

Marton Moss Neighbourhood Plan

Site Options and Assessment

Marton Moss Neighbourhood Forum

July 2020 (Amended October 2020)

Quality information

Prepared by	Checked by	Verified by	Approved by
Abi Rhodes Graduate Planner	Tim Fearn Senior Planner	Tim Fearn Senior Planner	Una McGaughrin Associate Director

Revision History

Revision	Revision date	Details	Authorized	Name	Position
V1	29/05/2020	Draft	TF	Tim Fearn	Senior Planner
V2	03/06/2020	Group Review	SW	Stephen Woodhouse	Chair, Marton Moss Neighbourhood Forum
V3	05/06/2020	Draft	UM	Una McGaughrin	Associate Director
V4	01/07/2020	Final Report	JW	John Wilkinson	Neighbourhood Planning Officer, Locality
V5	02/10/2020	Final Report (Amended)*	TF	Tim Fearn	Senior Planner

** References to Blackpool Local Plan (paragraphs 1.9, 3.4, and 4.1) and estimated housing capacities (paragraph 4.9) revised following technical comments from Blackpool Council.*

Prepared for:

Marton Moss Neighbourhood Forum

Prepared by:

AECOM Limited
Bridgewater House
60 Whitworth Street
Manchester
M1 6FR
United Kingdom
aecom.com

© 2020 AECOM Limited. All Rights Reserved.

This document has been prepared by AECOM Limited (“AECOM”) for sole use of our client (the “Client”) in accordance with generally accepted consultancy principles, the budget for fees and the terms of reference agreed between AECOM and the Client. Any information provided by third parties and referred to herein has not been checked or verified by AECOM, unless otherwise expressly stated in the document. No third party may rely upon this document without the prior and express written agreement of AECOM.

Table of Contents

1. Introduction	6
Background	6
2. Methodology	9
Task 1: Identify Sites to be included in the Assessment	9
Task 2: Gathering Information for Site Assessments	9
Task 3: Site Assessment	10
Task 4: Consolidation of Results	10
Task 5: Indicative Housing Capacity	10
3. Policy Context	11
Planning Policy	13
National Planning Policy Framework (2019)	13
Blackpool Local plan part 1: Core strategy (2016)	14
4. Site Assessment	18
5. Conclusions	41
Site Assessment Conclusions	41
Viability	41
Next Steps	41
Appendix A Site Assessment Pro formas	42

Figures

Figure 1.1: Marton Moss Neighbourhood Area (Source: Blackpool Council, 2019)	8
Figure 3.1: Marton Moss Conservation Area (Source: Blackpool Council)	12
Figure 3.2: Flood risk in Marton Moss neighbourhood area (Source: Environment Agency)	13
Figure 3.3: South Blackpool Growth and Enhancement Area (Source: Blackpool Council)	15
Figure 3.4: Major open land tracts in Marton Moss (Source: Marton Moss Design Code, 2020)	17
Figure 4.1: Sites identified for assessment	19
Figure 4.2: RAG rating of all sites	38

Tables

Table 4.1: Site assessment summary table	20
Table 4.2: Indicative capacities of suitable and potentially suitable sites	39

Abbreviations used in the report

Abbreviation

CfS	Call for Sites
Ha	Hectare
LP	Local Plan
MHCLG	Ministry of Housing, Communities and Local Government
MMNF	Marton Moss Neighbourhood Forum
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework
PDL	Previously Developed Land
SHLAA	Strategic Housing Land Availability Assessment
TPO	Tree Preservation Order

Executive Summary

Marton Moss Neighbourhood Plan is being prepared in the context of the adopted Blackpool Local Plan Part 1: Core Strategy. Marton Moss Neighbourhood Forum seeks to identify sites for allocation in the Neighbourhood Plan in order to guide development in the neighbourhood area towards locations which will preserve and enhance the character of Marton Moss.

Marton Moss is identified in the Blackpool Local Plan as an area where a neighbourhood planning approach will be followed (Policy CS26), and the Neighbourhood Plan is expected to develop policies which will enhance local character and the open, rural setting of the neighbourhood area. Until the Neighbourhood Plan is made, Policy CS26 has restricted residential development in Marton Moss, and the Neighbourhood Forum considers that additional housing should be provided to meet general housing need arising in the neighbourhood area. The Housing Needs Assessment (February 2020) has separately identified shortfalls of affordable and specialist housing, mainly arising from the existing population. The allocation of land for residential development presents an opportunity for those needs to also be addressed.

The Local Plan does not set a statutory housing requirement for the Marton Moss neighbourhood area, and therefore the Neighbourhood Forum is not obliged to allocate sites in the Neighbourhood Plan. However, as the Forum intends to identify sites for residential development, Blackpool Council has indicated that the neighbourhood area's share of the borough's housing requirement looking ahead to 2030 would be 28 dwellings. A comprehensive review of the potential development sites will help to inform neighbourhood plan policies to influence future development in the neighbourhood area.

There are 33 sites included in this assessment, all of which have been identified through the Neighbourhood Plan Call for Sites. The assessment found that 17 of the 33 sites are suitable for development, and a further 4 sites are potentially suitable for development, subject to the mitigation of identified constraints. The remaining 12 sites are either unsuitable for development or are not appropriate for allocation in the Neighbourhood Plan due to existing planning permissions which are under construction.

This assessment is the first step in the consideration of site allocations. From the shortlist of suitable and potentially suitable sites identified in this report, the Neighbourhood Forum should engage with Blackpool Council and the community to select sites for allocation in the Neighbourhood Plan which best meet the objectives of the Neighbourhood Plan and the identified housing need for the plan area.

1. Introduction

Background

- 1.1 AECOM has been commissioned to undertake an independent site appraisal for the Marton Moss Neighbourhood Plan (NP) on behalf of Marton Moss Neighbourhood Forum (MMNF). The work undertaken was agreed with the Neighbourhood Forum and the Ministry of Housing, Communities and Local Government (MHCLG) in December 2019 as part of the national Neighbourhood Planning Technical Support Programme led by Locality.
- 1.2 It is important that the site assessment process is carried out in a transparent, fair, robust and defensible way and that the same process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties.
- 1.3 The Neighbourhood Plan (NP), which will cover the whole of Marton Moss designated neighbourhood area (see **Figure 1.2**), is being prepared in the context of the Blackpool Local Plan Part 1: Core Strategy 2016. Neighbourhood Plans are required to have regard to the strategic policies of adopted Local Plans and have regard to emerging Local Plans.
- 1.4 Neighbourhood Plans can add value to the Local Plan policies for the neighbourhood area by including policies and proposals to address local place-based issues. The intention, therefore, is for the Local Plans to provide a clear overall strategic direction for development whilst finer detail can be determined through the neighbourhood planning process where appropriate.
- 1.5 The Local Plan Part 1: Core Strategy (LP) document was adopted by Blackpool Council in January 2016. It is a key planning document for Blackpool and sets out where new development (including housing, employment, retail and leisure) should be located to meet Blackpool's future needs to 2027. It also identifies areas which will be regenerated, protected or enhanced and sets out the key development principles such as design and affordable housing.
- 1.6 The LP states that provision will be made for the delivery of 4200 (net) new homes in Blackpool between 2012 and 2027. These new homes will be located on:
 - Identified sites within the existing urban area, including major regeneration sites;
 - Identified sites within the South Blackpool Growth area; and
 - Windfall sites
- 1.7 The Local Plan does not set a statutory housing requirement for the Marton Moss neighbourhood area, and therefore the Neighbourhood Forum is not obliged to allocate sites in the Neighbourhood Plan. However, as the Forum intends to identify sites for residential development, Blackpool Council has indicated that the neighbourhood area's share of the borough's housing requirement over the plan period to 2030 would be 28 dwellings. A comprehensive review of the potential development sites will help to inform neighbourhood plan policies to influence future development in the neighbourhood area.
- 1.8 Marton Moss is identified in the Blackpool Local Plan as an area where a neighbourhood planning approach will be followed (Policy CS26), and the Neighbourhood Plan is expected to develop policies which will enhance local character and the open, rural setting of the neighbourhood area. Until the Neighbourhood Plan is made, Policy CS26 has restricted residential development in Marton Moss, and the Neighbourhood Forum considers that additional housing should be provided to meet general housing need arising in the neighbourhood area. The Housing Needs Assessment (February 2020) has separately identified shortfalls of affordable and specialist housing, mainly arising from the existing population. The allocation of land for residential development presents an opportunity for those needs to also be addressed.
- 1.9 Many of the sites assessed in this report originate from the site suggestions process started by Blackpool Council in 2017 as part of the initial Local Plan Part 2 preparation work (which at that time included the Marton Moss area). Since then these development interests have been re-

affirmed and added to by a further a call for sites made by the Neighbourhood Forum from late 2019 to early 2020. This process resulted in 33 sites being promoted for development. Two additional sites were identified through the Blackpool Strategic Housing Land Availability Assessment (2014). One of these sites subsequently received planning permission and construction has been completed. Permission was granted for part of the second site, and construction has commenced. The remainder of the site is not subject to extant planning permission and it has therefore been assessed in this report along with the other sites promoted through the Neighbourhood Plan process.

- 1.10 The purpose of AECOM's site appraisal is to produce a clear assessment as to whether the identified sites are appropriate for allocation in the NP, in particular whether they comply with both the National Planning Policy Framework and the strategic policies of the adopted Development Plan. From this group of sites, the Neighbourhood Forum should identify which are the best sites to meet the objectives of the NP. The report is intended to help the group to ensure that the Basic Conditions considered by the Independent Examiner are met, as well as any potential legal challenges by developers and other interested parties.

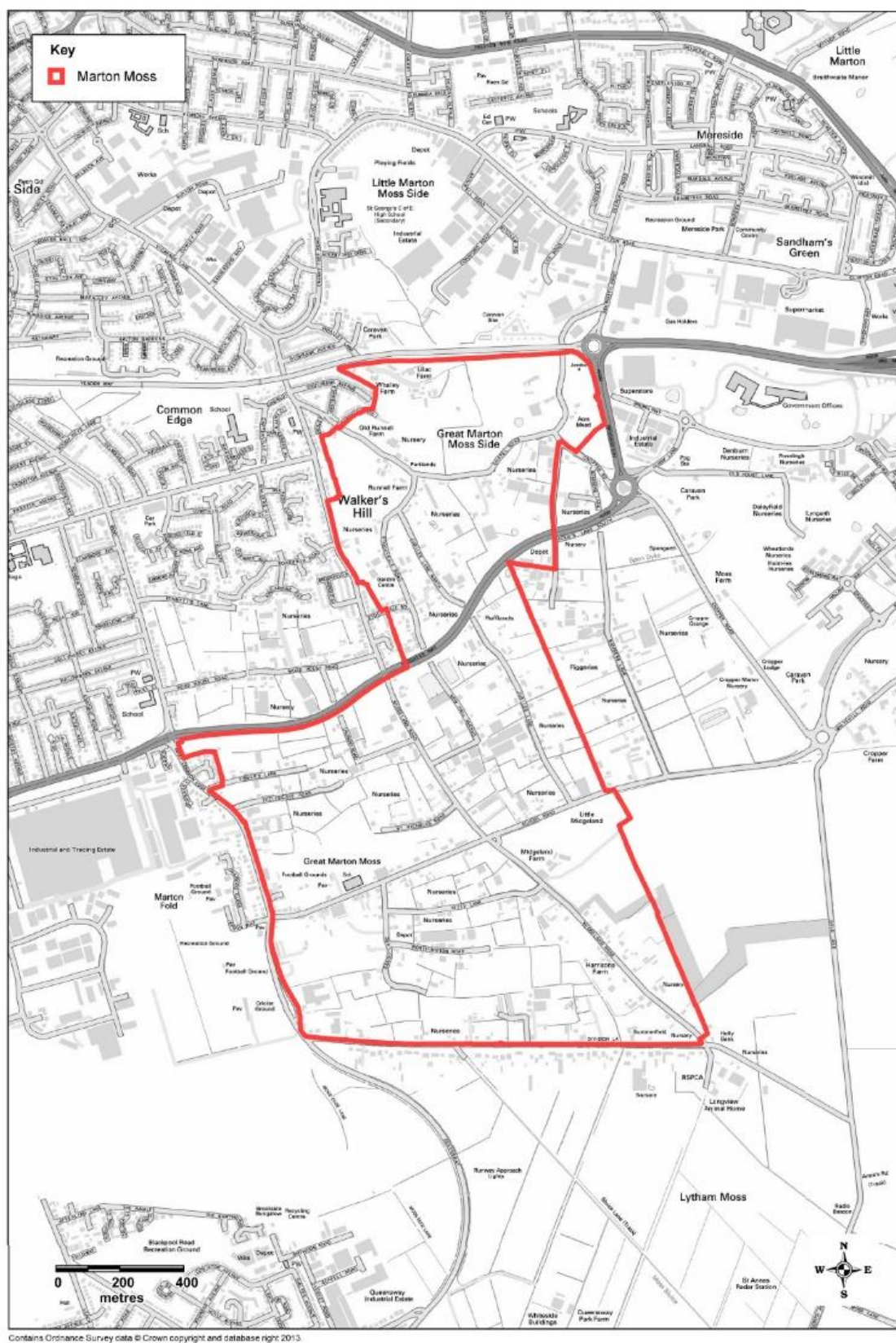


Figure 1.1: Marton Moss Neighbourhood Area (Source: Blackpool Council, 2019)

2. Methodology

- 2.1 The approach to the site assessment is based on the Government's Planning Practice Guidance. The relevant sections are Housing and Economic Land Availability Assessment (July 2019)¹, Neighbourhood Planning (updated May 2019)² and Locality's Neighbourhood Planning Site Assessment Toolkit³. These all encompass an approach to assessing whether a site is appropriate for allocation in a Neighbourhood Plan based on whether it is suitable, available and achievable. In this context, the methodology for identifying sites and carrying out the site appraisal is presented below

Task 1: Identify Sites to be included in the Assessment

- 2.2 The first task is to identify which sites should be considered as part of the assessment.
- 2.3 For the Marton Moss NP, this included sites assessed in the Blackpool Strategic Housing Land Availability Assessment (SHLAA), prepared in 2014 to support the Local Plan, and sites identified through the Marton Moss Call for Sites, conducted by Marton Moss Neighbourhood Forum between late 2019 and early 2020.
- 2.4 The conclusions reached by the Local Planning Authority Sites in the SHLAA were reviewed to ensure that they were appropriate to be carried forward to the Neighbourhood Plan site assessment. New sites identified through the Call for Sites consultation were appraised using AECOM's site assessment pro-forma.

Task 2: Gathering Information for Site Assessments

- 2.5 A site appraisal pro-forma has been developed by AECOM to assess potential sites for allocation in the Neighbourhood Plan. It has been developed based on the Government's National Planning Practice Guidance, the Site Assessment for Neighbourhood Plans: A Toolkit for Neighbourhood Planners (Locality, 2015)⁴ and the knowledge and experience gained through previous Neighbourhood Planning site assessments. The purpose of the pro-forma is to enable a consistent evaluation of each site against an objective set of criteria.
- 2.6 The pro-forma utilised for the assessment enabled a range of information to be recorded, including the following:
- General information:
 - Site location and use; and
 - Site context and planning history.
 - Context:
 - Type of site (greenfield, brownfield etc.); and
 - Suitability:
 - Site characteristics;
 - Environmental considerations;
 - Heritage considerations;
 - Community facilities and services; and
 - Other key considerations (e.g. flood risk, agricultural land, tree preservation orders).

¹ Available at <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

² Available at <https://www.gov.uk/guidance/neighbourhood-planning--2>

³ Available at <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

⁴ <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

- Availability

Task 3: Site Assessment

- 2.7 The next task was to complete the site pro-formas. This was done through a combination of desk top assessment and site visits. The desk top assessment involved a review of the conclusions of the existing evidence and using other sources including Google Maps/Streetview and MAGIC maps in order to judge whether a site is suitable for the use proposed. The site visits allowed the team to consider aspects of the site assessment that could only be done visually. It was also an opportunity to gain a better understanding of the context and nature of the neighbourhood area.

Task 4: Consolidation of Results

- 2.8 Following a site visit, the desktop assessments were revisited to finalise the assessments and compare the sites to judge which were the most suitable to meet the housing requirement.
- 2.9 A 'traffic light' rating of all sites has been given based on whether the site is an appropriate candidate to be considered for allocation in the Neighbourhood Plan. The traffic light rating indicates 'green' for sites that show no constraints and are appropriate as site allocations, 'amber' for sites which are potentially suitable if issues can be resolved and 'red' for sites which are not currently suitable. The judgement on each site is based on the three 'tests' of whether a site is appropriate for allocation – i.e. the site is suitable, available and achievable.

Task 5: Indicative Housing Capacity

- 2.10 If landowners/developers have put forward a housing figure, this has been used if appropriate. If a site has been granted planning permission but the site has not yet been started or completed, then this capacity figure has been used.
- 2.11 Where there are no estimated figures provided or where the proposed figure is considered inappropriate, an indicative capacity has been calculated, taking into account the net developable area of the site (see **Table 2.1**) and any identified constraints. In accordance with the recommendations in the Marton Moss Neighbourhood Plan Design Code, the indicative capacity is based on an assumed density of 8 dph for all sites within the Marton Moss Conservation Area, and 15 dph for sites outside the Conservation Area. Where sites are considered unsuitable for residential development, no indicative capacity is provided.

Table 2.1: AECOM Net Housing Density

Area	Gross to net ratio standards	Net Housing Density (dph)
Up to 0.4 ha	90%	8 (within Conservation Area) or 15 (outside Conservation Area)
0.4 ha to 2 ha	80%	8 or 15
2 ha to 10 ha	75%	8 or 15
Over 10 ha	50%	8 or 15

3. Policy Context

- 3.1 The Neighbourhood Plan policies and allocations must be in general conformity with the strategic policies of the adopted development plan, and it is recommended that consideration is given to the direction of travel of the emerging development plan so that policies are not superseded by a newly adopted Local Plan.
- 3.2 A number of sources have been reviewed in order to understand the context for potential site allocations. This includes national policies, local policies (adopted and emerging Local Plan policies) and relevant evidence base documents.
- 3.3 National policy is set out in the National Planning Policy Framework (2019)⁵ and is supported by Planning Practice Guidance⁶ (PPG). The NPPF is a high-level document which sets the overall framework for the more detailed policies contained in local and neighbourhood plans.
- 3.4 The key documents making up the adopted statutory development plan for Marton Moss are:
 - Local Plan part 1: Core strategy (2016)⁷;
 - Saved policies from the Blackpool Local Plan 2001-2016⁸
- 3.5 Blackpool Council is in the process of preparing a Local Plan Part 2: Site Allocations and Development Management Policies. It will allocate sites for development, safeguarding or protecting and sets out a suite of development management policies to guide appropriate development. These development management policies will replace the current 'saved policies' in the Blackpool Local Plan (2006) once Part 2 is adopted. The informal consultation on Part 2 closed on the 21 February 2019. Consultation on the Regulation 18 Scoping Document took place between the 12 June and the 24 July 2017 and the responses received to that consultation, informed the current draft document. Consultation on the Regulation 19 Publication Version of Part 2 is expected to take place later in 2020. The most recent iteration of the new Local Plan is listed below:
 - Draft Blackpool Council, Local Plan: Part 2 Site Allocations and Development Management Policies⁹
- 3.6 In addition to the national policies and Local Plan documents, the Neighbourhood Plan will also be supported by a design code and a major open land study which set out guidance on the level of development that can be supported, so allowing the area to retain its existing character. Given the potential for these reports to significantly affect conclusions on site suitability, the latest drafts were provided by the Neighbourhood Forum and their findings reviewed.
- 3.7 The area of Marton Moss contains a Conservation Area which covers the historic area (see **Figure 3.1**). Blackpool Council prepared a Conservation Area Character Appraisal ¹⁰ in 2018 which identifies heritage assets and provides guidance to shape future development in and around the Conservation Area.
- 3.8 There are a number of environmental constraints that cover all or part of the neighbourhood area. These include the Lytham St Anne's Dunes SSSI and Marton Mere SSSI Impact Risk Zones, within which consultation with Natural England is required for all residential planning applications for 10 or more dwellings, as well as areas of flood risk (shown in **Figure 3.2**). A further Impact Risk Zone covers a small part of the neighbourhood area between Midgeland Road and Jubilee Lane North, but the requirement to consult is only triggered for residential

⁵ Available at www.gov.uk/guidance/national-planning-policy-framework

⁶ Available at www.gov.uk/government/collections/planning-practice-guidance

⁷ Available at: <https://www.blackpool.gov.uk/Residents/Planning-environment-and-community/Documents/J118003-107575-2016-updated-17-Feb-2016-High-Res.pdf>

⁸ Available at: <https://www.blackpool.gov.uk/Residents/Planning-environment-and-community/Planning/Planning-policy/Blackpool-local-plan/Saved-policies.aspx>

⁹ Available at: <https://www.blackpool.gov.uk/Residents/Planning-environment-and-community/Documents/Blackpool-Council-Part-2-SA-and-Policies-Paper-FINAL-CONSULTATION-VERSION.pdf>

¹⁰ Available at <https://www.blackpool.gov.uk/Residents/Libraries-arts-and-heritage/Documents/Marton-Moss-Conservation-Area-Appraisal3.pdf>

proposals of 50 or more dwellings. No sites assessed in this report which lie within the relevant zone exceed this threshold.

3.9 The relevant policies and findings of the above documents are highlighted on the following pages.

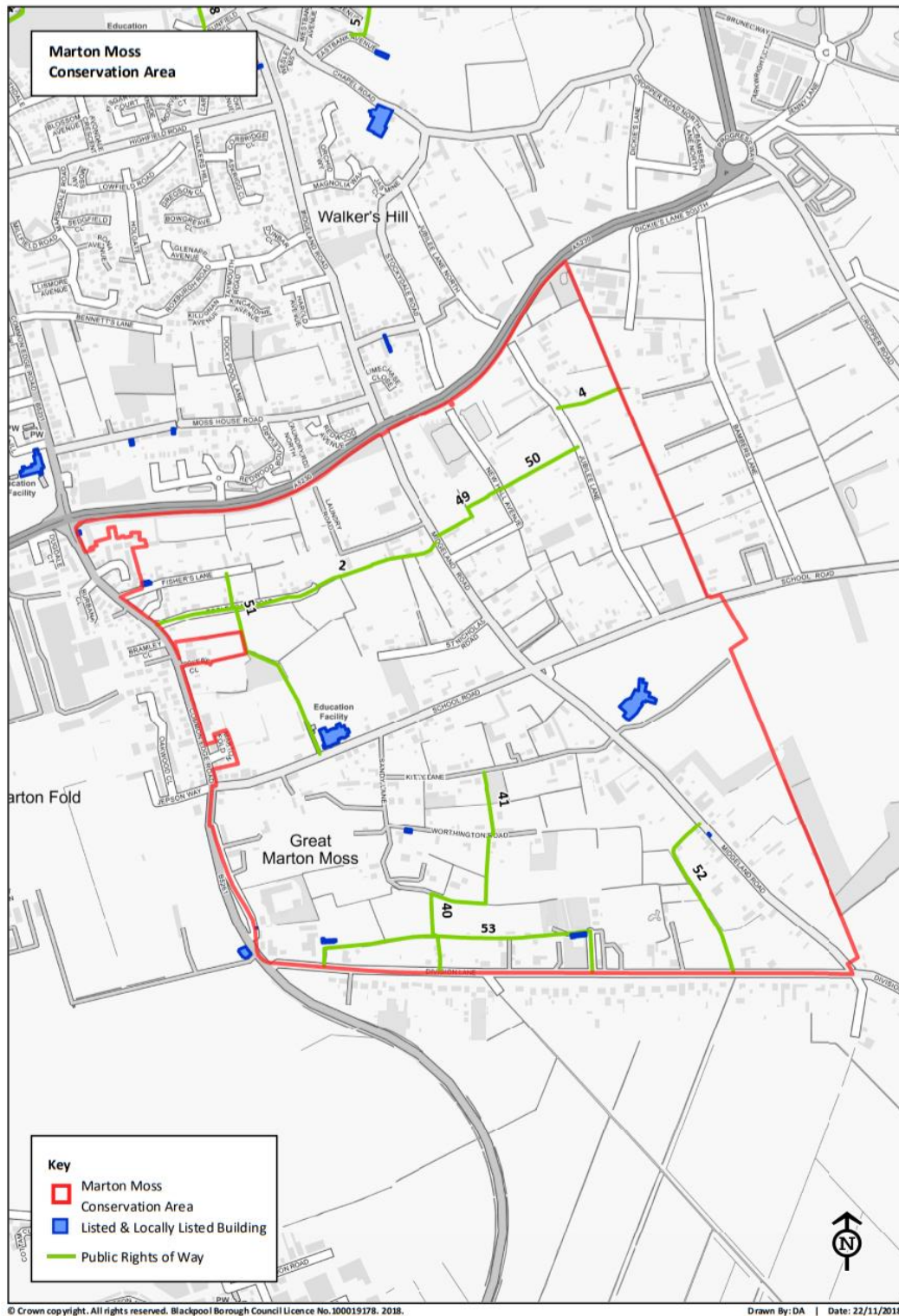


Figure 3.1: Marton Moss Conservation Area (Source: Blackpool Council)

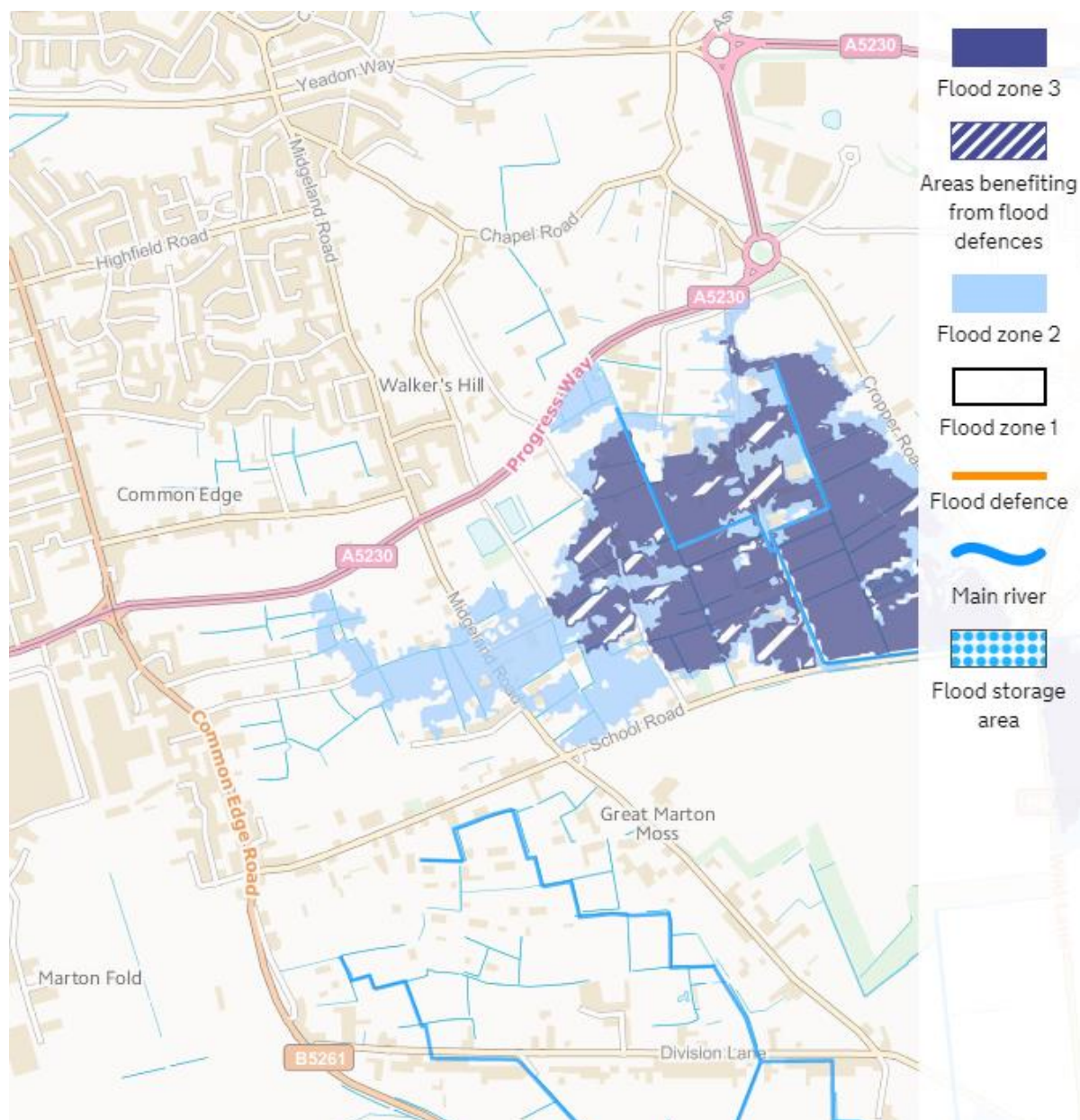


Figure 3.2: Flood risk in Marton Moss neighbourhood area (Source: Environment Agency)

Planning Policy

National Planning Policy Framework (2019)

- 3.10 The policies of relevance to development in Marton Moss are set out below, but this report has regard to all other aspects of national planning policy where appropriate.
- 3.11 **Paragraph 77** sets out that, in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs.
- 3.12 **Paragraph 78** adds that, to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services.
- 3.13 **Paragraph 171** states that plans should allocate land with the least environmental or amenity value, where consistent with other policies in the NPPF. Footnote 53 suggests that where

significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a high quality.

Blackpool Local plan part 1: Core strategy (2016)

- 3.14 The core strategy was adopted in January 2016 and identifies the remaining lands at Marton Moss as being integral to the local distinctiveness of Blackpool and is highly valued by the local community.
- 3.15 Policy CS26 sets out a neighbourhood planning approach. This means getting the community more involved in deciding what they want for the area, for example how to retain the Moss' distinctive character as well as deciding where and what type of development may be acceptable.
- 3.16 The policies of relevance to development in Marton Moss include:
- 3.17 **Policy CS1: Strategic Location of Development** states that growth will be supported in South Blackpool and will be promoted to help meet wider housing and employment needs, whilst recognising the important character of remaining lands at Marton Moss, identified as a strategic site.
- 3.18 **Policy CS2: Housing Provision** - Provision will be made for the delivery of 4200 (net) new homes in Blackpool between 2012 and 2027 on identified sites within the South Blackpool Growth area. The South Blackpool area includes Marton Moss, but no sites are identified within the neighbourhood area and there is no specific housing requirement for the neighbourhood area.

The South Blackpool Growth Area and relevant plan proposals are shown on the map at **Figure 3.3**.

- 3.19 **Policy CS13: Housing Mix, Density and Standards** - New residential development will be required to provide an appropriate mix of quality homes which help to rebalance Blackpool's housing supply and support sustainable communities. On sites between 0.2 and 1 hectare, a mix of dwelling sizes is required within the site, or the proposal should contribute towards a balanced mix of provision in the surrounding area
- 3.20 **Policy CS14: Affordable Housing** - All market and specialist housing developments, including conversions, creating a net increase of three dwellings or more will be required to provide affordable housing (either on-site or off-site) or make a financial contribution towards affordable housing provision. Developments within the defined inner area are exempt from this requirement. Affordable housing should normally be provided as follows:
- Where developments would comprise 15 dwellings or more, or on sites of 0.5 hectares or more, the requirement is 30% of the total number of dwellings created.
 - Where developments are on sites less than 0.5 hectares and would comprise 3-14 dwellings, then a financial contribution towards off-site provision will be sought.
- 3.21 **Policy CS26: Marton Moss** - The character of the remaining lands at Marton Moss is integral to the local distinctiveness of Blackpool and as such is valued by the local community. A neighbourhood planning approach will be promoted for this area to develop neighbourhood policy which supports the retention and enhancement of the distinctive character, whilst identifying in what circumstances development including residential may be acceptable.

Prior to developing a local policy framework through the neighbourhood planning process development on the remaining lands of the Moss will be limited to: a. Conversion or change of use of existing buildings for agricultural or horticultural purposes b. Outdoor recreational uses appropriate to a rural area c. New homes that meet the requirements of NPPF paragraph 55 (2012 version, replaced by paragraph 79 in NPPF 2019¹¹) d. Extensions or replacement

¹¹ Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply: a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside; b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; c) the

dwellings in keeping with the scale and character of the area and not exceeding 35% of the original ground floor footprint of the existing dwelling.

The policy will remain in place until neighbourhood policies which support the retention and enhancement of the distinctive character of the area are developed through the Marton Moss Neighbourhood Plan.

Figure 3.3 shows the extent of the area covered by the neighbourhood planning approach under Policy CS26. This is identical to the designated neighbourhood area.

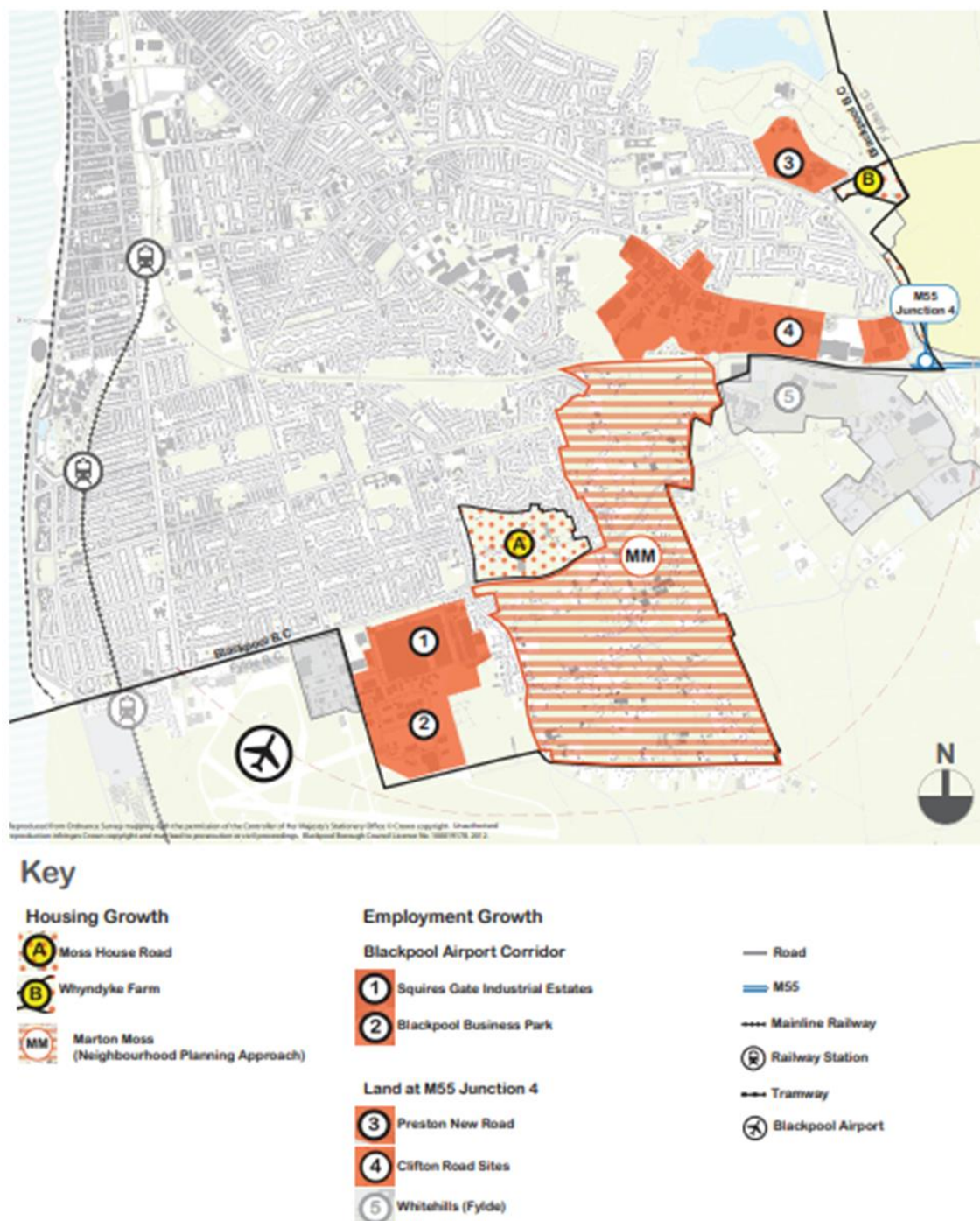


Figure 3.3: South Blackpool Growth and Enhancement Area (Source: Blackpool Council)

development would re-use redundant or disused buildings and enhance its immediate setting; d) the development would involve the subdivision of an existing residential dwelling; or e) the design is of exceptional quality, in that it: - is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area

Marton Moss Neighbourhood Plan Design Code (2020)

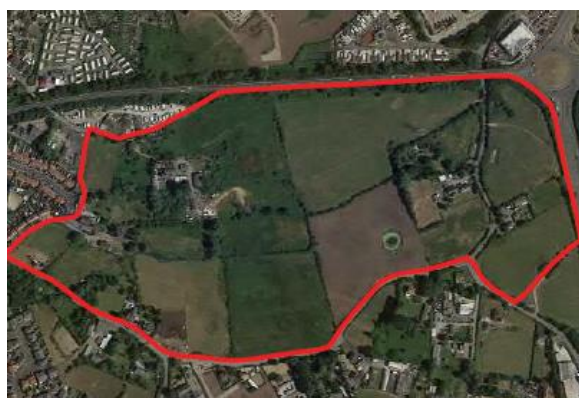
- 3.22 To inform the preparation of the Neighbourhood Plan, the Neighbourhood Forum commissioned AECOM to produce a design code document which is intended to provide the framework for policies in the Neighbourhood Plan that will apply to the design of new developments within the neighbourhood area. The design code aims to ensure that as new development comes forward, it supports and enhances the existing character of Marton Moss.
- 3.23 Of particular relevance to the site assessment process are the recommendations made in the report on housing density. Sample densities were taken from locations across the neighbourhood area which demonstrated that the existing density was significantly lower than in neighbouring parts of Blackpool to the north and east. In particular, densities within the Marton Moss Conservation Area were generally lower than 10 dph.
- 3.24 These findings resulted in a recommendation that new developments within the Conservation Area should be limited to a maximum density of 8 dph, while development outside the Conservation Area should be at densities no greater than 15 dph. These maximum density recommendations have been used to calculate the indicative site capacities, as outlined in paragraph 2.11.
- 3.25 On larger sites, the design code's recommendations on culs-de-sac may also affect overall site capacity, and this is likely to be an important consideration in both the policy formation and detailed design stages for any allocated sites. The design code does not support culs-de-sac within the Conservation Area and recommends that outside the Conservation Area they are limited to 60m in length, thereby potentially reducing the capacity of larger sites with limited scope to establish multiple access points.
- 3.26 The design code also identifies a series of major open land tracts within the neighbourhood area which should be protected through the Neighbourhood Plan and where development should be restricted. This recommendation is based on the conclusions of the separate Major Open Land Study, described in more detail below.

Marton Moss Major Open Land Study (2020)

- 3.27 The Major Open Land Study was prepared by independent planning consultants appointed to support the development of the Neighbourhood Plan. The report identifies four tracts of open land which have historically contributed to openness within the neighbourhood area but which are not currently protected through existing planning policy. It recommends that these areas are retained as open land and given appropriate designations in the Neighbourhood Plan in order to preserve the character of the neighbourhood area.
- 3.28 The four areas of open land are shown in **Figure 3.4** and are as follows:
- Land bounded by Chapel Road, Yeadon Way, Progress Way and Cropper Road North;
 - Land off Sandy Lane and Worthington Road;
 - Land south of Ecclegate Road; and
 - Land at Midgeland Farm.

The first three are identified as making a significant contribution to the neighbourhood area's pastoral character, while the report concludes that, if opened up to community use, Midgeland Farm also has the potential to do so.

- 3.29 A number of sites considered in this site assessment report fall within the open land tracts identified in the open land study, and conclusions on site suitability reflect the recommendations of the study.



Land between Chapel Road and Yeadon Way



South and East of Sandy Lane and Worthington Road



South of Ecclegate Road



Midgeland Farm

Figure 3.4: Major open land tracts in Marton Moss (Source: Marton Moss Design Code, 2020)

4. Site Assessment

- 4.1 As previously noted, many of the sites assessed in this report originate from the site suggestions process started by Blackpool Council in 2017 as part of the initial Local Plan Part 2 preparation work (which at that time included the Marton Moss area). Since then these development interests have been re-affirmed and added to by a further a call for sites made by the Neighbourhood Forum from late 2019 to early 2020.
- 4.2 Two sites within the neighbourhood area were assessed in the Blackpool SHLAA (2014). Both sites (SHLAA refs: SS/063 and SS/076) had planning permission at the time the SHLAA was produced. Site SS/063 (originally part of Runnell Farm) has subsequently been completed, and construction has commenced on part of site SS/076. They are therefore not considered appropriate for allocation in the Neighbourhood Plan and have not been assessed in this report.
- 4.3 In terms of sites submitted through the Marton Moss CfS process, each nominated site is considered to be available for development on the basis that all nominations were made either directly by the landowner or by an appointed representative or agent.
- 4.4 One site (**MM17a – Former Baguleys Site**) was not assessed as it has an extant planning permission and therefore its suitability for development has already been established through the development management process. The site forms part of site SS/076 assessed in the Blackpool SHLAA (2014), and construction has commenced on the 12 dwellings permitted under planning ref 18/0642. The remainder of the SHLAA site is identified in this report as **MM17b** and has been assessed in full.
- 4.5 A further site (**MM4 – Land at Progress Way**) was included in two separate CfS submissions. It has only been assessed once in this report.
- 4.6 The remaining sites were taken forward for full assessment. **Figure 4.1** shows the location of all sites identified through the Call for Sites, including those with planning permission. A summary of this assessment is provided in **Table 4.1**, with a map showing the location of all sites considered suitable, potentially suitable or unsuitable for development at **Figure 4.2**.

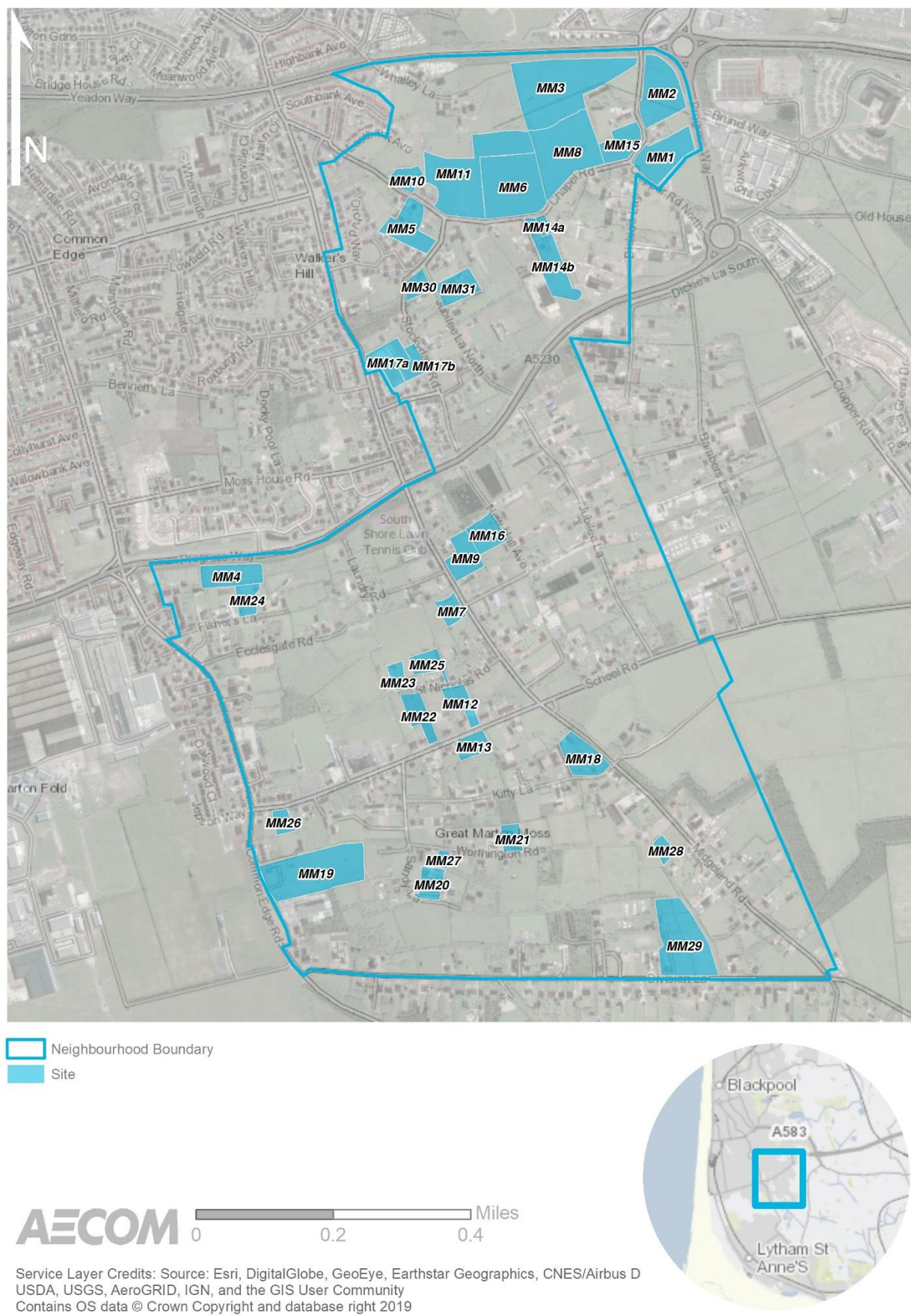


Figure 4.1: Sites identified for assessment

Table 4.1: Site assessment summary table

Site reference	Site name / location	Area (ha)	Indicative capacity	AECOM site assessment conclusion summary	RAG rating
MM1	Land on north side of Cropper Road, Blackpool	1.1 ha	N/A	- Greenfield site, currently used as a grazing field. - Site falls within the Marton Mere SSSI Impact Zone for residential planning. - Suitable access along Chapel Road - Not within Flood Zone 2 or 3. - Entirely within area identified as Major Open Land. - Some loss of agricultural land (Grade 3). - No impact on heritage assets. - Potential noise and air pollution from A5320. - Site does not relate well (in terms of scale and character) to the settlement of Marton Moss. - Relatively open site with limited surrounding development. The site is considered unsuitable for development. While it is relatively free of environmental and physical constraints, it is poorly located for local services and development of the site has the potential to alter the existing open, rural character of the surrounding area. The site is entirely within an open area of land identified in the Neighbourhood Plan Major Open Land Study and development would have a significant negative impact on the openness of this part of the neighbourhood area.	
MM2	Land on east side of Chapel Road (south of Yeadon Way), Blackpool	1.28 ha	N/A	- Site is a greenfield site, currently used as a grazing field. - Site falls within the Marton Mere SSSI Impact Zone for residential planning. - Suitable access along Chapel Road - Not within Flood Zone 2 or 3. - Entirely within area identified as Major Open Land. - Some loss of agricultural land (Grade 3). - No impact on heritage assets. - Site does not relate well to the settlement of Marton Moss.	

Site reference	Site name / location	Area (ha)	Indicative capacity	AECOM site assessment conclusion summary	RAG rating
				Relatively open site with limited surrounding development. The site is considered unsuitable for development. While it is relatively free of environmental and physical constraints, it is poorly located for local services and development of the site has the potential to alter the existing open, rural character of the surrounding area. The site is entirely within an open area of land identified in the Neighbourhood Plan Major Open Land Study and development would have a significant negative impact on the openness of this part of the neighbourhood area.	
MM3	Land on west side of Chapel Road (south of Yeadon Way), Blackpool	2.76 ha	N/A	- Greenfield site, currently used as a grazing field. - Site falls within the Marton Mere SSSI Impact Zone for residential planning. - Suitable access along Chapel Road - Not within Flood Zone 2 or 3. - Entirely within area identified as Major Open Land. - Some loss of agricultural land (Grade 3). - High archaeological potential. - Potential noise and air pollution from Yeadon Way which is elevated to the north of the site. - Site is crossed by a public footpath. - High voltage power lines cross site. - Site does not relate well to the settlement of Marton Moss. - Relatively open site with limited surrounding development. The site is considered unsuitable for development. While it is relatively free of environmental and physical constraints, it is poorly located for local services and development of the site has the potential to alter the existing open, rural character of the surrounding area. The site is entirely within an open area of land identified in the Neighbourhood Plan Major Open Land Study and development would have a significant negative impact on the openness of this part of the neighbourhood area.	
MM4	Land at Progress Way, Blackpool	0.8 ha	N/A	Small greenfield site, currently overgrown grazing land.	

Site reference	Site name / location	Area (ha)	Indicative capacity	AECOM site assessment conclusion summary	RAG rating
				- Site falls within the Lytham St Anne's Dunes SSSI Impact Zone for residential planning. - Currently no suitable access, however owner states that access is possible through new traffic lights on Progress Way at Redwood Point. - Not within Flood Zone 2 or 3. - Low landscape sensitivity. - No loss of agricultural land. - No impact on heritage assets. - Potential air quality and noise issues due to proximity to Progress Way. - Site relates fairly well to the existing residential area. The site is not considered suitable due to the lack of suitable access. However, if this could be overcome through discussions with the highways authority, this could result in the site becoming potentially suitable for development.	
MM5	Runnell Farm, Chapel Road, Blackpool	1 ha	6	- Site is a mixed site, currently occupied by a barn and storage units and partially used for grazing. - Suitable access from the new residential estate on Magnolia Way. Access from Chapel Road or Stockydale Road is narrow. - Not within Flood Zone 2 or 3. - BAP Priority Habitat covers part of site. - Low landscape sensitivity. - Some loss of agricultural land (Grade 3). - High archaeological potential. - Site is adjacent to new residential development (Magnolia Point) The site is considered potentially suitable, although development of the whole site has the potential to negatively affect the character of Marton Moss, as well as having negative effects on the priority habitat in the northern part of the site adjacent to Chapel Road. Development of a smaller portion of the site could minimise these impacts, particularly if it	

Site reference	Site name / location	Area (ha)	Indicative capacity	AECOM site assessment conclusion summary	RAG rating
				were limited to the southern part of the site (approx. 0.5 ha, adjacent to Stockydale Road) which connects to the adjacent residential estate. Although access could be established from Stockydale Road or Chapel Road, these are narrow roads and are unlikely to be able to support a significant amount of development. It is therefore considered more appropriate for access to be established from Magnolia Way in the recently completed residential estate to the west.	
MM6	Land (east) at Runnell Farm, 2 ha Chapel Road, Blackpool		N/A	• Greenfield site, currently used as a grazing field. • Site falls within the Marton Mere SSSI Impact Zone for residential planning. • Existing access unsuitable. • Not within Flood Zone 2 or 3. • Biological Heritage Site (hedgerow) on southern edge of site. • Entirely within area identified as Major Open Land. • Some loss of agricultural land (Grade 3). • High archaeological potential • Site is not well related to existing residential development. • Relatively open site with limited surrounding development. The site is considered unsuitable for development. Although it has few constraints, it is entirely within an open area of land identified in the Neighbourhood Plan Major Open Land Study and development would have a significant negative impact on openness. Development has the potential to significantly alter the character of this part of the neighbourhood area and may represent an unsympathetic expansion of the existing residential area. Access is also a possible constraint, since the existing field access is close to a sharp bend, and the hedgerow on the southern edge of the site is a Biological Heritage Site which would limit opportunities to establish alternative access.	
MM7	334-336 Midgeland Road, Blackpool, FY4 5HZ	0.4 ha	2	• Small greenfield site currently used as a paddock and stables. • Suitable access along Midgeland Road.	

Site reference	Site name / location	Area (ha)	Indicative capacity	AECOM site assessment conclusion summary	RAG rating
				- Site lies within flood zone 2. - Low landscape sensitivity. - No loss of agricultural land. - Some potential impact on historic environment, as the site lies within Marton Moss Conservation Area. - Site relates fairly well to the existing residential area. Overall, the site is considered unsuitable for development as it is entirely in Flood Zone 2, where development should be avoided unless the sequential test has been met.	
MM8	Field on Chapel Road, Blackpool	2.05 ha	N/A	- Greenfield site, currently used as a grazing field. - Site falls within the Marton Mere SSSI Impact Zone for residential planning. - Suitable access along Chapel Road - Not within Flood Zone 2 or 3. - Entirely within area identified as Major Open Land. - Site includes a pond with ecological potential. - Some loss of agricultural land (Grade 3). - High archaeological potential. - Site is not well-related to the existing residential area. - Relatively open site with limited surrounding development. The site is considered unsuitable for development. Although it has few constraints, it lies entirely within open area of land identified in the Major Open Land Study and recommended for protection through the Neighbourhood Plan. Development of the site has the potential to significantly alter the character of this part of the neighbourhood area and may represent an unsympathetic expansion of the existing residential area.	
MM9	Field between 231 – 245 Midgeland Road, Blackpool	0.8 ha	5	- Site is a small greenfield site, currently used as a paddock. - Suitable access along Midgeland Road.	

Site reference	Site name / location	Area (ha)	Indicative capacity	AECOM site assessment conclusion summary	RAG rating
				- Site lies partially within flood zone 2, however if small scale development occurred, this part of the site could be avoided. - Low landscape sensitivity. - No loss of agricultural land. - Some potential impact on historic environment, as the site lies within Marton Moss Conservation Area. - Site relates well to the existing residential area. Overall, the site is considered suitable for infill development, subject to mitigation of flood risk. However, development of the whole site may result in an out of character pattern of development given the linear nature of the housing along Midgeland Road. It may therefore be more appropriate for development to be limited to the western half of the site fronting the road.	
MM10	1 Runnell Villas, Chapel Road, Blackpool	0.4 ha	1-2	- Currently in use as a garden for adjacent residential property. - Site falls within the Marton Mere SSSI Impact Zone for residential planning. - Potential to create new access directly onto Chapel Road, or to widen existing driveway serving adjacent residential property. - Not within Flood Zone 2 or 3. - BAP Priotiry Habitat covers part of site. - Low landscape sensitivity. - Site is entirely within area identified as Major Open Land. - No loss of agricultural land. - High archaeological potential. - Site relates fairly well to neighbouring properties and nearby higher-density residential areas. - Residential development is already occurring on nearby sites between Midgeland Road and Chapel Road. The site is considered potentially suitable for development, subject to appropriate access being established onto Chapel Road. Development of the site could form a coherent cluster with neighbouring properties,	

Site reference	Site name / location	Area (ha)	Indicative capacity	AECOM site assessment conclusion summary	RAG rating
				although the narrowness of roads leading to the site is likely to limit the site's capacity to 1 or 2 dwellings, as is the need to preserve the priority habitat. Although the site falls within an area of Major Open Land identified in the open land study, it is a small site which is effectively screened from the wider landscape and its contribution to openness is considered to be limited.	
MM11	Land (west) at Runnell Farm, Chapel Road, Blackpool	2.4 ha	N/A	- Greenfield site, currently used as a grazing field. - Site falls within the Marton Mere SSSI Impact Zone for residential planning. - Suitable access along Chapel Road - Not within Flood Zone 2 or 3. - Site is entirely within area identified as Major Open Land. - Some loss of agricultural land (Grade 3). - High archaeological potential. - Relatively open site with limited surrounding development. The site is considered unsuitable for development. Although it has few constraints it is entirely within an area of Major Open Land identified in the open land study as an area that should be preserved through the Neighbourhood Plan. Development therefore has the potential to significantly alter the open character of this part of the neighbourhood area and may represent an unsympathetic expansion of the existing residential area.	
MM12	Land adjacent to "Derryn", School Road, Marton Moss, Blackpool, FY4 5EL	0.39 ha	1	- Site is partly previously developed, currently used for caravan parking, with a field in the northern half, fronting St. Nicholas Road. - Site falls within the Lytham St Anne's Dunes SSSI Impact Zone for residential planning. - Suitable access along School Road. - Not within Flood Zone 2 or 3. - Low landscape sensitivity. - No loss of agricultural land.	

Site reference	Site name / location	Area (ha)	Indicative capacity	AECOM site assessment conclusion summary	RAG rating
				- The site lies within Marton Moss Conservation Area, and mitigation would be required to minimise heritage impact. - Site relates well to surrounding residential development. Overall, the site is considered suitable but unavailable for development. Although it has no significant constraints, the southern half of the site fronting School Lane has planning permission for use as a residential traveller caravan site and is therefore considered to be unavailable. While infill development of this part of the site has the potential to continue the linear pattern of development along School Road, development at the rear would represent an uncharacteristic extension into fields which separate School Road properties from those along St Nicholas Road.	
MM13	Carandaw Farm, School Road, Blackpool, FY4 5EJ	0.4 ha	3	- Mixed brownfield/greenfield site, used as a paddock with outbuildings. - Site falls within the Lytham St Anne's Dunes SSSI Impact Zone for residential planning. - Suitable access along School Road. - Not within Flood Zone 2 or 3. - Low landscape sensitivity. - No loss of agricultural land. - The site lies within Marton Moss Conservation Area, and mitigation would be required to minimise heritage impact. - Site relates well to surrounding residential development. The site is considered suitable for development, with few constraints, and has the potential to continue the linear pattern of development along School Lane while maintaining separation from properties along Kitty Lane to the south.	
MM14a	The Hollies/Dean Nurseries, Chapel Road, Blackpool, FY4 5HU	0.2 ha	2	- Site is a brownfield site, currently occupied by a residential dwelling. - Site falls partially within the Marton Mere SSSI Impact Zone for residential planning.	

Site reference	Site name / location	Area (ha)	Indicative capacity	AECOM site assessment conclusion summary	RAG rating
				• Suitable access along Chapel Road. • Not within Flood Zone 2 or 3. • Low landscape sensitivity. • No loss of agricultural land. • No impact on heritage assets. The site is considered suitable for redevelopment with few constraints. It is already occupied by residential buildings, and could accommodate a replacement dwelling and an additional home with little impact on the character of the surrounding area.	
MM14b	The Hollies/Dean Nurseries, Chapel Road, Blackpool, FY4 5HU	1.0 ha	4-6	• Site is a greenfield site, forming part of the gardens of the adjacent residential dwelling. • Not within Flood Zone 2 or 3. • Low landscape sensitivity. • No loss of agricultural land. • No impact on heritage assets. • Potential noise pollution from adjacent employment uses and the A5320. The site is considered suitable for development, subject to establishing suitable access either directly onto Chapel Road or through the adjacent site (MM14a) which forms part of the same submission. It is relatively enclosed and although it is a greenfield site, development is unlikely to have a noticeable impact on the surrounding area, however the developable area is likely to be limited by the design code's recommendation that culs-de-sac should not exceed 60m in length. Mitigation may be required to minimise potential noise from the A5320 (existing screening vegetation) and employment uses to the east and west.	
MM15	Corner Plot (Adjacent to Rose Villa) Chapel Road, Marton, Blackpool, FY4 5HU	0.63 ha	N/A	• Greenfield site, currently used as a grazing field. • Site falls within the Marton Mere SSSI Impact Zone for residential planning. • Suitable access along Chapel Road	

Site reference	Site name / location	Area (ha)	Indicative capacity	AECOM site assessment conclusion summary	RAG rating
				- Not within Flood Zone 2 or 3. - Site is entirely within area identified as Major Open Land. - Some loss of agricultural land (Grade 3). - High archaeological potential. - Relatively open site with limited surrounding development. The site is considered unsuitable for development. Although it has relatively few constraints, it is poorly related to the settlement, having a relatively open setting with relatively little development in the surrounding area. It lies entirely within an area of Major Open Land identified in the open land study as an area that should be preserved through the Neighbourhood Plan. It is poorly located for local services and facilities, and development has the potential to alter the character of this part of the neighbourhood area.	
MM16	Plot of Land, was "Marina Nurs", New Hall Avenue	0.6 ha	3	- Greenfield site, currently used as a paddock/grazing land. - Access from New Hall Road. - Site partially falls within flood zone 2. - Low landscape sensitivity. - No loss of agricultural land. - Public footpath crosses site. - Some potential impact on historic environment, as the site lies within Marton Moss Conservation Area – mitigation possible. The site is considered suitable for limited low-density development, avoiding the small part of the site which lies in Flood Zone 2. New Hall Road, used to access the site via the existing field gate, is narrow and would not support large-scale development. Development along New Hall Road is characterised by detached homes fronting the road with large gardens behind, and it is considered that this pattern of development would be most appropriate on this site.	
MM17a	Former Baguleys Site, Midgeland Road	0.69 ha	12 dwellings (Planning	Site has planning permission and is under construction. Considered suitable in principle for development, but not appropriate for allocation in the Neighbourhood Plan.	

Site reference	Site name / location	Area (ha)	Indicative capacity	AECOM site assessment conclusion summary	RAG rating
			Ref: 18/0642)		
MM17b	Former Baguleys Site, Midgeland Road	0.38 ha	5	- Former industrial site, now unused field with no structures present. - Poor access from Stockydale Road but potential to establish access from adjacent development to the west. - Low landscape sensitivity. - No loss of agricultural land. - No impact on heritage assets. - Refused permission for 4 dwellings (18/0077). The site is considered suitable for low-density development. A previous application for 4 dwellings was refused on the grounds of unsuitable access from Stockydale Road, and it is unlikely that access could be taken from this narrow road. However, there is potential to establish access from the residential development to the west.	
MM18	442 Midgeland Road	0.79 ha	5	- Site is a mixed site, partially occupied by a residential property and garden and partially used for grazing. - Established access from Midgeland Road and Kitty Lane. - Not within Flood Zone 2 or 3. - Low landscape sensitivity. - No loss of agricultural land. - Some potential impact on historic environment as the site lies within Marton Moss Conservation Area, but is relatively well screened. - Refused permission for 19 retirement dwellings (19/0168). The site is considered suitable for limited development reflecting its low-density surroundings and location within the Conservation Area. A previous application for 19 dwellings was refused on the grounds of over-development and impact on local character. Development fronting Midgeland Road may be more in keeping with the existing character	

Site reference	Site name / location	Area (ha)	Indicative capacity	AECOM site assessment conclusion summary	RAG rating
				than a small residential estate covering the whole site, particularly since the existing access from the narrow Kitty Lane has poor visibility and is unlikely to be appropriate to serve new homes. Any development on the site should also be sympathetic to the land at Midgeland Farm on the opposite side of Midgeland Road, identified as important open land in the Major Open Land Study, particularly if proposals involve removal of the existing hedgerow.	
MM19	Common Edge Road	2.14 ha	4-8	- Mixed-use site. A small part of the site is currently occupied by a residential dwelling and garden, the larger part of the site is a greenfield used as grazing land. - Site falls within the Lytham St Anne's Dunes SSSI Impact Zone for residential planning - Suitable access off Common Edge Road. - Not within Flood Zone 2 or 3. - Low landscape sensitivity. - Some potential loss of agricultural land. - Some potential impact on historic environment as the site lies within Marton Moss Conservation Area. Overall, the site is considered potentially suitable, subject to a smaller part of the site being developed, as development of the whole site would represent an uncharacteristic extension into open fields. Surrounding residential development is generally linear, and it is considered that development of a smaller portion of the western edge of the site could minimise these impacts. The site capacity is likely to vary according site design and consideration of the Design Code recommendations on culs-de-sac within the Conservation Area. If two access points can be established this may increase the developable area.	
MM20	Land at Sandy Lane	0.43 ha	1-2	- Site is a mix of greenfield and previously developed land, currently occupied by stables and grazing, with a temporary dwelling (mobile home). - Site falls within the Lytham St Anne's Dunes SSSI Impact Zone for residential planning	

Site reference	Site name / location	Area (ha)	Indicative capacity	AECOM site assessment conclusion summary	RAG rating
				- Private access road to the site along Sandy Lane. - Not within Flood Zone 2 or 3. - Medium landscape sensitivity with limited screening. - No loss of agricultural land. - Some potential impact on historic environment as the site lies within Marton Moss Conservation Area. The site is suitable for development, although the narrow access is unsuitable to allow for significant residential development which could generate unsustainable traffic movements. There may be some impact on views of the site from Sandy Lane and also Division Lane to the south due to the lack of existing screening.	
MM21	Land north of Worthington Road	0.26 ha	1	- Mix of previously developed land (outbuildings associated with plant nursery) and horticultural land. - Site falls within the Lytham St Anne's Dunes SSSI Impact Zone for residential planning. - Single access track along Worthington Road. - Not within Flood Zone 2 or 3. - Low landscape sensitivity. - No loss of agricultural land. - Some potential impact on historic environment as the site lies within Marton Moss Conservation Area. The site is considered suitable for small-scale development (1 dwelling). Site capacity is limited by the narrow access along Worthington Road, and the immediate surroundings are characterised by low-density development, mainly of detached houses and agricultural buildings.	
MM22	Land at School Road	0.44 ha	2	- Site is a green field site, currently used as a private woodland. - Site falls within the Lytham St Anne's Dunes SSSI Impact Zone for residential planning. - Access along School Road. - Not within Flood Zone 2 or 3.	

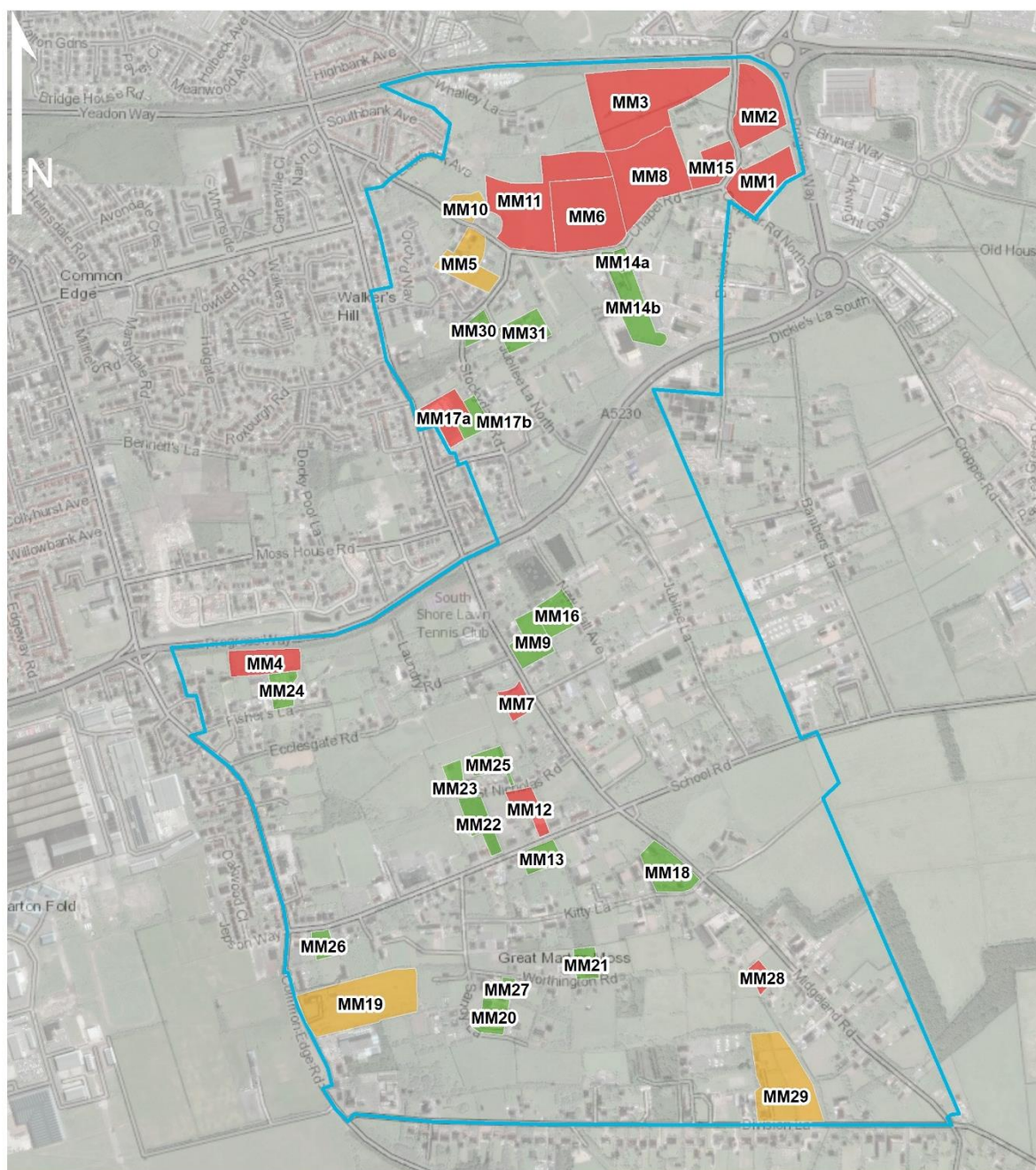
Site reference	Site name / location	Area (ha)	Indicative capacity	AECOM site assessment conclusion summary	RAG rating
				• Low landscape sensitivity. • No loss of agricultural land. • Some potential impact on historic environment as the site lies within Marton Moss Conservation Area. The site is suitable for infill development along School Road, subject to mitigation to address any loss of mature trees. Development is likely to be more appropriate on the southern edge of the site, with the rear of the plot maintained as woodland in order to preserve the character of the site and to avoid reducing separation between properties on School Road and those on St Nicholas Road to the north.	
MM23	Land west of St Nicholas Road	0.28 ha	2	• Site forms part of the garden of adjacent residential property. • Site falls within the Lytham St Anne's Dunes SSSI Impact Zone for residential planning. • Access along St Nicholas Road (single track). • Not within Flood Zone 2 or 3. • Low landscape sensitivity. • No loss of agricultural land. • Some potential impact on historic environment as the site lies within Marton Moss Conservation Area. The site is suitable for small-scale infill development, as it is surrounded by linear development along St Nicholas Lane. Access is narrow, limiting the capacity of the site to 1 or 2 dwellings. Any development on the site would require sensitive design due to potential impact on the Conservation Area.	
MM24	Fishers Lane, Marton Moss	0.37 ha	1-2	• Site is a brownfield site, with existing residential dwellings, caravan storage and greenhouses. • Site falls within the Lytham St Anne's Dunes SSSI Impact Zone for residential planning. • Access along Fisher's Lane (single track). • Not within Flood Zone 2 or 3. • Low landscape sensitivity.	

Site reference	Site name / location	Area (ha)	Indicative capacity	AECOM site assessment conclusion summary	RAG rating
				- No loss of agricultural land. - Some potential impact on historic environment as the site lies within Marton Moss Conservation Area. The site is considered suitable for replacement of the existing dwellings and small-scale infill development continuing the linear pattern of development along the north side of Fisher's Lane. To maintain the existing character of the area, development along the road would be more appropriate than on the northern half of the site, and it is unlikely that the existing narrow access would support significant intensification of the site.	
MM25	Land off St Nicholas Rd	0.37 ha	1	- Site is a former market garden to the rear of dwellings. - Site falls within the Lytham St Anne's Dunes SSSI Impact Zone for residential planning. - Single track access to the south-eastern corner of site from St. Nicholas Road. - Within Flood Zone 2. - Low landscape sensitivity. - No loss of agricultural land. - Some potential impact on historic environment as the site lies within Marton Moss Conservation Area. The site is suitable for development as it is relatively free of constraints. However, access to the site along St Nicholas Road is narrow and it would not be capable of supporting large-scale development. The surrounding properties follow a linear pattern along the road and development of this site would be uncharacteristic. Sensitive design would be required should the site be developed.	
MM26	Land off School Road, near Common Edge Rd junction	0.24 ha	1	- Greenfield site currently used as a paddock - Site falls within the Lytham St Anne's Dunes SSSI Impact Zone for residential planning. - Currently no access off School Road, but potential to establish, subject to consultation with the highways authority.	

Site reference	Site name / location	Area (ha)	Indicative capacity	AECOM site assessment conclusion summary	RAG rating
				- Not within Flood Zone 2 or 3. - Low landscape sensitivity. - No loss of agricultural land. - Some potential impact on historic environment as the site lies within Marton Moss Conservation Area. The site is relatively free of constraints and is considered suitable for infill development, continuing the linear pattern along School Road. Access from School Road could be established, ideally at the eastern edge of the site to increase distance from the B5261 (Common Edge Road) junction. Alternatively, the site could be accessed from the lane leading off Common Edge Road which leads to the southwest corner.	
MM27	Land to the South of Worthington Road	0.11 ha	1	- Greenfield site, formerly a market garden. - Site falls within the Lytham St Anne's Dunes SSSI Impact Zone for residential planning. - Access off Worthington Road (single track) could support 1 or 2 dwellings. - Not within Flood Zone 2 or 3. - Low landscape sensitivity. - No loss of agricultural land. - Some potential impact on historic environment as the site lies within Marton Moss Conservation Area. Overall, the site is considered suitable for development of a single dwelling or pair of dwellings. Access along Worthington Road is narrow, limiting the overall capacity of the site, and any development should be sensitively designed to minimise impact on the Conservation Area.	
MM28	Land to the rear of Harrisons farm, Midgeland Road	0.23 ha	N/A	- Site is a greenfield site - currently used as a paddock - No suitable access off Midgeland Road. - Not within Flood Zone 2 or 3. - BAP Priority Habitat (Traditional Orchard) - Low landscape sensitivity.	

Site reference	Site name / location	Area (ha)	Indicative capacity	AECOM site assessment conclusion summary	RAG rating
				- No loss of agricultural land. - Some potential impact on historic environment as the site lies within Marton Moss Conservation Area. The site is considered unsuitable for development. Although it is relatively free of constraints, there is no existing access to the site, and it is not considered likely that this can be established since the site does not adjoin the highway. The surrounding area is characterised by linear development along Midgeland Road – development of this site is likely to result in uncharacteristic backland development, making it unsuitable even if access could be established. The presence of a priority habitat also acts as a potential restriction on development.	
MM29	Land North of Division Lane	1.73 ha	4	- Greenfield site comprising several smaller fields/paddocks. - Not within Flood Zone 2 or 3. - Low landscape sensitivity. - No loss of agricultural land. - Some potential impact on historic environment as the site lies within Marton Moss Conservation Area. The site is considered potentially suitable for small-scale development on the southern edge of the site (along Division Lane), in keeping with the loose linear development which characterises the surrounding area. Development of the northern part of the site would result in an uncharacteristic extension into open land and has the potential to adversely impact the rural character of the neighbourhood area.	
MM30	Land on corner of Jubilee Lane N and Stockydale Road	0.24 ha	1-2	- Site occupied by existing dwelling and garden. - Not within Flood Zone 2 or 3. - Low landscape sensitivity. - No loss of agricultural land. - No impact on heritage assets. The site is considered suitable for re-development/replacement of the existing dwelling and creation of an additional dwelling. Access is	

Site reference	Site name / location	Area (ha)	Indicative capacity	AECOM site assessment conclusion summary	RAG rating
				narrow and would be unable to support significant intensification of the site.	
MM31	Land to the East of Jubilee Lane N	0.58 ha	3	• Site occupied by existing dwelling and garden. • Not within Flood Zone 2 or 3, however pond covering part of the site. • Low landscape sensitivity. • No loss of agricultural land. • No impact on heritage assets. The site is considered suitable for low-density development. Capacity is limited by the narrow access along Jubilee Lane North, and high-density development would be out of character with surrounding properties, which are generally detached and in large grounds.	



Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus D
USDA, USGS, AeroGRID, IGN, and the GIS User Community
Contains OS data © Crown Copyright and database right 2019



Figure 4.2: RAG rating of all sites

Prepared for: Marton Moss Neighbourhood Forum

- 4.7 The detailed assessment identified 17 sites which are considered suitable for development; and a further 4 sites which are considered to be potentially appropriate for allocation for housing subject to the mitigation of identified constraints. 12 sites are not considered to be suitable for development.
- 4.8 **Table 4.2** sets out the indicative capacities of the sites that AECOM considers suitable or potentially suitable for development. These indicative capacities have been calculated by AECOM in accordance with the methodology presented in Section 2 of this report, with adjustments to take into account identified constraints. Although alternative capacities were suggested by landowners/site promoters for some sites, these are not considered appropriate since they would result in out of character development which would exceed the density guidelines set out in the Design Code.
- 4.9 It is considered that there is potential to provide between 41 and 46 dwellings on the suitable sites, and a further 15 to 20 dwellings on the potentially suitable sites. These figures are indicative capacities only, in most cases representing the number of homes which could be delivered if each site were developed to its full extent according to the densities recommended in the draft Marton Moss Design Code and to the constraints on each site. They are subject to refinement through consultation with the site promoter, Blackpool Council, the community and other stakeholders, and to consideration of site-specific constraints. Application of the Design Code, including its recommendations on culs-de-sac, also has the potential to affect capacity, particularly on larger sites.

Table 4.2: Indicative capacities of suitable and potentially suitable sites

Site Reference	Site Address	Indicative Capacity	Capacity Source
MM9	Field between 231-245 Midgeland Road	5	AECOM calculation
MM13	Carandaw Farm, School Road	3	AECOM calculation
MM14a	The Hollies/Dean Nurseries, Chapel Road	2	AECOM calculation
MM14b	The Hollies/Dean Nurseries, Chapel Road	4-6	AECOM calculation
MM16	Plot of Land, was "Marina Nurs", New Hall Avenue	3	AECOM calculation
MM17b	Former Baguleys Site, Midgeland Road	5	AECOM calculation
MM18	442 Midgeland Road	5	AECOM calculation
MM20	Land at Sandy Lane	1-2	AECOM calculation
MM21	Land north of Worthington Road	1	AECOM calculation
MM22	Land at School Road	2	AECOM calculation
MM23	Land west of St Nicholas Road	2	AECOM calculation
MM24	Fishers Lane	1-2	AECOM calculation
MM25	Land off St Nicholas Rd	1	AECOM calculation
MM26	Land off School Road, near Common Edge Rd junction	1	AECOM calculation
MM27	Land to the South of Worthington Road	1	AECOM calculation
MM30	Land on corner of Jubilee Lane N and Stockydale Road	1-2	AECOM calculation
MM31	Land to the East of Jubilee Lane N	3	AECOM calculation
Total capacity on suitable sites:		41-46 dwellings	
MM5	Runnell Farm, Chapel Road	6	AECOM calculation
MM10	1 Runnell Villas, Chapel Road	1-2	AECOM calculation
MM19	Common Edge Road	4-8	AECOM calculation
MM29	Land North of Division Lane	4	AECOM calculation

Site Reference	Site Address	Indicative Capacity	Capacity Source
<i>Total capacity on potentially suitable sites:</i>		<i>15-20 dwellings</i>	
<i>Total capacity on all sites:</i>		<i>56-66 dwellings</i>	

Source: AECOM; landowner capacities

5. Conclusions

Site Assessment Conclusions

- 5.1 This report has assessed 33 sites within Marton Moss neighbourhood area, all which were submitted to the NP Call for Sites consultation. The Blackpool SHLAA assessed two sites within the Marton Moss Neighbourhood Forum designated area, both of which have planning permission which has been implemented. These sites are therefore no longer considered available for development, and only the 33 sites submitted to the NP Call for Sites have been fully assessed in this report.
- 5.2 The assessment concluded that 17 sites are considered suitable for development and 4 sites are considered to be potentially suitable, subject to the mitigation of identified constraints. The remaining 12 sites are not considered to be suitable for development.
- 5.3 None of the suitable or potentially suitable sites have the potential to accommodate 10 or more dwellings and therefore no sites would be required to include a proportion of affordable housing¹². They are therefore unsuitable for Discounted Market Housing (e.g. First Homes¹³), starter homes, affordable housing for rent, or other affordable housing types (see NPPF Annex 2). Should sites come forward which can accommodate a higher number of dwellings, the proportion of affordable housing is usually set by the Local Plan but is expected to be above 10%, unless the proposed development meets the exemptions set out in NPPF para 64.

Viability

- 5.4 As part of the site selection process, it is recommended that the Forum discusses site viability with Blackpool Council. Viability appraisals for individual sites may already exist. If not, it is possible to use the Council's existing viability evidence (such as an "Affordable Housing Viability Assessment" or "Whole Plan Viability Study") to test the viability of sites proposed for allocation in the NDP. This can be done by 'matching' site typologies used in existing reports, with sites proposed by the Steering Group to give an indication of whether a site is viable for development and therefore likely to be delivered. In addition, any landowner or developer promoting a site for development should be contacted to request evidence of viability.

Next Steps

- 5.5 This report can be used by the Forum to guide decision-making on site selection and to use as evidence to support any proposed site allocations in the NP. The Forum are advised to consult the local community on the findings of this report.
- 5.6 The site selection process should be based on the following:
 - The findings of this site assessment;
 - Discussions with Blackpool Council;
 - Local criteria that can be applied to differentiate between suitable sites, in particular the extent to which the sites support the vision and objectives for the NDP; and
 - The potential for the sites to meet identified infrastructure needs of the community, including through Community Infrastructure Levy contributions.

¹² See NPPF paragraphs 62-64.

¹³ Discounted homes for sale to those with a local connection. See <https://www.gov.uk/government/consultations/first-homes> for details.

Appendix A Site Assessment Pro-formas

MM1

1. Site Details	
Site Reference / Name	MM1
Site Address / Location	Land on north side of Cropper Road, Blackpool
Gross Site Area (Hectares)	1.1 ha
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Grazing land
Land use being considered	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Unknown
Site identification method / source	Neighbourhood Plan Call for Sites
Planning history	None recent or relevant
Neighbouring uses	Grazing land/highway/industrial land



2. Assessment of Suitability	
Environmental Constraints	
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: Yes / No / partly or adjacent • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i>	Yes Site falls within the Marton Mere SSSI Impact Risk Zone, requiring consultation with Natural England for residential proposals of 10 or more dwellings.
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: Yes / No / partly or adjacent / Unknown • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other	No
Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes: • Flood Zone 1: Low Risk • Flood Zone 2: Medium Risk • Flood Zone 3 (less or more vulnerable site use): Medium Risk • Flood Zone 3 (highly vulnerable site use): High Risk	Low Risk
Site is at risk of surface water flooding? See guidance notes: • Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk • >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk	Low Risk
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? Yes / No / Unknown	Unknown – Grade 3, but no information available on whether 3a or 3b

2. Assessment of Suitability	
Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown	Unknown Some shrubs/hedges which could contain habitats/species
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown	No
Physical Constraints	
Is the site: Flat or relatively flat / Gently sloping or uneven / Steeply sloping	Flat or relatively flat
Is there existing vehicle access to the site, or potential to create suitable access? Yes / No / Unknown	Yes
Is there existing pedestrian access to the site, or potential to create suitable access? Yes / No / Unknown	Yes
Is there existing cycle access to the site, or potential to create suitable access? Yes / No / Unknown	Yes Cycle access is along the road - no dedicated cycle route
Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown	No
Are there any known Tree Preservation Orders on the site? Yes / No / Unknown	No
Are there veteran/ancient trees within or adjacent to the site? Within / Adjacent / No / Unknown	Unknown
Are there other significant trees within or adjacent to the site? Within / Adjacent / No / Unknown	No

2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	No
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	No
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	400-800m	>1200m	>1200m	1600-3900m	400-800m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.

2. Assessment of Suitability	
Is the site low, medium or high sensitivity in terms of visual amenity? <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i>	<i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i>
Heritage Constraints	
Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	Limited or no impact or no requirement for mitigation
Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	Limited or no impact or no requirement for mitigation
Planning Policy Constraints	
Is the site in the Green Belt? <i>Yes / No / Unknown</i>	No
Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? Yes / No / Unknown	No
<i>Are there any other relevant planning policies relating to the site?</i>	Policy CS26: Marton Moss
Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>	Greenfield
Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	Outside and not connected to the existing built up area
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	N/A - no defined settlement boundary exists

2. Assessment of Suitability	
Would development of the site result in neighbouring settlements merging into one another? Yes / No / Unknown	No, although potential for coalescence if developed in combination with other sites along Chapel Road.
Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown	No

3. Assessment of Availability	
Is the site available for development? Yes / No / Unknown	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? Yes / No / Unknown	No
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years	Available now
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? Yes / No / Unknown	No
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	N/A
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	0-5 years (subject to planning)
Other key information	The site lies wholly within an open area of land identified in the Major Open Land Study as forming an important part of the character of the neighbourhood area.
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No	Red: the site is not currently suitable No
Summary of justification for rating	The site is considered unsuitable for development. While it is relatively free of environmental and physical constraints, it is poorly located for local services and development of the site has the potential to alter the existing open, rural character of the surrounding area. The site is entirely within an open area of land identified in the Neighbourhood Plan Major Open Land Study and development would have a significant negative impact on the openness of this part of the neighbourhood area.

MM2

1. Site Details	
Site Reference / Name	MM2
Site Address / Location	Land on east side of Chapel Road (south of Yeadon Way), Blackpool
Gross Site Area (Hectares)	1.28 ha
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Grazing land
Land use being considered	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Unknown
Site identification method / source	Neighbourhood Plan Call for Sites
Planning history	None recent or relevant
Neighbouring uses	Grazing land/highway/industrial land



2. Assessment of Suitability	
Environmental Constraints	
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: Yes / No / partly or adjacent • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i>	Yes Site falls within the Marton Mere SSSI Impact Risk Zone, requiring consultation with Natural England for residential proposals of 10 or more dwellings.
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: Yes / No / partly or adjacent / Unknown • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other	No
Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes: • Flood Zone 1: Low Risk • Flood Zone 2: Medium Risk • Flood Zone 3 (less or more vulnerable site use): Medium Risk • Flood Zone 3 (highly vulnerable site use): High Risk	Low Risk
Site is at risk of surface water flooding? See guidance notes: • Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk • >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk	Low Risk
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? Yes / No / Unknown	Unknown – Grade 3, but no information available on whether 3a or 3b

2. Assessment of Suitability	
Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown	Unknown Some shrubs/hedges which could contain habitats/species
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown	No
Physical Constraints	
Is the site: Flat or relatively flat / Gently sloping or uneven / Steeply sloping	Flat or relatively flat
Is there existing vehicle access to the site, or potential to create suitable access? Yes / No / Unknown	Yes
Is there existing pedestrian access to the site, or potential to create suitable access? Yes / No / Unknown	Yes
Is there existing cycle access to the site, or potential to create suitable access? Yes / No / Unknown	Yes Cycle access is along the road - no dedicated cycle route
Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown	No
Are there any known Tree Preservation Orders on the site? Yes / No / Unknown	No
Are there veteran/ancient trees within or adjacent to the site? Within / Adjacent / No / Unknown	Unknown
Are there other significant trees within or adjacent to the site? Within / Adjacent / No / Unknown	No

2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	No
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	Yes Site is crossed by overhead power lines.
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m	400-800m	>1200m	>1200m	1600-3900m	400-800m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape? Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change. Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation. High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.	Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
---	---

2. Assessment of Suitability	
Is the site low, medium or high sensitivity in terms of visual amenity? <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i>	<i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i>
Heritage Constraints	
Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	Limited or no impact or no requirement for mitigation
Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	Limited or no impact or no requirement for mitigation
Planning Policy Constraints	
Is the site in the Green Belt? <i>Yes / No / Unknown</i>	No
Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? Yes / No / Unknown	No
<i>Are there any other relevant planning policies relating to the site?</i>	Policy CS26: Marton Moss
Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>	Greenfield
Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	Outside and not connected to the existing built up area
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	N/A - no defined settlement boundary exists

2. Assessment of Suitability	
Would development of the site result in neighbouring settlements merging into one another? Yes / No / Unknown	No, although potential for coalescence if developed in combination with other sites along Chapel Road.
Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown	No

3. Assessment of Availability	
Is the site available for development? Yes / No / Unknown	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? Yes / No / Unknown	No
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years	Available now
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? Yes / No / Unknown	No
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	N/A
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	0-5 years (subject to planning)
Other key information	
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No	Red: the site is not currently suitable No
Summary of justification for rating	The site is considered unsuitable for development. While it is relatively free of environmental and physical constraints, it is poorly located for local services and development of the site has the potential to alter the existing open, rural character of the surrounding area. The site is entirely within an open area of land identified in the Neighbourhood Plan Major Open Land Study and development would have a significant negative impact on the openness of this part of the neighbourhood area.

MM3

1. Site Details	
Site Reference / Name	MM3
Site Address / Location	Land on west side of Chapel Road (south of Yeadon Way), Blackpool
Gross Site Area (Hectares)	2.76 ha
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Grazing land
Land use being considered	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Unknown
Site identification method / source	Neighbourhood Plan Call for Sites
Planning history	None recent or relevant
Neighbouring uses	Grazing land/highway/industrial land



2. Assessment of Suitability	
Environmental Constraints	
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: Yes / No / partly or adjacent • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i>	Yes Site falls within the Marton Mere SSSI Impact Risk Zone, requiring consultation with Natural England for residential proposals of 10 or more dwellings.
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: Yes / No / partly or adjacent / Unknown • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other	No
Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes: • Flood Zone 1: Low Risk • Flood Zone 2: Medium Risk • Flood Zone 3 (less or more vulnerable site use): Medium Risk • Flood Zone 3 (highly vulnerable site use): High Risk	Low Risk
Site is at risk of surface water flooding? See guidance notes: • Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk • >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk	Low Risk
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? Yes / No / Unknown	Unknown – Grade 3, but no information available on whether 3a or 3b

2. Assessment of Suitability	
Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown	Unknown Some shrubs/hedges which could contain habitats/species
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown	No
Physical Constraints	
Is the site: Flat or relatively flat / Gently sloping or uneven / Steeply sloping	Flat or relatively flat
Is there existing vehicle access to the site, or potential to create suitable access? Yes / No / Unknown	Yes
Is there existing pedestrian access to the site, or potential to create suitable access? Yes / No / Unknown	No Pedestrian access is along the road - no footpath
Is there existing cycle access to the site, or potential to create suitable access? Yes / No / Unknown	Yes Cycle access is along the road - no dedicated cycle route
Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown	Yes Public footpath crosses the site from east to west.
Are there any known Tree Preservation Orders on the site? Yes / No / Unknown	No
Are there veteran/ancient trees within or adjacent to the site? Within / Adjacent / No / Unknown	Unknown
Are there other significant trees within or adjacent to the site? Within / Adjacent / No / Unknown	No

2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	No
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	Yes Pylons crossing the site
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	400-800m	>1200m	>1200m	1600-3900m	400-800m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape? Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change. Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation. High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.	High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.
---	---

2. Assessment of Suitability	
Is the site low, medium or high sensitivity in terms of visual amenity? <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i>	<i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i>
Heritage Constraints	
Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	<i>Limited or no impact or no requirement for mitigation</i>
Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	<i>Some impact, and/or mitigation possible – area of ancient enclosure with high archaeological potential.</i>
Planning Policy Constraints	
Is the site in the Green Belt? <i>Yes / No / Unknown</i>	No
Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? Yes / No / Unknown	No
<i>Are there any other relevant planning policies relating to the site?</i>	Policy CS26: Marton Moss
Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>	Greenfield
Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	Outside and not connected to the existing built up area
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	N/A - no defined settlement boundary exists

2. Assessment of Suitability	
Would development of the site result in neighbouring settlements merging into one another? Yes / No / Unknown	No, although potential for coalescence if developed in combination with other sites along Chapel Road.
Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown	No

3. Assessment of Availability	
Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	No
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years	Available now
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	Unknown Pylons on site likely to limit site capacity and relocation (if acceptable to National Grid) likely to result in significant costs.
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	N/A
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	0-5 years (subject to planning)
Other key information	The site lies wholly within an open area of land identified in the Major Open Land Study as forming an important part of the character of the neighbourhood area.
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? <i>Yes / No</i>	Red: the site is not currently suitable Unknown Pylons on site likely to limit site capacity and relocation (if acceptable to National Grid) likely to result in significant costs.
Summary of justification for rating	The site is considered unsuitable for development. While it is relatively free of environmental and physical constraints, it is poorly located for local services and development of the site has the potential to alter the existing open, rural character of the surrounding area. The site is entirely within an open area of land identified in the Neighbourhood Plan Major Open Land Study and development would have a significant negative impact on the openness of this part of the neighbourhood area.

MM4

1. Site Details	
Site Reference / Name	MM4
Site Address / Location	Land at Progress Way, Blackpool (same as below)
Gross Site Area (Hectares)	0.80
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Overgrown land
Land use being considered	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	30 (proposed)
Site identification method / source	Neighbourhood Plan Call for Sites
Planning history	None recent or relevant
Neighbouring uses	Grazing Land



2. Assessment of Suitability	
Environmental Constraints	
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: Yes / No / partly or adjacent • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i>	Yes Site falls within the Lytham St Anne's Dunes SSSI Impact Risk Zone, requiring consultation with Natural England for residential proposals of 10 or more dwellings.
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: Yes / No / partly or adjacent / Unknown • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other	No
Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes: • Flood Zone 1: Low Risk • Flood Zone 2: Medium Risk • Flood Zone 3 (less or more vulnerable site use): Medium Risk • Flood Zone 3 (highly vulnerable site use): High Risk	Low Risk
Site is at risk of surface water flooding? See guidance notes: • Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk • >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk	Low Risk
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? Yes / No / Unknown	Yes Grade 2 - very good agricultural land

2. Assessment of Suitability	
Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown	Unknown Some shrubs/hedges which could contain habitats/species
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown	No
Physical Constraints	
Is the site: Flat or relatively flat / Gently sloping or uneven / Steeply sloping	Flat or relatively flat
Is there existing vehicle access to the site, or potential to create suitable access? Yes / No / Unknown	No - owner states that access is possible through new traffic lights at Redwood Point
Is there existing pedestrian access to the site, or potential to create suitable access? Yes / No / Unknown	No Pedestrian access is along the road - no footpath
Is there existing cycle access to the site, or potential to create suitable access? Yes / No / Unknown	Yes Cycle access is along the road - no dedicated cycle route
Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown	No
Are there any known Tree Preservation Orders on the site? Yes / No / Unknown	No
Are there veteran/ancient trees within or adjacent to the site? Within / Adjacent / No / Unknown	Unknown
Are there other significant trees within or adjacent to the site? Within / Adjacent / No / Unknown	No

2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	No
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	No
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m	<400m	>1200m	400-1200m	1600-3900m	400-800m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.

2. Assessment of Suitability	
Is the site low, medium or high sensitivity in terms of visual amenity? <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i>	Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
Heritage Constraints	
Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	Some impact, and/or mitigation possible Site Falls within the Marton Moss Conservation Area
Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	Limited or no impact or no requirement for mitigation
Planning Policy Constraints	
Is the site in the Green Belt? <i>Yes / No / Unknown</i>	No
Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? Yes / No / Unknown	No
<i>Are there any other relevant planning policies relating to the site?</i>	Policy CS26: Marton Moss
Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>	Greenfield
Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	Adjacent to and connected to the existing built up area
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	N/A - no defined settlement boundary exists

2. Assessment of Suitability	
Would development of the site result in neighbouring settlements merging into one another? Yes / No / Unknown	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown	No

3. Assessment of Availability	
Is the site available for development? Yes / No / Unknown	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? Yes / No / Unknown	No
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years	Available now
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? Yes / No / Unknown	No
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	N/A
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	0-5 years
Other key information	
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No	Red: The site is not currently suitable or achievable No
Summary of justification for rating	The site is not considered suitable due to the lack of suitable access. However, if this could be overcome through discussions with the highways authority, this could result in the site becoming potentially suitable for development.

MM5

1. Site Details	
Site Reference / Name	MM5
Site Address / Location	Runnell Farm, Chapel Road, Blackpool
Gross Site Area (Hectares)	1.00
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Farm - tumbledown barn and storage units
Land use being considered	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	40 (proposed)
Site identification method / source	Neighbourhood Plan Call for Sites
Planning history	None recent or relevant
Neighbouring uses	Residential / farmland



2. Assessment of Suitability	
Environmental Constraints	
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: Yes / No / partly or adjacent • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i>	No
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: Yes / No / partly or adjacent / Unknown • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other	No
Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes: • Flood Zone 1: Low Risk • Flood Zone 2: Medium Risk • Flood Zone 3 (less or more vulnerable site use): Medium Risk • Flood Zone 3 (highly vulnerable site use): High Risk	Low Risk
Site is at risk of surface water flooding? See guidance notes: • Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk • >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk	Low Risk
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? Yes / No / Unknown	Unknown – Grade 3, but no information available on whether 3a or 3b

2. Assessment of Suitability	
Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown	Yes BAP Priority Habitat Inventory
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown	No
Physical Constraints	
Is the site: Flat or relatively flat / Gently sloping or uneven / Steeply sloping	Flat or relatively flat
Is there existing vehicle access to the site, or potential to create suitable access? Yes / No / Unknown	Yes
Is there existing pedestrian access to the site, or potential to create suitable access? Yes / No / Unknown	Yes
Is there existing cycle access to the site, or potential to create suitable access? Yes / No / Unknown	Yes Cycle access is along the road - no dedicated cycle route
Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown	No
Are there any known Tree Preservation Orders on the site? Yes / No / Unknown	No
Are there veteran/ancient trees within or adjacent to the site? Within / Adjacent / No / Unknown	Unknown
Are there other significant trees within or adjacent to the site? Within / Adjacent / No / Unknown	No

2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	Unknown
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	No
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m	400-800m	>1200m	400-1200m	<1600m	400-800m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape? <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i>	Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
---	---

2. Assessment of Suitability	
Is the site low, medium or high sensitivity in terms of visual amenity? <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i>	Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
Heritage Constraints	
Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	Limited or no impact or no requirement for mitigation
Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	Some impact, and/or mitigation possible. Area of ancient enclosure with high archaeological potential.
Planning Policy Constraints	
Is the site in the Green Belt? <i>Yes / No / Unknown</i>	No
Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? Yes / No / Unknown	No
<i>Are there any other relevant planning policies relating to the site?</i>	Policy CS26: Marton Moss
Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>	A mix of greenfield and previously developed land
Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	Adjacent to and connected to the existing built up area
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	N/A - no defined settlement boundary exists

2. Assessment of Suitability	
Would development of the site result in neighbouring settlements merging into one another? Yes / No / Unknown	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown	No

3. Assessment of Availability	
<i>Is the site available for development?</i> Yes / No / Unknown	Yes
<i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i> Yes / No / Unknown	No
<i>Is there a known time frame for availability?</i> Available now / 0-5 years / 6-10 years / 11-15 years	Available now
4. Assessment of Viability	
<i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</i> Yes / No / Unknown	Unknown Potential for contamination and remediation due to previous agricultural use.

5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	6
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	0-5 years
Other key information	
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No	Amber: The site is potentially suitable, and available Unknown Potential for contamination and remediation due to previous agricultural use.
Summary of justification for rating	The site is considered potentially suitable, although development of the whole site has the potential to negatively affect the character of Marton Moss. Development of a smaller portion of the site could minimise these impacts, particularly if it were limited to the southern part of the site (adjacent to Stockydale Road) which connects to the adjacent residential estate. Although access could be established from Stockydale Road or Chapel Road, these are narrow roads and are unlikely to be able to support a significant amount of development. It is therefore considered more appropriate for access to be established from Magnolia Way in the recently completed residential estate to the west.

MM6

1. Site Details	
Site Reference / Name	MM6
Site Address / Location	Land at Runnell Farm, Chapel Road, Blackpool
Gross Site Area (Hectares)	2.00
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Overgrown land
Land use being considered	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Unknown
Site identification method / source	Neighbourhood Plan Call for Sites
Planning history	None recent or relevant
Neighbouring uses	Riding Cente/overgrown fields



2. Assessment of Suitability	
Environmental Constraints	
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: Yes / No / partly or adjacent • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i>	Yes Site falls within the Marton Mere SSSI Impact Risk Zone, requiring consultation with Natural England for residential proposals of 10 or more dwellings.
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: Yes / No / partly or adjacent / Unknown • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other	Yes – hedgerow on southern edge of site fronting Chapel Road is a Biological Heritage Site
Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes: • Flood Zone 1: Low Risk • Flood Zone 2: Medium Risk • Flood Zone 3 (less or more vulnerable site use): Medium Risk • Flood Zone 3 (highly vulnerable site use): High Risk	Low Risk
Site is at risk of surface water flooding? See guidance notes: • Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk • >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk	Low Risk
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? Yes / No / Unknown	Unknown – Grade 3, but no information available on whether 3a or 3b

2. Assessment of Suitability	
Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown	Unknown Some shrubs/hedges which could contain habitats/species
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown	No
Physical Constraints	
Is the site: Flat or relatively flat / Gently sloping or uneven / Steeply sloping	Flat or relatively flat
Is there existing vehicle access to the site, or potential to create suitable access? Yes / No / Unknown	Yes
Is there existing pedestrian access to the site, or potential to create suitable access? Yes / No / Unknown	Yes
Is there existing cycle access to the site, or potential to create suitable access? Yes / No / Unknown	Yes Cycle access is along the road - no dedicated cycle route
Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown	No
Are there any known Tree Preservation Orders on the site? Yes / No / Unknown	No
Are there veteran/ancient trees within or adjacent to the site? Within / Adjacent / No / Unknown	Unknown
Are there other significant trees within or adjacent to the site? Within / Adjacent / No / Unknown	No

2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	No
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	No
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m	400-800m	>1200m	400-1200m	<1600m	400-800m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

2. Assessment of Suitability	
Is the site low, medium or high sensitivity in terms of visual amenity? <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i>	<i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i>
Heritage Constraints	
Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	<i>Limited or no impact or no requirement for mitigation</i>
Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	<i>Some impact, and/or mitigation possible. Area of ancient enclosure with high archaeological potential.</i>
Planning Policy Constraints	
Is the site in the Green Belt? <i>Yes / No / Unknown</i>	No
Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? Yes / No / Unknown	No
<i>Are there any other relevant planning policies relating to the site?</i>	Policy CS26: Marton Moss
Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>	Greenfield
Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	Adjacent to and connected to the existing built up area
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	N/A - no defined settlement boundary exists

2. Assessment of Suitability	
Would development of the site result in neighbouring settlements merging into one another? Yes / No / Unknown	No, although potential for coalescence if developed in combination with other sites along Chapel Road.
Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown	No

3. Assessment of Availability	
<i>Is the site available for development?</i> Yes / No / Unknown	Yes
<i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i> Yes / No / Unknown	No
<i>Is there a known time frame for availability?</i> Available now / 0-5 years / 6-10 years / 11-15 years	Available now
4. Assessment of Viability	
<i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</i> Yes / No / Unknown	No

5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	N/A
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	0-5 years
Other key information	The site lies wholly within an open area of land identified in the Major Open Land Study as forming an important part of the character of the neighbourhood area.
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available . The site is not currently suitable, and available . Are there any known viability issues? Yes / No	Red: the site is not currently suitable No
Summary of justification for rating	Although the site has few constraints, it is entirely within an open area of land identified in the Neighbourhood Plan Major Open Land Study and development would have a significant negative impact on openness. Development has the potential to significantly alter the character of this part of the neighbourhood area and may represent an unsympathetic expansion of the existing residential area. Access is also a possible constraint, since the existing field access is close to a sharp bend, and the hedgerow on the southern edge of the site is a Biological Heritage Site which would limit opportunities to establish alternative access.

MM7

1. Site Details	
Site Reference / Name	MM7
Site Address / Location	334-336 Midgeland Road, Blackpool, FY4 5HZ
Gross Site Area (Hectares)	0.40
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Horses field
Land use being considered	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Unknown
Site identification method / source	Neighbourhood Plan Call for Sites
Planning history	None recent or relevant
Neighbouring uses	Residential/farm



2. Assessment of Suitability	
Environmental Constraints	
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: Yes / No / partly or adjacent • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i>	No
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: Yes / No / partly or adjacent / Unknown • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other	No
Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes: • Flood Zone 1: Low Risk • Flood Zone 2: Medium Risk • Flood Zone 3 (less or more vulnerable site use): Medium Risk • Flood Zone 3 (highly vulnerable site use): High Risk	Medium Risk
Site is at risk of surface water flooding? See guidance notes: • Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk • >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk	Low Risk
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? Yes / No / Unknown	Yes Grade 2 - very good agricultural land

2. Assessment of Suitability	
Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown	Unknown Some shrubs/hedges which could contain habitats/species
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown	No
Physical Constraints	
Is the site: Flat or relatively flat / Gently sloping or uneven / Steeply sloping	Flat or relatively flat
Is there existing vehicle access to the site, or potential to create suitable access? Yes / No / Unknown	Yes
Is there existing pedestrian access to the site, or potential to create suitable access? Yes / No / Unknown	Yes
Is there existing cycle access to the site, or potential to create suitable access? Yes / No / Unknown	Yes Cycle access is along the road - no dedicated cycle route
Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown	Yes Runs along north edge of the site
Are there any known Tree Preservation Orders on the site? Yes / No / Unknown	No
Are there veteran/ancient trees within or adjacent to the site? Within / Adjacent / No / Unknown	Unknown
Are there other significant trees within or adjacent to the site? Within / Adjacent / No / Unknown	No

2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	No
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	No
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	400-800m	>1200m	400-1200m	1600-3900m	<400m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape? <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i>	Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
---	---

2. Assessment of Suitability	
Is the site low, medium or high sensitivity in terms of visual amenity? <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i>	Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
Heritage Constraints	
Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	Some impact, and/or mitigation possible Site Falls within the Marton Moss Conservation Area
Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	Limited or no impact or no requirement for mitigation
Planning Policy Constraints	
Is the site in the Green Belt? <i>Yes / No / Unknown</i>	No
Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? Yes / No / Unknown	No
<i>Are there any other relevant planning policies relating to the site?</i>	Policy CS26: Marton Moss
Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>	Greenfield
Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	Within the existing built up area
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	N/A - no defined settlement boundary exists

2. Assessment of Suitability	
Would development of the site result in neighbouring settlements merging into one another? Yes / No / Unknown	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown	No

3. Assessment of Availability	
Is the site available for development? Yes / No / Unknown	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? Yes / No / Unknown	No
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years	Available now
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? Yes / No / Unknown	No
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	2
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	0-5 years
Other key information	
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No	Red: Not currently suitable No
Summary of justification for rating	Overall, the site is considered unsuitable for development as it is entirely in Flood Zone 2, where development should be avoided unless the sequential test has been met.

MM8

1. Site Details	
Site Reference / Name	MM8
Site Address / Location	Field on Chapel Road, Blackpool
Gross Site Area (Hectares)	2.05
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Field with natural pond
Land use being considered	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Unknown
Site identification method / source	Neighbourhood Plan Call for Sites
Planning history	None recent or relevant
Neighbouring uses	Fields/farms



2. Assessment of Suitability	
Environmental Constraints	
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: Yes / No / partly or adjacent • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i>	Yes Site falls within the Marton Mere SSSI Impact Risk Zone, requiring consultation with Natural England for residential proposals of 10 or more dwellings.
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: Yes / No / partly or adjacent / Unknown • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other	No
Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes: • Flood Zone 1: Low Risk • Flood Zone 2: Medium Risk • Flood Zone 3 (less or more vulnerable site use): Medium Risk • Flood Zone 3 (highly vulnerable site use): High Risk	Low Risk
Site is at risk of surface water flooding? See guidance notes: • Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk • >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk	Low Risk
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? Yes / No / Unknown	Unknown – Grade 3, but no information available on whether 3a or 3b

2. Assessment of Suitability	
Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown	Unknown Some shrubs/hedges and pond which could contain habitats/species
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown	No
Physical Constraints	
Is the site: Flat or relatively flat / Gently sloping or uneven / Steeply sloping	Flat or relatively flat
Is there existing vehicle access to the site, or potential to create suitable access? Yes / No / Unknown	Yes
Is there existing pedestrian access to the site, or potential to create suitable access? Yes / No / Unknown	Yes
Is there existing cycle access to the site, or potential to create suitable access? Yes / No / Unknown	Yes Cycle access is along the road - no dedicated cycle route
Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown	No
Are there any known Tree Preservation Orders on the site? Yes / No / Unknown	No
Are there veteran/ancient trees within or adjacent to the site? Within / Adjacent / No / Unknown	Unknown
Are there other significant trees within or adjacent to the site? Within / Adjacent / No / Unknown	No

2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	No
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	No
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	400-800m	>1200m	400-1200m	<1600m	400-800m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

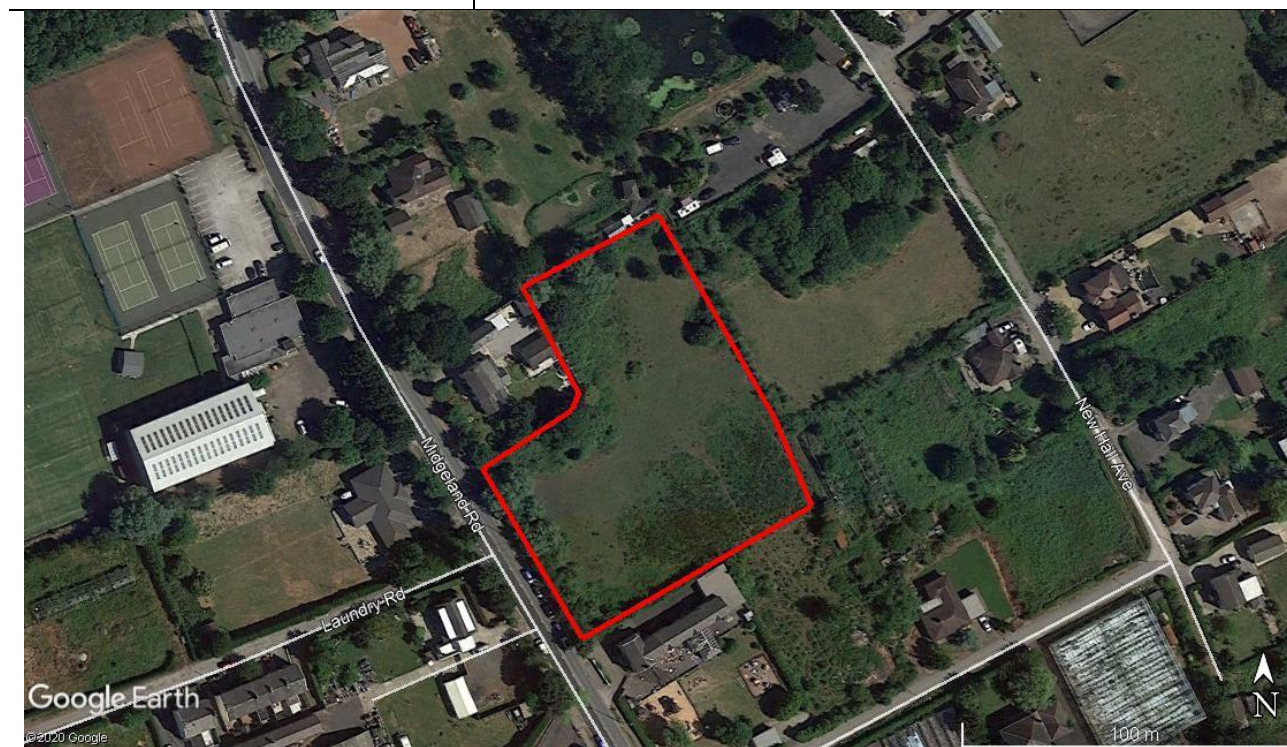
2. Assessment of Suitability	
Is the site low, medium or high sensitivity in terms of visual amenity? <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i>	<i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i>
Heritage Constraints	
Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	<i>Limited or no impact or no requirement for mitigation</i>
Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	<i>Some impact, and/or mitigation possible. Area of ancient enclosure with high archaeological potential.</i>
Planning Policy Constraints	
Is the site in the Green Belt? <i>Yes / No / Unknown</i>	No
Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? Yes / No / Unknown	No
<i>Are there any other relevant planning policies relating to the site?</i>	Policy CS26: Marton Moss
Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>	Greenfield
Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	Outside and not connected to the existing built up area
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	N/A - no defined settlement boundary exists

2. Assessment of Suitability	
Would development of the site result in neighbouring settlements merging into one another? Yes / No / Unknown	No, although potential for coalescence if developed in combination with other sites along Chapel Road.
Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown	No

3. Assessment of Availability	
Is the site available for development? Yes / No / Unknown	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? Yes / No / Unknown	No
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years	Available now
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? Yes / No / Unknown	No
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	N/A
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	The site lies wholly within an open area of land identified in the Major Open Land Study as forming an important part of the character of the neighbourhood area.
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No	Red: the site is not currently suitable No
Summary of justification for rating	Although the site has few constraints, it lies entirely within open area of land identified in the Major Open Land Study and recommended for protection through the Neighbourhood Plan. Development of the site has the potential to significantly alter the character of this part of the neighbourhood area and may represent an unsympathetic expansion of the existing residential area.

MM9

1. Site Details	
Site Reference / Name	MM9
Site Address / Location	Field between 231 – 245 Midgeland Road, Blackpool
Gross Site Area (Hectares)	0.80
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Open Paddock
Land use being considered	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Unknown
Site identification method / source	Neighbourhood Plan Call for Sites
Planning history	None recent or relevant
Neighbouring uses	Residential /nursery/ fishery



2. Assessment of Suitability	
Environmental Constraints	
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: Yes / No / partly or adjacent • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i>	No
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: Yes / No / partly or adjacent / Unknown • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other	No
Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes: • Flood Zone 1: Low Risk • Flood Zone 2: Medium Risk • Flood Zone 3 (less or more vulnerable site use): Medium Risk • Flood Zone 3 (highly vulnerable site use): High Risk	Medium Risk – partially within Flood Zone 2.
Site is at risk of surface water flooding? See guidance notes: • Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk • >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk	Low Risk
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? Yes / No / Unknown	Yes Grade 2 - very good agricultural land

2. Assessment of Suitability	
Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown	Unknown Some shrubs/hedges which could contain habitats/species
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown	No
Physical Constraints	
Is the site: Flat or relatively flat / Gently sloping or uneven / Steeply sloping	Flat or relatively flat
Is there existing vehicle access to the site, or potential to create suitable access? Yes / No / Unknown	Yes
Is there existing pedestrian access to the site, or potential to create suitable access? Yes / No / Unknown	Yes
Is there existing cycle access to the site, or potential to create suitable access? Yes / No / Unknown	Yes Cycle access is along the road - no dedicated cycle route
Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown	Yes Public footpath runs along edge of the site
Are there any known Tree Preservation Orders on the site? Yes / No / Unknown	No
Are there veteran/ancient trees within or adjacent to the site? Within / Adjacent / No / Unknown	Unknown
Are there other significant trees within or adjacent to the site? Within / Adjacent / No / Unknown	No

2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	No
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	No
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	400-800m	>1200m	400-1200m	1600-3900m	<400m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.

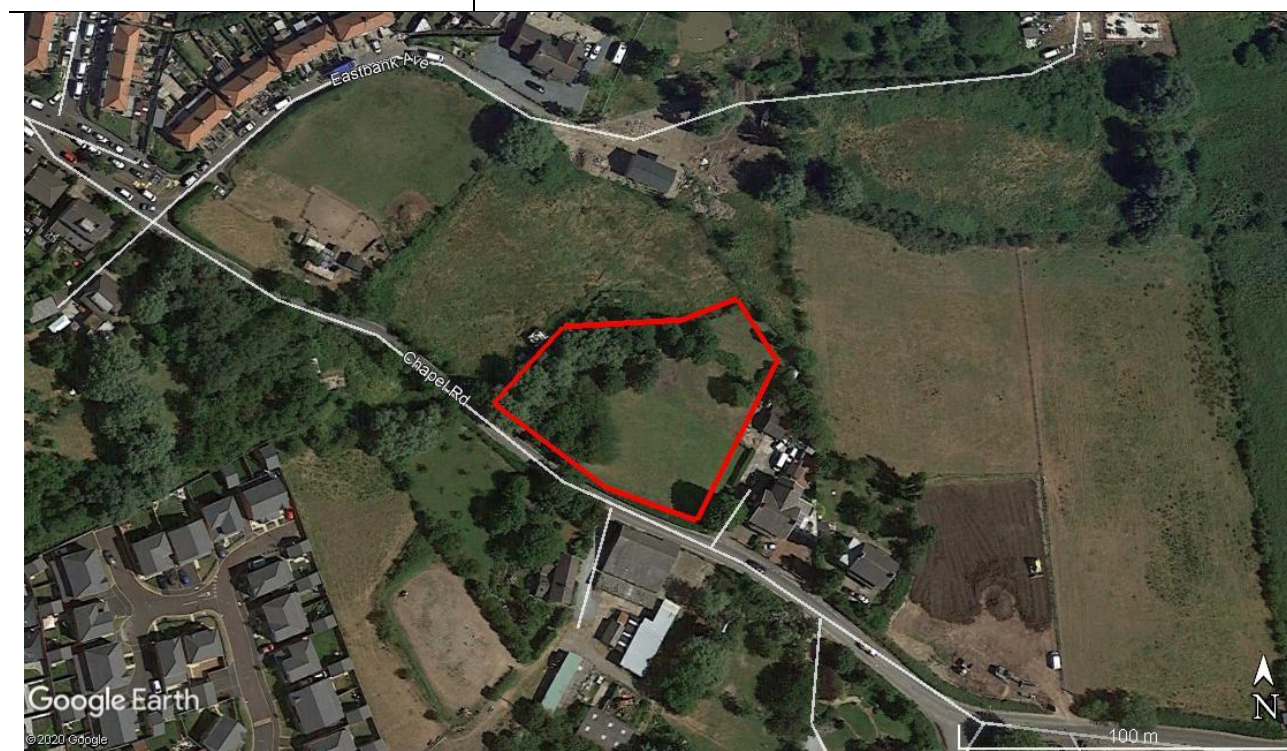
2. Assessment of Suitability	
Is the site low, medium or high sensitivity in terms of visual amenity? <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i>	Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
Heritage Constraints	
Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	Some impact, and/or mitigation possible Site Falls within the Marton Moss Conservation Area
Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	Limited or no impact or no requirement for mitigation
Planning Policy Constraints	
Is the site in the Green Belt? <i>Yes / No / Unknown</i>	No
Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? Yes / No / Unknown	No
<i>Are there any other relevant planning policies relating to the site?</i>	Policy CS26: Marton Moss
Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>	Greenfield
Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	Within the existing built up area
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	N/A - no defined settlement boundary exists

2. Assessment of Suitability	
Would development of the site result in neighbouring settlements merging into one another? Yes / No / Unknown	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown	No

3. Assessment of Availability	
Is the site available for development? Yes / No / Unknown	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? Yes / No / Unknown	No
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years	Available now
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? Yes / No / Unknown	No
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	5
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No	Green: The site is suitable, available and achievable No
Summary of justification for rating	Overall, the site is considered suitable for infill development, subject to mitigation of flood risk. However, development of the whole site may result in an out of character pattern of development given the linear nature of the housing along Midgeland Road. It may therefore be more appropriate for development to be limited to the western half of the site fronting the road.

MM10

1. Site Details	
Site Reference / Name	MM10
Site Address / Location	1 Runnell Villas, Chapel Road, Blackpool
Gross Site Area (Hectares)	0.40
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Unused field
Land use being considered	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Unknown
Site identification method / source	Neighbourhood Plan Call for Sites
Planning history	None recent or relevant
Neighbouring uses	Farm/residential



2. Assessment of Suitability	
Environmental Constraints	
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: Yes / No / partly or adjacent • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i>	Yes Site falls within the Marton Mere SSSI Impact Risk Zone, requiring consultation with Natural England for residential proposals of 10 or more dwellings.
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: Yes / No / partly or adjacent / Unknown • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other	No
Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes: • Flood Zone 1: Low Risk • Flood Zone 2: Medium Risk • Flood Zone 3 (less or more vulnerable site use): Medium Risk • Flood Zone 3 (highly vulnerable site use): High Risk	Low Risk
Site is at risk of surface water flooding? See guidance notes: • Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk • >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk	Low Risk
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? Yes / No / Unknown	Unknown – Grade 3, but no information available on whether 3a or 3b

2. Assessment of Suitability	
Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown	Yes – part of the site is a BAP Priority Habitat
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown	No
Physical Constraints	
Is the site: Flat or relatively flat / Gently sloping or uneven / Steeply sloping	Flat or relatively flat
Is there existing vehicle access to the site, or potential to create suitable access? Yes / No / Unknown	Yes
Is there existing pedestrian access to the site, or potential to create suitable access? Yes / No / Unknown	Yes
Is there existing cycle access to the site, or potential to create suitable access? Yes / No / Unknown	Yes Cycle access is along the road - no dedicated cycle route
Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown	No
Are there any known Tree Preservation Orders on the site? Yes / No / Unknown	No
Are there veteran/ancient trees within or adjacent to the site? Within / Adjacent / No / Unknown	Unknown
Are there other significant trees within or adjacent to the site? Within / Adjacent / No / Unknown	No

2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	No
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	No
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m	400-800m	>1200m	400-1200m	<1600m	400-800m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.

2. Assessment of Suitability	
Is the site low, medium or high sensitivity in terms of visual amenity? <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i>	Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
Heritage Constraints	
Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	Limited or no impact or no requirement for mitigation
Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	Some impact, and/or mitigation possible. Area of ancient enclosure with high archaeological potential.
Planning Policy Constraints	
Is the site in the Green Belt? <i>Yes / No / Unknown</i>	No
Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? Yes / No / Unknown	No
<i>Are there any other relevant planning policies relating to the site?</i>	Policy CS26: Marton Moss
Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>	A mix of greenfield and previously developed land
Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	Outside and not connected to the existing built up area
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	N/A - no defined settlement boundary exists

2. Assessment of Suitability	
Would development of the site result in neighbouring settlements merging into one another? Yes / No / Unknown	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown	No

3. Assessment of Availability	
<i>Is the site available for development?</i> Yes / No / Unknown	Yes
<i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i> Yes / No / Unknown	No
<i>Is there a known time frame for availability?</i> Available now / 0-5 years / 6-10 years / 11-15 years	Available now
4. Assessment of Viability	
<i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</i> Yes / No / Unknown	No
5. Conclusions	
<i>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</i>	1 to 2
<i>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</i>	Unknown
<i>Other key information</i>	The site lies wholly within an open area of land identified in the Major Open Land Study as forming an important part of the character of the neighbourhood area.
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No	Amber: The site is potentially suitable, and available No
<i>Summary of justification for rating</i>	The site is considered potentially suitable for development, subject to appropriate access being established onto Chapel Road. Development of the site could form a coherent cluster with neighbouring properties, although the narrowness of roads leading to the site is likely to limit the site's capacity to 1 or 2 dwellings. Although the site falls within an area of Major Open Land identified in the open land study, it is a small site which is effectively screened from the wider landscape and its contribution to openness is considered to be limited.

MM11

1. Site Details

Site Reference / Name	MM11
Site Address / Location	Land at Runnell Farm, Chapel Road, Blackpool
Gross Site Area (Hectares)	2.40
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Grazing land
Land use being considered	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Unknown
Site identification method / source	Neighbourhood Plan Call for Sites
Planning history	None recent or relevant
Neighbouring uses	Farm/fields



2. Assessment of Suitability	
Environmental Constraints	
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: Yes / No / partly or adjacent • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i>	Yes Site falls within the Marton Mere SSSI Impact Risk Zone, requiring consultation with Natural England for residential proposals of 10 or more dwellings.
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: Yes / No / partly or adjacent / Unknown • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other	No
Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes: • Flood Zone 1: Low Risk • Flood Zone 2: Medium Risk • Flood Zone 3 (less or more vulnerable site use): Medium Risk • Flood Zone 3 (highly vulnerable site use): High Risk	Low Risk
Site is at risk of surface water flooding? See guidance notes: • Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk • >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk	Low Risk
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? Yes / No / Unknown	Unknown – Grade 3, but no information available on whether 3a or 3b

2. Assessment of Suitability	
Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown	Unknown Some shrubs/hedges which could contain habitats/species
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown	No
Physical Constraints	
Is the site: Flat or relatively flat / Gently sloping or uneven / Steeply sloping	Flat or relatively flat
Is there existing vehicle access to the site, or potential to create suitable access? Yes / No / Unknown	Yes
Is there existing pedestrian access to the site, or potential to create suitable access? Yes / No / Unknown	Yes
Is there existing cycle access to the site, or potential to create suitable access? Yes / No / Unknown	Yes Cycle access is along the road - no dedicated cycle route
Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown	No
Are there any known Tree Preservation Orders on the site? Yes / No / Unknown	No
Are there veteran/ancient trees within or adjacent to the site? Within / Adjacent / No / Unknown	Unknown
Are there other significant trees within or adjacent to the site? Within / Adjacent / No / Unknown	No

2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	No
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	No
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m	400-800m	>1200m	400-1200m	<1600m	400-800m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

2. Assessment of Suitability	
Is the site low, medium or high sensitivity in terms of visual amenity? <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i>	<i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i>
Heritage Constraints	
Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	<i>Limited or no impact or no requirement for mitigation</i>
Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	<i>Some impact, and/or mitigation possible. Area of ancient enclosure with high archaeological potential.</i>
Planning Policy Constraints	
Is the site in the Green Belt? <i>Yes / No / Unknown</i>	No
Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? Yes / No / Unknown	No
<i>Are there any other relevant planning policies relating to the site?</i>	Policy CS26: Marton Moss
Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>	<i>A mix of greenfield and previously developed land</i>
Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	<i>Outside and not connected to the existing built up area</i>
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	N/A - no defined settlement boundary exists

2. Assessment of Suitability	
Would development of the site result in neighbouring settlements merging into one another? Yes / No / Unknown	No, although potential for coalescence if developed in combination with other sites along Chapel Road.
Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown	No

3. Assessment of Availability	
Is the site available for development? Yes / No / Unknown	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? Yes / No / Unknown	No
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years	Available now
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? Yes / No / Unknown	No
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	N/A
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	The site lies wholly within an open area of land identified in the Major Open Land Study as forming an important part of the character of the neighbourhood area.
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No	Red: the site is not currently suitable No
Summary of justification for rating	The site is considered unsuitable for development. Although it has few constraints it is entirely within an area of Major Open Land identified in the open land study as an area that should be preserved through the Neighbourhood Plan. Development therefore has the potential to significantly alter the open character of this part of the neighbourhood area and may represent an unsympathetic expansion of the existing residential area.

MM12

1. Site Details

Site Reference / Name	MM12
Site Address / Location	Land adjacent to “Derryn”, School Road, Marton Moss, Blackpool, FY4 5EL
Gross Site Area (Hectares)	0.39
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Hardstanding, grazing land
Land use being considered	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Unknown
Site identification method / source	Neighbourhood Plan Call for Sites
Planning history	Part of the site has extant planning permission for a residential traveller site (ref: 19/0094)
Neighbouring uses	Farm/fields



2. Assessment of Suitability	
Environmental Constraints	
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: Yes / No / partly or adjacent • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i>	Yes Site falls within the Lytham St Anne's Dunes SSSI Impact Risk Zone, requiring consultation with Natural England for residential proposals of 10 or more dwellings.
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: Yes / No / partly or adjacent / Unknown • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other	No
Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes: • Flood Zone 1: Low Risk • Flood Zone 2: Medium Risk • Flood Zone 3 (less or more vulnerable site use): Medium Risk • Flood Zone 3 (highly vulnerable site use): High Risk	Low Risk
Site is at risk of surface water flooding? See guidance notes: • Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk • >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk	Low Risk
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? Yes / No / Unknown	Yes Grade 2 - very good agricultural land

2. Assessment of Suitability

Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown	No
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown	No
Physical Constraints	
Is the site: Flat or relatively flat / Gently sloping or uneven / Steeply sloping	Flat or relatively flat
Is there existing vehicle access to the site, or potential to create suitable access? Yes / No / Unknown	Yes
Is there existing pedestrian access to the site, or potential to create suitable access? Yes / No / Unknown	Yes
Is there existing cycle access to the site, or potential to create suitable access? Yes / No / Unknown	Yes Cycle access is along the road - no dedicated cycle route
Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown	No
Are there any known Tree Preservation Orders on the site? Yes / No / Unknown	No
Are there veteran/ancient trees within or adjacent to the site? Within / Adjacent / No / Unknown	Unknown
Are there other significant trees within or adjacent to the site? Within / Adjacent / No / Unknown	No

2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	No
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	No
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	400-800m	>1200m	<400m	1600-3900m	<400m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.

2. Assessment of Suitability	
Is the site low, medium or high sensitivity in terms of visual amenity? <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i>	Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
Heritage Constraints	
Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	Some impact, and/or mitigation possible Site Falls within the Marton Moss Conservation Area
Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	Limited or no impact or no requirement for mitigation
Planning Policy Constraints	
Is the site in the Green Belt? <i>Yes / No / Unknown</i>	No
Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? Yes / No / Unknown	No
<i>Are there any other relevant planning policies relating to the site?</i>	Policy CS26: Marton Moss
Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>	A mix of greenfield and previously developed land
Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	Within the existing built up area (infill)
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	N/A - no defined settlement boundary exists

2. Assessment of Suitability	
Would development of the site result in neighbouring settlements merging into one another? Yes / No / Unknown	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown	No

3. Assessment of Availability	
Is the site available for development? Yes / No / Unknown	No
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? Yes / No / Unknown	No
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years	N/A
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? Yes / No / Unknown	No
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	1
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No	Red: The site is not currently available No
Summary of justification for rating	Overall, the site is considered suitable but unavailable for development. Although it has no significant constraints, the southern half of the site fronting School Lane has extant planning permission for use as a residential traveller caravan site and is therefore considered to be unavailable. While infill development of this part of the site has the potential to continue the linear pattern of development along School Road, development at the rear would represent an uncharacteristic extension into fields which separate School Road properties from those along St Nicholas Road.

MM13

1. Site Details	
Site Reference / Name	MM13
Site Address / Location	Carandaw Farm, School Road, Blackpool, FY4 5EJ
Gross Site Area (Hectares)	0.40
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Paddock, outbuildings
Land use being considered	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Unknown
Site identification method / source	Neighbourhood Plan Call for Sites
Planning history	None recent or relevant
Neighbouring uses	Paddock/farm buildings



2. Assessment of Suitability	
Environmental Constraints	
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: Yes / No / partly or adjacent • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i>	Yes Site falls within the Lytham St Anne's Dunes SSSI Impact Risk Zone, requiring consultation with Natural England for residential proposals of 10 or more dwellings.
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: Yes / No / partly or adjacent / Unknown • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other	No
Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes: • Flood Zone 1: Low Risk • Flood Zone 2: Medium Risk • Flood Zone 3 (less or more vulnerable site use): Medium Risk • Flood Zone 3 (highly vulnerable site use): High Risk	Low Risk
Site is at risk of surface water flooding? See guidance notes: • Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk • >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk	Low Risk
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? Yes / No / Unknown	Yes Grade 2 - very good agricultural land

2. Assessment of Suitability	
Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown	No
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown	No
Physical Constraints	
Is the site: Flat or relatively flat / Gently sloping or uneven / Steeply sloping	Flat or relatively flat
Is there existing vehicle access to the site, or potential to create suitable access? Yes / No / Unknown	Yes
Is there existing pedestrian access to the site, or potential to create suitable access? Yes / No / Unknown	Yes
Is there existing cycle access to the site, or potential to create suitable access? Yes / No / Unknown	Yes Cycle access is along the road - no dedicated cycle route
Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown	No
Are there any known Tree Preservation Orders on the site? Yes / No / Unknown	No
Are there veteran/ancient trees within or adjacent to the site? Within / Adjacent / No / Unknown	Unknown
Are there other significant trees within or adjacent to the site? Within / Adjacent / No / Unknown	No

2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	No
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	No
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	400-800m	>1200m	<400m	1600-3900m	<400m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.

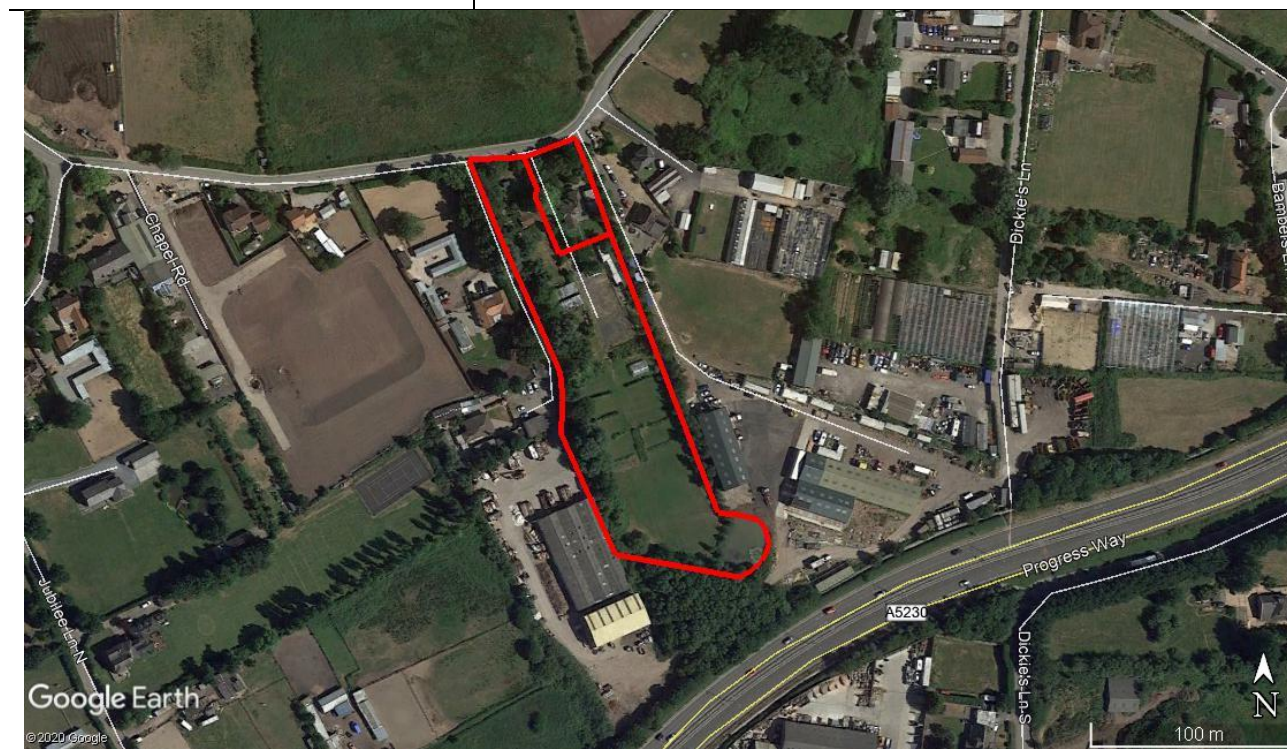
2. Assessment of Suitability	
Is the site low, medium or high sensitivity in terms of visual amenity? <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i>	Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
Heritage Constraints	
Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	Some impact, and/or mitigation possible Site Falls within the Marton Moss Conservation Area
Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	Limited or no impact or no requirement for mitigation
Planning Policy Constraints	
Is the site in the Green Belt? <i>Yes / No / Unknown</i>	No
Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? Yes / No / Unknown	No
<i>Are there any other relevant planning policies relating to the site?</i>	Policy CS26: Marton Moss
Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>	A mix of greenfield and previously developed land
Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	Within the existing built up area (infill)
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	N/A - no defined settlement boundary exists

2. Assessment of Suitability	
Would development of the site result in neighbouring settlements merging into one another? Yes / No / Unknown	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown	No

3. Assessment of Availability	
Is the site available for development? Yes / No / Unknown	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? Yes / No / Unknown	No
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years	Available now
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? Yes / No / Unknown	No
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	3
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No	Green: The site is suitable, available and achievable No
Summary of justification for rating	The site is considered suitable for development, with few constraints, and has the potential to continue the linear pattern of development along School Lane while maintaining separation from properties along Kitty Lane to the south.

MM14a & MM14b

1. Site Details	
Site Reference / Name	MM14a & MM14b
Site Address / Location	The Hollies/Dean Nurseries, Chapel Road, Blackpool, FY4 5HU
Gross Site Area (Hectares)	1.20
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Residential / Garden
Land use being considered	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Unknown
Site identification method / source	Neighbourhood Plan Call for Sites
Planning history	None recent or relevant
Neighbouring uses	Field /ex-industrial



2. Assessment of Suitability	
Environmental Constraints	
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: Yes / No / partly or adjacent • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i>	Yes Both parcels lie partially within the Lytham St Anne's Dunes SSSI Impact Risk Zone, requiring consultation with Natural England for residential proposals of 10 or more dwellings.
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: Yes / No / partly or adjacent / Unknown • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other	No
Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes: • Flood Zone 1: Low Risk • Flood Zone 2: Medium Risk • Flood Zone 3 (less or more vulnerable site use): Medium Risk • Flood Zone 3 (highly vulnerable site use): High Risk	Low Risk
Site is at risk of surface water flooding? See guidance notes: • Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk • >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk	Low Risk
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? Yes / No / Unknown	14a is Grade 3, but no information available on whether 3a or 3b 14b is Grade 2 - very good agricultural land

2. Assessment of Suitability	
Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown	No
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown	No
Physical Constraints	
Is the site: Flat or relatively flat / Gently sloping or uneven / Steeply sloping	Flat or relatively flat
Is there existing vehicle access to the site, or potential to create suitable access? Yes / No / Unknown	Yes
Is there existing pedestrian access to the site, or potential to create suitable access? Yes / No / Unknown	Yes
Is there existing cycle access to the site, or potential to create suitable access? Yes / No / Unknown	Yes Cycle access is along the road - no dedicated cycle route
Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown	No
Are there any known Tree Preservation Orders on the site? Yes / No / Unknown	No
Are there veteran/ancient trees within or adjacent to the site? Within / Adjacent / No / Unknown	Unknown
Are there other significant trees within or adjacent to the site? Within / Adjacent / No / Unknown	No

2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	No
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	No
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m	400-800m	>1200m	400-1200m	1600-3900m	400-800m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape? <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i>	Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
---	---

2. Assessment of Suitability	
Is the site low, medium or high sensitivity in terms of visual amenity? <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i>	Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
Heritage Constraints	
Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	Some impact, and/or mitigation possible Site Falls within the Marton Moss Conservation Area
Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	Limited or no impact or no requirement for mitigation
Planning Policy Constraints	
Is the site in the Green Belt? <i>Yes / No / Unknown</i>	No
Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? Yes / No / Unknown	No
<i>Are there any other relevant planning policies relating to the site?</i>	Policy CS26: Marton Moss
Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>	A mix of greenfield and previously developed land
Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	Within the existing built up area
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	N/A - no defined settlement boundary exists

2. Assessment of Suitability	
Would development of the site result in neighbouring settlements merging into one another? Yes / No / Unknown	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown	No

3. Assessment of Availability	
<i>Is the site available for development?</i> Yes / No / Unknown	Yes
<i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i> Yes / No / Unknown	No
<i>Is there a known time frame for availability?</i> Available now / 0-5 years / 6-10 years / 11-15 years	Available now
4. Assessment of Viability	
<i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</i> Yes / No / Unknown	No

5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	6-8 (2 on MM14a and 4-6 on MM14b)
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No	Green: The sites are suitable, available and achievable No
Summary of justification for rating	Both parcels are considered suitable for redevelopment with few constraints. The northern parcel is already occupied by residential buildings, and could accommodate replacement dwellings and additional homes with little impact on the character of the surrounding area. The southern parcel requires suitable access to be established, either through MM14a, which forms part of the same submission, or directly onto Chapel Road. It is relatively enclosed and although it is a greenfield site, development is unlikely to have a noticeable impact on the surrounding area. Mitigation may be required to minimise potential noise from the A5320 (existing screening vegetation) and employment uses to the east and west.

MM15

1. Site Details	
Site Reference / Name	MM15
Site Address / Location	Corner Plot (Adjacent to Rose Villa) Chapel Road, Marton, Blackpool, FY4 5HU
Gross Site Area (Hectares)	0.63
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Grazing land
Land use being considered	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Unknown
Site identification method / source	Neighbourhood Plan Call for Sites
Planning history	None recent or relevant
Neighbouring uses	Field/grazing land



2. Assessment of Suitability	
Environmental Constraints	
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: Yes / No / partly or adjacent • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i>	Yes Site falls within the Marton Mere SSSI Impact Risk Zone, requiring consultation with Natural England for residential proposals of 10 or more dwellings.
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: Yes / No / partly or adjacent / Unknown • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other	No
Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes: • Flood Zone 1: Low Risk • Flood Zone 2: Medium Risk • Flood Zone 3 (less or more vulnerable site use): Medium Risk • Flood Zone 3 (highly vulnerable site use): High Risk	Low Risk
Site is at risk of surface water flooding? See guidance notes: • Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk • >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk	Low Risk
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? Yes / No / Unknown	Unknown – Grade 3, but no information available on whether 3a or 3b

2. Assessment of Suitability	
Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown	Unknown Some shrubs/hedges which could contain habitats/species
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown	No
Physical Constraints	
Is the site: Flat or relatively flat / Gently sloping or uneven / Steeply sloping	Flat or relatively flat
Is there existing vehicle access to the site, or potential to create suitable access? Yes / No / Unknown	Yes
Is there existing pedestrian access to the site, or potential to create suitable access? Yes / No / Unknown	Yes
Is there existing cycle access to the site, or potential to create suitable access? Yes / No / Unknown	Yes Cycle access is along the road - no dedicated cycle route
Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown	No
Are there any known Tree Preservation Orders on the site? Yes / No / Unknown	No
Are there veteran/ancient trees within or adjacent to the site? Within / Adjacent / No / Unknown	Unknown
Are there other significant trees within or adjacent to the site? Within / Adjacent / No / Unknown	No

2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	No
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	No
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	400-800m	>1200m	400-1200m	<1600m	400-800m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

2. Assessment of Suitability	
Is the site low, medium or high sensitivity in terms of visual amenity? <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i>	<i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i>
Heritage Constraints	
Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	<i>Limited or no impact or no requirement for mitigation</i>
Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	<i>Some impact, and/or mitigation possible – area of ancient enclosure with high archaeological potential.</i>
Planning Policy Constraints	
Is the site in the Green Belt? <i>Yes / No / Unknown</i>	No
Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? Yes / No / Unknown	No
<i>Are there any other relevant planning policies relating to the site?</i>	Policy CS26: Marton Moss
Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>	Greenfield
Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	Adjacent to and connected to the existing built up area
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	N/A - no defined settlement boundary exists

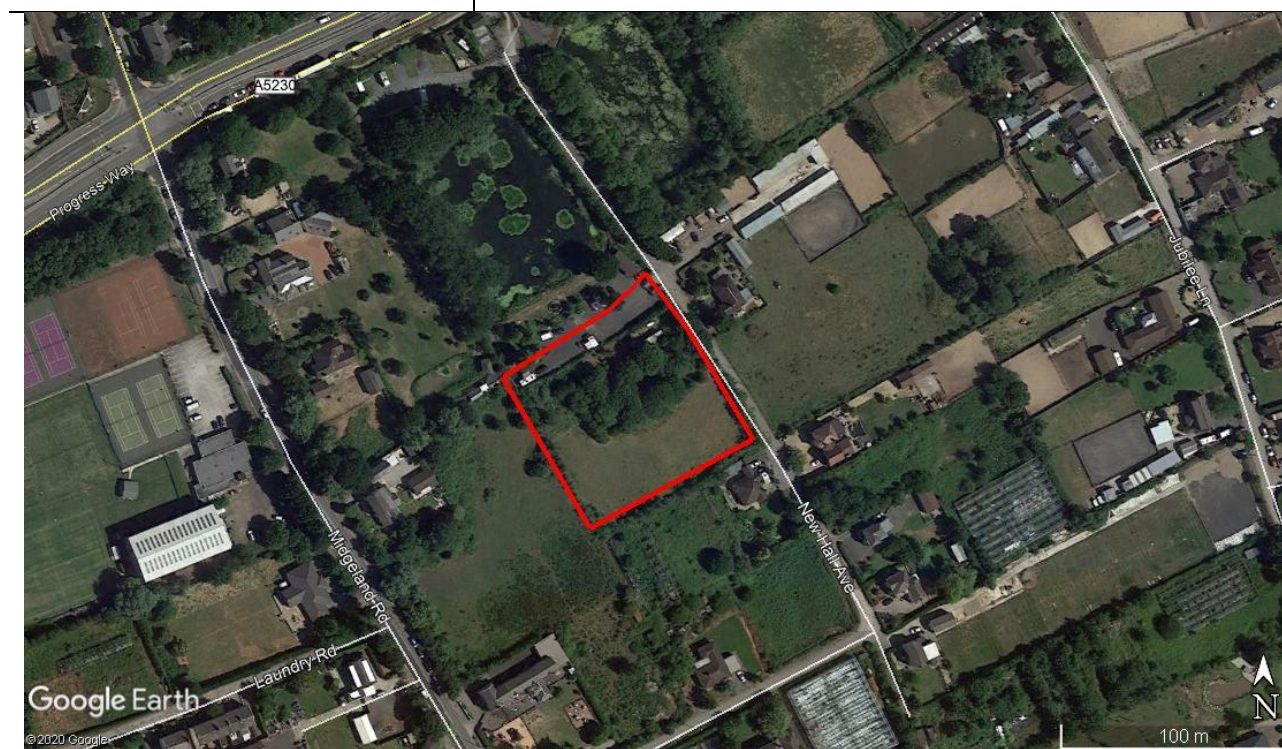
2. Assessment of Suitability	
Would development of the site result in neighbouring settlements merging into one another? Yes / No / Unknown	No, although potential for coalescence if developed in combination with other sites along Chapel Road.
Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown	No

3. Assessment of Availability	
Is the site available for development? Yes / No / Unknown	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? Yes / No / Unknown	No
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years	Available now
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? Yes / No / Unknown	No
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	N/A
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	The site lies wholly within an open area of land identified in the Major Open Land Study as forming an important part of the character of the neighbourhood area.
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No	Red: the site is not currently suitable No
Summary of justification for rating	The site is considered unsuitable for development. Although it has relatively few constraints, it is poorly related to the settlement, having a relatively open setting with relatively little development in the surrounding area. It lies entirely within an area of Major Open Land identified in the open land study as an area that should be preserved through the Neighbourhood Plan. It is poorly located for local services and facilities, and development has the potential to alter the character of this part of the neighbourhood area.

MM16

1. Site Details

Site Reference / Name	MM16
Site Address / Location	Plot of Land, was "Marina Nurs", New Hall Avenue
Gross Site Area (Hectares)	0.6
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Grazing land
Land use being considered	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Unknown
Site identification method / source	Neighbourhood Plan Call for Sites
Planning history	None recent or relevant
Neighbouring uses	Residential, grazing land



2. Assessment of Suitability	
Environmental Constraints	
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: Yes / No / partly or adjacent • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i>	No
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: Yes / No / partly or adjacent / Unknown • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other	No
Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes: • Flood Zone 1: Low Risk • Flood Zone 2: Medium Risk • Flood Zone 3 (less or more vulnerable site use): Medium Risk • Flood Zone 3 (highly vulnerable site use): High Risk	Low Risk
Site is at risk of surface water flooding? See guidance notes: • Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk • >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk	Low Risk
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? Yes / No / Unknown	Yes Grade 2 - very good agricultural land

2. Assessment of Suitability	
Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown	Unknown Some shrubs/hedges which could contain habitats/species
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown	
Physical Constraints	
Is the site: Flat or relatively flat / Gently sloping or uneven / Steeply sloping	Flat or relatively flat
Is there existing vehicle access to the site, or potential to create suitable access? Yes / No / Unknown	Yes
Is there existing pedestrian access to the site, or potential to create suitable access? Yes / No / Unknown	No Pedestrian access is along the track - no footpath
Is there existing cycle access to the site, or potential to create suitable access? Yes / No / Unknown	Yes Cycle access is along the road - no dedicated cycle route
Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown	Yes Public footpath crosses the site from east to west.
Are there any known Tree Preservation Orders on the site? Yes / No / Unknown	No
Are there veteran/ancient trees within or adjacent to the site? Within / Adjacent / No / Unknown	Unknown
Are there other significant trees within or adjacent to the site? Within / Adjacent / No / Unknown	No

2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	No
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	No
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	>800m	>1200m	400-1200m	1600-3900m	400-800m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape? <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i>	Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
---	---

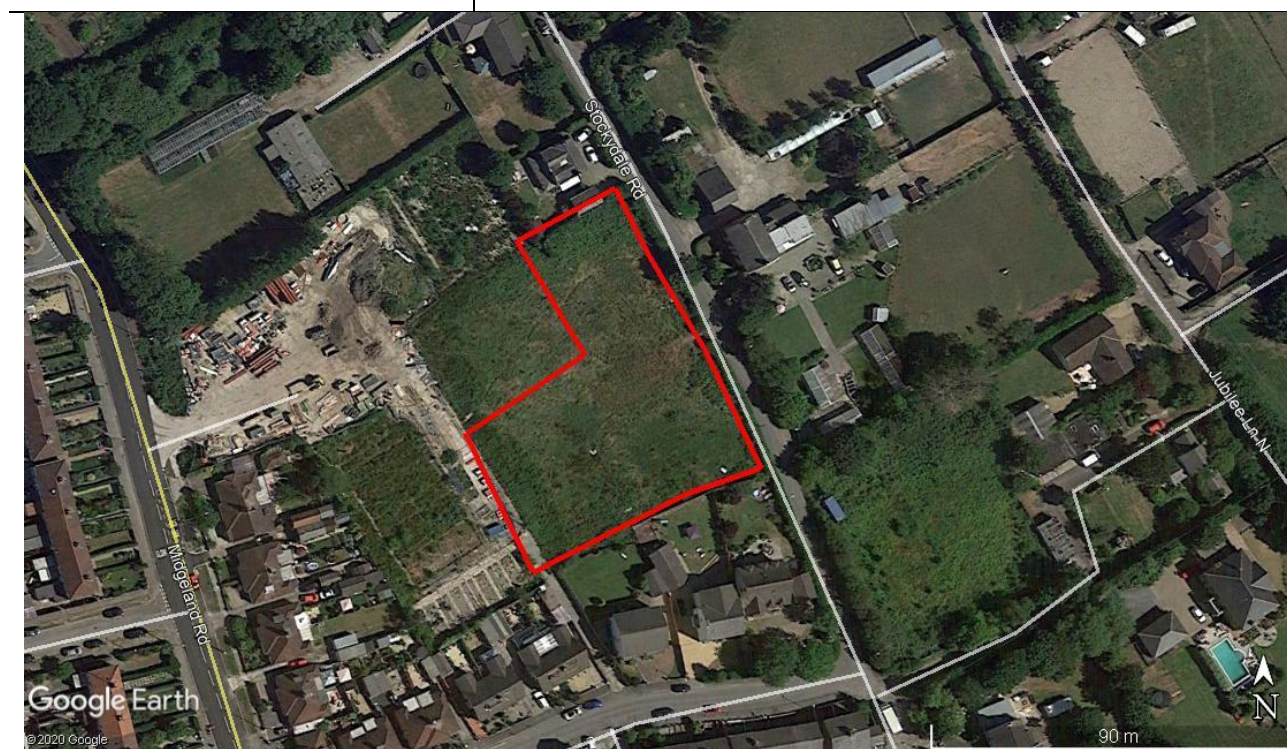
2. Assessment of Suitability	
Is the site low, medium or high sensitivity in terms of visual amenity? <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i>	Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
Heritage Constraints	
Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	Some impact, and/or mitigation possible Site Falls within the Marton Moss Conservation Area
Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	Limited or no impact or no requirement for mitigation
Planning Policy Constraints	
Is the site in the Green Belt? <i>Yes / No / Unknown</i>	No
Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? Yes / No / Unknown	No
<i>Are there any other relevant planning policies relating to the site?</i>	Policy CS26: Marton Moss
Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>	Greenfield
Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	Within the existing built up area
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	N/A - no defined settlement boundary exists

2. Assessment of Suitability	
Would development of the site result in neighbouring settlements merging into one another? Yes / No / Unknown	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown	No

3. Assessment of Availability	
Is the site available for development? Yes / No / Unknown	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? Yes / No / Unknown	No
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years	Available now
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? Yes / No / Unknown	No
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	3
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No	Green: The site is suitable, available and achievable No
Summary of justification for rating	The site is considered suitable for limited low-density development. New Hall Road, used to access the site via the existing field gate, is narrow and would not support large-scale development. Development along New Hall Road is characterised by detached homes fronting the road with large gardens behind, and it is considered that this pattern of development would be most appropriate on this site.

MM17b

1. Site Details	
Site Reference / Name	MM17b
Site Address / Location	Former Baguleys Site, Midgeland Road, Blackpool
Gross Site Area (Hectares)	0.38
SHLAA/SHELAA Reference (if applicable)	Part of SS/076
Existing land use	Unused field
Land use being considered	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Unknown
Site identification method / source	Neighbourhood Plan Call for Sites
Planning history	18/0077 – 4 dwellings refused in August 2019 due to unsuitable access from Stockydale Road
Neighbouring uses	Residential



2. Assessment of Suitability	
Environmental Constraints	
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: Yes / No / partly or adjacent • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i>	No
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: Yes / No / partly or adjacent / Unknown • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other	No
Site is predominantly, or wholly, within Flood Zones 2 or 3? <i>See guidance notes:</i> • Flood Zone 1: Low Risk • Flood Zone 2: Medium Risk • Flood Zone 3 (less or more vulnerable site use): Medium Risk • Flood Zone 3 (highly vulnerable site use): High Risk	Low Risk
Site is at risk of surface water flooding? <i>See guidance notes:</i> • Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk • >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk	Low Risk
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? Yes / No / Unknown	Unknown – Grade 3, but no information available on whether 3a or 3b

2. Assessment of Suitability	
Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown	Unknown Some shrubs/hedges which could contain habitats/species
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown	No
Physical Constraints	
Is the site: Flat or relatively flat / Gently sloping or uneven / Steeply sloping	Flat or relatively flat
Is there existing vehicle access to the site, or potential to create suitable access? Yes / No / Unknown	Yes Access could be established through adjacent site to the west. Unlikely that suitable access could be provided from Stockydale Road as proposed in refused application 18/0077.
Is there existing pedestrian access to the site, or potential to create suitable access? Yes / No / Unknown	Yes
Is there existing cycle access to the site, or potential to create suitable access? Yes / No / Unknown	Yes Cycle access is along the road - no dedicated cycle route
Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown	No
Are there any known Tree Preservation Orders on the site? Yes / No / Unknown	No
Are there veteran/ancient trees within or adjacent to the site? Within / Adjacent / No / Unknown	No
Are there other significant trees within or adjacent to the site? Within / Adjacent / No / Unknown	No

2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	No
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	No
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m	<400m	>1200m	400-1200m	1600m-2900m	400-800m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape? <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i>	Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
---	---

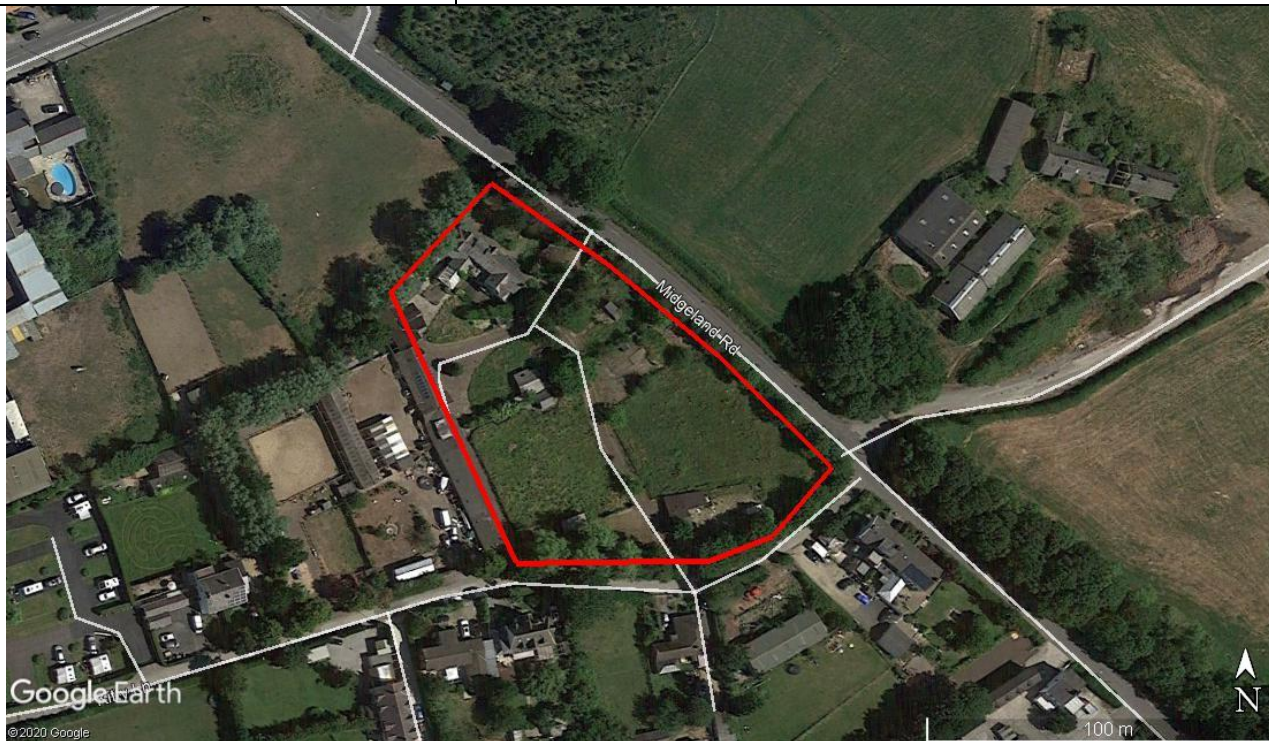
2. Assessment of Suitability	
Is the site low, medium or high sensitivity in terms of visual amenity? <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i>	Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
Heritage Constraints	
Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	Limited or no impact or no requirement for mitigation
Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	Limited or no impact or no requirement for mitigation
Planning Policy Constraints	
Is the site in the Green Belt? <i>Yes / No / Unknown</i>	No
Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? Yes / No / Unknown	No
<i>Are there any other relevant planning policies relating to the site?</i>	Policy CS26: Marton Moss
Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>	Previously developed land
Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	<i>Adjacent to and connected to</i>
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	N/A - no defined settlement boundary exists

2. Assessment of Suitability	
Would development of the site result in neighbouring settlements merging into one another? Yes / No / Unknown	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown	No

3. Assessment of Availability	
Is the site available for development? Yes / No / Unknown	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? Yes / No / Unknown	No
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years	Available now
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? Yes / No / Unknown	Unknown – possible contamination due to previous industrial use
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	5
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No	Green: potentially suitable, and available No
Summary of justification for rating	The site is considered suitable for low-density development. A previous application for 4 dwellings was refused on the grounds of unsuitable access from Stockdale Road, and it is unlikely that access could be taken from this narrow road. However, there is potential to establish access from the residential development to the west.

MM18

1. Site Details	
Site Reference / Name	MM18
Site Address / Location	442 Midgeland Road, Blackpool
Gross Site Area (Hectares)	0.79
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Residential, grazing land
Land use being considered	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Unknown
Site identification method / source	Neighbourhood Plan Call for Sites
Planning history	19/0168 – Outline application for 19 retirement bungalows refused in March 2019 on grounds of overdevelopment and impact on appearance and character.
Neighbouring uses	Grazing land, stables



2. Assessment of Suitability	
Environmental Constraints	
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: Yes / No / partly or adjacent • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i>	No
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: Yes / No / partly or adjacent / Unknown • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other	No
Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes: • Flood Zone 1: Low Risk • Flood Zone 2: Medium Risk • Flood Zone 3 (less or more vulnerable site use): Medium Risk • Flood Zone 3 (highly vulnerable site use): High Risk	Low Risk
Site is at risk of surface water flooding? See guidance notes: • Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk • >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk	Low Risk
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? Yes / No / Unknown	Yes – Grade 2, very good agricultural land.

2. Assessment of Suitability	
Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown	Unknown Some shrubs/hedges which could contain habitats/species
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown	No
Physical Constraints	
Is the site: Flat or relatively flat / Gently sloping or uneven / Steeply sloping	Flat or relatively flat
Is there existing vehicle access to the site, or potential to create suitable access? Yes / No / Unknown	Yes. Existing access from Midgeland Road is suitable. Alternative access from Kitty Lane is narrow and unlikely to be suitable to support intensification of the site.
Is there existing pedestrian access to the site, or potential to create suitable access? Yes / No / Unknown	Yes
Is there existing cycle access to the site, or potential to create suitable access? Yes / No / Unknown	Yes Cycle access is along the road - no dedicated cycle route
Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown	No
Are there any known Tree Preservation Orders on the site? Yes / No / Unknown	No
Are there veteran/ancient trees within or adjacent to the site? Within / Adjacent / No / Unknown	No
Are there other significant trees within or adjacent to the site? Within / Adjacent / No / Unknown	Several mature trees at site entrance on Midgeland Road

2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	Unknown – unlikely due to existing residential and grazing use
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	No
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	>800m	>1200m	400-1200m	1600-3900m	400-800m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape? <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i>	Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
---	---

2. Assessment of Suitability	
Is the site low, medium or high sensitivity in terms of visual amenity? <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i>	Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views. However, if hedgerows on the eastern edge of the site were removed, visibility from Midgeland Farm, identified as potential future open space, would be increased.
Heritage Constraints	
Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	Some impact, and/or mitigation possible. The site lies within Marton Moss Conservation Area.
Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	Limited or no impact or no requirement for mitigation
Planning Policy Constraints	
Is the site in the Green Belt? <i>Yes / No / Unknown</i>	No
Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? Yes / No / Unknown	No
<i>Are there any other relevant planning policies relating to the site?</i>	Policy CS26: Marton Moss
Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>	A mix of greenfield and previously developed land
Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	Outside and not connected to the existing built up area
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	N/A - no defined settlement boundary exists

2. Assessment of Suitability	
Would development of the site result in neighbouring settlements merging into one another? Yes / No / Unknown	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown	No

3. Assessment of Availability	
Is the site available for development? Yes / No / Unknown	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? Yes / No / Unknown	No
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years	Available now
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? Yes / No / Unknown	Unknown, but unlikely due to existing uses
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	5
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No	Green: the site is suitable and available No
Summary of justification for rating	The site is considered suitable for limited development reflecting its low-density surroundings and location within the Conservation Area. Development fronting Midgeland Road may be more in keeping with the existing character than a small residential estate covering the whole site, particularly since the existing access from the narrow Kitty Lane has poor visibility and is unlikely to be appropriate to serve new homes. Any development on the site should also be sympathetic to the land at Midgeland Farm on the opposite side of Midgeland Road, identified as important open land in the Major Open Land Study, particularly if proposals involve removal of the existing hedgerow.

MM19

1. Site Details	
Site Reference / Name	MM19
Site Address / Location	Common Edge Road - Garden Centre Site
Gross Site Area (Hectares)	2.14
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Residential / Garden / grazing land
Land use being considered	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Unknown
Site identification method / source	Neighbourhood Plan Call for Sites
Planning history	None recent or relevant
Neighbouring uses	Garden centre/ residential



2. Assessment of Suitability	
Environmental Constraints	
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: Yes / No / partly or adjacent • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i>	Yes Site falls within the Lytham St Anne's Dunes SSSI Impact Risk Zone, requiring consultation with Natural England for residential proposals of 10 or more dwellings.
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: Yes / No / partly or adjacent / Unknown • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other	No
Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes: • Flood Zone 1: Low Risk • Flood Zone 2: Medium Risk • Flood Zone 3 (less or more vulnerable site use): Medium Risk • Flood Zone 3 (highly vulnerable site use): High Risk	Low Risk
Site is at risk of surface water flooding? See guidance notes: • Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk • >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk	Low Risk
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? Yes / No / Unknown	Yes Grade 2 - very good agricultural land

2. Assessment of Suitability	
Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown	Unknown Some shrubs/hedges which could contain habitats/species
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown	No
Physical Constraints	
Is the site: Flat or relatively flat / Gently sloping or uneven / Steeply sloping	Flat or relatively flat
Is there existing vehicle access to the site, or potential to create suitable access? Yes / No / Unknown	Yes
Is there existing pedestrian access to the site, or potential to create suitable access? Yes / No / Unknown	Yes
Is there existing cycle access to the site, or potential to create suitable access? Yes / No / Unknown	Yes Cycle access is along the road - no dedicated cycle route
Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown	No
Are there any known Tree Preservation Orders on the site? Yes / No / Unknown	No
Are there veteran/ancient trees within or adjacent to the site? Within / Adjacent / No / Unknown	Unknown
Are there other significant trees within or adjacent to the site? Within / Adjacent / No / Unknown	No

2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	Unknown Unlikely as site is greenfield site, not previously developed
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	No
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	<400m	>1200m	400-1200m	1600-3900m	<400m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape? <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i>	Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
---	--

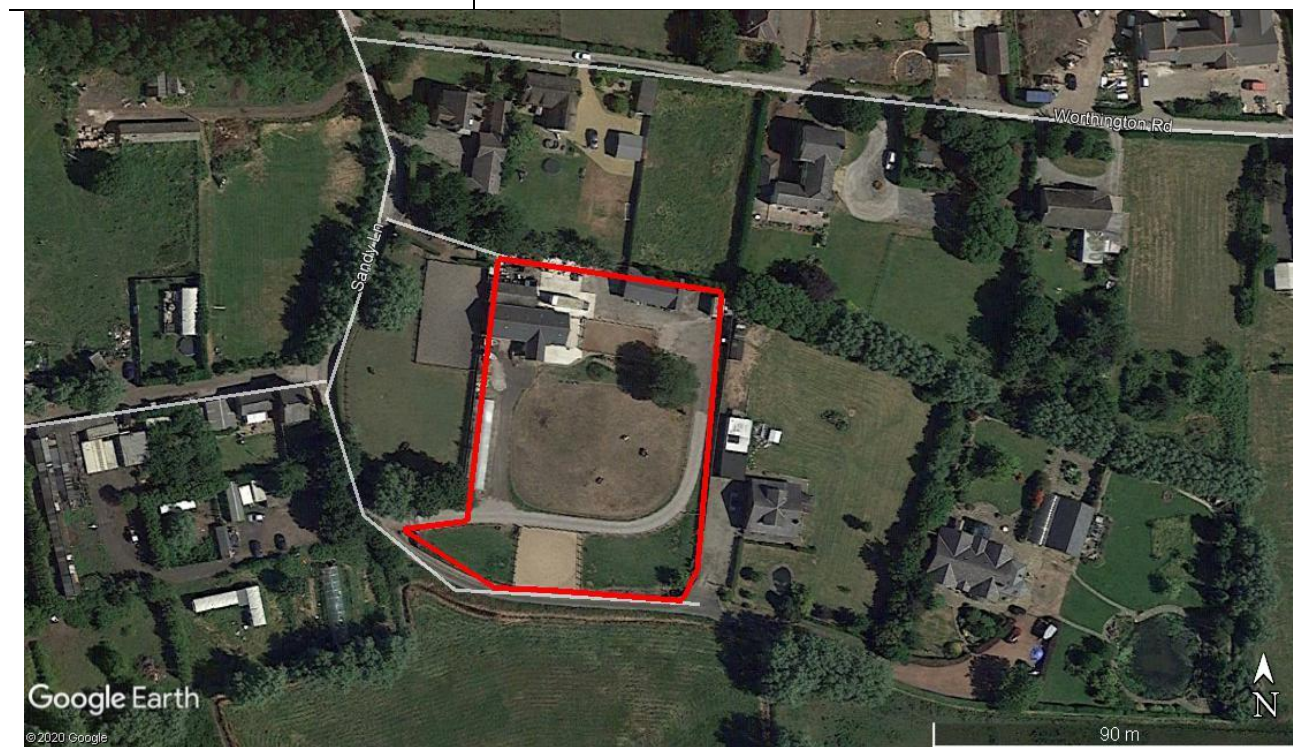
2. Assessment of Suitability	
Is the site low, medium or high sensitivity in terms of visual amenity? <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i>	Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
Heritage Constraints	
Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	Some impact, and/or mitigation possible Site Falls within the Marton Moss Conservation Area
Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	Limited or no impact or no requirement for mitigation
Planning Policy Constraints	
Is the site in the Green Belt? <i>Yes / No / Unknown</i>	No
Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? Yes / No / Unknown	No
<i>Are there any other relevant planning policies relating to the site?</i>	Policy CS26: Marton Moss
Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>	Greenfield
Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	Within the existing built up area
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	N/A - no defined settlement boundary exists

2. Assessment of Suitability	
Would development of the site result in neighbouring settlements merging into one another? Yes / No / Unknown	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown	Yes

3. Assessment of Availability	
Is the site available for development? Yes / No / Unknown	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? Yes / No / Unknown	No
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years	Available now
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? Yes / No / Unknown	No
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	4-8
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	0-5 years
Other key information	
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No	Amber: potentially suitable, and available No
Summary of justification for rating	Overall, the site is considered potentially suitable, subject to a smaller part of the site being developed, as development of the whole site would represent an uncharacteristic extension into open fields. Surrounding residential development is generally linear, and it is considered that development of a smaller portion of the western edge of the site could minimise these impacts. The site capacity is likely to vary according site design and consideration of the Design Code recommendations on culs-de-sac within the Conservation Area. If two access points can be established this may increase the developable area.

MM20

1. Site Details	
Site Reference / Name	MM20
Site Address / Location	Land at Sandy Lane
Gross Site Area (Hectares)	0.43
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Equestrian stables and grazing, mobile home
Land use being considered	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Unknown
Site identification method / source	Neighbourhood Plan Call for Sites
Planning history	None recent or relevant
Neighbouring uses	Residential / Grazing



2. Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

Yes / No / partly or adjacent

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

**Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

Yes

Site falls within the Lytham St Anne's Dunes SSSI Impact Risk Zone, requiring consultation with Natural England for residential proposals of 10 or more dwellings.

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

Yes / No / partly or adjacent / Unknown

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

No

Site is predominantly, or wholly, within Flood Zones 2 or 3?

See guidance notes:

- Flood Zone 1: **Low Risk**
- Flood Zone 2: **Medium Risk**
- Flood Zone 3 (less or more vulnerable site use): **Medium Risk**
- Flood Zone 3 (highly vulnerable site use): **High Risk**

Low Risk

Site is at risk of surface water flooding?

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – **Low Risk**
- >15% of the site is affected by medium or high risk of surface water flooding – **Medium Risk**

Low Risk

Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?

Yes / No / Unknown

Yes

Grade 2 - very good agricultural land

2. Assessment of Suitability	
Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown	Unknown Limited shrubs/hedges on site perimeter which could contain habitats/species
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown	No
Physical Constraints	
Is the site: Flat or relatively flat / Gently sloping or uneven / Steeply sloping	Flat or relatively flat
Is there existing vehicle access to the site, or potential to create suitable access? Yes / No / Unknown	Yes Direct access from Sandy Lane
Is there existing pedestrian access to the site, or potential to create suitable access? Yes / No / Unknown	No Pedestrian access is along the road - no footpath
Is there existing cycle access to the site, or potential to create suitable access? Yes / No / Unknown	Yes Cycle access is along the road - no dedicated cycle route
Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown	No
Are there any known Tree Preservation Orders on the site? Yes / No / Unknown	No
Are there veteran/ancient trees within or adjacent to the site? Within / Adjacent / No / Unknown	Unknown
Are there other significant trees within or adjacent to the site? Within / Adjacent / No / Unknown	Unknown One large tree in centre of site and several mature trees at site entrance.

2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	Unknown
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	No
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	400-800m	>1200m	400-1200m	1600-3900m	400-800m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape? <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i>	Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
---	---

2. Assessment of Suitability	
Is the site low, medium or high sensitivity in terms of visual amenity? <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i>	Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape (including across adjacent land from Sandy Lane and Division Lane), and/or it may adversely impact any identified views.
Heritage Constraints	
Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	Some impact, and/or mitigation possible Site Falls within the Marton Moss Conservation Area
Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	Limited or no impact or no requirement for mitigation
Planning Policy Constraints	
Is the site in the Green Belt? <i>Yes / No / Unknown</i>	No
Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? Yes / No / Unknown	No
<i>Are there any other relevant planning policies relating to the site?</i>	Policy CS26: Marton Moss
Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>	A mix of greenfield and previously developed land
Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	Within the existing built up area
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	N/A - no defined settlement boundary exists

2. Assessment of Suitability	
Would development of the site result in neighbouring settlements merging into one another? Yes / No / Unknown	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown	No

3. Assessment of Availability	
Is the site available for development? Yes / No / Unknown	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? Yes / No / Unknown	No
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years	Available now
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? Yes / No / Unknown	No
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	1 to 2
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	0-5 years
Other key information	
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No	Green: The site is suitable and available No
Summary of justification for rating	The site is suitable for development, although the narrow access is unsuitable to allow for significant residential development which could generate unsustainable traffic movements. There may be some impact on views of the site from Sandy Lane and also Division Lane to the south due to the lack of existing screening.

MM21

1. Site Details	
Site Reference / Name	MM21
Site Address / Location	Land north of Worthington Road
Gross Site Area (Hectares)	0.26
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Former plant nursery, residential and outbuildings
Land use being considered	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Unknown
Site identification method / source	Neighbourhood Plan Call for Sites
Planning history	None recent or relevant
Neighbouring uses	Garages - Garden centre



2. Assessment of Suitability	
Environmental Constraints	
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: Yes / No / partly or adjacent • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i>	Yes Site falls within the Lytham St Anne's Dunes SSSI Impact Risk Zone, requiring consultation with Natural England for residential proposals of 10 or more dwellings.
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: Yes / No / partly or adjacent / Unknown • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other	No
Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes: • Flood Zone 1: Low Risk • Flood Zone 2: Medium Risk • Flood Zone 3 (less or more vulnerable site use): Medium Risk • Flood Zone 3 (highly vulnerable site use): High Risk	Low Risk
Site is at risk of surface water flooding? See guidance notes: • Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk • >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk	Low Risk
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? Yes / No / Unknown	Yes Grade 2 - very good agricultural land

2. Assessment of Suitability

Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown	Unknown Some shrubs/hedges which could contain habitats/species
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown	No
Physical Constraints	
Is the site: Flat or relatively flat / Gently sloping or uneven / Steeply sloping	Flat or relatively flat
Is there existing vehicle access to the site, or potential to create suitable access? Yes / No / Unknown	Yes
Is there existing pedestrian access to the site, or potential to create suitable access? Yes / No / Unknown	No Pedestrian access is along the road - no footpath
Is there existing cycle access to the site, or potential to create suitable access? Yes / No / Unknown	Yes Cycle access is along the road - no dedicated cycle route
Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown	Yes Public footpath runs along western edge of site
Are there any known Tree Preservation Orders on the site? Yes / No / Unknown	No
Are there veteran/ancient trees within or adjacent to the site? Within / Adjacent / No / Unknown	Unknown
Are there other significant trees within or adjacent to the site? Within / Adjacent / No / Unknown	No

2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	Unknown Unlikely as site occupied by former nursery
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	No
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	400-800m	>1200m	400-1200m	1600-3900m	400-800m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape? <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i>	Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
---	--

2. Assessment of Suitability	
Is the site low, medium or high sensitivity in terms of visual amenity? <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i>	Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
Heritage Constraints	
Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	Some impact, and/or mitigation possible Site Falls within the Marton Moss Conservation Area
Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	Limited or no impact or no requirement for mitigation
Planning Policy Constraints	
Is the site in the Green Belt? <i>Yes / No / Unknown</i>	No
Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? Yes / No / Unknown	No
<i>Are there any other relevant planning policies relating to the site?</i>	Policy CS26: Marton Moss
Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>	A mix of greenfield and previously developed land
Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	Within the existing built up area
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	N/A - no defined settlement boundary exists

2. Assessment of Suitability	
Would development of the site result in neighbouring settlements merging into one another? Yes / No / Unknown	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown	No

3. Assessment of Availability	
Is the site available for development? Yes / No / Unknown	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? Yes / No / Unknown	No
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years	Available now
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? Yes / No / Unknown	No
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	1
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	0-5 years
Other key information	
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available . The site is not currently suitable, and available . Are there any known viability issues? Yes / No	Green: The site is suitable and available No
Summary of justification for rating	The site is considered suitable for small-scale development (1 additional dwelling). Site capacity is limited by the narrow access along Worthington Road, and the immediate surroundings are characterised by low-density development, mainly of detached houses and agricultural buildings.

MM22

1. Site Details	
Site Reference / Name	MM22
Site Address / Location	Land at School Road
Gross Site Area (Hectares)	0.44
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Woodland, former plant nursery.
Land use being considered	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Unknown
Site identification method / source	Neighbourhood Plan Call for Sites
Planning history	None recent or relevant
Neighbouring uses	Residential



2. Assessment of Suitability	
Environmental Constraints	
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: Yes / No / partly or adjacent • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i>	Yes Site falls within the Lytham St Anne's Dunes SSSI Impact Risk Zone, requiring consultation with Natural England for residential proposals of 10 or more dwellings.
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: Yes / No / partly or adjacent / Unknown • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other	No
Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes: • Flood Zone 1: Low Risk • Flood Zone 2: Medium Risk • Flood Zone 3 (less or more vulnerable site use): Medium Risk • Flood Zone 3 (highly vulnerable site use): High Risk	Low Risk
Site is at risk of surface water flooding? See guidance notes: • Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk • >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk	Low Risk
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? Yes / No / Unknown	Yes Grade 2 - very good agricultural land

2. Assessment of Suitability	
Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown	Unknown Some shrubs/hedges which could contain habitats/species
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown	No
Physical Constraints	
Is the site: Flat or relatively flat / Gently sloping or uneven / Steeply sloping	Flat or relatively flat
Is there existing vehicle access to the site, or potential to create suitable access? Yes / No / Unknown	Yes
Is there existing pedestrian access to the site, or potential to create suitable access? Yes / No / Unknown	Yes
Is there existing cycle access to the site, or potential to create suitable access? Yes / No / Unknown	Yes Cycle access is along the road - no dedicated cycle route
Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown	No
Are there any known Tree Preservation Orders on the site? Yes / No / Unknown	Yes (TPO ref: 20/0201)
Are there veteran/ancient trees within or adjacent to the site? Within / Adjacent / No / Unknown	Unknown
Are there other significant trees within or adjacent to the site? Within / Adjacent / No / Unknown	Unknown

2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	Yes – some contamination from previous use as plant nursery and more recent tipping.
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	No
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	400-800m	>1200m	<400m	1600-3900m	<400m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape? <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i>	Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
---	---

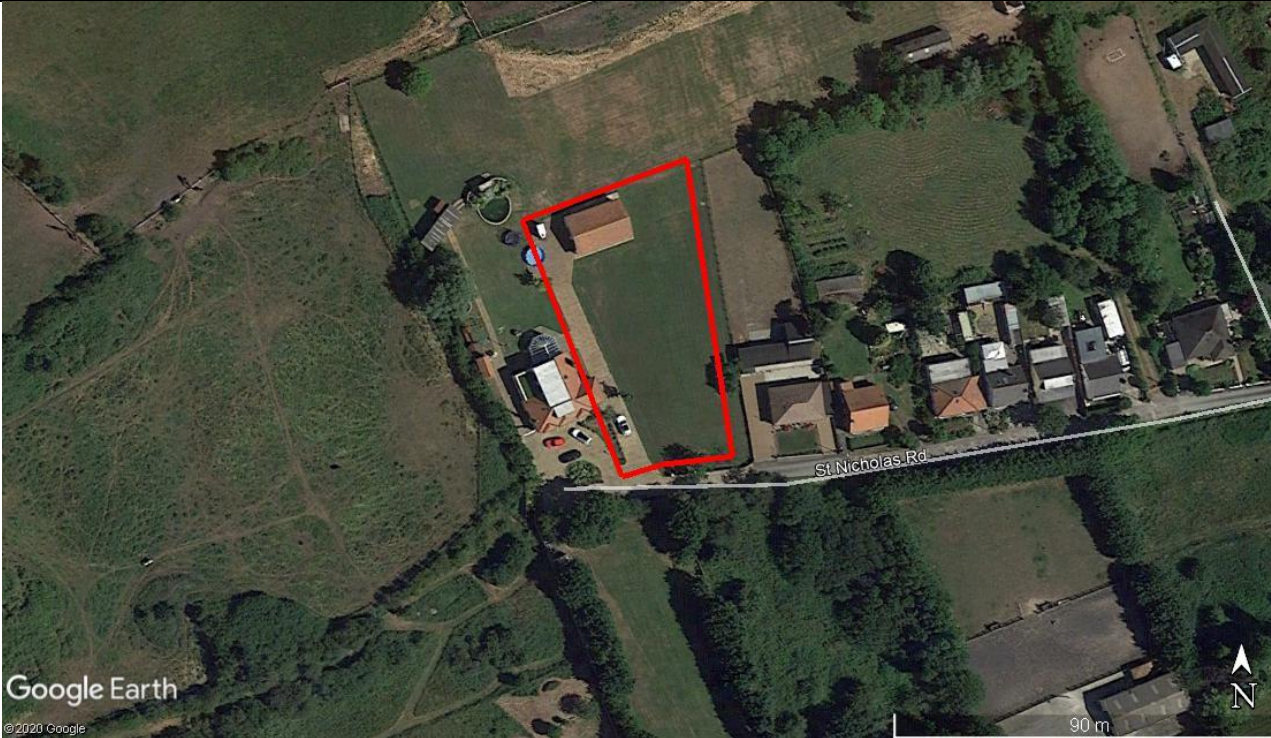
2. Assessment of Suitability	
Is the site low, medium or high sensitivity in terms of visual amenity? <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i>	Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
Heritage Constraints	
Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	Some impact, and/or mitigation possible Site Falls within the Marton Moss Conservation Area
Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	Limited or no impact or no requirement for mitigation
Planning Policy Constraints	
Is the site in the Green Belt? <i>Yes / No / Unknown</i>	No
Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? Yes / No / Unknown	No
<i>Are there any other relevant planning policies relating to the site?</i>	Policy CS26: Marton Moss
Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>	Greenfield
Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	Within the existing built up area (infill)
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	N/A - no defined settlement boundary exists

2. Assessment of Suitability	
Would development of the site result in neighbouring settlements merging into one another? Yes / No / Unknown	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown	No

3. Assessment of Availability	
Is the site available for development? Yes / No / Unknown	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? Yes / No / Unknown	No
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years	Available now
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? Yes / No / Unknown	No
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	2
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	0-5 years
Other key information	
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No	Green: The site is suitable and available No
Summary of justification for rating	The site is suitable for infill development along School Road, subject to mitigation to address any loss of mature trees. Development is likely to be more appropriate on the southern edge of the site, with the rear of the plot maintained as woodland in order to preserve the character of the site and to avoid reducing separation between properties on School Road and those on St Nicholas Road to the north.

MM23

1. Site Details	
Site Reference / Name	MM23
Site Address / Location	Land west of St Nicholas Road
Gross Site Area (Hectares)	0.28
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Garden
Land use being considered	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Unknown
Site identification method / source	Neighbourhood Plan Call for Sites
Planning history	None recent or relevant
Neighbouring uses	Residential / fields



2. Assessment of Suitability	
Environmental Constraints	
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: Yes / No / partly or adjacent • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i>	Yes Site falls within the Lytham St Anne's Dunes SSSI Impact Risk Zone, requiring consultation with Natural England for residential proposals of 10 or more dwellings.
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: Yes / No / partly or adjacent / Unknown • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other	No
Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes: • Flood Zone 1: Low Risk • Flood Zone 2: Medium Risk • Flood Zone 3 (less or more vulnerable site use): Medium Risk • Flood Zone 3 (highly vulnerable site use): High Risk	Low Risk
Site is at risk of surface water flooding? See guidance notes: • Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk • >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk	Low Risk
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? Yes / No / Unknown	Yes Grade 2 - very good agricultural land

2. Assessment of Suitability	
Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown	No
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown	No
Physical Constraints	
Is the site: Flat or relatively flat / Gently sloping or uneven / Steeply sloping	Flat or relatively flat
Is there existing vehicle access to the site, or potential to create suitable access? Yes / No / Unknown	Yes
Is there existing pedestrian access to the site, or potential to create suitable access? Yes / No / Unknown	No Pedestrian access is along the road - no footpath
Is there existing cycle access to the site, or potential to create suitable access? Yes / No / Unknown	Yes Cycle access is along the road - no dedicated cycle route
Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown	No
Are there any known Tree Preservation Orders on the site? Yes / No / Unknown	No
Are there veteran/ancient trees within or adjacent to the site? Within / Adjacent / No / Unknown	Unknown
Are there other significant trees within or adjacent to the site? Within / Adjacent / No / Unknown	No

2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	Unknown Unlikely as site occupied by dwelling and garden
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	No
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	>800m	>1200m	400-1200m	1600-3900m	>800m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape? <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i>	Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
---	--

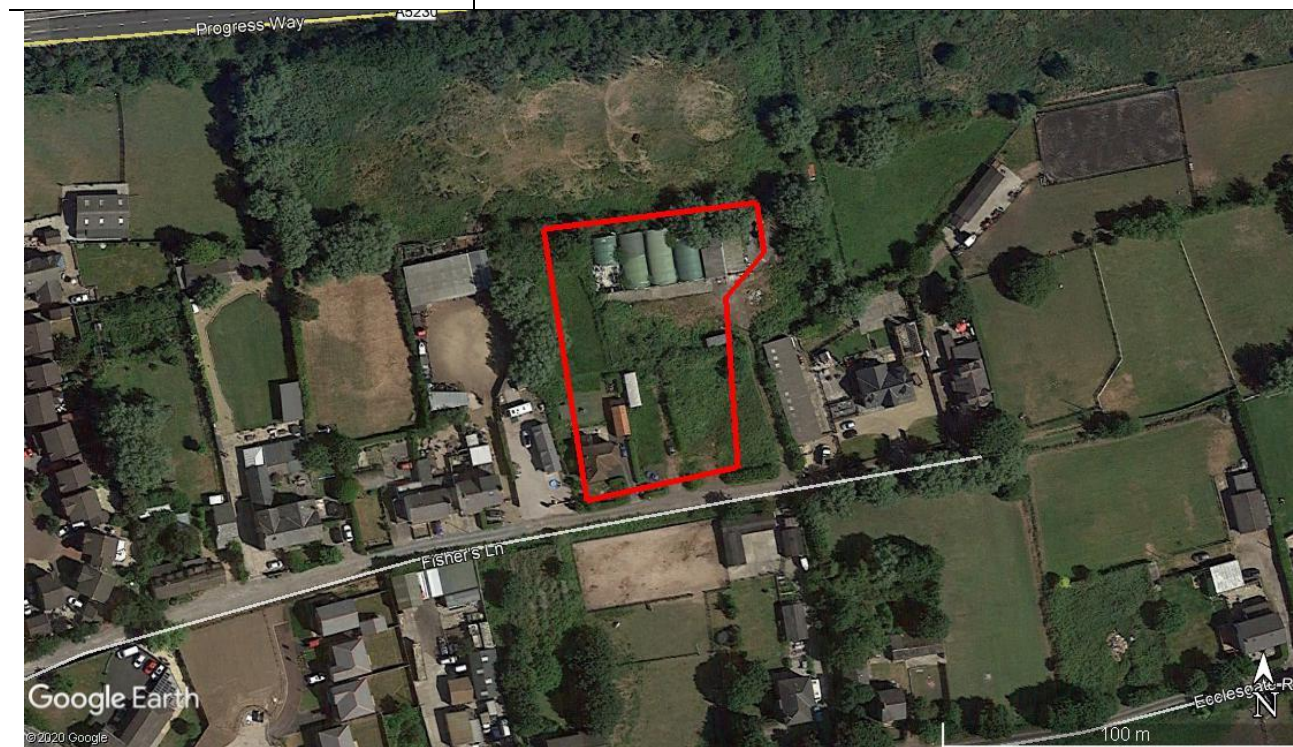
2. Assessment of Suitability	
Is the site low, medium or high sensitivity in terms of visual amenity? <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i>	Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
Heritage Constraints	
Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	Some impact, and/or mitigation possible Site Falls within the Marton Moss Conservation Area
Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	Limited or no impact or no requirement for mitigation
Planning Policy Constraints	
Is the site in the Green Belt? <i>Yes / No / Unknown</i>	No
Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? Yes / No / Unknown	No
<i>Are there any other relevant planning policies relating to the site?</i>	Policy CS26: Marton Moss
Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>	Previously developed land
Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	Within the existing built up area
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	N/A - no defined settlement boundary exists

2. Assessment of Suitability	
Would development of the site result in neighbouring settlements merging into one another? Yes / No / Unknown	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown	No

3. Assessment of Availability	
Is the site available for development? Yes / No / Unknown	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? Yes / No / Unknown	No
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years	Available now
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? Yes / No / Unknown	No
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	2
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	0-5 years
Other key information	
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No	Green: The site is suitable and available No
Summary of justification for rating	The site is suitable for small-scale infill development, as it is surrounded by linear development along St Nicholas Lane. Access is narrow, limiting the capacity of the site to 1 or 2 dwellings. Any development on the site would require sensitive design due to potential impact on the Conservation Area.

MM24

1. Site Details	
Site Reference / Name	MM24
Site Address / Location	Fishers Lane, Marton Moss
Gross Site Area (Hectares)	0.37
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Residential, caravan parking, greenhouses
Land use being considered	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Unknown
Site identification method / source	Neighbourhood Plan Call for Sites
Planning history	None recent or relevant
Neighbouring uses	Residential/Farm



2. Assessment of Suitability	
Environmental Constraints	
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: Yes / No / partly or adjacent • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i>	Yes Site falls within the Lytham St Anne's Dunes SSSI Impact Risk Zone, requiring consultation with Natural England for residential proposals of 10 or more dwellings.
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: Yes / No / partly or adjacent / Unknown • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other	No
Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes: • Flood Zone 1: Low Risk • Flood Zone 2: Medium Risk • Flood Zone 3 (less or more vulnerable site use): Medium Risk • Flood Zone 3 (highly vulnerable site use): High Risk	Low Risk
Site is at risk of surface water flooding? See guidance notes: • Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk • >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk	Low Risk
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? Yes / No / Unknown	Yes Grade 2 - very good agricultural land

2. Assessment of Suitability	
Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown	No
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown	No
Physical Constraints	
Is the site: Flat or relatively flat / Gently sloping or uneven / Steeply sloping	Flat or relatively flat
Is there existing vehicle access to the site, or potential to create suitable access? Yes / No / Unknown	Yes
Is there existing pedestrian access to the site, or potential to create suitable access? Yes / No / Unknown	No Pedestrian access is along the road - no footpath
Is there existing cycle access to the site, or potential to create suitable access? Yes / No / Unknown	Yes Cycle access is along the road - no dedicated cycle route
Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown	No
Are there any known Tree Preservation Orders on the site? Yes / No / Unknown	No
Are there veteran/ancient trees within or adjacent to the site? Within / Adjacent / No / Unknown	Unknown
Are there other significant trees within or adjacent to the site? Within / Adjacent / No / Unknown	No

2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	Unknown
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	No
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m	<400m	>1200m	400-1200m	<1600m	400-800m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape? <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i>	Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
---	---

2. Assessment of Suitability	
Is the site low, medium or high sensitivity in terms of visual amenity? <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i>	Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
Heritage Constraints	
Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	Some impact, and/or mitigation possible Site Falls within the Marton Moss Conservation Area
Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	Limited or no impact or no requirement for mitigation
Planning Policy Constraints	
Is the site in the Green Belt? <i>Yes / No / Unknown</i>	No
Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? Yes / No / Unknown	No
<i>Are there any other relevant planning policies relating to the site?</i>	Policy CS26: Marton Moss
Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>	Previously developed land
Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	Within the existing built up area
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	N/A - no defined settlement boundary exists

2. Assessment of Suitability	
Would development of the site result in neighbouring settlements merging into one another? Yes / No / Unknown	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown	No

3. Assessment of Availability	
Is the site available for development? Yes / No / Unknown	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? Yes / No / Unknown	No
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years	Available now
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? Yes / No / Unknown	No
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	1 to 2
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	0-5 years
Other key information	
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No	Green: The site is suitable and available No
Summary of justification for rating	The site is considered suitable for replacement of the existing dwellings and small-scale infill development continuing the linear pattern of development along the north side of Fisher's Lane. To maintain the existing character of the area, development along the road would be more appropriate than on the northern half of the site, and it is unlikely that the existing narrow access would support significant intensification of the site.

MM25

1. Site Details	
Site Reference / Name	MM25
Site Address / Location	Land off St Nicolas Rd
Gross Site Area (Hectares)	0.37
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Former market garden
Land use being considered	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Unknown
Site identification method / source	Neighbourhood Plan Call for Sites
Planning history	None recent or relevant
Neighbouring uses	Residential



2. Assessment of Suitability	
Environmental Constraints	
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: Yes / No / partly or adjacent • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i>	Yes Site falls within the Lytham St Anne's Dunes SSSI Impact Risk Zone, requiring consultation with Natural England for residential proposals of 10 or more dwellings.
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: Yes / No / partly or adjacent / Unknown • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other	No
Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes: • Flood Zone 1: Low Risk • Flood Zone 2: Medium Risk • Flood Zone 3 (less or more vulnerable site use): Medium Risk • Flood Zone 3 (highly vulnerable site use): High Risk	Medium Risk
Site is at risk of surface water flooding? See guidance notes: • Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk • >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk	Low Risk
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? Yes / No / Unknown	Yes Grade 2 - very good agricultural land

2. Assessment of Suitability	
Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown	Unknown Some shrubs/hedges which could contain habitats/species
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown	No
Physical Constraints	
Is the site: Flat or relatively flat / Gently sloping or uneven / Steeply sloping	Flat or relatively flat
Is there existing vehicle access to the site, or potential to create suitable access? Yes / No / Unknown	Yes
Is there existing pedestrian access to the site, or potential to create suitable access? Yes / No / Unknown	No Pedestrian access is along the road - no footpath
Is there existing cycle access to the site, or potential to create suitable access? Yes / No / Unknown	Yes Cycle access is along the road - no dedicated cycle route
Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown	No
Are there any known Tree Preservation Orders on the site? Yes / No / Unknown	No
Are there veteran/ancient trees within or adjacent to the site? Within / Adjacent / No / Unknown	Unknown
Are there other significant trees within or adjacent to the site? Within / Adjacent / No / Unknown	No

2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	Unknown
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	No
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	>800m	>1200m	400-1200m	1600-3900m	>800m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape? <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i>	Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
---	---

2. Assessment of Suitability	
Is the site low, medium or high sensitivity in terms of visual amenity? <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i>	Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
Heritage Constraints	
Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	Some impact, and/or mitigation possible Site Falls within the Marton Moss Conservation Area
Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	Limited or no impact or no requirement for mitigation
Planning Policy Constraints	
Is the site in the Green Belt? <i>Yes / No / Unknown</i>	No
Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? Yes / No / Unknown	No
<i>Are there any other relevant planning policies relating to the site?</i>	Policy CS26: Marton Moss
Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>	Greenfield
Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	Adjacent to and connected to the existing built up area
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	N/A - no defined settlement boundary exists

2. Assessment of Suitability	
Would development of the site result in neighbouring settlements merging into one another? Yes / No / Unknown	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown	No

3. Assessment of Availability	
Is the site available for development? Yes / No / Unknown	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? Yes / No / Unknown	No
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years	Available now
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? Yes / No / Unknown	No
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	1
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	0-5 years
Other key information	
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No	Green: The site is suitable and available No
Summary of justification for rating	The site is suitable for development as it is relatively free of constraints. However, access to the site along St Nicholas Road is narrow and it would not be capable of supporting large-scale development. The surrounding properties follow a linear pattern along the road and development of this site would be uncharacteristic. Sensitive design would be required should the site be developed.

MM26

1. Site Details

Site Reference / Name	MM26
Site Address / Location	Land off School Road, near Common Edge Rd junction
Gross Site Area (Hectares)	0.24
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Grazing land
Land use being considered	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Unknown
Site identification method / source	Neighbourhood Plan Call for Sites
Planning history	None recent or relevant
Neighbouring uses	Residential



2. Assessment of Suitability	
Environmental Constraints	
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: Yes / No / partly or adjacent • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i>	Yes Site falls within the Lytham St Anne's Dunes SSSI Impact Risk Zone, requiring consultation with Natural England for residential proposals of 10 or more dwellings.
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: Yes / No / partly or adjacent / Unknown • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other	No
Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes: • Flood Zone 1: Low Risk • Flood Zone 2: Medium Risk • Flood Zone 3 (less or more vulnerable site use): Medium Risk • Flood Zone 3 (highly vulnerable site use): High Risk	Low Risk
Site is at risk of surface water flooding? See guidance notes: • Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk • >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk	Low Risk
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? Yes / No / Unknown	Yes Grade 2 - very good agricultural land

2. Assessment of Suitability	
Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown	No
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown	No
Physical Constraints	
Is the site: Flat or relatively flat / Gently sloping or uneven / Steeply sloping	Flat or relatively flat
Is there existing vehicle access to the site, or potential to create suitable access? Yes / No / Unknown	Yes Access could be established from School Road, avoiding the western edge of the site which lies close to the junction/traffic lights with Common Edge Road. Alternatively access could be created from a lane leading from Common Edge Road to the southwest corner of the site.
Is there existing pedestrian access to the site, or potential to create suitable access? Yes / No / Unknown	Yes
Is there existing cycle access to the site, or potential to create suitable access? Yes / No / Unknown	Yes Cycle access is along the road - no dedicated cycle route
Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown	No
Are there any known Tree Preservation Orders on the site? Yes / No / Unknown	No
Are there veteran/ancient trees within or adjacent to the site? Within / Adjacent / No / Unknown	Unknown

2. Assessment of Suitability

Are there other significant trees within or adjacent to the site? <i>Within / Adjacent / No / Unknown</i>	No
Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	Unknown Unlikely as site is greenfield site, not previously developed
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	No
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	<400m	>1200m	<400m	1600-3900m	<400m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.

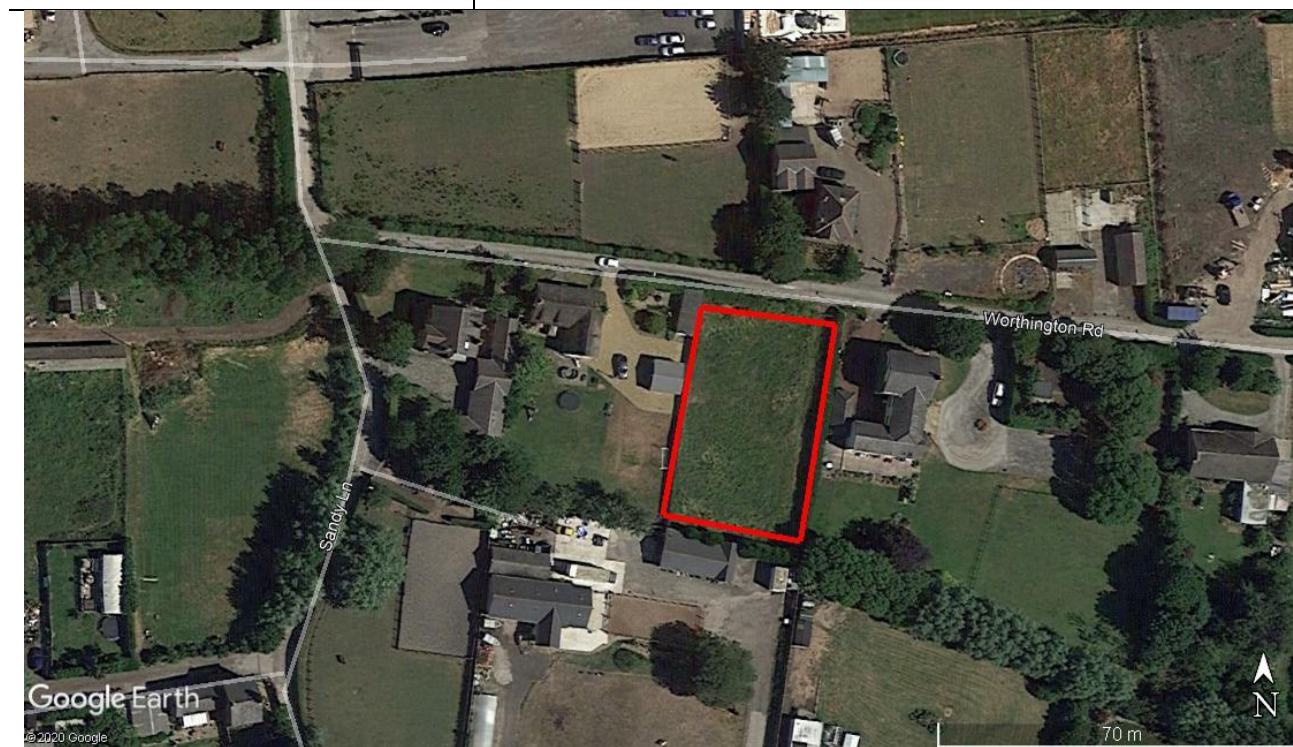
2. Assessment of Suitability	
Is the site low, medium or high sensitivity in terms of visual amenity? <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i>	Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
Heritage Constraints	
Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	Some impact, and/or mitigation possible Site Falls within the Marton Moss Conservation Area
Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	Limited or no impact or no requirement for mitigation
Planning Policy Constraints	
Is the site in the Green Belt? <i>Yes / No / Unknown</i>	No
Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? Yes / No / Unknown	No
<i>Are there any other relevant planning policies relating to the site?</i>	Policy CS26: Marton Moss
Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>	Greenfield
Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	Within the existing built up area
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	N/A - no defined settlement boundary exists

2. Assessment of Suitability	
Would development of the site result in neighbouring settlements merging into one another? Yes / No / Unknown	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown	No

3. Assessment of Availability	
Is the site available for development? Yes / No / Unknown	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? Yes / No / Unknown	No
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years	Available now
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? Yes / No / Unknown	No
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	1
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	0-5 years
Other key information	
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No	Green: The site is suitable and available No
Summary of justification for rating	The site is relatively free of constraints and is considered suitable for infill development, continuing the linear pattern along School Road. Access from School Road could be established, ideally at the eastern edge of the site to increase distance from the B5261 (Common Edge Road) junction. Alternatively, the site could be accessed from the lane leading off Common Edge Road which leads to the southwest corner.

MM27

1. Site Details	
Site Reference / Name	MM27
Site Address / Location	Land to the South of worthington Road
Gross Site Area (Hectares)	0.11
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Former market garden
Land use being considered	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Unknown
Site identification method / source	Neighbourhood Plan Call for Sites
Planning history	None recent or relevant
Neighbouring uses	Residential



2. Assessment of Suitability	
Environmental Constraints	
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: Yes / No / partly or adjacent • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i>	Yes Site falls within the Lytham St Anne's Dunes SSSI Impact Risk Zone, requiring consultation with Natural England for residential proposals of 10 or more dwellings.
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: Yes / No / partly or adjacent / Unknown • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other	No
Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes: • Flood Zone 1: Low Risk • Flood Zone 2: Medium Risk • Flood Zone 3 (less or more vulnerable site use): Medium Risk • Flood Zone 3 (highly vulnerable site use): High Risk	Low Risk
Site is at risk of surface water flooding? See guidance notes: • Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk • >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk	Low Risk
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? Yes / No / Unknown	Yes Grade 2 - very good agricultural land

2. Assessment of Suitability

Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown	No
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown	No
Physical Constraints	
Is the site: Flat or relatively flat / Gently sloping or uneven / Steeply sloping	Flat or relatively flat
Is there existing vehicle access to the site, or potential to create suitable access? Yes / No / Unknown	Yes
Is there existing pedestrian access to the site, or potential to create suitable access? Yes / No / Unknown	No Pedestrian access is along the road - no footpath
Is there existing cycle access to the site, or potential to create suitable access? Yes / No / Unknown	Yes Cycle access is along the road - no dedicated cycle route
Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown	No
Are there any known Tree Preservation Orders on the site? Yes / No / Unknown	No
Are there veteran/ancient trees within or adjacent to the site? Within / Adjacent / No / Unknown	Unknown
Are there other significant trees within or adjacent to the site? Within / Adjacent / No / Unknown	No

2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	Unknown
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	No
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	400-800m	>1200m	<400m	1600-3900m	400-800m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape? <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i>	Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
---	---

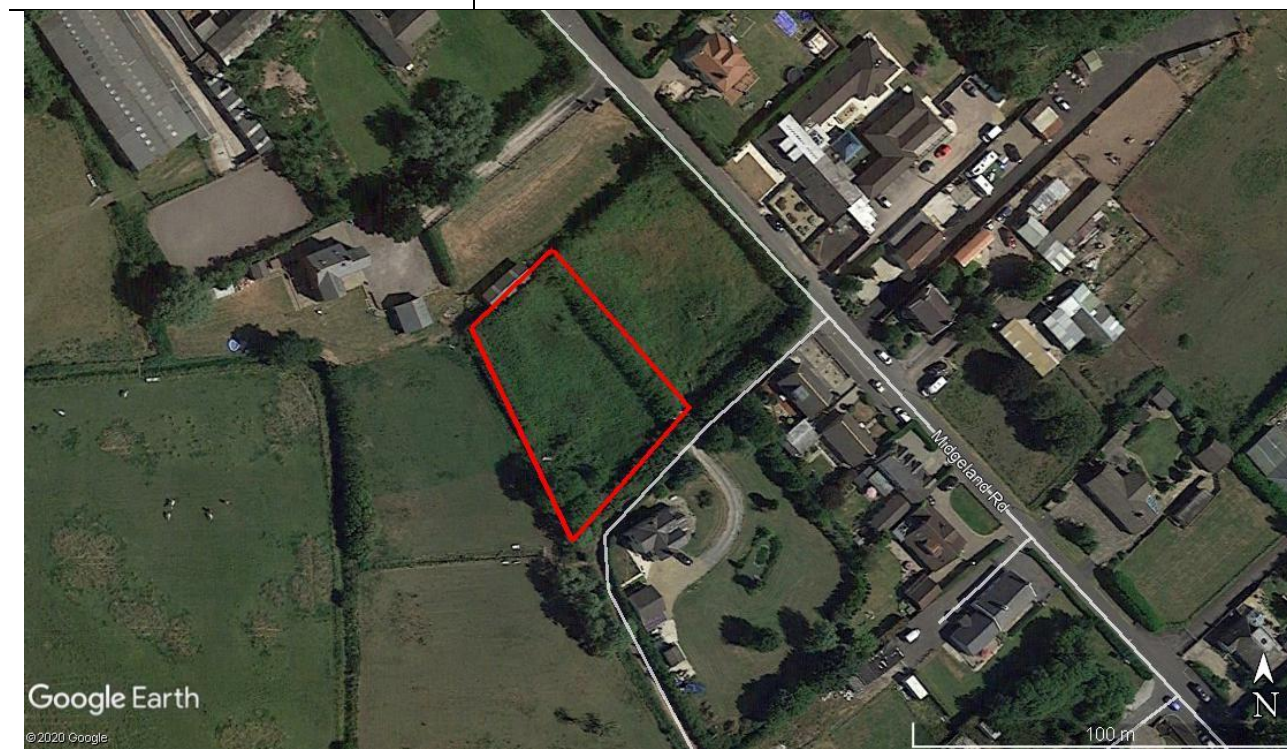
2. Assessment of Suitability	
Is the site low, medium or high sensitivity in terms of visual amenity? <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i>	Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
Heritage Constraints	
Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	Some impact, and/or mitigation possible Site Falls within the Marton Moss Conservation Area
Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	Limited or no impact or no requirement for mitigation
Planning Policy Constraints	
Is the site in the Green Belt? <i>Yes / No / Unknown</i>	No
Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? Yes / No / Unknown	No
<i>Are there any other relevant planning policies relating to the site?</i>	Policy CS26: Marton Moss
Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>	Greenfield
Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	Within the existing built up area
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	N/A - no defined settlement boundary exists

2. Assessment of Suitability	
Would development of the site result in neighbouring settlements merging into one another? Yes / No / Unknown	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown	No

3. Assessment of Availability	
Is the site available for development? Yes / No / Unknown	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? Yes / No / Unknown	No
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years	Available now
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? Yes / No / Unknown	No
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	1
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	0-5 years
Other key information	
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No	Green: The site is suitable and available No
Summary of justification for rating	Overall, the site is considered suitable for a single dwelling. Access along Worthington Road is narrow, limiting the overall capacity of the site, and any development should be sensitively designed to minimise impact on the Conservation Area.

MM28

1. Site Details	
Site Reference / Name	MM28
Site Address / Location	Land to the rear of Harrisons farm, Midgeland Road
Gross Site Area (Hectares)	0.23
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Grazing land
Land use being considered	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Unknown
Site identification method / source	Neighbourhood Plan Call for Sites
Planning history	None recent or relevant
Neighbouring uses	Residential



2. Assessment of Suitability	
Environmental Constraints	
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: Yes / No / partly or adjacent • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i>	No
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: Yes / No / partly or adjacent / Unknown • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other	No
Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes: • Flood Zone 1: Low Risk • Flood Zone 2: Medium Risk • Flood Zone 3 (less or more vulnerable site use): Medium Risk • Flood Zone 3 (highly vulnerable site use): High Risk	Low Risk
Site is at risk of surface water flooding? See guidance notes: • Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk • >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk	Low Risk
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? Yes / No / Unknown	Yes Grade 2 - very good agricultural land

2. Assessment of Suitability	
Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown	Yes – BAP Priority Habitat
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown	No
Physical Constraints	
Is the site: Flat or relatively flat / Gently sloping or uneven / Steeply sloping	Flat or relatively flat
Is there existing vehicle access to the site, or potential to create suitable access? Yes / No / Unknown	No
Is there existing pedestrian access to the site, or potential to create suitable access? Yes / No / Unknown	No
Is there existing cycle access to the site, or potential to create suitable access? Yes / No / Unknown	No
Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown	No
Are there any known Tree Preservation Orders on the site? Yes / No / Unknown	No
Are there veteran/ancient trees within or adjacent to the site? Within / Adjacent / No / Unknown	Unknown
Are there other significant trees within or adjacent to the site? Within / Adjacent / No / Unknown	No

2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	Unknown Unlikely as site is greenfield site, not previously developed
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	No
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	>800m	>1200m	400-1200m	1600-3900m	400-800m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape? <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i>	Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
---	--

2. Assessment of Suitability	
Is the site low, medium or high sensitivity in terms of visual amenity? <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i>	Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
Heritage Constraints	
Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	Some impact, and/or mitigation possible Site Falls within the Marton Moss Conservation Area
Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	Limited or no impact or no requirement for mitigation
Planning Policy Constraints	
Is the site in the Green Belt? <i>Yes / No / Unknown</i>	No
Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? Yes / No / Unknown	No
<i>Are there any other relevant planning policies relating to the site?</i>	Policy CS26: Marton Moss
Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>	Greenfield
Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	Outside and not connected to the existing built up area
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	N/A - no defined settlement boundary exists

2. Assessment of Suitability	
Would development of the site result in neighbouring settlements merging into one another? Yes / No / Unknown	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown	Yes

3. Assessment of Availability	
Is the site available for development? Yes / No / Unknown	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? Yes / No / Unknown	No
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years	Available now
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? Yes / No / Unknown	No
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	N/A
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	0-5 years
Other key information	
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No	Red: The site is not currently suitable, available and achievable No
Summary of justification for rating	The site is considered unsuitable for development. Although it is relatively free of constraints, there is no existing access to the site, and it is not considered likely that this can be established since the site does not adjoin the highway. The surrounding area is characterised by linear development along Midgeland Road – development of this site is likely to result in uncharacteristic backland development, making it unsuitable even if access could be established.

MM29

1. Site Details	
Site Reference / Name	MM29
Site Address / Location	Land North of Division Lane
Gross Site Area (Hectares)	1.73
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Farm/fields
Land use being considered	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Unknown
Site identification method / source	Neighbourhood Plan Call for Sites
Planning history	None recent or relevant
Neighbouring uses	Farm/fields/residential

The aerial photograph shows a large, irregularly shaped field outlined in red. To the west of the field is a residential area with several houses and a large garden. To the east is a road labeled 'Midgeland Rd'. To the south is a road labeled 'Division Ln'. The field itself appears to be a mix of grass and bare earth. A scale bar in the bottom right corner indicates 100m, and a north arrow points upwards.

2. Assessment of Suitability	
Environmental Constraints	
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: Yes / No / partly or adjacent • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i>	No
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: Yes / No / partly or adjacent / Unknown • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other	No
Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes: • Flood Zone 1: Low Risk • Flood Zone 2: Medium Risk • Flood Zone 3 (less or more vulnerable site use): Medium Risk • Flood Zone 3 (highly vulnerable site use): High Risk	Low Risk
Site is at risk of surface water flooding? See guidance notes: • Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk • >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk	Low Risk
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? Yes / No / Unknown	Yes Grade 2 - very good agricultural land

2. Assessment of Suitability	
Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown	Unknown Some shrubs/hedges which could contain habitats/species
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown	No
Physical Constraints	
Is the site: Flat or relatively flat / Gently sloping or uneven / Steeply sloping	Flat or relatively flat
Is there existing vehicle access to the site, or potential to create suitable access? Yes / No / Unknown	Yes
Is there existing pedestrian access to the site, or potential to create suitable access? Yes / No / Unknown	Yes
Is there existing cycle access to the site, or potential to create suitable access? Yes / No / Unknown	Yes Cycle access is along the road - no dedicated cycle route
Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown	Yes Bridleway along the edge of the site
Are there any known Tree Preservation Orders on the site? Yes / No / Unknown	No
Are there veteran/ancient trees within or adjacent to the site? Within / Adjacent / No / Unknown	Unknown
Are there other significant trees within or adjacent to the site? Within / Adjacent / No / Unknown	No

2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	Unknown Unlikely as site is greenfield site, not previously developed
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	No
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	>800m	>1200m	>1200m	1600-3900m	>800m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape? <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i>	<i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i>
---	---

2. Assessment of Suitability	
Is the site low, medium or high sensitivity in terms of visual amenity? <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i>	Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
Heritage Constraints	
Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	Some impact, and/or mitigation possible Site Falls within the Marton Moss Conservation Area
Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	Limited or no impact or no requirement for mitigation
Planning Policy Constraints	
Is the site in the Green Belt? <i>Yes / No / Unknown</i>	No
Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? Yes / No / Unknown	No
<i>Are there any other relevant planning policies relating to the site?</i>	Policy CS26: Marton Moss
Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>	Greenfield
Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	Adjacent and connected to the existing built up area
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	N/A - no defined settlement boundary exists

2. Assessment of Suitability	
Would development of the site result in neighbouring settlements merging into one another? Yes / No / Unknown	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown	Yes

3. Assessment of Availability	
Is the site available for development? Yes / No / Unknown	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? Yes / No / Unknown	No
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years	Available now
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? Yes / No / Unknown	No
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	4
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No	Amber: The site is potentially suitable, and available No
Summary of justification for rating	The site is considered potentially suitable for small-scale development on the southern edge of the site (along Division Lane), in keeping with the loose linear development which characterises the surrounding area. Development of the northern part of the site would result in an uncharacteristic extension into open land and has the potential to adversely impact the rural character of the neighbourhood area.

MM30

1. Site Details	
Site Reference / Name	MM30
Site Address / Location	Land on corner of Jubilee Lane N and Stockydale Road
Gross Site Area (Hectares)	0.24
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Residential / Garden
Land use being considered	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Unknown
Site identification method / source	Neighbourhood Plan Call for Sites
Planning history	None recent or relevant
Neighbouring uses	Residential / Garden / Farmland



2. Assessment of Suitability	
Environmental Constraints	
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: Yes / No / partly or adjacent • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i>	No
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: Yes / No / partly or adjacent / Unknown • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other	No
Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes: • Flood Zone 1: Low Risk • Flood Zone 2: Medium Risk • Flood Zone 3 (less or more vulnerable site use): Medium Risk • Flood Zone 3 (highly vulnerable site use): High Risk	Low Risk
Site is at risk of surface water flooding? See guidance notes: • Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk • >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk	Low Risk
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? Yes / No / Unknown	Yes Grade 2 - very good agricultural land

2. Assessment of Suitability	
Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown	Unknown Some shrubs/hedges which could contain habitats/species
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown	No
Physical Constraints	
Is the site: Flat or relatively flat / Gently sloping or uneven / Steeply sloping	Flat or relatively flat
Is there existing vehicle access to the site, or potential to create suitable access? Yes / No / Unknown	Yes
Is there existing pedestrian access to the site, or potential to create suitable access? Yes / No / Unknown	Yes
Is there existing cycle access to the site, or potential to create suitable access? Yes / No / Unknown	Yes Cycle access is along the road - no dedicated cycle route
Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown	No
Are there any known Tree Preservation Orders on the site? Yes / No / Unknown	No
Are there veteran/ancient trees within or adjacent to the site? Within / Adjacent / No / Unknown	Unknown
Are there other significant trees within or adjacent to the site? Within / Adjacent / No / Unknown	No

2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	Unknown Unlikely as site occupied by dwelling and garden
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	No
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m	400-800m	>1200m	400-1200m	<1600m	>800m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape? <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i>	Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
---	--

2. Assessment of Suitability	
Is the site low, medium or high sensitivity in terms of visual amenity? <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i>	Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
Heritage Constraints	
Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	Limited or no impact or no requirement for mitigation
Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	Limited or no impact or no requirement for mitigation
Planning Policy Constraints	
Is the site in the Green Belt? <i>Yes / No / Unknown</i>	No
Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? Yes / No / Unknown	No
<i>Are there any other relevant planning policies relating to the site?</i>	Policy CS26: Marton Moss
Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>	Previously developed land
Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	Within the existing built up area
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	N/A - no defined settlement boundary exists

2. Assessment of Suitability	
Would development of the site result in neighbouring settlements merging into one another? Yes / No / Unknown	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown	No

3. Assessment of Availability	
Is the site available for development? Yes / No / Unknown	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? Yes / No / Unknown	No
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years	Available now
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? Yes / No / Unknown	No
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	1 to 2
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No	Green: The site is suitable and available No
Summary of justification for rating	The site is considered suitable for re-development/replacement of the existing dwelling and creation of an additional dwelling. Access is narrow and would be unable to support significant intensification of the site.

MM31

1. Site Details	
Site Reference / Name	MM31
Site Address / Location	Land to the East of Jubilee Lane N
Gross Site Area (Hectares)	0.58
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Residential / Garden
Land use being considered	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Unknown
Site identification method / source	Neighbourhood Plan Call for Sites
Planning history	None recent or relevant
Neighbouring uses	Residential / Garden / Farmland



2. Assessment of Suitability	
Environmental Constraints	
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: Yes / No / partly or adjacent • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i>	No
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: Yes / No / partly or adjacent / Unknown • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other	No
Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes: • Flood Zone 1: Low Risk • Flood Zone 2: Medium Risk • Flood Zone 3 (less or more vulnerable site use): Medium Risk • Flood Zone 3 (highly vulnerable site use): High Risk	Low Risk
Site is at risk of surface water flooding? See guidance notes: • Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk • >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk	Low Risk
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? Yes / No / Unknown	Yes Grade 2 - very good agricultural land

2. Assessment of Suitability	
Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown	Unknown Some shrubs/hedges which could contain habitats/species
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown	No
Physical Constraints	
Is the site: Flat or relatively flat / Gently sloping or uneven / Steeply sloping	Flat or relatively flat
Is there existing vehicle access to the site, or potential to create suitable access? Yes / No / Unknown	Yes
Is there existing pedestrian access to the site, or potential to create suitable access? Yes / No / Unknown	Yes
Is there existing cycle access to the site, or potential to create suitable access? Yes / No / Unknown	Yes Cycle access is along the road - no dedicated cycle route
Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown	No
Are there any known Tree Preservation Orders on the site? Yes / No / Unknown	No
Are there veteran/ancient trees within or adjacent to the site? Within / Adjacent / No / Unknown	Unknown
Are there other significant trees within or adjacent to the site? Within / Adjacent / No / Unknown	No

2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	Unknown Unlikely as site occupied by dwelling and garden
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	No
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m	400-800m	>1200m	400-1200m	<1600m	>800m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape? <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i>	Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
---	--

2. Assessment of Suitability	
Is the site low, medium or high sensitivity in terms of visual amenity? <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i>	Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
Heritage Constraints	
Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	Limited or no impact or no requirement for mitigation
Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	Limited or no impact or no requirement for mitigation
Planning Policy Constraints	
Is the site in the Green Belt? <i>Yes / No / Unknown</i>	No
Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? Yes / No / Unknown	No
<i>Are there any other relevant planning policies relating to the site?</i>	Policy CS26: Marton Moss
Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>	A mix of greenfield and previously developed land
Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	Within the existing built up area
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	N/A - no defined settlement boundary exists

2. Assessment of Suitability	
Would development of the site result in neighbouring settlements merging into one another? Yes / No / Unknown	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown	No

3. Assessment of Availability	
Is the site available for development? Yes / No / Unknown	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? Yes / No / Unknown	No
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years	Available now
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? Yes / No / Unknown	No
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	3
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No	Green: The site is suitable and available No
Summary of justification for rating	The site is considered suitable for low-density development. Capacity is limited by the narrow access along Jubilee Lane North, and high-density development would be out of character with surrounding properties, which are generally detached and in large grounds.

THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK

