface water flooding areas	None
POSTCODE		Ponds	No
AREA	1514.59	Watercourses	No
SITEUSE	Residential	Biodiversity	Low scrub growth in places
Site Description	Area of land within operational railway curtilage including former second platform of operational station	Heritage assets	Adjoins St Annes Town Centre Conservation Area
Ownership summary		Existing public rights of way through or adjoining site	None
Net developable area	1060	Proximity to settlement boundary	Within
Dwelling yield	3	Primary school pedestrian, cycle access	Heyhouses Endowed 620m
Potential suitability: summary assessment	Previously-developed site within the urban area of St Annes: suitable	Convenience retail pedestrian, cycle access	Various within town centre
Availability: summary assessment	Unavailable	Pub, hall pedestrian, cycle access	Various within town centre very close
Achievability: summary assessment	Site is in a viable location but located very close to the railway line so unlikely to be achievable.	Secondary school pedestrian, cycle access	LSA High 2.75 km via safe route

Summary of planning history	Lapsed approval for flats	Bus stop and services	Our Lady Church nos 11, 68, 76 very close
Existing access point(s)	None	Public open space pedestrian, cycle access	Ashton Gardens 370m
Potential access points	From short section of St Annes Road East or Back Glen Eldon Road	Town centre by active travel	Within
Settlement	St Annes	Trees on or adjacent to site	Scrub within, protected trees in Crescent Gardens
Existing or recent previous use	Railway platform redundant since singling of line in 1980s	Hedges	None
Effect of development on existing use	Would prevent the restoration of double track through the station	Green belt?	No
Surrounding uses	Railway station; Crescent Gardens; residential	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	Limited: would extend built form of existing dwellings adjacent	Pipelines, pylons, easements etc	Adjoins operatonal railway, will be rights for railway-related works

SITEREF	SGL002	Geology including peat	No peat
number	23598082	Flood risk zone 2025 update - areas affected	No
SITENAME	between 169 and 179 Mains Lane, Singleton	Surface water flooding areas	No
POSTCODE	FY6 7LB	Ponds	None
AREA	4771.747	Watercourses	None
SITEUSE	Residential	Biodiversity	There may be some biodiversity in the surrounding hedgerows.
Site Description	Small site located between residential uses and accessed off Mains Lane. There are currently horses on the land and overall the site is somewhat unkempt. The site slopes downhill from Mains Lane in the North	Heritage assets	None
Ownership summary		Existing public rights of way through or adjoining site	None
Net developable area	3340	Proximity to settlement boundary	0.45km (Poulton)
Dwelling yield	10	Primary school pedestrian, cycle access	Nearest primary schools are The Breck, Poulton (16 mins, 0.7 mile walk) and St Johns Catholic Primary School (0.8 miles, 19 minute walk).
Potential suitability: summary assessment	Site is unsuitable as it is poorly related to Singleton and Little Singleton and any supporting services. Not in a flood risk zone.	Convenience retail pedestrian, cycle access	Skippool Service Station is 0.7 miles away (2 min walk) and provides basic convenience shopping.
Availability: summary assessment	The land is available.	Pub, hall pedestrian, cycle access	The River Wyre pub is 10 mins walk away from the site (0.4 miles). Thornton Lodge is 0.5 miles away (12 min walk).
Achievability: summary assessment	Site is achievable for residential development as proposed by the agent.	Secondary school pedestrian, cycle access	Hodgson Academy is the nearest secondary school and is 1.2 miles away (28 minute walk). cycle access possible

Summary of planning history	Permission in principle for a minimum of 5 and maximum of 9 dwellings.	Bus stop and services	Archways 74 & 75 (Fleetwood - Preston) runs through Skippool which is a short 10 minute walk from the site. Blackpool Transport route 5C between Blackpool Town Centre and Knott End is in close proximity to this site.
Existing access point(s)	Current access is from the gate at Mains Lane to the north.	Public open space pedestrian, cycle access	No public open space in proximity to the site.
Potential access points	No other existing access points.	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 in the centre of the site.
Existing or recent previous use	Equine uses, currently horses grazing on site.	Hedges	There are hedgerows along the site's western boundary with 179 Mains Lane.
Effect of development on existing use	Loss of land for equine use.	Green belt?	No
Surrounding uses	Residential to the north, east and west. Open fields and A585 to the south.	Area of separation?	
Topography within site	Site is flat at the northern end (Mains Lane) and then gradually slopes downhill to the south.	Countryside area	Yes, GD4 countryside area.
Surrounding topography including relationship with site	Surrounding land is level with this site.	Nature designation	None
Landscape and townscape impact of development of site	The site would be visible from the A585 in the south due to the open fields, however it is well screened from the noth, east and west due to the existing residential uses.	Pipelines, pylons, easements etc	None

SITEREF	SGL004	Geology including peat	There is some peat in the south east corner of the site around the pond.
number	23615555	Flood risk zone 2025 update - areas affected	Not in a flood risk zone
SITENAME	Land East of Poolfoot Farm, Singleton	Surface water flooding areas	Two small areas of surface water flooding on site, includes 1%AEP flooding and climate change modelled 1% AEP to 2070s.
POSTCODE	FY6 8LY	Ponds	There is a large pond hidden in the south east corner of the site within the trees.
AREA	47398.084	Watercourses	None
SITEUSE	Residential	Biodiversity	Possibility of biodiversity in the pond.
Site Description	Large field currently in agricultural use for growing corn. Part of the site is not currently in use.	Heritage assets	None
Ownership summary		Existing public rights of way through or adjoining site	There is a public footpath between Pool Foot Lane and Mains Lane running along the eastern boundary of the site.
Net developable area	23699	Proximity to settlement boundary	1.7km (Singleton) 1.6km (Poulton)
Dwelling yield	71	Primary school pedestrian, cycle access	Singleton Primary School 29 mins walk (1.2 miles). The Breck Primary, Poulton 49 mins walk (2.2 miles). St Johns Catholic Primary School 51 mins walk (2.3 miles).
Potential suitability: summary assessment	Site is poorly related to Little Singleton and Singleton, including local services. No flood risk on the site.	Convenience retail pedestrian, cycle access	Shell garage on Mains Lane is a short walk (8 mins, 0.4 miles) from the site and provides basic convenience retail.
Availability: summary assessment	Site is available	Pub, hall pedestrian, cycle access	Singleton village hall is 25 mins walk (1.1 miles) from the site. Miller Arms 27 mins walk (1.3 miles) from the site.
Achievability: summary assessment	The site is achievable	Secondary school pedestrian, cycle access	Hodgson Academy 40 mins walk away (1.8 miles), cycle access possible

Summary of planning history	Plannning permissions relates to pathways.	Bus stop and services	The closest bus stops are by the Shell garage at Mains lane (Archways) route 76 between Blackpool - St Annes.
Existing access point(s)	Site is accessed from the gate at the south west corner, on Mains Lane.	Public open space pedestrian, cycle access	No public open space near to the site.
Potential access points	This site could potentially be accessed from Pool Foot Lane to the north, however Mains Lane is the obvious choice for access as it is currently empty (now redundant due to the new A585) and can support large traffic flows.	Town centre by active travel	Not currently but proposal for LCWIP cycle route to Poulton
Settlement	Singleton	Trees on or adjacent to site	Large trees on the North West boundary of the site. Many trees in the south east corner of the site around the pond. Trees also run adfjacent to the site along the southern boundary.
Existing or recent previous use	Agricultural, growing corn	Hedges	Yes, hedges along the entire site perimeter.
Effect of development on existing use	Loss of agricultural field	Green belt?	No
Surrounding uses	Agricultural land north and south, A585 to the far south, residential use to the east, empty field to the west.	Area of separation?	
Topography within site	Site dips lower towards the centre, forming a shallow basin.	Countryside area	Yes GD4 Countryside Areas.
Surrounding topography including relationship with site		Nature designation	None
Landscape and townscape impact of development of site	Little impact as the site is screened from the A585 by trees. May affect residential uses along Pool Foot Lane but the number of dwellings is not a large amount and is dispersed.	Pipelines, pylons, easements etc	There is a phone line north of the site along the northern boundary but no pylons.

SITEREF	SGL005	Geology including peat	No peat
number	23615620	Flood risk zone 2025 update - areas affected	Not in a flood zone.
SITENAME	Land South of Garstang New Road, Singleton	Surface water flooding areas	Site has two large areas of surface water flooding in the north east corner and the north west corner. Large areas of surface water flooding (1% AEP) and
POSTCODE		Ponds	Ththere is a pond adjacent to the site towards the South East corner
AREA	14906.095	Watercourses	None
SITEUSE	Residential, Energy, Office / light industrial, Storage / distribution / industry, Retail, Tourism	Biodiversity	Little biodiversity, site is in agricultural use.
Site Description	Grass field located off Mains Lane and north of the new A585 bypass.	Heritage assets	None
Ownership summary		Existing public rights of way through or adjoining site	None
Net developable area	10434	Proximity to settlement boundary	1.46 km (Poulton) 1.56 km (Singleton)
Dwelling yield	31	Primary school pedestrian, cycle access	Singleton Primary School 1.3 miles away (28 min walk). The Breck Primary School, 2.1 miles away (47 min walk).
Potential suitability: summary assessment	Site is poorly related to Little Singleton and Singleton, including local services. No flood risk on the site.	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 25 mins walk (1.2 miles). Singleton Village Hall 25 mins walk away (1.2 miles).
Achievability: summary assessment	The site is achievable	Secondary school pedestrian, cycle access	Hodgson Academy 1.8 miles away (40 min walk), cycle access possible.

Summary of planning history	Plannning permissions relates to pathways.	Bus stop and services	Archways 76 bus route stops near the site at the Mains Lane Shell garage, running between Blackpool & St Annes.
Existing access point(s)	Gate on Mains Lane is used to access the site from the north.	Public open space pedestrian, cycle access	No public open space near to the site.
Potential access points	Mains Lane access point could be opened up further.	Town centre by active travel	Not currently but proposal for LCWIP cycle route to Poulton
Settlement	Singleton	Trees on or adjacent to site	No trees on site itself but there are trees along the northern and southern boundarties of the site.
Existing or recent previous use	Currently in agricultural use for growing corn.	Hedges	Hedges to the north and south of the site. The east and west boundaries are open without hedgerows.
Effect of development on existing use	Loss of agricultural land.	Green belt?	No
Surrounding uses	A585 bypass immediately south of this site. Open grassland to the west, east and north. Some fields to the north look to be in aglicultural use and are also sites submitted in the SHELAA call for sites.	Area of separation?	
Topography within site	Site is highest in the west and slopes downhill to the east. The lowest point of the site is the north east corner of the site where the access point is.	Countryside area	Yes, GD4 countryside areas
Surrounding topography including relationship with site	Surrounding topography is consistent with this site.	Nature designation	None
Landscape and townscape impact of development of site	Limited impact as the site is screened from the A585 by trees and hedgerows.	Pipelines, pylons, easements etc	None

SITEREF	SGL007	Geology including peat	No peat
number	23651474	Flood risk zone 2025 update - areas affected	The site is adjacent to the River Wyre. For this reason it is adjacent to a flood zone 3, may be at risk of flooding should the River Wyre burst its banks.
SITENAME	Land North of Mains Lane, Singleton	Surface water flooding areas	Some minor areas of surface water flooding to 2070 factoring in climate change (1% AEP).
POSTCODE	FY6 7LF	Ponds	The land has small ponds on site
AREA	150508.626	Watercourses	River Wyre to the north of the site.
SITEUSE	Residential	Biodiversity	The site is part of the Little Eccleston with Larbreck Coastal Change Management Area (Policy ENV1) where there may be biodiversierty value linked to the River Wyre.
Site Description	Open grass fields with Mains Lane immediately to the south.	Heritage assets	None
Ownership summary		Existing public rights of way through or adjoining site	None
Net developable area	75254	Proximity to settlement boundary	1.42 km by walking route, 0.85km straight line distance (Poulton)
Dwelling yield	226	Primary school pedestrian, cycle access	Nearest primary schools are The Breck, Poulton Le Fylde (1.5 miles, 34 min walk) and St. Johgns Catholic Primary School (1.6 miles, 37 min walk). Primary schools are reliant on private car use.
Potential suitability: summary assessment	Site is unsuitable as it is poorly related to Singleton and Little Singleton and any supporting services. Not in a flood risk zone. Development within the Coastal Change Management Area would not be in accordance with North West England and North Wales Sa	Convenience retail pedestrian, cycle access	Shell garage is 7 min walk (0.3 miles) and provides basic convenience retail. Skippool service station is 1.1 miles away (25 mins walk) down Mains lane.
Availability: summary assessment	Site is available.	Pub, hall pedestrian, cycle access	The Shard Riverside pub is 1.1 miles (34 mins walk) but poor pedestrian access over Shard Bridge. Miller Arms is 34 mins walk toi Singleton (1.4 miles) hopwever pedestrian access down Lodge Lane is poor.
Achievability: summary assessment	Site is achievable for the agent's proposed residential use.	Secondary school pedestrian, cycle access	Hodgson Academy is the cloest secondary school and is 1.9 miles away (42 min walk), cycle access possible.

Summary of planning history	No planning history	Bus stop and services	Blackpool Transport 5C (blackpool to Knott End via Poulton Le Fylde). Archways 74 & 76 (Fleetwood - Preston) run near the site at Skippool service station. Archways 76 (Blackpool - St Anne's) runs near the site, stopping at Skippool Shell garage.
Existing access point(s)	Mains Lane provides access to the site.	Public open space pedestrian, cycle access	
Potential access points	The site has no additional access points as it is bounded by the caravan park to the east and residential dwellings to the west. The River Wyre is at the rear of the site so any additional access would be difficult.	Town centre by active travel	Not currently but proposal for LCWIP cycle route to Poulton
Settlement	Singleton	Trees on or adjacent to site	The site has trees along the perimeter.
Existing or recent previous use	Southern parcel previously used for agriculture. Northern parcel has no clear use.	Hedges	The site is bound by hedges in all directions.
Effect of development on existing use	Loss of open field (agricultural land?)	Green belt?	No
Surrounding uses	Residential to west, caravan park to east, River Wyre to north. Agricultural land & Mains Lane to south.	Area of separation?	
Topography within site	Topography is highest in the south at Mains Lane and slopes downhill to the River Wyre in the north.	Countryside area	Yes, GD4 Countryside area
Surrounding topography including relationship with site	Surrounding land has consistent topgraphy with this site, although the River Wyre at the back of the site is much lower down in height.	Nature designation	None
Landscape and townscape impact of development of site	Townscape impact: views from Mains Lane would be limited as surrounding uses visually conceal the sites.	Pipelines, pylons, easements etc	None

SITEREF	SGL009	Geology including peat	No peat
number	23656786	Flood risk zone 2025 update - areas affected	Not in a flood risk zone
SITENAME	Land adjacent to Greenways, Mains Lane, Singleton	Surface water flooding areas	
POSTCODE	FY6 7LD	Ponds	Not on the site itself but there is a pond immediately adjacent to this site next to the gravel path.
AREA	3263.327	Watercourses	None
SITEUSE	Residential	Biodiversity	None/limited. The site is mainly used for access to the horse paddock so biodiversity is limited.
Site Description	Relatively flat site located off Mains lane. The site is open and has far reaching views to the A585 Garstang New Road. The site is tidy and well kept.	Heritage assets	None
Ownership summary		Existing public rights of way through or adjoining site	None
Net developable area	2284	Proximity to settlement boundary	2.05km walking route, 0.45km straight line distance (Poulton)
Dwelling yield	7	Primary school pedestrian, cycle access	The Breck, Poulton, 1.2 miles, 29 mins walk. St Johns Catholic Primary School, 1.4 miles, 32 mins walk.
Potential suitability: summary assessment	Site is unsuitable as it is poorly related to Little Singleton and its supporting services.	Convenience retail pedestrian, cycle access	Skippool service station, 0.8 miles, 19 mins walk. Shell garage, Little Singleton, 0.6 miles, 12 mins walk.
Availability: summary assessment	Site is available	Pub, hall pedestrian, cycle access	The River Wyre, 1 mile, 23 mins walk. Shard Riverside, 1.3 miles, 29 mins walk.
Achievability: summary assessment	Site is achievable for the residential uses proposed by the agent.	Secondary school pedestrian, cycle access	Hodgson Academy, 1.8 miles, 41 mins walk, cycle access possible

Summary of planning history		Bus stop and services	No buses run past this site but Stagecoach 5C Blackpool - Knott End via Poulton Le Fylde runs on Mains Lane and Shard Road. Also Archways 76 Blackpool - St Annes via hospital runs on Lodge Lane/Garstang New Rd.
Existing access point(s)	Mains lane is the main access to the site.	Public open space pedestrian, cycle access	No public oepn space in proximity of the site.
Potential access points	None	Town centre by active travel	Not currently but proposal for LCWIP cycle route to Poulton
Settlement	Little Singleton	Trees on or adjacent to site	Trees along the Mains Lane boundary. There's also some trees dispersed across the site.
Existing or recent previous use	Hardstanding for horse paddock and storage outbuildings.	Hedges	Hedgerows along the southern and eastern boundaries.
Effect of development on existing use	Loss of hardstanding and outbuildings.	Green belt?	No
Surrounding uses	Residential to the north and south, greenhouse to the south, Mains lane to the east, open fields/agricultural fields and horse paddock to the west at the back of the site.	Area of separation?	No
Topography within site	The site is mostly flat.	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	There will be some visual impact from mains Lane as the site has limited screening.	Pipelines, pylons, easements etc	None

SITEREF	SGL010	Geology including peat	No peat
number	23681789	Flood risk zone 2025 update - areas affected	No flood risk
SITENAME	South of Shard Bridge Farm, Singleton	Surface water flooding areas	Some minor surface water flooding on site (1% AEP) that increases slightly when modelling for climate change (1%AEP 2070s).
POSTCODE	FY6 9BU	Ponds	None
AREA	9278.295	Watercourses	None
SITEUSE	Residential	Biodiversity	Difficult to determine but likely low biodiversity as the site is in residential use.
Site Description	Site located off Shard Road A588. Looks to be in use as a residential property but the site has tall trees along the boundary which screen the site. Therefore it has been difficult to view from the site visit.	Heritage assets	None
Ownership summary		Existing public rights of way through or adjoining site	None
Net developable area	6495	Proximity to settlement boundary	0.95km from Poulton
Dwelling yield	19	Primary school pedestrian, cycle access	The Breck Primary School is 1.1 miles from the site (24 minute walk). St Johns catholic Primary School is 1.2 miles away (27 minute walk).
Potential suitability: summary assessment	Site is unsuitable given the distance from Singleton and Little Singleton and poorly connected to services.	Convenience retail pedestrian, cycle access	Skippool services provides basic convenience shopping and is 0.6 miles away (15 minutes walk).
Availability: summary assessment	Site is available.	Pub, hall pedestrian, cycle access	Shard Riverside is 0.8 miles away (17 mins walk). The River Wyre, 0.8 miles away, 18 minute walk.
Achievability: summary assessment	Site is achievable for residential development.	Secondary school pedestrian, cycle access	Hodgson Academy, 1.6 miles away (36 mins walk) but difficult route, not feasible.

Summary of planning history		Bus stop and services	Blackpool transport route 5C Blackpool - Knott End via Poulton Le Fylde passes the site.
Existing access point(s)	A588 site entrance.	Public open space pedestrian, cycle access	Jean Stansfield Memorial park, Poulton is 1.7 miles away (39 mins walk).
Potential access points	No additionalor potential access points 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 around the site entrance.
Existing or recent previous use	Site is in residential use.	Hedges	Hedgerows along A588 Shard Road
Effect of development on existing use	Loss of residenrtial dwelling and curtilage land.	Green belt?	No
Surrounding uses	agricultural field to the west	Area of separation?	No
Topography within site	Site slopes downhill from south west to north east from Mains Lane down to the River Wyre.	Countryside area	Yes, policy GD4 Countryside area.
Surrounding topography including relationship with site	Surrounding topography is consistent with this site.	Nature designation	None
Landscape and townscape impact of development of site	Little impact as the site is screened by tall trees.	Pipelines, pylons, easements etc	Phone line located at the site entrance.

SITEREF	SGL012	Geology including peat	No peat
number	23668552	Flood risk zone 2025 update - areas affected	Not in a flood risk zone
SITENAME	Pointer House Farm Entrance on Grange Rd off Fleetwood Rd	Surface water flooding areas	Large areas of the site, particularly in the west and north are at risk of surface water flooding when accounting for climate change (1% AEP 2070s). There
POSTCODE	FY6 8NE	Ponds	Several ponds on site.
AREA	119263.376	Watercourses	Watercourse to the north west of the site on adjacent land.
SITEUSE	Residential, Office / light industrial, Storage / distribution / industry, Retail, Tourism	Biodiversity	Rich in biodiversity, some parts of the site look like a meadow.
Site Description	Large open field at the junction of the A585 (Garstang New Road and A586 (Garstang Road). There are some buildings on site and the site is located just north of the Lancashire County Council Singleton Depot	Heritage assets	None
Ownership summary		Existing public rights of way through or adjoining site	None
Net developable area	59632	Proximity to settlement boundary	Distant from any settlement including Singleton
Dwelling yield	179	Primary school pedestrian, cycle access	Singleton primary school 1.1 miles away (24 min walk) down Grange Road which is not suitable for pedestrians as no pavement. Great Ecclestone Copp CofE Primary School on Copp Lane is 3+ miles away and approx 1 hour 10 mins walk. Unsuitable for walking.
Potential suitability: summary assessment	Site is unsuitable as poorly located to any settlement.	Convenience retail pedestrian, cycle access	Isolated location distant from nearest facilities
Availability: summary assessment	Site is available.	Pub, hall pedestrian, cycle access	Isolated location; facilities in nearest villages not easily accessible
Achievability: summary assessment	Site is achievable.	Secondary school pedestrian, cycle access	Hodgson Academy 3.1 miles away (1 hour 10 mins walk) but distant and would require crossing major road, not feasible

Summary of planning history		Bus stop and services	Archways 74 bus Fleetwood - Preston. Stagecoach 42 (Blackpool - Lancaster) travels along Garstang Road East and continues to Lancaster via Garstang, so its likely to pass the site on the A585/A586 en route to Great Eccleston.
Existing access point(s)	The site is currently accessed via Grange Road from the south. There is also a gate at the north east corner of the site accessed off the A585. It looks to have been a previous access point but is not currently in use and has been fenced off.	Public open space pedestrian, cycle access	No public open space, the site is somewhat isolated.
Potential access points	Reinstate the access in the north east corner of the site off the A585 by removing the fencing that has been put up.	Town centre by active travel	Not feasible: distant
Settlement	Singleton	Trees on or adjacent to site	Trees along the A585 Fleetwood Road boundary and along Grange Road boundary to the south. There are trees on the west of the site itself.
Existing or recent previous use	There is a dwelling on site (Pointer House) and a glass blowing studio (Glasform, Poulton Le Fylde). News articles suggest the glass blowing business is closing down. The site is mainly open field and could have previously been used for agriculture.	Hedges	Hedges along the east and south. North is exposed to the A585 and west is adjacent to open fields so no hedges there.
Effect of development on existing use	Loss of existing buildings, loss of agricultural land.	Green belt?	No
Surrounding uses	Lancashire County Council Singleton Depot to the south, A585 to the north and east, open fields to the west. Windy harbour holiday park to the far north across the A585.	Area of separation?	No
Topography within site	Site is mostly flat but there are some raised mounds of land in the north east corner of the site. Flat, open land to the west.	Countryside area	Yes GD4 countryside area
Surrounding topography including relationship with site	Surrounding land is similar to this site, no significant changes in elevation.	Nature designation	None
Landscape and townscape impact of development of site	Any development would be visible from the A585 Garstang New Road, A585 Fleetwood Road and A586 Garstang Road as the site is poorly screened so any development would be visible from a distance and impact the landscape.	Pipelines, pylons, easements etc	None

SITEREF	SGL015	Geology including peat	No peat
number	23683503	Flood risk zone 2025 update - areas affected	Not located in a flood risk zone.
SITENAME	Land off Shard Road, Singleton	Surface water flooding areas	Very minor areas of surface water flooding (1% AEP), however when modelled for climate change there are several patches of surface water flooding (1%
POSTCODE		Ponds	Several small ponds on site
AREA	125230.779	Watercourses	Multiple ponds on site.
SITEUSE	Residential, Retail	Biodiversity	Little biodiversity as site is in agricultural use.
Site Description	Well maintained agricultural land in active use.	Heritage assets	None on site, although the nearby Mains Hall is Grade II listed.
Ownership summary		Existing public rights of way through or adjoining site	None
Net developable area	62615	Proximity to settlement boundary	0.75km (Poulton)
Dwelling yield	188	Primary school pedestrian, cycle access	The Breck Primary School, 0.9 miles (21 min walk). St Johns Catholic Primary School 1 mile away (24 mins walk).
Potential suitability: summary assessment	Site is poorly related to nearby settlement of Singleton, unsuitable for residential use. Development within the Coastal Change Management Area would not be in accordance with North West England and North Wales Shoreline Management Plan Policy Statement 1	Convenience retail pedestrian, cycle access	Skippool service station provides basic convenience retail and is 0.5 miles away (12 mins walk). Shell garage on Mains Lane provides basic convenience retail, 21 mins walk (1 mile).
Availability: summary assessment	Site is available.	Pub, hall pedestrian, cycle access	Shard Riverside Pub 0.9 miles (21 min walk), The River Wyre, 0.6 miles (15 min walk). Thornton Lodge 0.8 miles (17 min walk).
Achievability: summary assessment	Site is unchievable - remote location and unviable.	Secondary school pedestrian, cycle access	Hodgson Academy 1.5 miles (33 min walk).

Summary of planning history		Bus stop and services	Blackpool Transport route 5C Blackpool - Knott End via Poulton Le Fylde passes the site on Shard Road.
Existing access point(s)	Two existing access points,both located on the west of the site, accessed from Shard Road.	Public open space pedestrian, cycle access	No public open space in proximity to the site.
Potential access points	Theres no obvious points where additional access could be provided, efforts should be made to open up and improve the existing access on Shard Road	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	Cluster of trees in the centre of the site. Trees along the eastern border of the site.
Existing or recent previous use	Agricultural land	Hedges	Hedges are along the southern, eastern and northern boundaries of the site, the western boundary to Shard Road is open.
Effect of development on existing use	Loss of agricultural land	Green belt?	No
Surrounding uses	Residential to the south and west, Mains Hall Manor to the north east of this site.	Area of separation?	No
Topography within site	Site slopes downhill slightly going from east to west, very gradual incline.	Countryside area	Yes GD4 Countryside Area
Surrounding topography including relationship with site	Surrounding land has consistent topography with this site.	Nature designation	None
Landscape and townscape impact of development of site	Any development would be visible from Shard Road as the site has a prominent location on the junction of Shard Road and Mains Lane.	Pipelines, pylons, easements etc	None

SITEREF	SGL016	Geology including peat	No peat
number	24337012	Flood risk zone 2025 update - areas affected	Flood zone 3 on the east of the site and and along the northern boundary with the River Wyre.
SITENAME	Land of Poolfoot Lane, Western	Surface water flooding areas	Some minor flooding along the site's eastern boundary (1% AEP). This increases when modelling climate change (1% AEP 2070s), increased
POSTCODE		Ponds	Yes several ponds at the east of the site.
AREA	16059.134	Watercourses	None on the site itself but the River Wyre is immediately north of this site.
SITEUSE	Residential	Biodiversity	There may be high biodiversity value associated with the River Wyre to the north. The site borders on the Little Ecclestone with Larbreck Coastal Change Management Area.
Site Description	Large site located off Pool Foot Lane. It borders onto the banks of the River Wyre and has multiple residential dwellings on site.	Heritage assets	None
Ownership summary		Existing public rights of way through or adjoining site	None
Net developable area	11241	Proximity to settlement boundary	1.6km (Singleton)
Dwelling yield	34	Primary school pedestrian, cycle access	Singleton CofE Primary, 1.3 miles (27 mins walk). Lodge Lane has poor pedestrian access. The Breck Primary School, Poulton, 2 miles away (46 mins walk). St Johns Catholic Primary School, Poulton, 2.2 miles away (49 min walk)
Potential suitability: summary assessment	Site is well related to Little Singleton and its services, significant flood issues make it unsuitable however.	Convenience retail pedestrian, cycle access	Shell garage provides basic convenience retail and is 0.3 miles away (6 minute walk).
Availability: summary assessment	Site is unavailable - existing dwellings on site.	Pub, hall pedestrian, cycle access	Miller Arms, Singleton, 1.3 miles (27 min walk), River Wyre pub 1.8 miles (40 min walk). Singleton Village Hall, 1.1 miles (25 min walk). Lodge Lane is poor for walking access however.
Achievability: summary assessment	Site is achievable for residential development as proposed by the agent.	Secondary school pedestrian, cycle access	Hodgson Academy, 1.8 miles (40 mins walk), cycle access possible

Summary of planning history		Bus stop and services	No bus services stop at this site. The nearest service is Archways route 76 (Blackpool to St Annes via Victoria Hospital) which stops on Lodge Lane.
Existing access point(s)	Multiple access points from Pool Foot Lane to the south. Generally these are residential driveways.	Public open space pedestrian, cycle access	Singleton park is 1.9 miles away, 19 mins walk.
Potential access points	Limited potential access points.	Town centre by active travel	Not currently but proposal for LCWIP cycle route to Poulton
Settlement	Singleton	Trees on or adjacent to site	Multiple trees on site.
Existing or recent previous use	Residential	Hedges	Hedgerows along the southern boundary on Pool Foot Lane and also between the gardens residential dwellings.
Effect of development on existing use	Loss of residential dwellings	Green belt?	No
Surrounding uses	Agricultural field to the east (site SGL017), agricultural field to the south, residential dwellings to the west (Honeypot Lane) and River Wyre to the north.	Area of separation?	No
Topography within site	The site slopes down Pool Foot Lane from west to east. The lowest point is at the east where the site borders SGL017.	Countryside area	Yes, policy GD4 Countryside area
Surrounding topography including relationship with site	The topography to the south is higher whereby from Mains Lane the land slopes downhill to the River Wyre.	Nature designation	None on the site itself, although it is adjacent to the River Wyre Estuary.
Landscape and townscape impact of development of site	The development impact from the south looking north would be limited as the site is well screened visually by trees, hedgerows and dwellings. From the north looking south across the Wyre the site is exposed and any development would be visually prominent.	Pipelines, pylons, easements etc	None on the site itself but across from Pool Foot lane there are phone masts and cables above the road.

SITEREF	SGL017	Geology including peat	No peat
number	24337229	Flood risk zone 2025 update - areas affected	The north of the site and the west of the site are in flood zone 3. This is likely from the River Wyre
SITENAME	Land off Poolfoot Eastern	Surface water flooding areas	1% AEP flood risk at the west of the site and some minor flooding around the watercourse on site. Flood risk increases significantly along the west of the
POSTCODE		Ponds	Large pond/body of water on site. Unsure if this is used for water treatment or as an attenuation basin. This is fenced off from the rest of the site.
AREA	22785.161	Watercourses	No watercourses but the River Wyre is immediately north of this site.
SITEUSE	Residential	Biodiversity	There may be high biodiversity value associated with the river Wyre estuary, whereby the
Site Description	Large site located off Pool Foot Lane, south of the River Wyre estuary. It appears to have been in agricultural use.	Heritage assets	None
Ownership summary		Existing public rights of way through or adjoining site	None
Net developable area	15950	Proximity to settlement boundary	1.7km (Singleton)
Dwelling yield	48	Primary school pedestrian, cycle access	Singleton CofE Primary, 1.3 miles (29 mins walk). Lodge Lane has poor pedestrian access. The Breck Primary School, Poulton, 2.1 miles away (47 mins walk). St Johns Catholic Primary School, Poulton, 2.2 miles away (50 min walk)
Potential suitability: summary assessment	Significant flood issues and poorly related to Little Singleton and services. Development within the Coastal Change Management Area would not be in accordance with North West England and North Wales Sahoreline Management Plan Policy Statement 11c1 and Par	Convenience retail pedestrian, cycle access	Shell garage on Mains Lane provides basic convenience shopping and is a 7 minute walk from the site (0.3 miles).
Availability: summary assessment	Site is available.	Pub, hall pedestrian, cycle access	The Miller Arms, Singleton, 1.3 miles away (29 mins walk). The River Wyre, 1.8 miles away (41 mins walk). Singleton Village Hall is 1.2 miles away (26 mins walk). However pedestrian access on Lodge Lane is poor with fast flowing traffic.
Achievability: summary assessment	Site is achievable for residential development.	Secondary school pedestrian, cycle access	Hodgson Academy, 1.8 miles, 41 mins walk, cycle access possible

Summary of planning history		Bus stop and services	No bus services stop at this site. The nearest service is Archways route 76 (Blackpool to St Annes via Victoria Hospital) which stops on Lodge Lane.
Existing access point(s)	The main access is from a gate off Pool Foot Lane.	Public open space pedestrian, cycle access	Singleton Park is a 20 minute walk from the site (0.9 miles).
Potential access points	The site could be further opened up anywhere from the south along Pool Foot Lane.	Town centre by active travel	Not currently but proposal for LCWIP cycle route to Poulton
Settlement	Singleton	Trees on or adjacent to site	No trees on the site itself, although there are tall trees on the northern boundary adjacent to the River Wyre.
Existing or recent previous use	Agricultural livestock grazing. There is also a water pool on site which may be linked to water treatment works or serve as an attenuation basin.	Hedges	Hedgerows to the south along Pool Foot Lane and along the eastern boundary.
Effect of development on existing use	Loss of agricultural land.	Green belt?	No
Surrounding uses	Agricultural land to the east and south, residential land to the west (see site submission SGL016), River Wyre to the north.	Area of separation?	No
Topography within site	The site slopes downhill fromn east to west.	Countryside area	Yes, policy GD4 Countryside Area
Surrounding topography including relationship with site	The land to the east appears higher.	Nature designation	This site is part of the Little Eccleston with Larbreck Coastal Change Management Area (Policy ENV1).
Landscape and townscape impact of development of site	Limited impact looking north from Pool Foot Lane as the site is well screened by hedgerows. The site is also screened by trees at the north so the visual impact is limited.	Pipelines, pylons, easements etc	None

SITEREF	STI001	Geology including peat	No peat
number	23682715	Flood risk zone 2025 update - areas affected	Not in a flood risk zone
SITENAME	Smithy Farm Livery, Smithy Lane, Staining	Surface water flooding areas	A small area at the front of the site on Smithy Lane has surface water flooding when modelling for climate change and also a small area at the east of the
POSTCODE	FY3 0BJ	Ponds	None
AREA	12833.712	Watercourses	None
SITEUSE	Residential	Biodiversity	Limited biodiversity as the site has stable and associated buildings on site and the rear is a field in equine use.
Site Description	Site at the north of Staining on Smithy Lane, it is currently in use as Smithy Lane Stables.	Heritage assets	None
Ownership summary		Existing public rights of way through or adjoining site	None
Net developable area	8984	Proximity to settlement boundary	50m straight line distance
Dwelling yield	27	Primary school pedestrian, cycle access	Staining
Potential suitability: summary assessment	The site lies wholly in the Green belt. Development for residential uses would be inappropriate development in the Green Belt. No exceptional circumstances exist to justify a strategic review of the Green Belt. Therefore the site is unsuitable	Convenience retail pedestrian, cycle access	Morrisons Daily on Chain Lane is a 14 minute walk (0.6 miles).
Availability: summary assessment	Site is available.	Pub, hall pedestrian, cycle access	The Plough is 0.4 miles away (9 min walk). Staining Village Hall is a 0.8 mile, 18 min walk down Chain Lane.
Achievability: summary assessment	Unlikely to be achievable as existing buildings need demolishing	Secondary school pedestrian, cycle access	Baines School in Poulton Le Fylde is a 31 minute walk (1.4 miles), can be cycled via quiet lanes although no dedicated cycleway within Poulton.

Summary of planning history		Bus stop and services	Archway 75, Fleetwood - Preston via Poulton le Fylde route is a short walk from the site. As is Blackpool Transport 5A Halfway House - Staining via Blackpool. Both routes stop by the Plough Pub which is a 9 min walk from this site.
Existing access point(s)	Smithy Lane is the main entrance.	Public open space pedestrian, cycle access	Playing fields at Staining Village Hall are a 0.8 mile, 18 min walk down Chain Lane.
Potential access points	No additonal access points, unless you were to open up Staining Rise and provide access to the south of the site, but this would involve losing the children's playpark and that land is in separate ownership.	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	One large tree next to the site entrance on Smithy Lane.
Existing or recent previous use	Smithy Lane Stables with a dwelling.	Hedges	Hedges along the northern boundary (Smithy Lane). There is a hedgerow surrounding the parcel at the rear of the site.
Effect of development on existing use	Loss of stables	Green belt?	Yes, policy GD2 Green Belt.
Surrounding uses	Agricultural land to the north. Open fields to the east and west which are in equine use. Residential dwellings to the south (Staining Rise).	Area of separation?	No
Topography within site	Site slopes downhill slightly from west to east along Smithy Lane.	Countryside area	No
Surrounding topography including relationship with site	Surrounding topography is consistent with this site.	Nature designation	None
Landscape and townscape impact of development of site	Limited impact as the site is well screened from all directions.	Pipelines, pylons, easements etc	There is a phone line going over the site entrance along Smithy Lane.

SITEREF	STI002	Geology including peat	No peat
number	23593098	Flood risk zone 2025 update - areas affected	Not in a flood risk zone
SITENAME	East of Staining Road, Normoss	Surface water flooding areas	Significant areas of the site have surface water flooding both currently (1% AEP) and when accounting for climate change (1% AEP to 2070s), especially
POSTCODE	FY3 0BD	Ponds	A couple of small ponds on sitre.
AREA	116984.847	Watercourses	No watercourses on or adjacent to this site
SITEUSE	Residential	Biodiversity	No significant biodiversity, site looks messy and somewhat unkept.
Site Description	Large open grassland site to the north of Staining and east of Normoss, Blackpool.	Heritage assets	None
Ownership summary		Existing public rights of way through or adjoining site	None
Net developable area	58492	Proximity to settlement boundary	Adjoins settlement boundary for Normoss
Dwelling yield	175	Primary school pedestrian, cycle access	Staining CofE Primary School, 19 mins walk (0.9 miles).
Potential suitability: summary assessment	The site lies wholly in the Green belt. Development for resdidential uses would be inappropriate development in the Green Belt. No exceptional circumstances exist to justify a strategic review of the Green Belt. Therefore the site is unsuitable	Convenience retail pedestrian, cycle access	Normoss Co-op is located just north of the site (0.1 miles), also Gulf petrol station has a Premier convenience store which provides basic shopping (90 yards).
Availability: summary assessment	Site is available.	Pub, hall pedestrian, cycle access	The Newton Arms is located adjacent to the site (0.0 miles).
Achievability: summary assessment	Site is achievable for residential development.	Secondary school pedestrian, cycle access	Baines School 1.2 miles (26 mins walk), can be cycled via quiet lanes although no dedicated cycleway within Poulton.

Summary of planning history		Bus stop and services	Blackpool Transport route 5 (Halfway House-Cleverleys via Blackpool) and route 5A (Halfway House-Staining via Blackpool) along Normoss Road. Route 5A runs down Staining Road along the west of the site. Also Archways route 75 (Fleetwood - Preston).
Existing access point(s)	It is difficult to determine the access points onto the site as these are not obvious.	Public open space pedestrian, cycle access	Boundary Park in Blackpool is 0.8 miles from the site (17 mins walk).
Potential access points	Possibly access from the north west via Newton Arms pub. Alternatively the Four Seasons Fisheries could be opened up to provide access from the south.	Town centre by active travel	Poulton centre possible mostly via quiet roads but no dedicated cycle route
Settlement	Staining	Trees on or adjacent to site	Trees along the western and southerm site boundary. Also some trees and hedgerows along the field divisions
Existing or recent previous use	Open grass fields	Hedges	Hedges along the south and western site boundary, also hedges along the field divisions.
Effect of development on existing use	Loss of fields for agricultural uses.	Green belt?	Yes, site is located in the green belt (policy GD2).
Surrounding uses	Residential to the west, Four Seasons Fisheries to the south east, Newton Hall Holiday Park to the south. Pub (Newton Arms) to the North West, open fields to the north and east.	Area of separation?	No
Topography within site	The site slopes downhill from south to north. The Newton Arms in the north west corner of the site is the lowest point of the site.	Countryside area	No
Surrounding topography including relationship with site	The surrounding topography is consistent with the site.	Nature designation	
Landscape and townscape impact of development of site	Any development would be visible from Normoss Road. Staining Road would be impacted less as there are hedgerows providing screening.	Pipelines, pylons, easements etc	None

SITEREF	STI005	Geology including peat	No peat
number	23683356	Flood risk zone 2025 update - areas affected	Not in a flood risk zone.
SITENAME	Land of Smithy Lane, Staining	Surface water flooding areas	Significant surface water flooding (1% AEP) in the east and south east along the watercourse, this increases when factoring in climate change (1% AEP
POSTCODE	FY3 0BJ	Ponds	No ponds on site, although a small pond on adjacent land to the east.
AREA	80591.354	Watercourses	Watercourse along the north eastern boundary of the site.
SITEUSE	Residential	Biodiversity	Site is in agricultural/equine use so likely to have little biodiversity value.
Site Description	Large field in agricultural use with Smithy Farm and Smithy Farm stables in the centre of the site.	Heritage assets	None on the site itself, although Staining Windmill is adjacent to the site across Mill Lane and is a Grade II listed building.
Ownership summary		Existing public rights of way through or adjoining site	None
Net developable area	40296	Proximity to settlement boundary	Adjoins on southern boundary
Dwelling yield	121	Primary school pedestrian, cycle access	Staining Church of England Primary School 0.3 miles away (6 mins walk).
Potential suitability: summary assessment	The site lies wholly in the Green belt. Development for residential uses would be inappropriate development in the Green Belt. No exceptional circumstances exist to justify a strategic review of the Green Belt. Therefore the site is unsuitable	Convenience retail pedestrian, cycle access	Morrisons Daily in Staining on Chain Lane is an 11 minute walk (0.5 miles) and provides convenience retail.
Availability: summary assessment	Site is available as stated in the supporting documents specifically "available for development in the short term"	Pub, hall pedestrian, cycle access	Staining Village Hall (on Chain Lane) is a 16 minute walk (0.7 miles) from the site. The Plough Pub, 7 mins walk (0.3 miles) from the site.
Achievability: summary assessment	Site is achievable.	Secondary school pedestrian, cycle access	Baines School 1.3 miles away (29 min walk), can be cycled via quiet lanes although no dedicated cycleway within Poulton.

Summary of planning history		Bus stop and services	The are no bus services passing the site, although the Archways 75 route Fleetwood - Preston, passes through Staining on Chain Lane.
Existing access point(s)	Access is via a gate on Smithy Lane to the North east of the site. Also access by the junction between Mill Lane and Smithy Lane in the north west of the site.	Public open space pedestrian, cycle access	Playing fields at taining Village Hall provide public open space and are a 16 minute walk from the site (0.7 miles).
Potential access points	Possibly create new access from Staining Rise from the south, although this would require the existing childrens playpark to be demolished. The site could be accessed from Windmill Close, however this land is under a different ownership.	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	Trees along the southern boundary of the site
Existing or recent previous use	Currently used for equine and agricultural uses.	Hedges	Hedges along the field divisions and along the site perimenter around Mill Lane and Smithy Lane.
Effect of development on existing use	Staining	Green belt?	Yes, policy GD2 located in the green belt.
Surrounding uses	Residential to the south, open fields to the east, west and north. Smithy Farm and stables are located in the centre of the site. Appears to be a travellers site to the north (Smithy Meadows).	Area of separation?	No
Topography within site	Site slopes downhill from Mill lane in the west descending to the east along Smithy Lane.	Countryside area	No
Surrounding topography including relationship with site	Surrounding topography is consistent with this site.	Nature designation	
Landscape and townscape impact of development of site	The site is well screened from the south by existing dwellings on Staining Rise and Windmill Close, however the visual impact from Smithy Lane and Mill lane would be considerable.	Pipelines, pylons, easements etc	There are pylons running along the north eastern boundary of the site.

SITEREF	STI007	Geology including peat	No peat
number	23683799	Flood risk zone 2025 update - areas affected	Not in a flood risk zone
SITENAME	Thornfield Holiday Camp, Staining Road, Staining	Surface water flooding areas	None
POSTCODE	FY3 0BW	Ponds	None
AREA	12644.835	Watercourses	None
SITEUSE	Residential, Energy, Office / light industrial, Storage / distribution / industry, Retail, Tourism	Biodiversity	None
Site Description	Site in the centre of Staining located ebtween Staining Road and Mill Lane. The site is highly constrained for space and slopes downhill; from North to South. It is currently in use as a caravan park and has a prominent location within the centre of Staining	Heritage assets	None
Ownership summary		Existing public rights of way through or adjoining site	None
Net developable area	8851	Proximity to settlement boundary	Within
Dwelling yield	27	Primary school pedestrian, cycle access	Staining C of E Voluntary Controlled Primary School is located directly west of the site.
Potential suitability: summary assessment	Site is in the central part of Staining close to local supporting services. Suitable	Convenience retail pedestrian, cycle access	Morrisons daily on Chain Lane provides convenience shopping for the settlement.
Availability: summary assessment	Although this site was allocated in the Local Plan, no effort has been made to bring it forward and it remains in use as a caravan site. Although submitted again in the 2025 call for sites, past evidence suggests that it will not be brought forward.	Pub, hall pedestrian, cycle access	Staining Village Hall is 0.5 miles (12 min walk) from the site. The Plough pub is located directly outside the site to the south east.
Achievability: summary assessment	The existing caravan site remains fully trading and represents a barrier to bringing the site forward for residential use. Not achievable.	Secondary school pedestrian, cycle access	Closest secondary school is Baines School in Poulton Le Fylde, being 1.5 miles away (33 mins walk), can be cycled via quiet lanes although no dedicated cycleway within Poulton.

Summary of planning history		Bus stop and services	Archways route 75 (Fleetwood - Preston) passes along the site. Blackpool Transport route 5A into Blackpool town centre.
Existing access point(s)	Current access onto the site is at the junction between Castle lane and Staining Road.	Public open space pedestrian, cycle access	Staining Village Hall which has open playing fields is 0.5 miles (12 min walk) from the site.
Potential access points	No potential access points, site is quite constained	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	Some trees on site
Existing or recent previous use	Currently in use as a caravan park with a dwelling as the owners accommodation. Vehicles are also being stored on site.	Hedges	Yes, hedges surround the perimeter of the site to provide privacy screening.
Effect of development on existing use	Loss of caravan park	Green belt?	No
Surrounding uses	Residential to the north, south and east, primary school and church to the west.	Area of separation?	No
Topography within site	Site slopes downhill from north to south	Countryside area	No
Surrounding topography including relationship with site	Surrounding land conforms with the topography of this site	Nature designation	No
Landscape and townscape impact of development of site	The site has a prominent position on the centre of Staining between Staining Road and Mill Lane, whereby any development would have a significant impact on the townscape of Staining and also upon surrounding residential uses.	Pipelines, pylons, easements etc	None

SITEREF	STI008	Geology including peat	No peat
number	24758657	Flood risk zone 2025 update - areas affected	Not in a flood risk zone
SITENAME	Land to the North of Christmas Cottage, Hardhorn Village	Surface water flooding areas	There are significant areas of flood risk in the centre and in the west of this site (1% AEP). Flood extent significantly increases with climate change
POSTCODE	FY6 8DJ	Ponds	Large pond on site
AREA	44297.062	Watercourses	Multiple water channels in the fields towards the back of the site. Most likely for drainage and surface water runoff.
SITEUSE	Residential	Biodiversity	Likely limited biodiversity as the site looks to have been in use as a private garden and for agricultural purposes.
Site Description	Large site in Hardhorn that looks to be previously used as a residential garden and agricultural fields. A small section of the site is in Wyre district, functionally it makes greater sense that this site is linked to Poulton for services rather than Staining	Heritage assets	None
Ownership summary		Existing public rights of way through or adjoining site	Public footpath along the southern boundary of site
Net developable area	22149	Proximity to settlement boundary	Adjoins settlement boundary for Poulton on west side
Dwelling yield	66	Primary school pedestrian, cycle access	Staining CofE primary school, 0.9 miles, 20 mins walk - although pedestrian access down Smithy Lane is poor with no footpath. Carr Head primary school, Poulton is 1.1 miles, 23 mins walk.
Potential suitability: summary assessment	The site lies wholly in the Green belt. Development for residential uses would be inappropriate development in the Green Belt. No exceptional circumstances exist to justify a strategic review of the Green Belt. Therefore the site is unsuitable	Convenience retail pedestrian, cycle access	Morrisons, Staning, 0.9 miles away, 20 mins walk.
Availability: summary assessment	Site is available.	Pub, hall pedestrian, cycle access	The Newton Arms Blackpool, 1.1 miles, 23 mins walk.
Achievability: summary assessment	site is achievable and viable	Secondary school pedestrian, cycle access	Baines School, Poulton Le Fylde is 0.9 miles away (19 mins walk).

Summary of planning history		Bus stop and services	Archway route 75 Fleetwood - Preston via Poulton Le Fylde is in close proximity to this site.
Existing access point(s)	Hardhorn Road at the east of the site is the main access point but it needs reinstating.	Public open space pedestrian, cycle access	Staining playing fields at Staining Village Hall are 1.1 miles away, 24 mins walk, although Smithy Lane has no footpath.
Potential access points	Unless providing access from surrounding fields off Staining Old Road there are limited entry points as the site is surrounded by residential dwellings on Hardhorn Road. The Hardhorn Road entrance needs reinstating to improve access.	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	Plenty of trees around the curtilage of the site and abutting Hardhorn Road.
Existing or recent previous use	Residential garden/residential and agricultural field at the back of the site.	Hedges	Hedges along Hardhorn Road boundary to the east.
Effect of development on existing use	Limited effect as the land is not in use for residential or commercial uses currently.	Green belt?	Yes, Policy GD2 Green Belt (Staining)
Surrounding uses	Residential to the north, south and east. Open fields to the west.	Area of separation?	No
Topography within site	The site is highest at Hardhorn Road and slopes downhill from east to west.	Countryside area	No
Surrounding topography including relationship with site	The surrounding topography is consistent with this site.	Nature designation	No
Landscape and townscape impact of development of site	Any impact from Hardhorn Road would not be visible as the site is well screened by trees and hedgerows. Looking east from Staining Old Road however there would be significant visual impact as the rear of the site is open fields.	Pipelines, pylons, easements etc	None

SITEREF	THS001	Geology including peat	No peat
number	23354398	Flood risk zone 2025 update - areas affected	Not in a flood risk zone.
SITENAME	Town Head Farm, Thistleton	Surface water flooding areas	No current surface water flood risk, however there are small areas of flood risk when modelling for climate change (1% AEP 2070s).
POSTCODE	PR4 3XA	Ponds	None
AREA	431.511	Watercourses	None
SITEUSE	Residential	Biodiversity	Little biodiversity as currently farm land with cattle grazing and agricultural equipment being stored on the site.
Site Description	Small site located off Thistleton Road. Part of the farm estate, the site is located next to a barn and slopes downhill from south to north.	Heritage assets	None
Ownership summary		Existing public rights of way through or adjoining site	None
Net developable area	302	Proximity to settlement boundary	1.4 km from Elswick via PROW
Dwelling yield	1	Primary school pedestrian, cycle access	No schools at all walkable
Potential suitability: summary assessment	Site is adjacent to Thistleton but unsuitable as there are no local supporting services available	Convenience retail pedestrian, cycle access	1.3 miles 928 mins walk to the convenience store in neighbouring Elswick via PROW or B5269, footway throughout.
Availability: summary assessment	Site is available.	Pub, hall pedestrian, cycle access	The Ship, Elswick is 1,1 miles away (24 mins walk). Boot & Shoe, Elswick, 1.2 miles away, 27 mins walk via PROW or B5269, footway throughout.
Achievability: summary assessment	Site is achievable for the proposed residential use	Secondary school pedestrian, cycle access	All secondary schools are distant, require vehicle

Summary of planning history		Bus stop and services	The site is a short walk to the Archway route 78, Great Ecclestone - St Annes via Wesham.
Existing access point(s)	No access off Thistleton Road itself, however the site is likely accessed via the farm entrance.by the junction between Thistleton Road and the B5269.	Public open space pedestrian, cycle access	No public open space in Thistleton itself, the nearest public open space is the Wildflower Meadow on Roseacre Road, Elswick (29 mins walk, 1.3 miles). Elswick Community Gardens are 1.5 miles away (32 mins walk) via PROW or B5269, footway throughout.
Potential access points	The hedgerow on Thistleton Road could be cleared and opened up to provide access to the site.	Town centre by active travel	Remote from any town
Settlement	Thistleton	Trees on or adjacent to site	No trees on site.
Existing or recent previous use	Currently farm land, however it is open field with some farm equipment being stored on site.	Hedges	Yes, hedgerows along the northern site boundary with Thistleton Road.
Effect of development on existing use	Loss of farm land/agricultural land.	Green belt?	No
Surrounding uses	Farm buildings and main farm estate to the east, open field/ahgricultural land to the west. Open field/agricultural land to the north and south.	Area of separation?	No
Topography within site	The site is highest in the south and quickly slopes downhill to Thistleton Road in the north. There is a large mound in the site's north east corner.	Countryside area	Yes, policy GD4 countryside area.
Surrounding topography including relationship with site	Thistleton Road is much lower than the site.	Nature designation	None
Landscape and townscape impact of development of site	The site has little screening so any development would be visible from a distance if travelling from the west going east into Thistleton. From the east the farm buildings block views of the site, where any development would be hidden visually.	Pipelines, pylons, easements etc	There's a phone line at the north eastern boundary of the site.

SITEREF	WAG009	Geology including peat	No peat
number	81	Flood risk zone 2025 update - areas affected	No
SITENAME	Ribby Hall Vilage, Wrea Green	Surface water flooding areas	Surface water flooding in all proposed development areas.
POSTCODE	PR4 2PR	Ponds	Large artificial lake in part B
AREA	119839.74	Watercourses	None
SITEUSE	leisure and Tourism	Biodiversity	Trees and hedges could have significant biodiversity
Site Description	Split proposal into 3 sections. A = North of site which proposes to expand Listed Building and would result in loss of trees up to Ribby Road. B = South East of site which proposes development on Green Belt land. C = West of site proposes development within	Heritage assets	Grade 2 listed Ribby Hall and its curtilage in portion A.
Ownership summary		Existing public rights of way through or adjoining site	Footpaths run on east side of portion C and west side of portion B, in both cases between the sites and the main part of the Ribby Hall complex.
Net developable area	59920	Proximity to settlement boundary	Portion A is 130m from boundary of Kirkham
Dwelling yield	0	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	A = Development of listed building. B = Development of Green Belt land. C = Development of Area of Seperation. The proposal is unsuitable for development due to including designated heritage assets and Green Belt land. Submission as a whole fails to be su	Convenience retail pedestrian, cycle access	Facilities on the existing Ribby Hall site (Spar)
Availability: summary assessment	Sites has been submitted by Ribby Hall. Available	Pub, hall pedestrian, cycle access	Facilities on the existing Ribby Hall site
Achievability: summary assessment	Achievable subject to avoidance / mitigation of flood risk and no impact on protected trees.	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	Ribby Hall, nos 61 and 76
Existing access point(s)		Public open space pedestrian, cycle access	North View Fold 640m
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: TPO protected trees in site A, trees on S and W boundaries of site C, two banks of trees on eastern side of site B
Existing or recent previous use	Site C: farmhouse, farm buildings and fields; site B: ornamental lake and open green space; site A: listed building in curtilage	Hedges	Yes: on each site
Effect of development on existing use	Depends on nature of development, but in case of site C would be incursion of developed area into agricultural unit, site B into green belt and site A would be in the curtilage of the listed building	Green belt?	Site B is in the green belt
Surrounding uses	Caravan park and leisure complex, and open land	Area of separation?	Site C is in the area of separation
Topography within site	Site C land rises from Ribby Road towards farmhouse; site A land rises from Kirkham end	Countryside area	Site A is in the countryside area
Surrounding topography including relationship with site	Site A roads at Kirkham end below site	Nature designation	No
Landscape and townscape impact of development of site	Site C fundamental change to rural character	Pipelines, pylons, easements etc	No

SITEREF	WAR006	Geology including peat	No peat
number	23569863	Flood risk zone 2025 update - areas affected	South of site falls within flood zones 2 and 3.
SITENAME	Great Birchwood West, Warton	Surface water flooding areas	High risk of current and climate change surface water flooding on site. Evidence of rainfall potential flooding from site visits - see photographs.
POSTCODE	PR4 1TE	Ponds	Yes 2 - presented on submitted plans.
AREA	72893.136	Watercourses	No
SITEUSE	Residential	Biodiversity	Greenery on site
Site Description	Large site. Currently occupied (Lytham Golf academy). Located off Lytham Road. Contains large amounts of green space. North of site is green land.	Heritage assets	Contains areas of concrete bases, hardstanding and roads remaining from the former RAF Lytham (originally RAF Warton Camp 8) personnel transit and medical training camp which was built during WW2 and remained in use until the 1960s. Non designated
Ownership summary	Sole ownership - submitted by land owner.	Existing public rights of way through or adjoining site	No
Net developable area	36447	Proximity to settlement boundary	Approx 1 km
Dwelling yield	109	Primary school pedestrian, cycle access	Holy Family Catholic Primary School
Potential suitability: summary assessment	Site is within the Green Belt and distant from any settlement; therefore it is not suitable for development. Areas of the site are at risk of surface water flooding therefore mitigation must be implemented. There is limited residential housing nearby the	Convenience retail pedestrian, cycle access	Morrisons and Tesco can be accessed via Lytham Road (cycle and footpath available).
Availability: summary assessment	Declared as available but existing commercial use Lytham Golf Academy still trading	Pub, hall pedestrian, cycle access	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	Approvals for golf driving range	Bus stop and services	West End Lane, Florence Avenue, Post office.
Existing access point(s)	Lytham Road	Public open space pedestrian, cycle access	St Paul's Church, Bridges Playing Fields - Lytham Road - footpath and cycle access.
Potential access points	Additional Lytham Road access	Town centre by active travel	Lytham Road - footpath and cycle access.
Settlement	Warton	Trees on or adjacent to site	Yes surrounding site and on entrance.
Existing or recent previous use	Currently Lytham Golf academy. Formly RAF Lytham.	Hedges	Yes surrounding site
Effect of development on existing use	Limited accessibilty. Loss of popular commerical space.	Green belt?	Yes
Surrounding uses	Caravan park/sales. Vacent land. Land Registry. Further afeild residential and commerical.	Area of separation?	No
Topography within site	Mainly flat - photographs show puddles of rain water where round is uneven.	Countryside area	No
Surrounding topography including relationship with site	Flat	Nature designation	No
Landscape and townscape impact of development of site	Limited effect as lack of residential surrounding use	Pipelines, pylons, easements etc	No

SITEREF	WAR009	Geology including peat	No peat
number	23618365	Flood risk zone 2025 update - areas affected	Site is within flood zones 2 and 3.
SITENAME	Rear and side of Masons Farm Hillock Lane, Warton	Surface water flooding areas	Site is high risk of surface water flooding both current and climate change.
POSTCODE		Ponds	Yes - Large pond within site.
AREA	213785.803	Watercourses	Large drain crosses the northern part of the site north to south then follows western perimeter of site to southern end
SITEUSE	Residential, Energy generation	Biodiversity	Greenery within site.
Site Description	Large site of six fields between settlement and Helical Technology. North of site is Hillock Lane and argricultural land. East of site is Helical Technology Technical Centre and argricultural land. South of site is argricultural land and	Heritage assets	No
Ownership summary	Shared ownership	Existing public rights of way through or adjoining site	No
Net developable area	106893	Proximity to settlement boundary	Adjoins on S side
Dwelling yield	321	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	Large parts of the site within flood zones 2 and 3 and is therefore not suitable for development. Screened out but potential for smaller elements of the site if needed	Convenience retail pedestrian, cycle access	Morrisons , Tesco providing access achieved via existing estates
Availability: summary assessment	Site has not been submitted by land owner. Unclear whether 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	Site requires flood mitigation strategies. Unclear whether 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 - Church Road bus stop, Blackfield Gardens bus stop, Freckleton Road bus stop. Services - Closest GP: Fernebank Surgery. Closest hospital: Lytham hospital. Moss Side railway station, Kirkham and Wesham railway station.
Existing access point(s)	Through existing farm, access off Hillock land	Public open space pedestrian, cycle access	Cycle lane and crossing on A584.
Potential access points	Through neighbouring sites with simialr site proposals.	Town centre by active travel	Cycle route to Lytham
Settlement	Warton	Trees on or adjacent to site	Not directly on the site but nearby the site.
Existing or recent previous use	Argricultual land	Hedges	Yes - surrounding the site.
Effect of development on existing use	Residential - inline with surrounding uses. Strain on resources. Energy generation - noise distrupction.	Green belt?	No
Surrounding uses	Residential, Argricultual and open fields.	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 from Kikrham Road and North housing developments.	Pipelines, pylons, easements etc	Yes

SITEREF	WAR011	Geology including peat	No peat
number	23681178	Flood risk zone 2025 update - areas affected	Not within flood zones 2 and 3.
SITENAME	Land at Bryning Lane, Warton	Surface water flooding areas	High risk of current and climate change surface run off.
POSTCODE	PR4 1TN	Ponds	No
AREA	45584.849	Watercourses	Yes - boundary ditch between the site and third party land
SITEUSE	Residential	Biodiversity	Loss of greenery
Site Description	Large site. Off set south from Bryning Lane. Carr Lane to the North West. Argicultural land to the South. East Church Road and Argicultural land. Site is argicultural land.	Heritage assets	No
Ownership summary	Part ownership - all owner/s are in support of proposal.	Existing public rights of way through or adjoining site	No
Net developable area	22792	Proximity to settlement boundary	Adjoins at eastern corner
Dwelling yield	68	Primary school pedestrian, cycle access	Holy Family Catholic Primary School
Potential suitability: summary assessment	Site is within the Green Belt and is therefore not suitable for development.	Convenience retail pedestrian, cycle access	Spar at Shell Garage, Morrisons Daily Harbour Lane - Foot path on one side of Bryning Lane - Partly on Bryning Lane
Availability: summary assessment	Site is available immediately.	Pub, hall pedestrian, cycle access	The Birley Arms, The Clifton Arms, Warton Village Hall.
Achievability: summary assessment	Unclear whether safe access could be achieved onto Bryning 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	Blackfield Gardens, West End Lane, Florence Avenue, Post Office
Existing access point(s)	Bryning Lane - Gate on road frontage.	Public open space pedestrian, cycle access	Partly Bryning Lane
Potential access points	Additional Bryning Lane, Carr Lane, Church Road.	Town centre by active travel	Cycle route to Lytham
Settlement	Warton	Trees on or adjacent to site	Yes - some surrounding the site
Existing or recent previous use	Agricultural land	Hedges	Yes - surrounding site
Effect of development on existing use	Loss of argricultural land and greenery	Green belt?	Yes
Surrounding uses	Argricualtural land. Pub across thr road at Bryning Lane and AFC Fylde traning ground. Further afeild residential use.	Area of separation?	No
Topography within site	Mainly flat. Slight slope towards North of site.	Countryside area	No
Surrounding topography including relationship with site	Same	Nature designation	No
Landscape and townscape impact of development of site	Loss of landscape views for surrounding resi	Pipelines, pylons, easements etc	No

SITEREF	WAR012	Geology including peat	No peat
number	23680932	Flood risk zone 2025 update - areas affected	Site is in flood zones 2 and 3.
SITENAME	Brook Bridge Farm, Lytham Road, Warton	Surface water flooding areas	High risk both current and climate change surface water flooding.
POSTCODE	PR4 1TE	Ponds	No
AREA	6757.188	Watercourses	No
SITEUSE	Office / light industrial, Storage / distribution / industry	Biodiversity	Limited greenery loss - potential to keep trees?
Site Description	Small site occupied by poultry sheds, within green belt on A584 away from settlement. West of site is occupied with caravan use/sales, East is green land, South is Lytham Road. Argicultural buildings on site. Current building works on site - refer to planning	Heritage assets	No
Ownership summary	Sole ownership - submitted by land owner	Existing public rights of way through or adjoining site	None
Net developable area	4730	Proximity to settlement boundary	0.7km
Dwelling yield	14	Primary school pedestrian, cycle access	Holy Family Catholic Primary School
Potential suitability: summary assessment	Site is within the Green Belt and within flood zones 2 and 3 therefore not suitable for development.	Convenience retail pedestrian, cycle access	Spar at Shell Garage Cycle and footpath along Lytham Road.
Availability: summary assessment	Available.	Pub, hall pedestrian, cycle access	The Birley Arms, The Clifton Arms, Warton Village Hall
Achievability: summary assessment	Site is not achieveable as the entire site is within flood zones 2 and 3.	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)	Lytham Road	Public open space pedestrian, cycle access	Lytham Road
Potential access points	Additional access on Lytham Road - Further south East corner of site (Entry and Exit one way system).	Town centre by active travel	Lytham Road
Settlement	Warton	Trees on or adjacent to site	Yes within, surrounding and adjacent to the site
Existing or recent previous use	Former argricultural land (poultry).	Hedges	Yes - however not continuous
Effect of development on existing use	Loss of green space	Green belt?	Yes
Surrounding uses	Commerical, green land	Area of separation?	No
Topography within site	Slightly sloped	Countryside area	No
Surrounding topography including relationship with site	Slightly sloped	Nature designation	No
Landscape and townscape impact of development of site	North of site is largely green space so loss of views.	Pipelines, pylons, easements etc	No

SITEREF	WAR013	Geology including peat	No peat
number	23673182	Flood risk zone 2025 update - areas affected	Site is within flood zones 2 and 3. Land owner states 'Minimal surface water flooding to the south of the site adjacent to Lytham Road and the Countryside
SITENAME	Land east of Nectar Drive, east Warton	Surface water flooding areas	Site is high risk of surface water flooding both current and climate change.
POSTCODE		Ponds	Two ponds on site, large pond is centre of site, and several within proximity to site boundary. PEA identifies relevant surveys to be undertaken should the
AREA	255766.008	Watercourses	Three large drains: on western boundary, eastern boundary and central running north to south, all join together in southern part of site then flow
SITEUSE	Residential, Retail	Biodiversity	Loss of greenery and wildlife
Site Description	Site consists of two fields and small area of trees adjoining Nectar Drive on the eastern edge of the settlement. Site is surrounded by argricultural land in a cluster of land that has been submitted for development. South of site is A584. Near the first	Heritage assets	No
Ownership summary	Part ownership	Existing public rights of way through or adjoining site	None
Net developable area	127883	Proximity to settlement boundary	Adjoins on western side
Dwelling yield	384	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.
Potential suitability: summary assessment	Site is not suitable for development as the entire site is within flood zones 2 and 3.	Convenience retail pedestrian, cycle access	Tesco Lytham Rd
Availability: summary assessment	Site is available immediately and is owned by a developer. Site has good road access to A584 with access to the motorway and Lytham.	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	The entire site is within flood zones 2 and 3 and is at high risk of surface water flooding making the site unachievable.	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	Site was previously considered as 'suitable' for development in the previous SHLAA. Further detail is provided in the supporting Development Statement.	Bus stop and services	Bus stops - Holy Family Church bus stop.
Existing access point(s)	Public footpath to the side of A584	Public open space pedestrian, cycle access	Public right of way south egde of site. Cycle lane and crossing on A584.
Potential access points	Kirkham road. Surrounded by argricultural land that has also been submitted so potentially through there. Land owner states 'Access to be gained off Harbour Lane and Nectar Drive'	Town centre by active travel	Cycle route to Lytham
Settlement	East Warton	Trees on or adjacent to site	Boundary trees. To be retained as part of Green Infrastructure network.
Existing or recent previous use	Vacent. Argricultural	Hedges	Yes surrounding site
Effect of development on existing use	Loss of argricultural land. Heavier traffic on surrounding roads and strain on surrounding facilities.	Green belt?	Yes
Surrounding uses	Residential, Argricultural.	Area of separation?	No
Topography within site	Slight slope going North	Countryside area	Yes
Surrounding topography including relationship with site	Same	Nature designation	No
Landscape and townscape impact of development of site		Pipelines, pylons, easements etc	No

SITEREF	WAR017	Geology including peat	No peat
number	23683101	Flood risk zone 2025 update - areas affected	North of site falls within flood zones 2 and 3. Surrounding site is largely within flood zones 2 and 3.
SITENAME	Land north of Lytham Road and west of Nectar Drive, Warton	Surface water flooding areas	High risk of surface water flooding both current and climate change.
POSTCODE		Ponds	No
AREA	14859.746	Watercourses	Drain running through trees in centre of site
SITEUSE	Residential, Retail, Open space / sport / community use	Biodiversity	Greenery
Site Description	The site located adjacent to the traffic island. Opposite the site to the east are commerical uses (Greggs and Starbucks). Difficult to access. Currently argricultural land.	Heritage assets	No
Ownership summary	Part ownership	Existing public rights of way through or adjoining site	No
Net developable area	10402	Proximity to settlement boundary	Adjoins on north and south sides
Dwelling yield	31	Primary school pedestrian, cycle access	Warton St Paul's Church of England Primary School. Holy Family Catholic Primary School.
Potential suitability: summary assessment	Unclear how safe access to the site could be achieved due to proximity of main traffic island. Site is partially within flood zones 2 and 3 and has a high risk of surface water flooding. Not suitable	Convenience retail pedestrian, cycle access	Cycle lane into Freckleton town centre
Availability: summary assessment	Available	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	Flood mitigation required - areas within flood zone could retained undeveloped and used for open space or landscaping. Not achievable unless a means of safe access can be demonstrated	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	No applications on the site but willing owners. The site was promoted in respect of the current Local Plan as a potential site for a Local Centre.	Bus stop and services	Bus stop: Holy Family Church
Existing access point(s)	South west corner of site - Lytham Road.	Public open space pedestrian, cycle access	Cycle lane and cycle crossing to south and east footpath of site.
Potential access points	Potentially additional entry/exit from the roundabout - see landowners submitted document.	Town centre by active travel	Cycle route to Lytham
Settlement	Warton	Trees on or adjacent to site	Yes - southern boundary
Existing or recent previous use	Grazing land	Hedges	Yes
Effect of development on existing use	Loss of green space. Increase in trafic flow onto roundabout and A584.	Green belt?	No
Surrounding uses	Commerical. Residential. Argricultural. Freckleton village 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 views from housing development to the west.	Pipelines, pylons, easements etc	No

SITEREF	WAR019	Geology including peat	No peat
number	72	Flood risk zone 2025 update - areas affected	Not in a flood risk zone
SITENAME	Oaklands Caravan Park, 252 Lytham Road, Warton	Surface water flooding areas	Some parts of the site affected by 1 in 30 year flooding
POSTCODE		Ponds	No
AREA	25274.413	Watercourses	No
SITEUSE	Residential	Biodiversity	None
Site Description	Site is operational caravan site for both statics/park homes and touring caravans, including access road from Lytham Road.	Heritage assets	No
Ownership summary		Existing public rights of way through or adjoining site	None
Net developable area	17692	Proximity to settlement boundary	Within
Dwelling yield	53	Primary school pedestrian, cycle access	Warton St Paul's Church of England Primary School. Holy Family Catholic Primary School.
Potential suitability: summary assessment	Allocated in existing Local Plan. Partially in flood zones 2 and 3, so only areas outside those could be considered suitable.	Convenience retail pedestrian, cycle access	Spar on Lytham Road 400m
Availability: summary assessment	Unavailable. Although this site was allocated in the Local Plan, no effort has been made to bringing it forward and it remains in use as a caravan site, with new "luxury lodges" being actively marketed. No resubmission made in the 2025 call for sites.	Pub, hall pedestrian, cycle access	Clifton Arms and Village Hall 600m
Achievability: summary assessment	The existing caravan site remains fully trading and represents a barrier to bringing the site forward for residential use. Not 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	Florence Ave 68, 76, 78
Existing access point(s)	Lytham Road	Public open space pedestrian, cycle access	Churchyard, Bridges Playing Fields
Potential access points	None	Town centre by active travel	Cycle route to Lytham
Settlement	Warton	Trees on or adjacent to site	No
Existing or recent previous use	Operational static caravan site	Hedges	No
Effect of development on existing use	Would require closure or relocation of business	Green belt?	No
Surrounding uses	Mix of residential and commercial	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	Very limited as surrounded by development	Pipelines, pylons, easements etc	No

SITEREF	WAR021	Geology including peat	No peat
number	80	Flood risk zone 2025 update - areas affected	Large proportion of the site is within flood zone 2 and some within flood zone 3.
SITENAME	School Farm, Bank Lane, Warton	Surface water flooding areas	Large proportion of the site is at risk medium risk of surface water flooding.
POSTCODE	PR4 1TB	Ponds	No
AREA	37152.074	Watercourses	Warton Brook runs along western edges of site, smaller ditch within site
SITEUSE	Residential	Biodiversity	Grass lane, trees and hedges on site.
Site Description	Site is green land and contains School's Farm. North of site is resi. East of site of is Bank Lane (narrow country road) and the argricultural land and Fletcher's Farm. South of site is argricultural land. West of site is green land. Site is nearby Warton Aerodrome.	Heritage assets	No
Ownership summary		Existing public rights of way through or adjoining site	No
Net developable area	26006	Proximity to settlement boundary	Adjoins on north side
Dwelling yield	78	Primary school pedestrian, cycle access	Warton St Paul's Church of England Primary School. Holy Family Catholic Primary School.
Potential suitability: summary assessment	Site adjoins settlement and is close to facilities. However the site is located in the green belt. A large proportion of site is within flood zones 2 and 3 and is at risk of surface water flooding making the site unsuitable for development.	Convenience retail pedestrian, cycle access	Spar at Shell Garage Lytham Rd no cycle/footpath, Lytham Road footpath.
Availability: summary assessment	Available	Pub, hall pedestrian, cycle access	The Birley Arms Pub. The Clifton Arms, Warton Village Hall.
Achievability: summary assessment	Achievable subject to successful flood mitigation strategies.	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	06/0565 Change of use of redundant barn to extended living accomodation for existing cottage.	Bus stop and services	Bus stops - Florence Ave bus stop.
Existing access point(s)		Public open space pedestrian, cycle access	St Paul's Church - no footpath or cycle lane on Bank Lane.
Potential access points	Bank Lane	Town centre by active travel	Cycle route to Lytham
Settlement	Warton	Trees on or adjacent to site	Yes trees on site and surrounding.
Existing or recent previous use	Farm land	Hedges	Yes - surrounding site and within.
Effect of development on existing use	Loss of farm land. Congestion on Bank Lane (narrow lane).	Green belt?	Yes
Surrounding uses	BAE, argricultural land, green land, residential.	Area of separation?	No
Topography within site	Mainly flat - some slight slopes in land.	Countryside area	Yes
Surrounding topography including relationship with site	No issues surrounding site - Bank lane is flat.	Nature designation	No
Landscape and townscape impact of development of site	Limited impact on wider area of Warton.	Pipelines, pylons, easements etc	None

SITEREF	WBY001	Geology including peat	Yes there is peat on the site (Scattered, 5%)
number	23535374	Flood risk zone 2025 update - areas affected	The site is in flood zones 2 & 3.
SITENAME	Peel Road Farm, Westby	Surface water flooding areas	There is just surface water flooding to the north, west and south on the drainage channels when modelling for climate chance (1% AEP 2070s). There
POSTCODE	FY4 5JX	Ponds	None
AREA	59652.447	Watercourses	There is a watercourse running just south of the site which is much lower than the site itself.
SITEUSE	Residential, Energy generation, Open space / sport / community use	Biodiversity	Little biodiversity.
Site Description	Large site consisting of single field that is accessed from Peel Road. There is a gravel track running adjacent to the site along the southern boundary.	Heritage assets	None
Ownership summary		Existing public rights of way through or adjoining site	None
Net developable area	29826	Proximity to settlement boundary	1.9km walking route, 1.25km direct (Ansdell)
Dwelling yield	89	Primary school pedestrian, cycle access	None
Potential suitability: summary assessment	Site is not suitable as it is in a remote location far from supporting services	Convenience retail pedestrian, cycle access	None
Availability: summary assessment	Site is available.	Pub, hall pedestrian, cycle access	Villa Country House Hotel, Wrea Green, 2.8 miles, 1 hour walk. Water's Edge pub, Lytham, 2.4 miles, 53 mins walk. None via safe walking routes
Achievability: summary assessment	Site is achievable	Secondary school pedestrian, cycle access	St Bedes catholic High School, 1.9 miles (42 mins walk). Lytham St Annes High School 2.9 miles (1 hour 3 mins walk). No safe routes

Summary of planning history		Bus stop and services	None
Existing access point(s)	The sole access point is from Peel Road.	Public open space pedestrian, cycle access	No public open space in proximity to this site.
Potential access points	Access could be secured from the gravel track adjacent to the site (southern boundary), however this is narrow and could not support two way traffic. There is also a watercourse and gulley next to this track.	Town centre by active travel	No safe route available, even no connection to new cycleway on link road
Settlement	Westby	Trees on or adjacent to site	There are trees along the northern and western boundaries.
Existing or recent previous use	Currently a site compound, occupied by Central Alliance groundworks firm. There's a makeshift/temporary site cabin which is a shipping container and several vehicle shelters/open air storage buildings. Aside from this, the site is mostly open grass field.	Hedges	There are hedgerows along the site's eastern boundary on Peel Road which provide visual screening for the site.
Effect of development on existing use	Loss of Central Alliance site compound.	Green belt?	No
Surrounding uses	Peel Road to the east, countryside and trees to the west, horses grazing to the south.	Area of separation?	No
Topography within site	The site is flat, except for a mound of earth in the east behind the Central Alliance site compound.	Countryside area	Yes, Policy GD4 countryside area
Surrounding topography including relationship with site	There is a watercourse with a gully just south of the site, which is much lower than the site itself.	Nature designation	The site is included within Lytham Moss Biological Heritage Site.
Landscape and townscape impact of development of site	The landscape impact would be minimal as the site is well screened from Peel Road.	Pipelines, pylons, easements etc	None

SITEREF	WBY002	Geology including peat	No peat
number	24686737	Flood risk zone 2025 update - areas affected	Small patch of the site is at risk of flooding (1% AEP), this does not increase significantly when modelling climate change (1% AEP 2070s) and covers the
SITENAME	Mere Cottage, Westby	Surface water flooding areas	None
POSTCODE	PR4 2RL	Ponds	Spoke to the landowner, she said there is a small pond in the middle of the site.
AREA	12987.003	Watercourses	None
SITEUSE	Residential	Biodiversity	None to very little.
Site Description	Small site located at Westby Mills south of Westby Reservoir and A583. Currently in residential use.	Heritage assets	None
Ownership summary		Existing public rights of way through or adjoining site	None
Net developable area	9091	Proximity to settlement boundary	0.85km (Wrea Green), 1.15km (Kirkham)
Dwelling yield	27	Primary school pedestrian, cycle access	Ribby with Wrea Endowed Primary School, 0.7 miles, 16 mins walk. The footpath on the B5260 is narrow with fast traffic however.
Potential suitability: summary assessment	Site is not suitable as it is far from the nearest settlements and services in Wrea Green or Kirkham.	Convenience retail pedestrian, cycle access	Spar in Wrea Green is 0.8 miles away (17 mins walk). And provides basic convenience shopping.
Availability: summary assessment	Site is available	Pub, hall pedestrian, cycle access	The Grapes, Wrea Green is 0.7 miles away (16 mins walk) as is the Dizzy Duck micropub which is opposite The Grapes. The Kingfisher pub is 1.7 miles away (37 mins walk).
Achievability: summary assessment	Site is achievable.	Secondary school pedestrian, cycle access	Kirkham Carr Hill High School, 2.6 miles, 57 mins walk. St Bede's Catholic High School, Lytham, 4.4 miles, 1 hour 37 mins walk

Summary of planning history		Bus stop and services	Stagecoach 61 (Blackpool - Preston via Wesham) stops outside the site. Archway 76 route (Blackpool - St Annes via Victoria Hospital) passes near the site on Prston New Road but there are no bus stops available.
Existing access point(s)	Access to the site is off Fox lane Ends from the west.	Public open space pedestrian, cycle access	Wrea Green village green is 0.8 miles away (18 mins walk) however pedestrian access down the B5260 is poor.
Potential access points	None	Town centre by active travel	Cycle route to Kirkham but problem crossing bypass at roundabout
Settlement	Westby	Trees on or adjacent to site	Multiple trees on site, both in the centre and around the site boundary along Preston New Road.
Existing or recent previous use	Currently in use as a residential dwellings and a large field. There's suggestions it also had equine uses at one point.	Hedges	Yes, hedges around the entire site boundary.
Effect of development on existing use	Loss of residential dwelling and field.	Green belt?	No
Surrounding uses	Westby Reservoir to the North across Preston New Road, farm to the west, open fields to the east and south.	Area of separation?	No
Topography within site	The site slopes downhill from north to south and from west to east. The site dips in the middle.	Countryside area	Yes, policy GD4 countryside area
Surrounding topography including relationship with site	Preston New Road to the north and Fox Lane Ends to the west are higher than this site. Land south of this site is also significantly higher whereby this site dips lower than surrounding land.	Nature designation	None
Landscape and townscape impact of development of site	Any delopment would be creened by trees along Preston New Road, however viewing the site from the west theres little screening on Fox lane Ends an views to the site are open.	Pipelines, pylons, easements etc	None

SITEREF	WEE001	Geology including peat	No peat
number	23321547	Flood risk zone 2025 update - areas affected	Not in a flood risk zone.
SITENAME	Land off Church Road, Weeton	Surface water flooding areas	Minor surface water flooding in the site's NE corner (both current 1% AEP & climate change modelled 1% AEP 2070s). The main surface water flooding is
POSTCODE	PR4 3WD	Ponds	No ponds on site.
AREA	56274.83	Watercourses	Watercourse/dyke running along the western boundary, adjacent to the railway line.
SITEUSE	Residential	Biodiversity	Little biodiversity as its in use as an agricultural field.
Site Description	Triangular shaped site south of Weeton west of B5260 Weeton Road. The site was accessed from the cemetery at Weeton St Michaels Church of England.	Heritage assets	The Grade II listed Church of St Micahel is adjacent to this site (to the east). The Church cemetary was used as a vantage point to view the site. No heritage assets on the site itself though.
Ownership summary		Existing public rights of way through or adjoining site	None
Net developable area	28137	Proximity to settlement boundary	70m
Dwelling yield	84	Primary school pedestrian, cycle access	Weeton St Michaels CofE voluntary aided primary school is on the eastern boundary of this site.
Potential suitability: summary assessment	Although the site is adjacent to the primary school, it is detached from the main part of the village. The site is unsuitable	Convenience retail pedestrian, cycle access	None
Availability: summary assessment	The site is available.	Pub, hall pedestrian, cycle access	The Eagle at Weeton, 10 mins walk, 0.4 miles. The Grapes, Wrea Green, 44 minute walk, 2 miles away). Weeton Village Hall, 0.4 miles away (8 mins walk).
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 76 Blackpool - St Annes via Victoria Hospital travels past the site on Church Road.
Existing access point(s)	Site access is via a gate at the north east corner of the site, just north of the church.	Public open space pedestrian, cycle access	Playing field at Weeton Village Hall is 0.4 miles away (8 mins walk).
Potential access points	The	Town centre by active travel	No safe route to Kirkham
Settlement	Weeton	Trees on or adjacent to site	No trees on site itself, however there are large trees along the western site boundary adjacent to the railway line.
Existing or recent previous use	Agricultural field with cattle grazing on the land.	Hedges	Hedges along the northern and eastern boundary.
Effect of development on existing use	Loss of agricultural land.	Green belt?	No
Surrounding uses	Railway line to the west of the sitem M55 motorway to the north of the site. Weeton St Michaels C of E voluntary aided primary school	Area of separation?	No
Topography within site	The site is highest in the east and slopes downhill to the west. The north east of the site is the highest point. There is a watercourse in the west which is the lowest point of the site, adjacent to the	Countryside area	Yes, policy GD4 Countryside Area
Surrounding topography including relationship with site	M55 motorway to the north is much higher than this site.	Nature designation	None
Landscape and townscape impact of development of site	Any changes would be visible from the M55 and the railway line. The site is well screened when looking west from Church Road so any development would have little vidual impact.	Pipelines, pylons, easements etc	None on this site, but need to be aware of the electrical lines for the railway that runs adjacent to this site along the western boundary.

SITEREF	WEE005	Geology including peat	No peat
number	24303260	Flood risk zone 2025 update - areas affected	No flood risk.
SITENAME	Rear of Stanley Bank House, Weeton	Surface water flooding areas	Not in a flood risk zone.
POSTCODE	PR4 3PA	Ponds	GGP indicates a pond on site. Theres a duck pond immediately south of this site as well.
AREA	13218.449	Watercourses	None
SITEUSE	Residential	Biodiversity	Presumably rich biodiversity due to the trees andf hedgerows on site. Duck pond immediately south of the site.
Site Description	Small site forming part of the curtilage to Stanley Bank House.	Heritage assets	None
Ownership summary		Existing public rights of way through or adjoining site	None
Net developable area	9253	Proximity to settlement boundary	80m
Dwelling yield	28	Primary school pedestrian, cycle access	Weeton St Michaels Primary School, 0.6 miles, 13 mins walk
Potential suitability: summary assessment	Site is suitable and well related to Weeton	Convenience retail pedestrian, cycle access	None
Availability: summary assessment	Available	Pub, hall pedestrian, cycle access	The Eagle at Weeton, 1 min walk, 0.3 miles
Achievability: summary assessment	Site is not achievable as there is a Restrictive Covenant in place from a previous owner dated 1998.	Secondary school pedestrian, cycle access	None within active travel distance

Summary of planning history		Bus stop and services	Archways 76 Blackpool - St Annes via Victoria Hospital passes along Singleton Road
Existing access point(s)	Stanley Bank House driveway from Singleton Road is the main access point onto the site.	Public open space pedestrian, cycle access	Weeton Village Hall playing fields 6 mins walk (0.3 miles)
Potential access points	Potentially access from land at the south, although this is separate to this submission.	Town centre by active travel	No safe route to Kirkham
Settlement	Weeton	Trees on or adjacent to site	Many trees on site
Existing or recent previous use	Residential garden	Hedges	Hedgerow along Singleton Road
Effect of development on existing use	Loss of residential garden and woodland	Green belt?	No
Surrounding uses	Residential dwelling to the south, agricultural fields to the east and west, industrial estate to the north.	Area of separation?	No
Topography within site	Site slopes downhill very slightly from the back of the site in the north to Singleton Road to the south.	Countryside area	Yes GD4 Countryside Area
Surrounding topography including relationship with site	Surrounding topgraphy is mostly consistent with this site except the duck pond which is much lower and likely used for water runoff.	Nature designation	None
Landscape and townscape impact of development of site	Limited impact as the site is well screened by trees and hedgerows along Singleton Road.	Pipelines, pylons, easements etc	None

SITEREF	WES008	Geology including peat	No peat
number	74	Flood risk zone 2025 update - areas affected	Not in a flood zone
SITENAME	Car park, south of Segar Street, Wesham	Surface water flooding areas	None within site
POSTCODE		Ponds	No
AREA	609.911	Watercourses	No
SITEUSE	Residential	Biodiversity	None
Site Description	Small triangle of land between two streets and the railway, in use as public car parking	Heritage assets	No
Ownership summary		Existing public rights of way through or adjoining site	No
Net developable area	427	Proximity to settlement boundary	Within
Dwelling yield	1	Primary school pedestrian, cycle access	Medlar with Wesham C of E Primary 320m
Potential suitability: summary assessment	Site is suitable in central location in Wesham.	Convenience retail pedestrian, cycle access	Coop 320m
Availability: summary assessment	Available	Pub, hall pedestrian, cycle access	Royal Oak 100m
Achievability: summary assessment	Difficult site in small triangle of land. Unlikely to be brought forward	Secondary school pedestrian, cycle access	Carr Hill 1.5km

Summary of planning history		Bus stop and services	Kirkham Railway Station nos 61,75,78; also station itself
Existing access point(s)	From Segar Street	Public open space pedestrian, cycle access	130m
Potential access points	None	Town centre by active travel	750m
Settlement	Wesham	Trees on or adjacent to site	No
Existing or recent previous use	Car park: formally laid out with payment signage	Hedges	No
Effect of development on existing use	Loss of car parking	Green belt?	No
Surrounding uses	Railway to south, mix of residential/ commercial norrth and east, factory to west	Area of separation?	No
Topography within site	Slight upward incline W to E on entry to site, otherwise flat	Countryside area	No
Surrounding topography including relationship with site	Railway (S) is slightly below; embanked Station Road is above the site (E), Segar Street falls from E to W	Nature designation	No
Landscape and townscape impact of development of site	Limited as embankment would partly enclose, and inner urban setting	Pipelines, pylons, easements etc	No

SITEREF	WHY004	Geology including peat	Yes there is peat on the site (East/West, 30%)
number	23680485	Flood risk zone 2025 update - areas affected	The site is within flood zones 2 & 3
SITENAME	Heatherlea Nurseries West of Moss House Lane,Westby	Surface water flooding areas	Parts of the site have surface water flood risk wehen modelling in climate change (1%AEP 2070s).
POSTCODE		Ponds	None
AREA	5489.849	Watercourses	None
SITEUSE	Residential	Biodiversity	None, previous use as part of Maple Farm Nursery meant the site has been cleared.
Site Description	Small site accessed off Moss House Lane. Site previously used as a nursery as there are greenhouses at the back of the site. The site appears to have recently been cleared.	Heritage assets	None
Ownership summary		Existing public rights of way through or adjoining site	None
Net developable area	3843	Proximity to settlement boundary	360m direct but 1.27km walking route
Dwelling yield	12	Primary school pedestrian, cycle access	Weeton St. Michaels Primary: 1.9 miles, 41 mins walk. Mereside primary school (Blackpool): 2.3 miles, 52 mins walk. St Nicholas CofE primary school: 2.4 miles, 52 mins walk.
Potential suitability: summary assessment	Site is unsuitable as it is located in flood zones 2 and 3. Also, although physically close to Whitehills it would be distant on foot from any facilities due to location on the lane.	Convenience retail pedestrian, cycle access	Tesco Extra on Clifton Road is the mnost realistic convenience shopping centre, this is 1.7 miles away (39 mins walk).
Availability: summary assessment	Site is available.	Pub, hall pedestrian, cycle access	Plum Tree Farm, Blackpool, 1.1 miles, 25 mins walk. King Carveries, Blackpool, 1.9 miles, 42 mins walk.
Achievability: summary assessment	Achievable but would require polytunnels and existing dwelling clearing.	Secondary school pedestrian, cycle access	St Bedes Catholic High School, Lytham is 4.2 miles away, 92 minute walk.

Summary of planning history		Bus stop and services	Stagecoach route 61 stops outside of Moss House Lane on Preston New Road, this runs between Blackpool-Prestion via Wesham.
Existing access point(s)	Moss House Lane from the east.	Public open space pedestrian, cycle access	Mereside Park is a 42 minute walk from the site (1.9 miles).
Potential access points	Could potentially be accessed from Maple Farm Nursery from the south.	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 on the west of the site by the greenhouses.
Existing or recent previous use	Heatherlee Nursery	Hedges	Hedges along the northern, western and southern boundaries. The eastern boundary is exposed to Moss House Lane.
Effect of development on existing use	Loss of nursery space and greenhouses.	Green belt?	No
Surrounding uses	Maple Farm Nursery to the south (Site WHY006), residential dwelling to the north, agricultural fields to the east and west.	Area of separation?	No
Topography within site	The site is flat with no elevation changes.	Countryside area	Yes, policy GD4 countryside area.
Surrounding topography including relationship with site	Surrounding elevation is consistent with this site.	Nature designation	None
Landscape and townscape impact of development of site	Any development would have minimal landscape imapct as the site is well screened by trees and hedgerows and there is little traffic moving along Moss House Lane.	Pipelines, pylons, easements etc	There is a phone line crossing the site.

SITEREF	WHY005	Geology including peat	No peat
number	23679807	Flood risk zone 2025 update - areas affected	
SITENAME	Existing telecommunications mast, Cropper Farm, Whitehill Road, Blackpool	Surface water flooding areas	
POSTCODE	FY4 5LA	Ponds	
AREA	44.619	Watercourses	
SITEUSE	All	Biodiversity	
Site Description	Very small site devoted entirely to telecoms mast, adjacent to traffic island (W and N), main river (S) and field to E	Heritage assets	
Ownership summary		Existing public rights of way through or adjoining site	None
Net developable area	31	Proximity to settlement boundary	80m
Dwelling yield	0	Primary school pedestrian, cycle access	
Potential suitability: summary assessment	Site is unsuitable as it is a very small site located adjacent to a traffic island with no obvious practical means of access.	Convenience retail pedestrian, cycle access	
Availability: summary assessment	Site is unavailable as it has a phone mast on site.	Pub, hall pedestrian, cycle access	
Achievability: summary assessment	Site is unachievable as due to the small site size no development is realistic (50m2).	Secondary school pedestrian, cycle access	

Summary of planning history		Bus stop and services	
Existing access point(s)		Public open space pedestrian, cycle access	
Potential access points		Town centre by active travel	
Settlement		Trees on or adjacent to site	
Existing or recent previous use		Hedges	
Effect of development on existing use		Green belt?	
Surrounding uses		Area of separation?	
Topography within site		Countryside area	
Surrounding topography including relationship with site		Nature designation	
Landscape and townscape impact of development of site		Pipelines, pylons, easements etc	

SITEREF	WHY006	Geology including peat	Yes there is peat on the site (NW/South, 10%)
number	23680802	Flood risk zone 2025 update - areas affected	Almost all of site is in flood zones 2 and 3, the majority in zone 3
SITENAME	Maple Farm Nurseries, Moss House Lane	Surface water flooding areas	Some surface water flood risk to western part of site but only under climate change scenario
POSTCODE		Ponds	None
AREA	10176.123	Watercourses	Mythop Main Drain (main river) runs along western eedge of site
SITEUSE	Residential	Biodiversity	Potential for significant amounts within trees and towards watercourse on western edge
Site Description	Small site accessed off Moss House Lane. In active use as garden centre/ nursery.	Heritage assets	None
Ownership summary		Existing public rights of way through or adjoining site	None
Net developable area	7123	Proximity to settlement boundary	370m direct but 1.26km walking route
Dwelling yield	21	Primary school pedestrian, cycle access	Mereside 3.6km but impossible due to motorway junction
Potential suitability: summary assessment	Site is unsuitable as it is located in flood zones 2 and 3. Also, although physically close to Whitehills it would be distant on foot from any facilities due to location on the lane.	Convenience retail pedestrian, cycle access	Tesco Extra 2.7 km but impossible as across motorway
Availability: summary assessment	Site is declared as available, however would require the loss of the existing business use on the site.	Pub, hall pedestrian, cycle access	Plum Tree Farm 1.6km
Achievability: summary assessment	Site is unachievable as the site will need clearing.	Secondary school pedestrian, cycle access	St vGeorge's via convoluted route (Cropper Road, Chapel Lane

Summary of planning history		Bus stop and services	Maple Farm, no 61 (end of lane)
Existing access point(s)	Wide entrance at front of site	Public open space pedestrian, cycle access	None
Potential access points	Potential for secondary access further north	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	
Existing or recent previous use	Maple Farm Nursery: active, trading garden centre/ nursery	Hedges	
Effect of development on existing use	Loss of nursery gardens and closure of business	Green belt?	
Surrounding uses	Another nursery; watercourse to west within bank of trees; open countryside	Area of separation?	
Topography within site	Slopes downwards towards watercourse	Countryside area	
Surrounding topography including relationship with site	Rises to east and to west beyond watercourse	Nature designation	
Landscape and townscape impact of development of site	Limted as very well screened	Pipelines, pylons, easements etc	

SITEREF	WHY007	Geology including peat	Yes there is peat on the site (Majority, 90%)
number	23665085	Flood risk zone 2025 update - areas affected	Site is in flood risk zones 2 & 3.
SITENAME	Cropper Farm, Whitehill Road, Blackpool	Surface water flooding areas	The site has significant flooding (1% AEP) which increases when modelling for climate change (1% AEP 2070s).
POSTCODE	FY4 5LA	Ponds	None
AREA	56243.483	Watercourses	There is one watercourse running along the north of the site which is a culvert that runs underneath the B5410 to the west.
SITEUSE	Residential, Retail, Tourism	Biodiversity	No significant biodiversity as the land was previously used for agriculture.
Site Description	Flat site east of the B5410, Lytham St Annes Way. In agricultural use.	Heritage assets	None
Ownership summary		Existing public rights of way through or adjoining site	None
Net developable area	28122	Proximity to settlement boundary	70m
Dwelling yield	84	Primary school pedestrian, cycle access	St Nicholas CofE Primary school (School Road, Blackpool) is 1 mile away (21 min walk). Our Lady of the Assumption catholic primary School (Blackpool) is 1.8 miles away (39 min walk).
Potential suitability: summary assessment	Site is unsuitable as it is entirely located in flood zones 2 and 3.	Convenience retail pedestrian, cycle access	Tesco Extra on Clifton Road in Balckpool is 1.4 miles away (31 minutes walk), however this ionvolves crossing the M55 so pedestrian access requires improvement.
Availability: summary assessment	Site is available.	Pub, hall pedestrian, cycle access	Plum Tree Farm pub, Blackpool, 16 minute walk (0.7 miles).
Achievability: summary assessment	Site is achievable	Secondary school pedestrian, cycle access	Highfield Leadership Academy (Blackpool) is 2.2 miles away (48 min walk). St Georges School CofE Academy (Blackpool) is 1.9 miles away (41 min walk).

Summary of planning history		Bus stop and services	No. 61 Graceways 550m
Existing access point(s)	Access is from the gate from the adjacent field to the east. The site cannot be accessed from the B5410.	Public open space pedestrian, cycle access	Children's play space in Wainhomes development across roundabout
Potential access points	The layby on the B5410 could be used as a potential access point. Potentially, a new exit could be added to the roundabout at the top 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	1 large tree to the north of the site. Young trees have revently been planted along the western boundary along the B5410.
Existing or recent previous use	Agricultural use - currently a mix of soil and grassland.	Hedges	There are hedges around the north, east and south of the site. There are no trees along the west of the site as this is open and exposed to the B5410.
Effect of development on existing use	Loss of agricultural land.	Green belt?	No
Surrounding uses	Agricultural field to the south, B5410 to the west, farm building to the north.	Area of separation?	No
Topography within site	The site is flat with no changes in elevation.	Countryside area	Yes, policy GD4 countryside area
Surrounding topography including relationship with site	The land to the west along the B5410 is much higher than this site, being raised up a few meters. This site is relatively low compared to the surrounding land.	Nature designation	None
Landscape and townscape impact of development of site	Any development would have a consideral landscape impact as the site is not screened at all so any development could be viewed from afar. The visual impact from the B5410 would be significant.	Pipelines, pylons, easements etc	None, althoiugh there is a 5G mobile phone mast just north of the site.

SITEREF	WHY008	Geology including peat	No peat
number	23680965	Flood risk zone 2025 update - areas affected	The site is partially within flood zones 2 and 3, flood risk is greater along the watercourse to the west of the site.
SITENAME	Land off Preston New Road, Moss House Lane, Westby	Surface water flooding areas	The west of the site has surface water flood risk (1% AEP) which is expected given the watercourse along the west of the site. When modelling for climate
POSTCODE		Ponds	None
AREA	3408.425	Watercourses	Watercourse running along the western side of the site.
SITEUSE	Office / light industrial, Storage / distribution / industry	Biodiversity	None
Site Description	Small site fronting Preston New Road, with Moss House Lane to the east	Heritage assets	None
Ownership summary		Existing public rights of way through or adjoining site	None
Net developable area	3408	Proximity to settlement boundary	650m
Dwelling yield	0	Primary school pedestrian, cycle access	Mereside primary school, Blackpool 2 miles, 44 minutes walk. Weeton St Michaels primary school, 2.3 miles, 49 minutes walk.
Potential suitability: summary assessment	Site is unsuitable as it is mostly located in flood zones 2 and 3, and physically separated from the main area of Whitehills, some distance from any facilities.	Convenience retail pedestrian, cycle access	Tesco, Clifton Road, Blackpool, 1.4 miles, 31 minutes walk.
Availability: summary assessment	Site is available.	Pub, hall pedestrian, cycle access	Plum Tree Farm, Blackpool, 0.8 miles, 18 minutes walk. King Carveries Blackpool, 1.6 miles, 35 minutes walk.
Achievability: summary assessment	Achievable but some costs incurred for site clearance	Secondary school pedestrian, cycle access	St Georges CofE academy (Blackpool) 2.6 miles (58 minutes walk). Lytham St Annes High School, 3.8 miles away (92 minutes walk).

Summary of planning history		Bus stop and services	Stagecoach 61 provides a service between Blackpool-Preston via Wesham and stops outside the site.
Existing access point(s)	Site entrance on Preston New Road.	Public open space pedestrian, cycle access	None
Potential access points	There is a gate on the eastern side of the site on Moss House Lane which could be re-instated to provide additional access.	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	Yes, several trees to the back of the site.
Existing or recent previous use	Maple View nurseries (additional site).	Hedges	Hedgerow along Moss House Lane along the east of the site.
Effect of development on existing use	Loss of nursery.	Green belt?	No
Surrounding uses	Caravan park to the west, agricultural fields to the south, World of Water aquatic retail centre to the east, residential dwelling to the north.	Area of separation?	No
Topography within site	Site is flat.	Countryside area	Yes, policy GD4 countryside area
Surrounding topography including relationship with site	Surrounding topography is consistent with this site, although there is a watercourse running along the western side of the site where the land drops down into a channel. This is between the site and Lotus Drive.	Nature designation	None
Landscape and townscape impact of development of site	The landscape impact would be significant as any development would be visible from Preston New Road.	Pipelines, pylons, easements etc	None

SITEREF	WHY012	Geology including peat	No peat
number	23682490	Flood risk zone 2025 update - areas affected	Not in a flood risk zone.
SITENAME	Land at Division Lane, Lytham St Annes	Surface water flooding areas	Very small area of surface water flooding but only when modelling for climate change (1% AEP 2070s).
POSTCODE	FY4 5EB	Ponds	None
AREA	5015.565	Watercourses	None
SITEUSE	Residential	Biodiversity	Little biodiversity
Site Description	Small site on the eastern end of Division Lane off the crossroads between Division Lane and Midgeland Road. Currently in use as Longview Kennels, however there are also several vehicles being stored on site	Heritage assets	None
Ownership summary		Existing public rights of way through or adjoining site	None
Net developable area	3511	Proximity to settlement boundary	Away from settlements, roughly half way between Whitehills and St Annes, over 1km direct from each
Dwelling yield	11	Primary school pedestrian, cycle access	Heyhouses Endowed CofE Primary school, 2 miles, 43 minute walk. Clifton Primary School, 1.7 miles, 37 minute walk.
Potential suitability: summary assessment	Site is unsuitable as it is not located close to services or settlements.	Convenience retail pedestrian, cycle access	Booths Lytham, 1.7 miles, 37 minute walk.
Availability: summary assessment	Site currently unavailable as existing kennels business remains trading on site	Pub, hall pedestrian, cycle access	The Shovels, Blackpool, 1.2 miles, 27 minute walk. Waters Edge St Annes, 1.7 miles, 37 minute walk.
Achievability: summary assessment	Achievable	Secondary school pedestrian, cycle access	Lytham St Annes high school, 2.3 miles 49 minute walk. Highfield Leadership Academy, Blackpool 2.2 miles, 50 minute walk.

Summary of planning history		Bus stop and services	No bus services run past this site.
Existing access point(s)	The site is accessed off a long, shared driveway leading off Division Lane. From mapzone, there looks to be access to the site from the west via Midgeland Road, however I could not confirm this from the site visit.	Public open space pedestrian, cycle access	There is no public open space within proximity of the site.
Potential access points	No potential access points, the site is set far back from Division Lane.	Town centre by active travel	St Annes is 2 miles away (44 minute walk).
Settlement	Whitehills	Trees on or adjacent to site	Many trees around the site perimeter, of which provide screening.
Existing or recent previous use	Longview boarding kennels	Hedges	There is a hedgerow on site on the driveway that leads to the kennel buildings.
Effect of development on existing use	Loss of kennels	Green belt?	Yes, site is part of the green belt (Policy GD2).
Surrounding uses	Residential dwelling to the west, east and north. Agricultural field to the south.	Area of separation?	No
Topography within site	The site is completely flat.	Countryside area	No
Surrounding topography including relationship with site	Surrounding land is consistent with this site.	Nature designation	None
Landscape and townscape impact of development of site	Littlenimpact as the site is well screened with trees and not visible from Division Lane.	Pipelines, pylons, easements etc	None

SITEREF	WHY013	Geology including peat	No peat
number	23678749	Flood risk zone 2025 update - areas affected	This site is not in a flood risk zone. The adjacent land to the east is in flood zone 2.
SITENAME	Land adjacent to Holly Bank, Division Lane, Lytham St Annes	Surface water flooding areas	There is a minor area of saurface water flood risk at the west of the site when modelling for climate change (1% AEP 2070s).
POSTCODE		Ponds	None
AREA	1145.789	Watercourses	None
SITEUSE	Residential	Biodiversity	Little biodiversity as this is a private garden to a residential dwelling.
Site Description	Site in use as a private garden for Holly Bank residential dwelling.	Heritage assets	None, however the site shares a boundary with Marton Moss Conservation Area
Ownership summary		Existing public rights of way through or adjoining site	None
Net developable area	802	Proximity to settlement boundary	Away from settlements, roughly half way between Whitehills and St Annes, over 1km direct from each
Dwelling yield	2	Primary school pedestrian, cycle access	Heyhouses Endowed CofE Primary school, 2 miles, 43 minute walk. Clifton Primary School, 1.7 miles, 37 minute walk.
Potential suitability: summary assessment	Site is unsuitable as it is not sustainbly located to services or settlements.	Convenience retail pedestrian, cycle access	Booths Lytham, 1.7 miles, 37 minute walk.
Availability: summary assessment	Site is available.	Pub, hall pedestrian, cycle access	The Shovels pub, 1.2 miles, 27 mins walk. Waters Edge pub, 1.7 miles away, 37 minutes walk.
Achievability: summary assessment	Site is achievable for the proposed residential use	Secondary school pedestrian, cycle access	Lytham St Annes high school, 2.3 miles 49 minute walk. Highfield Leadership Academy, Blackpool 2.2 miles, 50 minute walk.

Summary of planning history		Bus stop and services	No bus services run past this site.
Existing access point(s)	The entrance to Holly Bank is the only access point onto the site.	Public open space pedestrian, cycle access	No
Potential access points	The hedgerow along Division Lane could be removed to provide access from the south of the site, or equally remove the hedgerow on Midgeland Road to provide access from the west.	Town centre by active travel	St Annes is 2 miles away (44 minute walk).
Settlement	Whitehills	Trees on or adjacent to site	There are trees on the southern end of the site.
Existing or recent previous use	Private residential garden. Currently used to store plant machinery and storage containers.	Hedges	The site is fully screened by hedges around the perimeter.
Effect of development on existing use	Loss of part of residential garden.	Green belt?	No
Surrounding uses	Equine uses to the west (horses grazing in field), residential dwellings to the east, north and south. Longview boarding kennels to the south.	Area of separation?	No
Topography within site	Site is completely flat.	Countryside area	Yes, the site is part of the countryside area (Policy GD4).
Surrounding topography including relationship with site	Surrounding topography is level with this site.	Nature designation	
Landscape and townscape impact of development of site	Minor landscape impact as the site is well screened by trees and would only impact on the Holly Bank dwelling through partial loss of residential garden.	Pipelines, pylons, easements etc	None

SITEREF	WHY014	Geology including peat	Yes there is peat on the site (Scattered, 20%)
number	23636838	Flood risk zone 2025 update - areas affected	The site is partially in flood zone 2.
SITENAME	Peel Hill Farm, Westby	Surface water flooding areas	There are large portions of the site with surface water flood risk (1% AEP) and also surface water flooding when modelling for climate change (1% AEP
POSTCODE	FY4 5JX	Ponds	None
AREA	177783.642	Watercourses	GGP maps indicate there is a watercourse along the southewrn site boundary - likely a drainage channel for surface water runoff.
SITEUSE	Residential	Biodiversity	The land is in agricultural use so there will be less biodiversity on the site, although the reed bed in the channel on the western boundary may be important habitat for wildlife.
Site Description	Large agricultural site west of Peel Road and east of the B5410. The site comprises multiple fields.	Heritage assets	None
Ownership summary		Existing public rights of way through or adjoining site	There is a public footpath,cycleway that runs adjacent to the site along the B5410 which could be used to provide pedestrian & cycle access. It would benefit from a pedestrian crossing however.
Net developable area	88892	Proximity to settlement boundary	Approx 0.9km (Whitehills)
Dwelling yield	267	Primary school pedestrian, cycle access	Clifton Primary School, 1.9 miles, 42 mins walk. Ansdell primary school, 51 mins walk, 2.3 miles.
Potential suitability: summary assessment	Site is unsuitable as its poorly related to any settlement and a portion is within flood zone 2 .	Convenience retail pedestrian, cycle access	Booths, 1.8 miles, 39 mins walk.
Availability: summary assessment	Available	Pub, hall pedestrian, cycle access	Plum Tree farm, Blackpool, 1.2 miles away, 26 mins walk. Waters Edge pub, 1.8 miles, 39 mins walk.
Achievability: summary assessment	Site is achievable for the proposed residential use	Secondary school pedestrian, cycle access	Lytham St Annes High School, 49 mins walk, 2.2 miles.

Summary of planning history		Bus stop and services	There are no bus services covering this site.
Existing access point(s)	Main access is from the west of the site from Lytham St Annes Way (B5410).	Public open space pedestrian, cycle access	No public open space in proximity to the site.
Potential access points	A new junction could be added on Peel Road from the east.	Town centre by active travel	Ansdell centre is a 48 minute walk from the site (2.2 miles).
Settlement	Whitehills	Trees on or adjacent to site	Plenty of trees on site, with some additional
Existing or recent previous use	Mixture of agricultural use and open fields.	Hedges	Hedges along the eastern boundary at Peel Road and along the field divisions.
Effect of development on existing use	Loss of agricultural land.	Green belt?	No
Surrounding uses	Agricultural fields to the north, south and east. B5410 link road to the west, ridgeway farm to the north east.	Area of separation?	No
Topography within site	The site is mostly flat but rises gradually towards the east and then sharply slopes downhill towards Peel Lane.	Countryside area	Yes, policy GD4 Countryside area
Surrounding topography including relationship with site	As above, Peel Lane is much lower down than this site as the east opf the site sharply slopes downhill. The western boundary of the site has a channel for water runoff and is much lower down than the B5410 road itself.	Nature designation	A large area of the site is part of Lytham Moss Biological Heritage Site.
Landscape and townscape impact of development of site	The visual landscape impact would be visible from afar as the site has little screening from trees. Any development would be visible from the B5410.	Pipelines, pylons, easements etc	Yes, there are pylons running through fields on the southern area of the site.

SITEREF	WHY026	Geology including peat	Yes there is peat on the site (Majority, 50%)
number	23614400	Flood risk zone 2025 update - areas affected	The western site has significant areas which are flood zones 2 & 3.
SITENAME	Land East and West of B5410 Link Road	Surface water flooding areas	Theres a moderate area of surface water flooding on the east of the eastern site (both current 1% AEP and when modelling climate change 1% AEP to
POSTCODE	FY4 5EB	Ponds	No ponds on either land parcel.
AREA	141071.089	Watercourses	There are watercourses adjacent to the western land parcel. This could be linked to the flood risk zones 2 & 3 present in this area.
SITEUSE	Residential	Biodiversity	Limited biodiversity as the sites have been used for agriculture.
Site Description	Two parcels of land under one submission, which are separated by the B5410.	Heritage assets	None
Ownership summary		Existing public rights of way through or adjoining site	There is a public bridleway/cycleway that runs along the B5410 which is along the eastern boundary of the west site.
Net developable area	70536	Proximity to settlement boundary	
Dwelling yield	212	Primary school pedestrian, cycle access	Our Lady of Assumption Catholic Primary School (Blackpool), 45 minute walk (2.1 miles). St Nicholas CofE primary school (Blackpool) 32 minute walk (1.5 miles).
Potential suitability: summary assessment	Site is unsuitable as its not located near to any settlement or services. Western site has significant flood issues and is in flood zones 2 & 3	Convenience retail pedestrian, cycle access	Liomited convenience retail, Tesco Extra on Clifton Road, Blackpool is a 42 minute walk (1.9 miles).
Availability: summary assessment	Site is available.	Pub, hall pedestrian, cycle access	Plum Tree Farm, 1.2 miles away (26 mins walk).
Achievability: summary assessment	Site is achievable for the proposed residential use	Secondary school pedestrian, cycle access	Highfield Leadership Academy (Blackpool) 58 minute walk (2.6 miles away).

Summary of planning history		Bus stop and services	No bus services in proximity to this site.
Existing access point(s)	The west site is accessed from the north east and south east off the B5410. The west site is accessed from the south west from the B5410.	Public open space pedestrian, cycle access	No public space in proximity of the site. There are few local amenities in proximity of the site.
Potential access points	New access could be installed to either site anywhere along the B5410.	Town centre by active travel	
Settlement	Westby	Trees on or adjacent to site	No trees on the eastern site, however there are a considerable number of trees to the north of the western site.
Existing or recent previous use	Both sites look to be in use as agricultural fields.	Hedges	The east site has hedges along the north, east and south. Some small hedges on the southern end of the western site.
Effect of development on existing use	Loss of agricultural land.	Green belt?	No
Surrounding uses	Surrounding use for both sites is agricultural land, with the B5410 separating the two land parcels.	Area of separation?	No
Topography within site	The west site is flat, the east site is also flat however it tapers downhill into a channel along the western boundary with the B5410. This appears to be a drainage channel or gulley to help	Countryside area	Yes, policy GD4 countryside area
Surrounding topography including relationship with site	The west site is level/consistent with the surrounding land. The east site is far lower relative to the link road.	Nature designation	The sites have no nature designation, although the eastern site shares its southern boundary with Lytham Moss Biological Heritage Site.
Landscape and townscape impact of development of site	Any development on the eastern site would have significant impact as the site is not screened by trees. The west site would have lesser but still significant impact as it has some trees screening the site to the north.	Pipelines, pylons, easements etc	The west site has some phone masts and phone lines on site.

SITEREF	WHY028	Geology including peat	No peat
number	76	Flood risk zone 2025 update - areas affected	Partly flood zone 2, adjacent drain is flood zone 3
SITENAME	Spengarth, Cropper Road, Westby	Surface water flooding areas	None
POSTCODE		Ponds	Yes: in rear part of site
AREA	6733.013	Watercourses	Drain beyond southern perimeter
SITEUSE	Residential	Biodiversity	Possibly significant: large trees and pond
Site Description	Dwelling and large curtilage	Heritage assets	No
Ownership summary		Existing public rights of way through or adjoining site	No
Net developable area	4713	Proximity to settlement boundary	Within
Dwelling yield	14	Primary school pedestrian, cycle access	Mereside Primary 1.7 km via Chapel Lane but no safe crossing over Progress Way
Potential suitability: summary assessment	Within existing site allocation for Cropper Road East, adjoining recently completed development site, so suitable	Convenience retail pedestrian, cycle access	450m on Cropper Road to be delivered shortly
Availability: summary assessment	Unavailable: in residential use with recent permission for extension to dwelling	Pub, hall pedestrian, cycle access	Plum Tree Farm 1.4 km
Achievability: summary assessment	Site is achievable	Secondary school pedestrian, cycle access	Highfield Academy and St George's

Summary of planning history		Bus stop and services	1 km Graceways, no 18
Existing access point(s)	Front of site	Public open space pedestrian, cycle access	In adjacent Wainhomes site
Potential access points	None	Town centre by active travel	Blackpool Town Centre via cycle path to Midgeland Road
Settlement	Whitehills	Trees on or adjacent to site	Trees all around the site including majority of rear
Existing or recent previous use	Dwelling: in current use	Hedges	To front
Effect of development on existing use	Loss of single dwelling	Green belt?	No
Surrounding uses	Residential, neglected land proposed for development, caravan site	Area of separation?	No
Topography within site	Flat	Countryside area	No
Surrounding topography including relationship with site	Flat	Nature designation	None
Landscape and townscape impact of development of site	Intensification	Pipelines, pylons, easements etc	No