

Marton Moss Major Open Land Study Revised Draft

Summary

This is a summary of the report that was produced for the Neighbourhood Forum by planning consultants Envisionuk

Open land is a characteristic feature of Marton Moss. Plots of an acre (0.4 hectares) or so in size of open land tend to be former market gardens that have been cleared of their glasshouses. However, there are four much larger tracts of open land in the Neighbourhood Area that have previously been little or not used in the past for horticulture. They are:

- Land at Midgeland Farm
- Land bounded by Chapel Road, Yeadon Way, Progress Way and Cropper Road North
- Land south of Ecclesgate Road
- Land off Sandy Lane and Worthington Road

These areas contribute greatly to the pastoral character of the Moss. They act to help break-up and separate the more built-up parts of the Area and distinguish it from the remainder of Blackpool. In addition, these open tracts play an important functional role in supporting biodiversity, acting as part of the local ecological networks. It is also commonly accepted that open green spaces within otherwise built-up areas can play an important role in the physical and mental well-being of people living nearby and visitors to an area.

Unlike the other three areas, land at Midgeland Farm is not readily seen from public roads or paths. However, the Study concludes that land around the currently derelict farm buildings would suit becoming a community park and this would help reveal the significant appearance of this land. As for the other three tracts, the Study recommends these should be safeguarded from development by being designated as Major Open Land in the Marton Moss Neighbourhood Plan. These findings are consistent with the Marton Moss Design Code report, separately available.

Following the Evidence and Policy Options stage consultation held in the summer of 2020, the extents of two of the envisaged areas of Major Open Land are now proposed to be altered. The land bounded by Chapel Road, Yeadon Way, Progress Way and Cropper Road North is proposed to be reduced in size as a consequence of suggested housing site MM10 (adjacent to Runnell Villas, Chapel Road) being separately assessed as being suitable for residential development. The land off Sandy Lane and Worthington Road is proposed to be increased in size to include the northern half of suggested housing site MM29 (adjacent to Fern Bank, Division Lane) because development of that land was separately assessed as adversely impacting on the character of the open land (of which it is part).

Before the Plan is finalised there is an opportunity for local people and other interested parties to put forward other suggestions or to comment on the outcomes of this Study within the six weeks set aside from when the report was published. The full report can be viewed on the Forum's website www.martonmossforum.org and comments made using the form available there. The Forum can also be contacted via enquiries@martonmossforum.org or on 07739 517630.

Do you agree this Study has identified areas worthy of being kept open and the with the boundaries shown?

Do you disagree or think other land should be kept open?