



BLACKPOOL CORE STRATEGY
MARTON MOSS
BACKGROUND PAPER

June 2009



Blackpool Council

BUILDING A BETTER COMMUNITY FOR ALL

BLACKPOOL CORE STRATEGY MARTON MOSS BACKGROUND PAPER

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1 INTRODUCTION

The current Blackpool Local Plan is under review. This is being replaced by the new Local Development Framework led by the Blackpool Core Strategy. The Core Strategy is where the key strategic decisions are made about Blackpool's future development.

The Blackpool Core Strategy Issues and Options was published in June 2008 and consultation on the document took place from July to September 2008. The Core Strategy set out six broad spatial options to planning Blackpool's future growth and development. The realities of land constraints within Blackpool narrow the choices available, and all of the options include some level of suburban expansion.

The lands at Marton Moss comprise the largest remaining area of undeveloped lands in Blackpool and potentially could contribute significantly towards meeting new development needs in Blackpool. However, there are concerns to maximize inner area regeneration and widen choice, and a resolution of the Council on 18th March 2009 specifically determined that no detailed decisions on the Core Strategy Preferred Option should be made for Blackpool without a fuller assessment of the lands on the Moss.

This work was already being undertaken in order to provide additional evidence to support and inform the Core Strategy for wider public consultation before the preparation of the Submission Edition of the Core Strategy in 2009. The Paper will be added to the Evidence Base supporting the Core Strategy and made available on the Council website.

The Paper identifies the main development issues that are currently facing the Moss, in large due to the shortfall of homes that will be needed to meet Blackpool's projected housing requirement of between 2008 and 2026.

Taking account of the identified existing potential to provide for around a third of this shortfall elsewhere within the existing urban area on sites identified in the Council's Strategic Housing Land Availability Assessment (SHLAA), there is a remaining shortfall for around 5,000 new homes for Blackpool's future development.

There is in broad terms a theoretical potential capacity for this development on the lands on Marton Moss. However, there has been a longstanding protectionist policy approach towards Marton Moss, designed to preserve the remaining rural character of the area.

The lands on the Moss remain rural in character and provide for a mix of horse grazing land, remaining glasshouses and residential dwellings. This background paper outlines the key issues that need to be considered in determining future planning policy on the Moss, including infrastructural and drainage constraints, land ownership issues, nature conservation, and an assessment of the existing pattern of uses on the Moss, informed by the detailed analysis of planning applications over the past 27 years.

The Paper thus provides a detailed Marton Moss Position Statement, charting the development pressures that have faced the area over the last 20 years, and identifying the main constraints to the future development of the area.

2 PLANNING POLICY CONTEXT

2.1 Planning History

Marton Moss is located in the extreme south-west of the Borough and comprises an area of just over 200 hectares. The character of the Moss is different from the more open countryside typically to be found elsewhere on the Fylde Coast. Nevertheless, the lands within much of Marton Moss remain generally open in character; gaps along the main road frontages maintain its open appearance; and access into much of the area is by unmade tracks. In this context the character of much of the area remains rural.

The quality of the land at Marton Moss enabled the area to develop as a large number of relatively small, highly intensive independent agricultural and horticultural units, very different from more typical countryside areas. Many of these units had a high concentration of glass houses which demanded, by the nature of the crops grown, an almost constant supervision which gave rise to demand for housing, hence the original presence of significant frontage development on the roads serving the area.

The narrow depth and gaps in the main road frontages permit glimpses of the general open nature of the Moss. Access into much of the area is by unadopted country lanes and the general impression remains that much of the Moss is urban fringe landscape rather than part of the main built up Blackpool urban area.

The 1960 Development Plan set out the policy of safeguarding Marton Moss against general housing development. Apart from isolated pockets the whole of the Marton Moss area lying south of the then railway line (now Yeadon Way) and to the east of Common Edge Road was shown as “white land” i.e. not allocated for development. The Council restricted residential to one dwelling, related to an agricultural holding on a site of not less than one acre. In some cases no agricultural use was maintained, the houses were not occupied by an agricultural worker, or the land was severed from the house after completion.

From 1966 the Council's policy was accordingly amended to grant permission for permanent residential dwellings only in special circumstances where the applicant was able to establish a bone fide intention, for use as an agricultural dwelling, and it was considered economically viable and provided a full-time occupation for the applicant.

In response to housing development needs in the south of the Borough the Council resolved in 1972 to release 32 hectares of land on the north of Marton Moss for housing. That land is outside the area of Marton Moss now under consideration and was assembled, granted planning permission, and developed for housing from 1985 onwards. Around 800 houses were subsequently developed on this land, the development of which was only made possible by the Council's helping assemble the site using compulsory purchase powers.

No other subsequent strategic areas of land have since been released for development on the Moss, in the absence of any need for additional development to meet the identified housing needs for Blackpool (as set out in the Lancashire Structure Plan 1991-2006, and Joint Lancashire Structure Plan 2001-2016).

In the absence of any need for additional development land in the mid-1990s, the designation of Marton Moss as countryside area in the adopted 1996 Blackpool Borough Local Plan was considered necessary to retain the integrity of the existing rural character of the Moss and prevent unnecessary urban expansion. Objections were raised at that time against the inclusion of frontage properties on Common Edge Road and School Road in the Countryside Area on the ground that these frontage properties were substantially built up already. In his report in 1995 the Local Plan Inquiry Inspector concluded that while there may be a difference between the level of development along the road frontages and what lies behind, this was not a compelling argument to justify bringing them within the urban boundary.

Objections were also made that much wider lands should have been made available for residential development. It was concluded by the Inspector that:

“The time will come, perhaps fairly soon, when a balanced judgement has to be made between the need for development land and the need to protect some or all of the remainder of Marton Moss. That time is not now. Insufficient is known about the costs of and potential for development given the constraints that exist. I consider it would be wrong to make development allocations in this Local Plan without some degree of certainty that land would come forward in the order and at the time it was needed, and also that funds would be available to secure the necessary infrastructure improvements, to drainage and highways in particular. Without that certainty, I believe that Local Plan policy should aim to maintain the land in the uses to which it is best suited – agriculture and horticulture and other uses appropriate to a rural area.”

In 2004 the future of the Moss was again considered at the Local Plan Inquiry into the current adopted in June 2006 Blackpool Local Plan. A number of objections were made supporting development in the area, but the Inspector again concluded that there was no need and thus no basis for justifying any release of lands on Marton Moss for residential development, or for any relaxation of current longstanding policy in terms of infilling or some smaller scale development. In the Inspector’s view it was concluded that a gradual and piecemeal erosion of what remains of the open and rural character of the Moss would be a worse outcome than comprehensive and planned development. If there was no need for land to be released to meet strategic long term needs, then gradual small-scale release would have no benefits.

2.2 Current Blackpool Local Plan Policy

National Planning Policy for the countryside is set out in PPS7 “Sustainable Development in Rural Areas” and focuses on facilitating and promoting sustainable patterns of development and sustainable communities. It seeks to enhance and diversify the economies and communities whilst maintaining local environments, and supports the re-use and replacement of appropriate existing buildings which are consistent with sustainable development objectives. The particular nature of the Marton Moss countryside with its many smallholding means infill development and conversions would progressively erode the remaining rural character of the area – with the Council operating a more restrictive approach to development.

Reflecting all the above, the current policy in the Blackpool Local Plan is set out overleaf:

NE2 Countryside Areas

To retain their existing rural character and prevent peripheral urban expansion the following areas are designated as Countryside Area:

2.1 Land at Marton Moss

Within the Marton Moss Countryside Area, new development, including the conversion or change of use of existing buildings, will not be permitted except for:

- (a) agricultural or horticultural purposes**
- (b) outdoor recreational uses appropriate to a rural area.**

New dwellings will not be permitted unless essential in relation to the agricultural or horticultural use of the land. Infill development and the change of use/conversion of buildings for other uses will not be permitted.

8.13 The former high concentration of glasshouses on Marton Moss resulted in a very concentrated form of development, different from typical countryside areas. The amount of horticultural use has declined, with the Moss now mainly used for a mix of horse grazing land, glasshouses, and dwellings set in large gardens, but it remains open and rural in character. The majority of the Moss is designated as high quality Grade 2 agricultural land.

8.14 In order to safeguard existing agricultural and horticultural holdings and avoid the adverse impact of the further intensification of development on the remaining rural environment, the Council's longstanding policy is to restrict other forms of development. New residential development, including the change of use of existing agricultural or horticultural buildings will not normally be permitted on the Moss unless the applicant is able to establish a bona fide need and intention to use the dwelling in connection with an agricultural or horticultural holding.

8.15 Outdoor recreational uses such as horse stabling and grazing appropriate to a rural area will only be permitted on sites where the use is unlikely to give rise to the need for residential supervision or there is already an existing dwelling on the site. Enhancement of the wildlife features of the countryside areas will be encouraged, as will developments leading to their enjoyment by the public.

8.16 Reflecting the fragmented nature of the Moss with its many smallholdings, the Council's restrictive approach to development means infill development and conversions to residential and other non-agricultural uses which are normally considered appropriate in other countryside areas are not permitted on the Moss.

8.17 The drainage system on the Moss is only adequate to cater for existing development, together with new development required in connection with agriculture and horticulture use. The public sewers available to deal with foul and surface water drainage from new development have inadequate capacity. The cumulative effect of further new development would have an adverse impact on the ability of the existing drainage system to cater for existing development.

3 BLACKPOOL CORE STRATEGY DEVELOPMENT ISSUES

The Blackpool Core Strategy Issues and Options document was approved in June 2008 as a first stage towards providing a new development strategy, planning ahead to meet Blackpool's needs to 2026 and beyond.

Crucially, there are much increased requirements for housing and employment, and a range of other evidence base reports supporting the preparation of the Core Strategy are all available to view on the Council's website.

3.1 Key Considerations

There are three key driving forces in land use terms for identifying alternative options for Blackpool's future growth which are requirements embraced in the existing planning framework, in the Sustainable Community Strategy, and in the North West Regional Spatial Strategy. These are:

- The need to provide the right land use framework for fundamental physical change to the inner resort, town centre and residential core which has been identified as a priority for regeneration.
- The need to ensure the provision of sufficient range of both high quality homes and sufficient employment opportunities in sustainable locations to meet residents needs.
- The need to make the most of all the land resources and buildings that contribute to Blackpool as a place to live, work and visit – getting the most from its built and natural environment, its infrastructure and facilities.

The most obvious direct demands are its growth in housing and economic terms. Key housing and related employment needs are required by Government and regional policy to be catered for as part of the national priorities for housing growth. Higher levels of development were also supported by Blackpool Council and the Local Strategic Partnership to support economic growth and regeneration.

The Core Strategy Issues and Options Report identified six broad spatial options for future development, all of which recognized that the realities of land constraints against Blackpool's increased requirements for growth meant that some substantial level of new suburban development would be required. The lands on Marton Moss, representing Blackpool's largest remaining area of undeveloped land, are thus a key focus for the consideration of future development options. Some level of supporting development on the Moss was envisaged by all of the options, while Option 4 "Marton Moss Urban Extension" focused consideration on all the remaining lands on the Moss.

Consultation on the Core Strategy Issues and Options report took place between July 18th and September 26th 2008. This included a Special Area Forum meeting which specifically considered the future implications of the Core Strategy for Marton Moss.

3.2 Central Lancashire and Blackpool Growth Point

Option 5 of the Core Strategy Issues and Options Report was for a wider focus for future development around the M55 Hub, potentially also considering development choices on wider adjoining lands in Fylde Borough directly adjoining the Blackpool boundary. The realities of land constraints in Blackpool mean that all of the Core Strategy options available will need to consider some level of expansion around the M55 hub up to 2026. Reflecting this, and the elevated housing NWRSS requirements, Blackpool and Central Lancashire submitted a Joint Growth Point Bid, and in July 2008 The Government announced that the *Central Lancashire and Blackpool* area had been included in a list of 20 New Growth Points. Selection of the Preferred Option, phasing and general pattern of growth will be determined through the Core Strategy process. Confirmation by Government of Growth Point status was received in 2009.

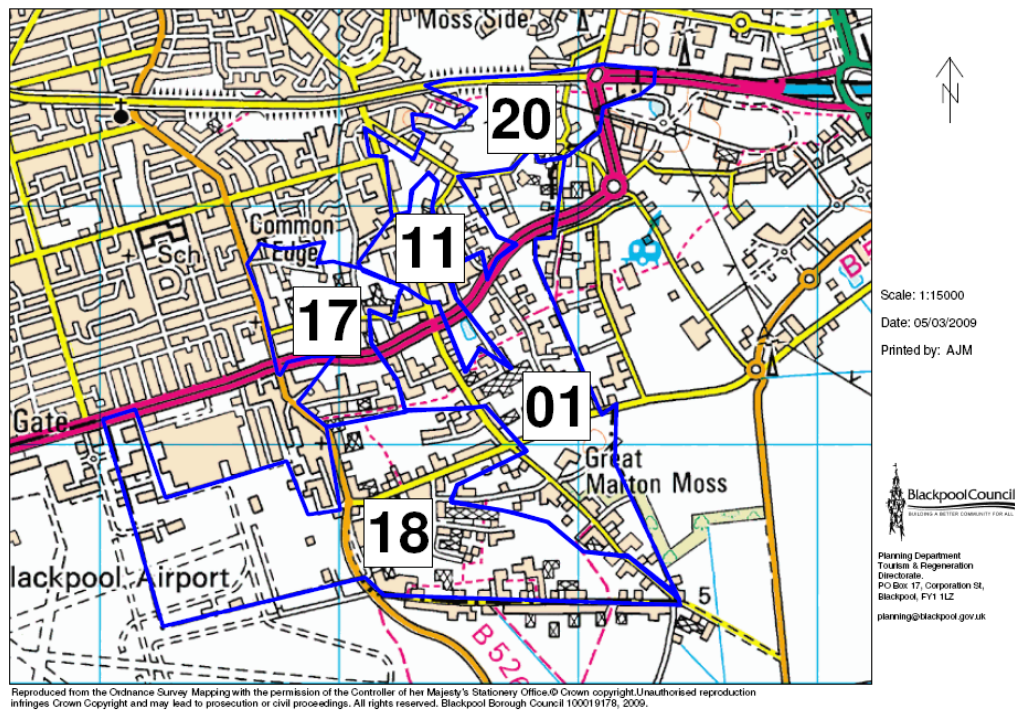
Whatever focus for development is determined, there are significant development issues facing Marton Moss. Against this background this document sets out detailed background information on the pattern of use which now exists on the Moss, its particular characteristics, and the constraints that need to be considered in determining future development policy for the area. This assessment will inform the further progress of the Blackpool Core Strategy, with a Publication Edition of the Core Strategy programmed for later in 2009.

4 DEMOGRAPHIC PROFILE OF MARTON MOSS

The data in this section has been obtained from the 2001 Census. The Office for National Statistics (ONS) holds a wealth of easily accessible information, which can be tailored to the specific study area. The data used to compile the profile for the Marton Moss Area can be found on www.neighbourhood.statistics.gov.uk The physical boundaries of Marton Moss do not precisely coincide with the boundaries of the Output Areas contained on the Census data (these are the smallest areas the Census provides data on) but Census data available provides a useful tool for analysis.

There are 5 Output Areas which encompass the boundaries of Marton Moss. These are: 00EYNQ0018, 00EYNQ0001, 00EYNQ0020, 00EYNQ0011, 00EYNQ0017 and their boundaries are shown on the map below.

Map 1 - ONS statistic boundaries - Marton Moss Area

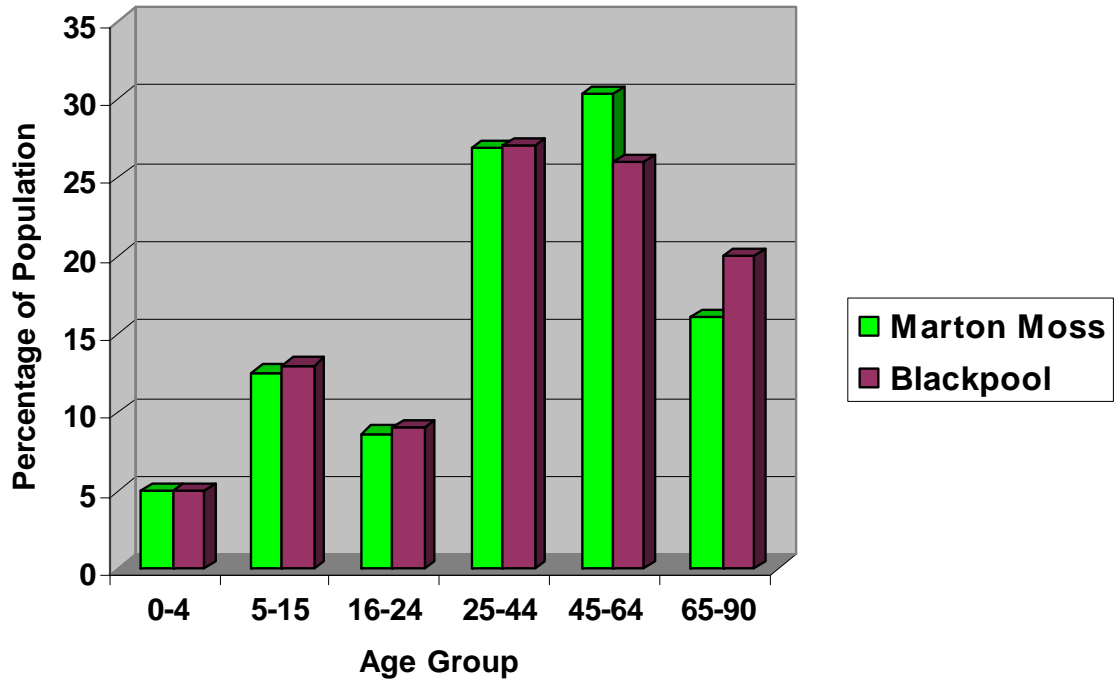


4.1 Population and Density

In 2001 the total population of Marton Moss was 1,469 – just 1% of the total population of Blackpool at 142,282. The area of the Moss (207 hectares) represents 6% of Blackpool's total land area. The much lower average density of population on the Moss of 7 persons per hectare compares with an average density of 41 persons per hectare across Blackpool, as a whole.

4.2 Age of Population

Figure 1 The age profile of the residents of Marton Moss



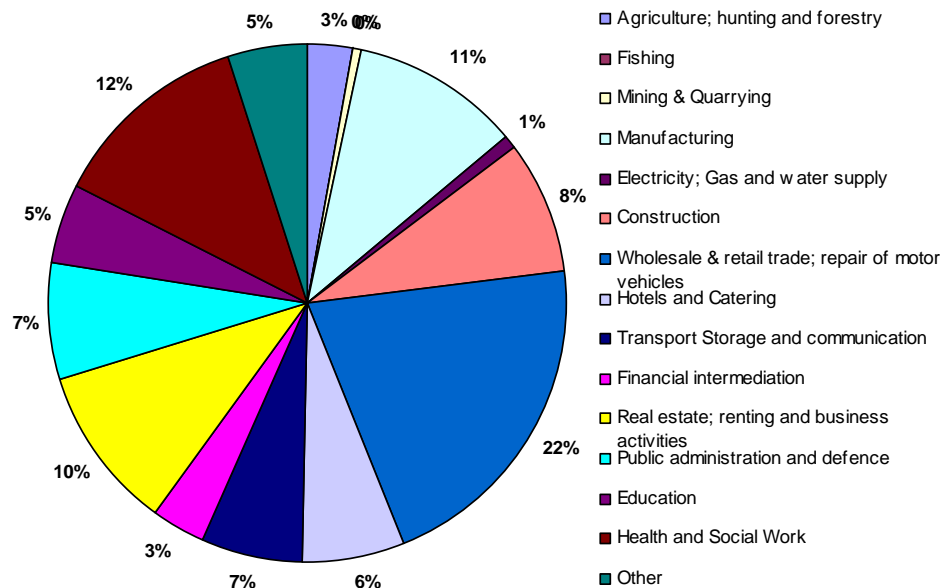
The graph above shows the age profile of Marton Moss closely follows Blackpool's figures.

There are only two age categories where there is a small percentage difference; the Moss thus having a slightly younger profile, with 4% more of its population aged 45-64 and 4% fewer aged 65-90 than wider Blackpool.

The age of the population is spread throughout the age groups. The largest numbers of people are aged 25-44 and 45-64 accounting for 841 people or 57% of the population.

4.3 Employment by Sector

Figure 2 Employment by sector of the population of Marton Moss in 2001



The above Figure 2 relates to “where” Moss residents work, as against the assessment (section 5.2) of the location of businesses on the Moss.

Wholesale & retail trade; repair of motor vehicles employs 146 people or 21% of the population on the Moss and is the highest employer. 12% are employed in Health and Social Work, 11% employed in Manufacturing, 10% in Real Estate. Only 3% of the population are employed in Agriculture.

Table 4 Employment by sector on Marton compared to Blackpool

Employment by Sector	% Employed Marton Moss	% Employed Blackpool	% Difference
Agriculture; hunting and forestry	2.85	0.68	2.17
Fishing	0.00	0.02	-0.02
Mining & Quarrying	0.43	0.08	0.35
Manufacturing	10.68	11.67	-0.99
Electricity; Gas and water supply	0.85	0.38	0.47
Construction	8.26	6.21	2.05
Wholesale & retail trade; repair of motor vehicles	20.80	17.74	3.06

Hotels and Catering	6.27	12.89	-6.62
Transport Storage and communication	6.55	5.94	0.61
Financial intermediation	3.42	3.23	0.19
Real estate; renting and business activities	10.11	8.07	2.04
Public administration and defence	7.26	9.28	-2.02
Education	5.13	4.92	0.21
Health and Social Work	12.39	12.55	-0.16
Other	4.99	6.35	-1.36

Differences in percentages in this table equate to a very small amount of people and therefore the employment profile of residents of the Moss follows very closely to the Blackpool wide employment profile.

4.4 Car Ownership

The 2001 census data shows that there are 615 households on Marton Moss and 872 vehicles (cars or vans) illustrating a number of the households have more than one vehicle. However there are 103 households which have no car in the area.

The 85.6% household car ownership on the Moss is a very much higher figure than the 62.8% household car ownership for Blackpool as a whole. This presumably reflects the more urban fringe/ rural character of the area, the need for better access to a car and reduced access to public transport, as well as a generally more affluent resident population.

4.5 Socio – Grade Classification

Figure 5 Socio-Grade of residents living in Marton Moss compared with Blackpool

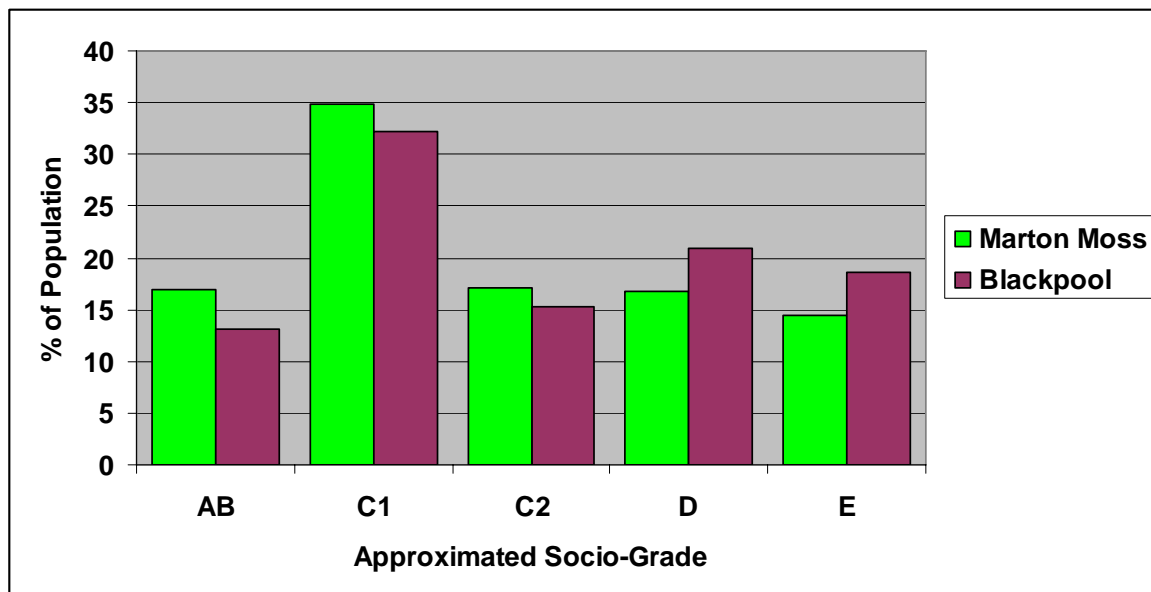


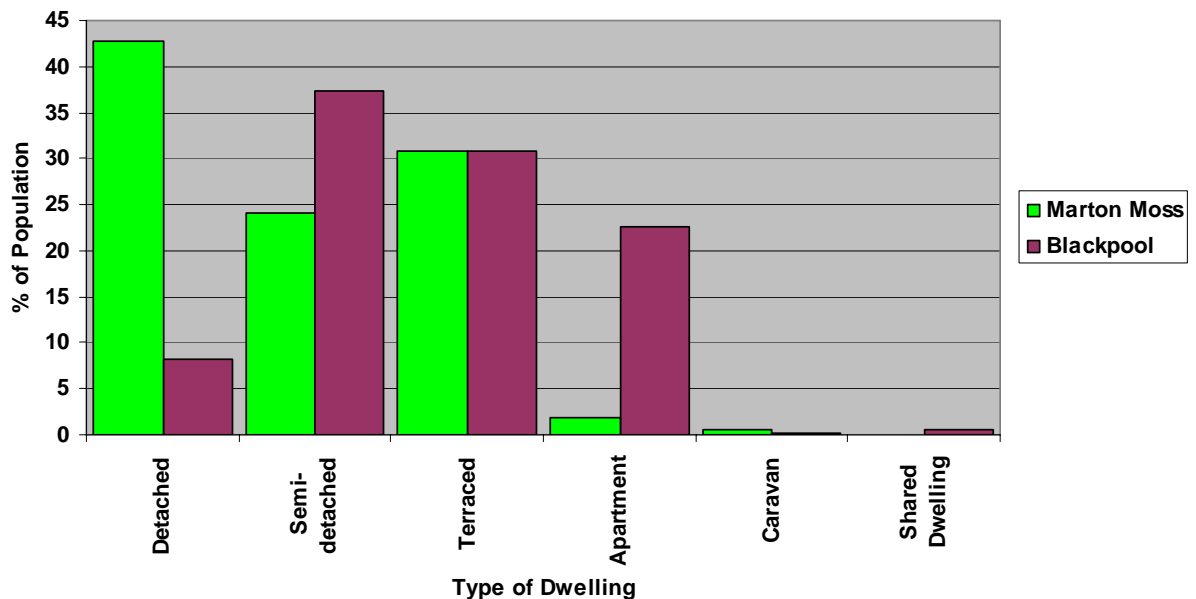
Table 5 to show the approximated Socio-Grade of residents living in Marton Moss compared with Blackpool

Approximated Socio-Grade	Marton Moss	Blackpool
AB: Higher and intermediate managerial /administrative / professional	17%	13%
C1: Supervisory, clerical, junior managerial / administrative / professional	35%	32%
C2: Skilled manual workers	17%	15%
D: Semi- Skilled manual workers	17%	21%
E: On state benefit, unemployed, lowest grade workers	14%	19%

Table and Figure 5 above show that although the Marton Moss profile is similar to Blackpool, the Moss has a greater proportion of its residents in the higher AB and C1 grades accounting for 52% of the population. 34% of the Moss population are in C2 Skilled manual workers and D Semi-Skilled manual workers. The Moss has a lesser number in group E with 14% of its population compared to 19% of wider Blackpool.

4.6 Residential Dwelling Type

Figure 6 - Type of Dwelling on Marton Moss compared to Blackpool



This graph illustrates that 42% of the population of the Moss live in a detached house or bungalow in 2001. This is a much higher proportion of the population compared to 8.2% living in a detached dwelling in Blackpool. 37% of the population live in semi detached housing, 30% in terrace housing. Less than 2% of the Moss residents live in Flats /apartments compared to 23% of the population of Blackpool.

5 CHARACTER AND LAND USE OF THE MOSS

5.1 Broad Description

The Marton Moss countryside area covers an area of 207 hectares on the south eastern edge of Blackpool, and comprises the only large remaining area of undeveloped lands in the local authority area. Its character is different from the more open countryside, reflecting its former high concentration of glass houses, with the area now largely a mix of horse grazing land, dwellings set in large gardens, together with former and remaining glasshouses.

Physically, the Moss is bounded by Yeadon Way to the north (on the raised former railway embankment) and by Division Lane on the Local Authority boundary to the south. To the west Common Edge Road defines the limit of the existing intensely developed Blackpool urban area. To the east the local authority boundary separates it from wider areas of adjoining moss lands and more open countryside within Fylde Borough.

The completion of the A5230 Progress Way in 1996 dissected the lands within the Moss, and it is now easily discernable to view the lands to the north between Progress Way and Yeadon Way as three separate sub-areas. See map 1 overleaf.

The lands north of Chapel Road (A) comprise the largest swathe of remaining open lands within the Moss, historically reflecting the fact that this is Grade 3 agricultural land used for grazing in contrast to the former high concentration of glass houses elsewhere on the Moss, which mainly comprises Grade 2 agricultural land.

The lands between Bennett's Lane and Progress Way (B) originally comprised such lands and were mainly in horticultural use. These lands have lost their importance as a market gardening area. They are bounded on three sides by housing, and by Progress Way to the south, and lie directly to the south of the earlier "80 acres" lands on the Moss that were developed for housing from 1985 onwards. A (currently undetermined) planning application for the development of these lands for housing was made by Kensington Developments in 2008.

The remainder of the lands to the north of Progress Way and to the south of Chapel Road (C) are more typical of the rest of the Moss to the south of Progress Way, comprising a still concentrated form of development different from other countryside areas, but nevertheless remaining largely rural in character.

To the south of Progress Way the remaining lands (D, E, F, G) are further dissected by Midgeland Road, which runs north to south across the area, and by School Road, which runs east-west. Along the main road frontages, and most particularly on Common Edge Road and School Road, there is a more intense pattern of development, where dwellings formerly or, in some instances, still associated with horticultural holdings are located.

Together, Yeadon Way, Progress Way, and School Lane running east-west across the Moss effectively divide the Moss into three distinct areas, summarized in the table below and shown on map 1.

Lands on Marton Moss: Summary (see Map 1)		
A	North of Chapel Road	22.8 Hectares
B	Between Chapel Road and Progress Way	28.7 Hectares
C	Between Bennetts Lane and Progress Way	20.2 Hectares
D	Between Progress Way/ School Road (W of Midgeland Rd)	35.3 Hectares
E	Between Progress Way/ School Road (E of Midgeland Rd)	29.7 Hectares
F	South Of School Road (W of Midgeland Rd)	53.4 Hectares
G	South of School Road (E of Midgeland Rd)	16.7 Hectares
MARTON MOSS TOTAL		207 Hectares

5.2 The Changing Agricultural/Horticultural Importance of The Moss

Natural England's Agricultural Land Classification (ALC) places land into five grades on a national basis: Grade 1 being the most versatile to Grade 5 being the least versatile.

The map in Appendix 1 shows the majority of the Moss is designated as high quality Grade 2 agricultural land, with some moderate quality Grade 3 land to the north. Despite the ALC grading for the Moss it is evident that the type of market gardening enterprises which previously flourished on the Moss are no longer viable on the same scale.

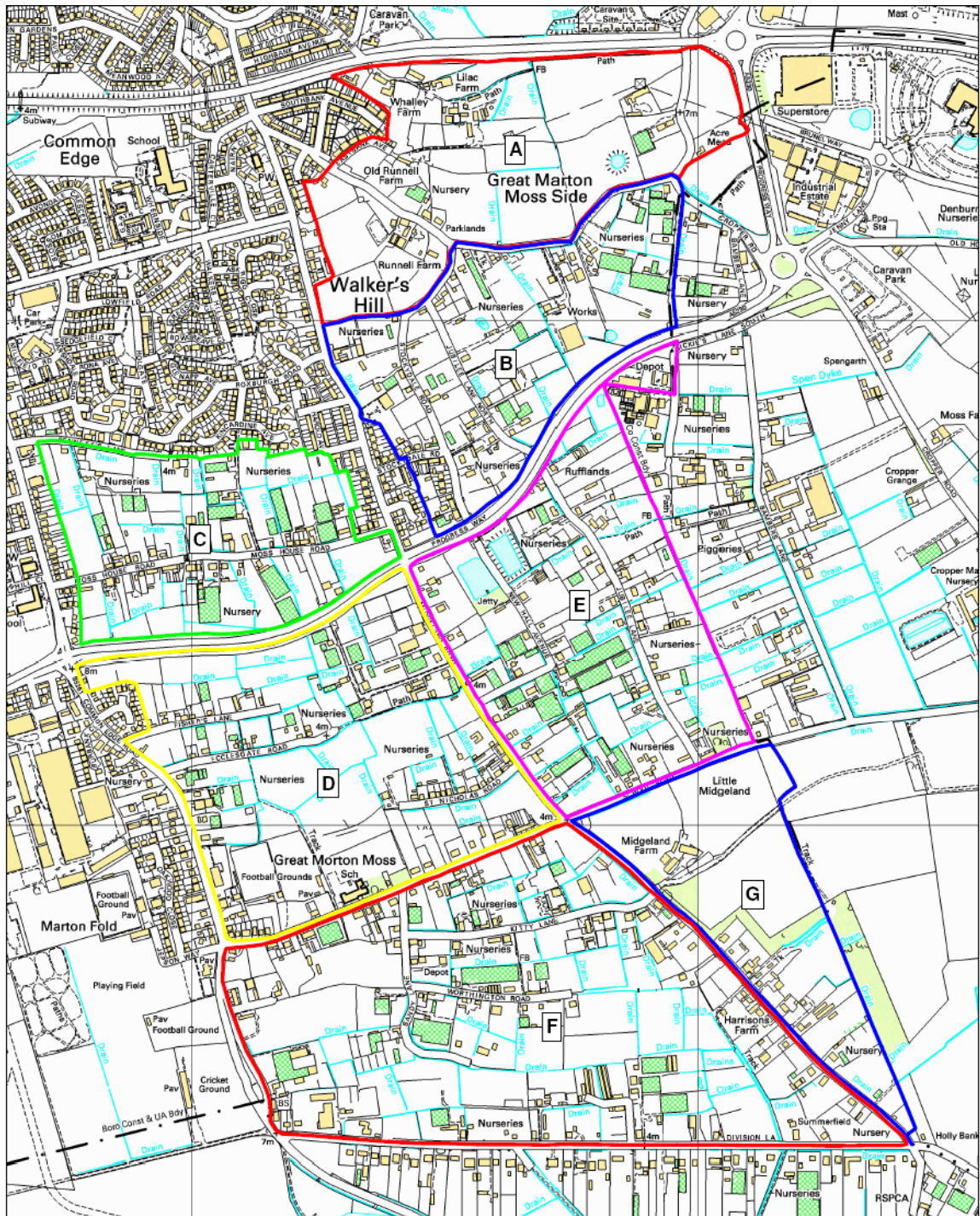
The extract from the 1960 Development Plan for Blackpool states "On Marton Moss... the horticultural value is very high. The subsoil is peat moss. It is an extremely valuable food producing area by rotation cropping. The land is extensively covered by glasshouses of which the main produce is tomatoes and lettuce."

Many of the businesses on the Moss have since fallen into disuse and a substantial number of dwellings are no longer occupied in connection with agricultural or horticulture. Some of the land is used for the keeping and grazing of horses and for riding establishments, some is used for recreation, and other lands have simply become substantial gardens for private country dwellings.

The decline of horticultural industry has been matched by a pressure for new housing within the countryside unconnected with agriculture (see section 5.3).

A search of Yellow Pages on the internet (Source: Yellow Pages, Preston 2008/2009; www.yell.co.uk) identifies the following horticultural or equestrian business operating on Marton Moss within Blackpool.

Map 1: Lands at Marton Moss: sub-areas



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Blackpool Council
BUILDING A BETTER COMMUNITY FOR ALL

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Title: Lands on Marton Moss
Scale: 1:10000
Date: 02/03/2009 Printed by: AJM

Table 1: Agricultural, Horticultural and Horse Stabling Businesses within the Defined Marton Moss Countryside Area (Source: Yellow Pages)

Type of Business	No at Marton Moss	
Garden Centre	5	<ul style="list-style-type: none"> ➤ Baguley's Garden Centre, Midgeland Road, Blackpool ➤ Hargreaves D F & M, The Ranch, Dickies Lane South, Blackpool ➤ Singleton House Plants Ferndale Nurseries , 285 Midgeland Road, Blackpool ➤ Derek D Stevens, Rosedale Nurseries, Laundry Road, Marton Moss ➤ Trebaron Garden Centres Ltd, 350 Common Edge Road, Blackpool
Market Gardens and Farm Shops	2	<ul style="list-style-type: none"> ➤ J Barrow & Son, Welwyn Nurseries, Worthington Road, Marton Moss ➤ Geraldine Nurseries, New Hall Avenue, Marton Moss
Nurseries Horticultural – Retail	3	<ul style="list-style-type: none"> ➤ Crowder's Nurseries, Division Lane Blackpool (MM) ➤ www.youplant.co.uk Moss Lodge, Docky Pool Lane, Blackpool ➤ Dean Nurseries, Chapel Road
Fruit and Vegetable Growers	1	<ul style="list-style-type: none"> ➤ G.D Amatiello Tomato Growers
Nurseries Horticultural – Wholesale	1	<ul style="list-style-type: none"> ➤ R Cookson & Son, Holme-Lea, New Hall Avenue, Blackpool ➤ Dean Nurseries, Chapel Road
Horse Stabling	2	<ul style="list-style-type: none"> ➤ Midgeland Riding School, 460 Midgeland Road, Blackpool ➤ Pen-y-Bont Stables

In addition the search found that there are very few Agricultural/Horticultural Businesses elsewhere in Blackpool.

The search did not find any businesses in Marton Moss or wider Blackpool for the following businesses;

Agriculture and Commodity Merchants,
 Hay and Straw Merchants,
 Agricultural Supplies,
 Compost, Peat and Mulches
 Agricultural Wholesalers
 Flower Wholesalers
 Fruit and Vegetable wholesalers
 Agricultural and commodity merchants
 Seed Merchants
 Turf and Soil Suppliers

Agricultural contractors
 Horticultural consultants

This search provides a useful tool to highlight the significant decline of the horticultural businesses in Marton Moss and elsewhere in Blackpool and confirms the declining horticultural importance of Marton Moss. A map showing the location of businesses on Marton Moss is attached in Appendix 6

There is some difficulty in establishing precise number of agricultural/horticultural businesses, and the number of persons employed in these sectors at Marton Moss due to limited data sources. However an assessment has been made using Experian March 2007 data.

Table 2 Employment by type of business at Marton Moss

Sector	No Employees
Agricultural / Horticultural	20
Builders and Construction	21
Caravan and Cars	18
Pubs, Restaurants, Food	41
Education	78
Other Services	130
Total	308

The table shows that only 20 people are employed in Agricultural / Horticultural employment on the Moss. Of the other 288 persons employed on the Moss, the highest employers are children’s day nurseries and St Nicholas School. In both employment and land use terms this data supports other evidence illustrating the decline of the Agricultural / Horticultural importance on the Moss.

5.3 Review of changing character of Moss (analysis of planning applications)

Appendix 2 lists in full all planning applications for development within the Marton Moss area submitted to the council between Jan 1991 and October 2008. This section provides a detailed analysis of these planning applications. Table 3 provides a summary of total applications.

Analysis of planning applications 1991 - 2001

Despite Marton Moss historically being part of the Borough where significant numbers of horticultural/agricultural units were located, only 17 applications for “horticultural/agricultural” uses for the area were submitted between Jan 1991 and Jan 2001. Of these, the majority were stables, rather than market gardening uses some of which have been for domestic/private use. Only 5 of the 17 applications

were for horticultural/agricultural uses, with a further 2 applications to retain an existing horticultural use.

From 1996 onwards there has been no demand for new horticultural/agricultural uses at Marton Moss. This has been accompanied by pressure for new residential premises unconnected with horticulture or agriculture. Since 1996 12 applications for planning permission for new (i.e. not replacement) dwellings with the Marton Moss Countryside Area were submitted, 9 of which were refused. Significant demand for non-horticultural/agricultural uses over the past decade has come primarily from caravan sites and storage and industrial uses.

Table 3: Summary of Total Planning Applications at Marton Moss 1991- 2008

Type of Development applied for	Total	% of	No	No	No	No
	applns	Total	Approved	Refused	allowed on appeal	dismissed on appeal
Temporary homes for agricultural workers	2	0.84		2		
Permanent homes for agricultural workers	9	3.80	1	8		1
Removal of agricultural occupancy conditions	6	2.53	6	1	1	
COU to permanent dwellings	1	0.42	1	1	1	
New dwellings unconnected with horticulture/agriculture	18	7.59	7	10		5
New horticulture/agriculture uses, & applns for retention of existing uses (private & commercial)	17	7.17	12	3		
Replacement dwellings	3	1.27	3			
Storage of caravans/caravan sites, incl. gypsy caravan sites & sale of caravans	19	8.02	7	12	1	3
General Householder (extensions and porches etc)	117	49.37	98	15	1	2
Commercial/Retail (including demolition of retail buildings)	2	0.84	2			
General Storage/industrial	15	6.33	5	10	1	1
Offices	2	0.84	2			
Catteries/liveries/riding schools stables unconnected with agricultural uses	10	4.22	9	1		
Miscellaneous	16	6.75	13	3		
Total	237	100	166	66	5	12

The information in Table 3 has been analysed for 2 periods Jan 1991 – Jan 2001 and from Feb 2001 – Oct 2008 (See Appendix 2).

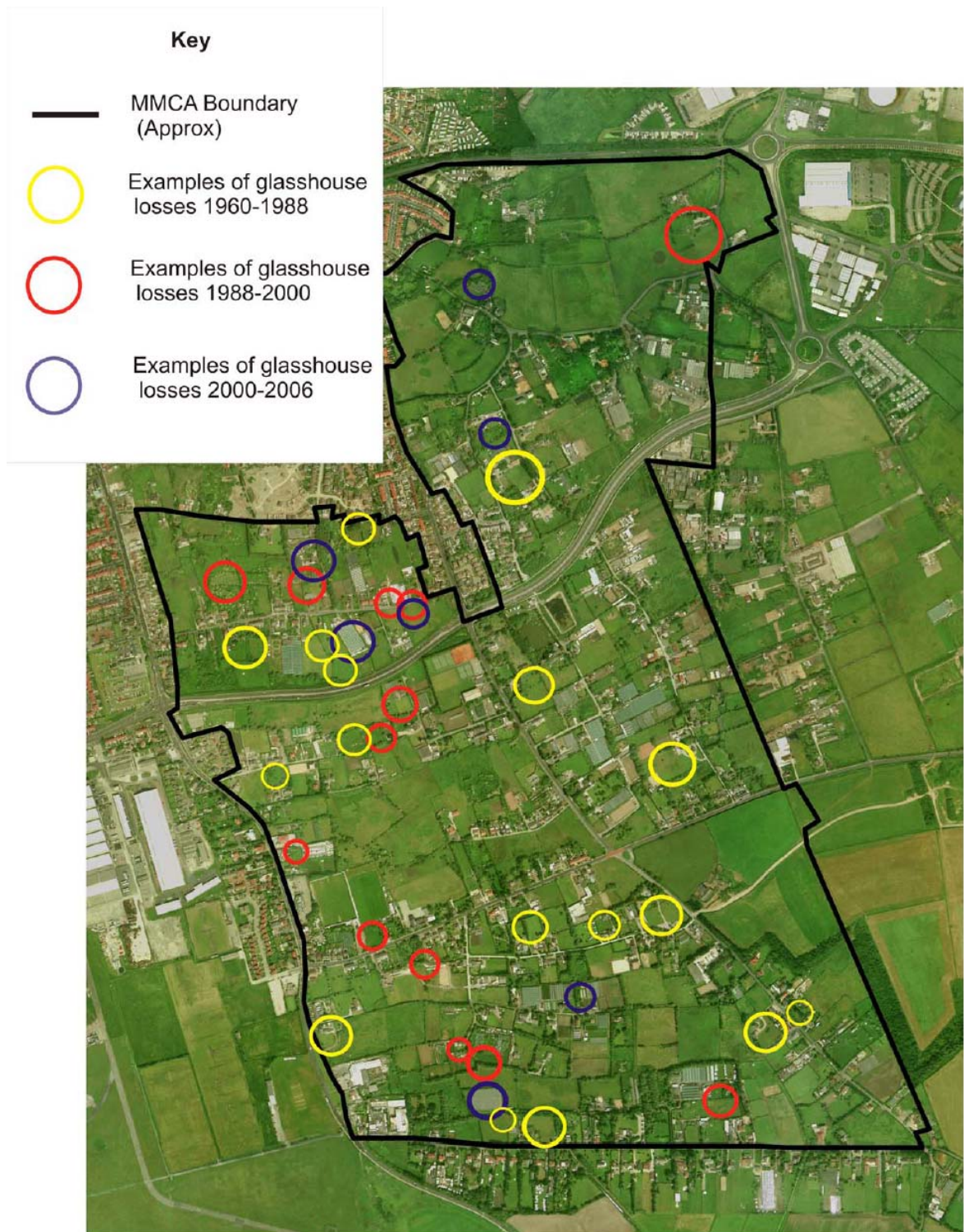
Analysis of planning applications 2001-2008

From 2001-08 the 47 applications received is significantly less, just a quarter of the 192 applications received in the previous 10 years. This shows a decline in total activity during the period Feb 2001 – Oct 2008, and presumably reflects the established stricter application of restrictive plan policies on the Moss. There were no planning applications for new “horticultural/agricultural” uses for the area in this period, with 3 applications for the removal of agricultural occupancy conditions. This has been accompanied by 6 applications for new residential premises unconnected with horticulture or agriculture. Demand for non-horticultural/agricultural uses over the past decade includes 2 applications for caravan sites and 2 applications for storage and industrial uses.

5.4 Aerial Assessment of Glasshouse Losses

The map overleaf, although at a small scale, is based on a more detailed aerial map analysis of changes in the presence and/or state of repair of glasshouses. It shows glasshouse losses on the Moss between 1960 and 2006, reflecting the decline in horticultural use on the Moss over the period.

Map 2 - Glasshouse losses on the Moss between 1988-2006



6 COMMUNITY INFRASTRUCTURE

6.1 Drainage and Groundwater Issues

Recent extensive flooding across the UK and concerns about climate change have heightened awareness and the need for Government and local planning policy to reduce as far as practicable the risks to people and the developed and natural environment from flooding. It is essential flood risk is properly taken into account in the planning of developments and that measures are taken to reduce the risk of flooding and the damage which floods cause.

National Planning Policy Statement PPS 25 on Development and Floodrisk sets out the government's policy advising Local Planning Authorities on how planning should facilitate and promote sustainable patterns of development, avoiding floodrisk and accommodating the impacts of climate change.

The Environment Agency's Flood Risk map for south Blackpool is set out in Appendix 4. The Environment Agency Flood Map and associated information is intended for guidance only, and cannot provide details for individual properties. The map shows current best estimates of the areas at risk from flooding from rivers and the sea only and does not consider other sources. All of the land within Marton Moss is outside the blue areas shown on the Flood Zone Map, being in Flood Zone 1 (low probability). Some limited areas of Marton Moss Sites were punctuated by areas of Flood Zone 2 on the earlier Environment Agency maps which meant they had a likelihood of flooding during a 1 in 1000 year event. However, refinements in flood risk modeling has reclassified these lands as low risk.

Marton Moss is not a flood plain or washland, and is not now at any significant risk from fluvial or tidal flooding. The main risk of flooding in this area is from the drainage of surface water.

From 2001 to date there have been approximately 30 recorded flooding incidents in Marton Moss (Southern Drainage Area) which are detailed in Appendix 3. These have been due to incidental blockages in watercourses and operational failures at Lennox Gate Pumping Station during intense rainfall events. Included are a number of domestic or localised incidents of flooding as a result of temporary watercourse or culvert blockages due to inadequate maintenance or deliberate interference with drainage outlets.

The main difficulty, that needs to be resolved for any new development is the separate drainage of surface and foul water without causing flooding, pollution, or sterilising the land. Drainage constraints must be addressed and would add considerably to any development costs.

An historical overview of drainage developments at Marton Moss

The southern area of Marton Moss was largely unsewered before the 1930's when an overall scheme for the comprehensive drainage of this area of the Borough was prepared.

In **1936**, a Pumping Station was built at Lennox Gate to cater for the Cherry Tree Road Area and land West of Common Edge Road. This subsequently reached its full capacity.

In **1950/51** a land drainage system was implemented for the discharge of water from the whole of the Moss, to a culvert at Highfield Road.

In **1956** the Council constructed a system for the first-time drainage of existing properties and any new properties to be used in connection with viable agricultural /horticultural holdings for the part of the Moss east of Midgeland Road and south of Chapel Road (septic tanks and other similar techniques were used previously). The allowance was 1 house per three acres, which was since exceeded. This system discharges to the culvert at Highfield Road.

In **1963** the Council embarked on a scheme for the first-time drainage of existing properties and any new properties to be used in connection with viable agricultural/ horticultural holdings, in the south of the Moss. A pumping station was provided at the junction of Midgeland Road and Moss House Road.

In **1973** the Council approved the development of 32 hectares of land off Highfield Road. As the existing drainage system had insufficient capacity to accommodate surface water run-off from the area, a large retention tank was built to store these flows and discharge into the main culvert at Highfield Road at a very low rate, i.e. the rate of discharge from the land before development.

The development of the Moss area, and the areas around Preston New Road and St Annes Road, together with the discharges from land drainage of existing properties since 1951, has resulted in the culverts and the Lennox Gate pumping station being loaded near to capacity.

Prospective developers in the past would have favoured the use of hydrobreak (attenuation) systems to hold back flows. Storage and attenuation devices overcome the inadequacies of limited capacity in a drainage system, by holding-back run-off from the site into the drainage system. Such devices might exceptionally be acceptable to overcome the drainage shortcomings where a development is otherwise acceptable on planning policy grounds. However, it would not be acceptable or satisfactory as a general policy because of the inherent shortcoming of these devices, particularly the high maintenance cost which they can create.

The Council's consistent stance has been to refuse such application on the basis that permitting small scale residential developments with attenuation systems would, in the absence of adequate capacity in the public sewers, set a precedent for furthered hoc development. Cumulatively, such development would have had a detrimental effect on the ability of the existing drainage system in the Marton Moss area to cope with the flows from existing and future bona fide agricultural, horticultural and related uses for which the existing system was designed.

Between 1958 and the 1990's the Council won all appeal decisions, on the basis of the drainage constraints on any residential development beyond narrow policy guidelines. In some cases refusals made only on the ground of drainage constraints (i.e. where there were no planning reasons for refusal) were upheld on appeal.

Existing drainage system at Marton Moss

Blackpool's drainage system is split into three broad areas – north of Gynn Square, south of Gynn Square and Marton Moss.

The majority of the existing system is combined. Surface water sewers discharge into watercourses, which eventually return to the wastewater network. A series of pumping stations covers the whole of the Moss.

The Moss is flat and low-lying, and consequently not all sewers can be fed by gravity. The bulk of the existing foul and surface water is pumped first to Highfield Road, from where it is discharged westwards to Lennox Gate, where base flows are passed downstream by gravity to Manchester Square Pumping Station, ultimately being transferred to Fleetwood Wastewater Treatment Works. Storm flows are discharged directly to the Irish Sea via a discharge main from Lennox Gate to Harrowside.

The existing wastewater network of the Moss is near to capacity (this is an issue both on site with regard to any proposed development land, and off-site with respect to the capacity of the existing sewerage network and Lennox Gate pumping station) and is only capable of accepting flows from existing development, together with new small-scale 'frontage' development. The only recent demands placed on the system have been small or single housing developments.

The Future

The way forward would depend on the extent of any future development proposals for the Moss. A new Drainage Area Plan (DAP) will need to be produced for the whole of the Moss and any developer will be required to submit detailed proposals to both the Council and United Utilities, setting out the potential increased main drainage requirements and taking into account the shorter and longer term proposals for the future of the Moss.

Any new housing development at the Moss will need to give detailed consideration as to how surface water drainage is connected into the foul sewer. This is to ensure the capacity in the sewer is not taken up with 'clean water' which then has to be treated along with the associated risk to foul flooding of properties and prevent pollution of the environment at storm sewer overflow. Due to the Bathing Water Directive, United Utilities are required by the Environment Agency to limit discharge to the Bathing Water and store excess flows in the network which does put pressure on the system. The length of the Fylde Tunnel, in times of low flows may cause problems with septicity, due to low flows being retained in the sewer for long periods and due to the flat topography of the area.

United Utilities will require any planned developments to fully investigate future sewage treatment options for the Moss as a whole.

Any Environment Agency requirements would need to be built into the agreed drainage strategy, National Planning Policy Statement 25: Development and Flood Risk advises that all new development should, as far as possible, incorporate sustainable drainage systems (SUDS) i.e. permeable paving, landscaping, water butts, basins and ponds. It is essential that surface water discharges do not exceed existing levels and that SUDS are incorporated into development, to limit surface water discharges, and also to help protect Marton Mere. SUDS attenuate the rate of surface water discharged to the system, improve the quality of the water and offer

other developments offer other benefits in terms of promoting groundwater recharge, encouraging wildlife and providing visually attractive amenities.

6.2 Highways Infrastructure

This section details the roads within the Marton Moss and provides detail of the defined road type as identified in the Blackpool Local Plan 2001/2016 – Adopted June 2006.

The Moss is bounded by the primary distributor road Yeadon Way to the north (on the raised former railway embankment) and by Division Lane on the Local Authority boundary to the south. To the west the secondary distributor road, the B5261 Common Edge Road defines the limit of the existing intensely developed Blackpool urban area.

The completion of the primary distributor road, the A5230 Progress Way in 1996 dissected the lands within the Moss, and it is now easily discernable to view the lands on the Moss as three distinct areas split north-south by Yeadon Way, Progress Way, and to the north between Progress Way and Yeadon Way. The lands are further dissected north to south by a local distributor route, Midgeland Road.

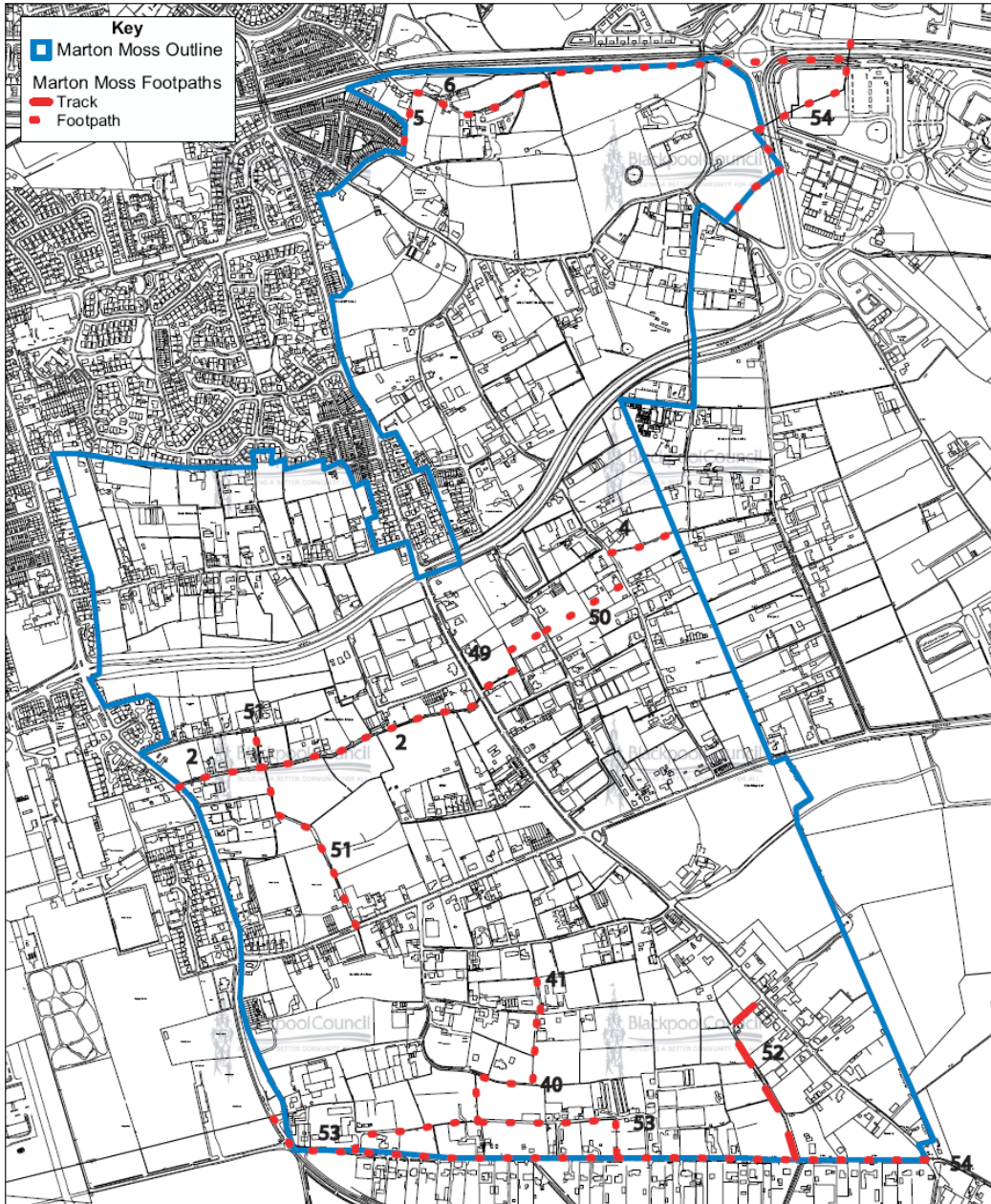
In terms of future development, access to any potential development sites will need to be from the existing main road network within the area, with Progress Way providing direct links to the Motorway and south Blackpool.

Within this grid there are a series of small roads:

- To the north of the Moss: Chapel Road which runs semi circular north west to north east; Jubilee Lane North, Stockydale Road and Cropper Road.
- To the north-west : Bennetts Lane, Moss House Lane and Docky Pool Lane
- To the south New Hall Lane, Jubilee Lane and Kitty Lane provide local access roads. Fishers Lane; Ecclestone Road, St Nicholas Road, Sandy Lane and Worthington Road are not through roads.

6.3 Public Footpaths and Open Space Network

Map to show public footpaths in Marton Moss



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Title: Map of Public Rights of Way in Marton Moss

Scale: 1:10000

Date: 09/06/2009 Printed by: AJM

Table to show location of footpaths in Marton Moss

No	Location of Footpaths	Length
2	From Common Edge Road in an easterly direction to Midgeland Road. Known as Ecclesgate Road	635
4	Leading from Jubilee Lane to Westby – With – Plumpton parish boundary	138
5	Leading from Eastbank Avenue northwards to Whalley Lane and Footpath no 6	134
6	Leading from footpath no. 5 south-eastwards to Clandy Boye Piggeries entrance.	140
7	Leading from Footpath no.6 north-eastwards by the side of a drain to the southerly side of the railway embankment to Chapel Road	475
40	Leading from the Lytham St Annes Parish boundary at Division Lane between Sycamore Nurseries and Brookside Cottage in a northerly Direction for 170 metres to Sandy Lane then in an easterly direction on the north side of the drain, for 117 metres then in a northerly direction to Worthington Road.	435
41	Leading from Worthington Road in a northerly direction to Kitty Lane	136
49	Leading from Midgeland Road Along the driveway of number 245 Midgeland Road in a north-easterly direction, then in a north westerly direction and a north easterly direction to join New Hall Avenue opposite Footpath no. 50.	90
50	Leading from New Hall Avenue opposite Footpath no. 49 in a north-easterly direction to Jubilee Lane	88
51	Leading from School Road in a north-westerly direction to Footpath no., Ecclesgate Road and then onto Fisher's Lane.	448
52	Leading from Division Lane in a north-westerly direction and a north-easterly direction to join Midgeland Road	190
53	Leading from Division Lane in a northerly direction then in an easterly direction running parallel to Division Lane and crossing Footpath no .40 and past Old School House Farm, the path turns in a southerly Direction to rejoin Division Lane.	695
54	Leading from Chapel Road opposite Footpath no.7 alongside the disused railway line in a westerly direction to the Borough Boundary	300

Access to the Moss is mostly via the network of unmade tracks and small lanes detailed in Section 6.2, with relatively few public footpaths across the area. A number of footpaths run close to the northern and southern boundaries of the Moss. A footpath route also dissects the lands wet to east half way between Progress Way and School Road. There are however, large areas of the Moss where there are currently no public footpaths. See map and table above for exact location of the footpaths.

6.4 Wider Community Infrastructure

The implications of any significant development proposals would need to be considered on future community infrastructure and provision. In particular the impacts of development proposals on educational and health facilities would need to be fully assessed.

Such an assessment will need to be undertaken and will be set out in detail in the Infrastructure Assessment which will be prepared as a further part of the detailed evidence base to support and inform the further development of the Cote Strategy.

This section briefly summarises the current position regarding infrastructure provision on Marton Moss itself.

Education

The current level of primary school provision, is limited to that appropriate to the existing needs of the area and there is no secondary school provision on the Moss, the nearest being Highfield Humanities College and St Georges A Church of England Business and Enterprise College.

Retail

Retail provision on the Moss is limited to a Newsagents and grocery store. However the Moss is within a ten minute drive of the three large superstores located in Blackpool to the North of the Moss:

- Morrisons Supermarket, Squires Gate Lane
- Tesco Superstore, Clifton Road
- Asda Superstore, Cherry Tree Road.

Highfield Road located to the North West of the Moss is identified as a district centre in the Blackpool Local Plan and offers convenience shopping provision.

Vicarage Road to the North of the Moss also offers an Iceland and Netto stores.

Health

The current level of health provision on Marton Moss is one GP surgery and one dentist.

Blackpool Primary Care Trust has recently gained planning permission to build a 'Super Health Centre' on Stony Hill Avenue located in South Blackpool, which also serves the existing Moss area. This facility will include

4 GP's, PCT Services, GUM Clinic, children's services, community dentistry, minor injuries unit and a pharmacy. Estimated completion is October 2010.

Other

There are other wider community facilities within the Moss area itself, listed in Table 7 below.

The source of the information in the table above is www.yell.co.uk. This provides a good illustration of provision on the Moss. Some additional provision may exist which is not available from this source.

Table 7 - Community facilities located in the Marton Moss area

Provision	Location
<u>Churches</u>	St Nicholas Church, Common Edge Road, Blackpool. Our Lady of the Assumption ,125 Common Edge Road, Blackpool Marton Moss Methodist Church, Midgeland Road, Blackpool
<u>Schools</u>	St Nicholas C of E Primary School Our Lady of the Assumption Primary School
<u>Doctor</u>	Abbey Dale Medical Centre, 50 Common Edge Road, Blackpool
<u>Dentist</u>	J Lord, Common Edge Road, Blackpool
<u>Chemist:</u>	27 Common Edge Road, Blackpool
<u>Social Clubs</u>	Stanley Ward Conservative Club, 92/94 Common Edge Road, Blackpool
<u>Sports Clubs:</u>	Lawn Tennis Club, Midgeland Road, Blackpool Community Playing Fields, Common Edge Road Fylde Croquet Club, Midgeland Road Squires Gate Football Club, School Road Blackpool Wren Rovers Football Club, School Road
<u>Animal Welfare</u>	RSPCA Animal Welfare Centre, Division Lane, Blackpool
<u>Shops:</u>	Newsagents, Common Edge Road, Blackpool Blackpool
<u>Private Businesses for community</u>	Private day nursery for children – Mooreville Nursery
<u>Pub</u>	Shovels Inn, 260 Common Edge Road, Blackpool

7 BUILT AND NATURAL ENVIRONMENT

7.1 Historic Environment

There are very few original buildings typical of the historic origins of the Moss. Most of the buildings on the Moss were developed gradually in a dispersed pattern throughout the twentieth century.

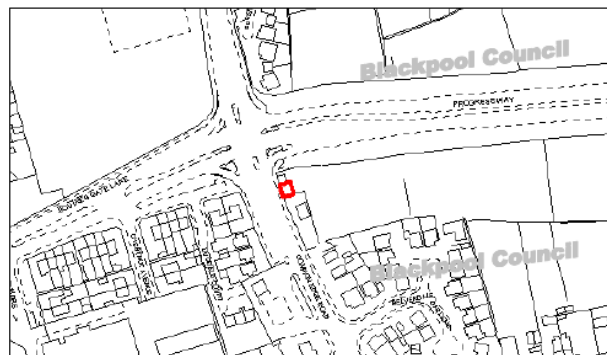
The Lancashire Historic Town Survey Programme Blackpool Historic Town Assessment Report April 2005 focuses on the town as a whole but includes a reference to the Marton Moss area as follows:

“Another main type of walling material by the eighteenth century was cobblestones. Cobbles mixed with some brick are a feature of the walling at Walkers Hill Farm, and of two probable encroachment cottages off Common Edge Road.” (p44)

Reflecting this Listed Buildings in Blackpool include 3 buildings on the Moss:

“Blowing Sands” 166 Common Edge Road, Blackpool – Grade II Listed 20.10.1983

Probably built in the late eighteenth century, this cobble and brick cottage with slate roof was originally two dwellings. There are two very low storeys at the front, with a plain doorway and two roughly square windows on each floor. The two metre high cobble and brick garden wall on the north side has a mid-nineteenth century workshop backing on to it.

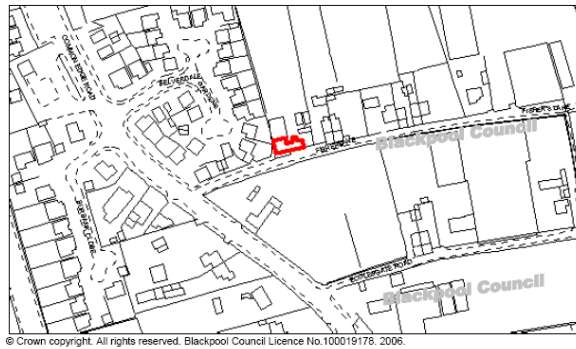


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1 and 2 Fisher's Lane, Blackpool – Grade II Listed 20.10.1983

These now rare examples of single-story cobbled walled dwellings were probably built in the late eighteenth century roofs are now thatch, slate and corrugated iron. Both dwellings have doors close to the gable ends and two rectangular windows in the front wall.



Walkers Hill Farm Midgeland, Blackpool – Grade II Listed – 31.10.1989

Last quarter of C18. Cobbles with some brick; roofs originally thatched, now corrugated iron (over house). Slate and corrugated asbestos over barn/shippon attached (but of different build, possibly c.180). House, 2 storeys, regular 2-window range with door to left; all windows with Yorkshire sashes. Rear with 2 ground-floor windows. Barn with large wagon doors and door to shippon; rear projects beyond line of house. The shippon roof is partially collapsed. Interior: remarkably intact fittings and plan. Flag floor; 2 shallow-chamfered ceiling beams with original joists; brick baffle (or heck) partition. Slightly lower iron fire surround with decorative panels and paterae; Victorian range (by Hallmark & Gill of Blackpool). Winder stair to rear. Service rooms divided by axial partition; simple sunken panel doors with strap hinges throughout. The first floor retains its early low partitions, planked, the doors with strap hinges. Roof: side purlins and ridge piece. The house is divided by a full height division. A rare survival of a C18 Fylde cobble-built farmhouse (the only one surviving in Blackpool District).



A more detailed separate report has been commissioned on the characterisation of the built environment and landscape features of the Moss, which will also form part of the evidence base supporting the Core Strategy.

7.2 Nature Conservation Issues

National Planning Policy Statement 9: Biodiversity and Geological Conservation requires that Local Development Frameworks should indicate the location of designated sites of importance for biodiversity and identify areas or sites for the restoration or creation of new priority habitats.

This section provides an up to date description of the environmental characteristics within the Moss and makes reference other nearby sites of importance within the Borough. A separate more detailed Habitats Survey of the Moss has also been commissioned from consultants, which will also form part of the evidence base supporting the Core Strategy.

Blackpool Borough Council has one Site of Scientific Interest – Marton Mere, which is one of the few remaining natural freshwater sites in Lancashire. Although this site not located within Marton Moss, SSSI's should be given a high degree of protection under the planning through appropriate policies and plans. Any development proposals must therefore fully assess any future impact on Marton Mere.

Apart from the statutory designated national site of importance at the Mere, Blackpool has a number of local biological sites (BHS's) non- statutory wildlife sites. Sites are afforded protection through their inclusion in the Lancashire County Council Joint Structure Plan and the Blackpool Local Plan. One such site has been identified within Marton Moss. In 2008 the field off Chapel Road was designated a BHS for Common Meadow Rue. The site is 825.30 Sq M in length and a map is attached in Appendix 5. Further information can be obtained from Lancashire County Council Environment Directorate.

Blackpool's intensely built-up urban area means much of the remaining open land has important landscape, nature conservation and environmental value and increases the importance of optimising the amenity value of remaining undeveloped land. Substantial development proposals or any proposals affecting prominent or sensitive sites should have regard to their landscape character and include an assessment of their potential impact on the open and urban landscape.

A large amount of open land is protected from the development by other policies of the Plan, including public open space, sites of nature and conservation value, Green Belt and Countryside Areas. Churchyards, school grounds, wasteland, neglected sites and even railway embankments and roadside verges can also have wider amenity and environmental benefits for the community. Where such sites are identified as of importance, the Council will seek their conservation.

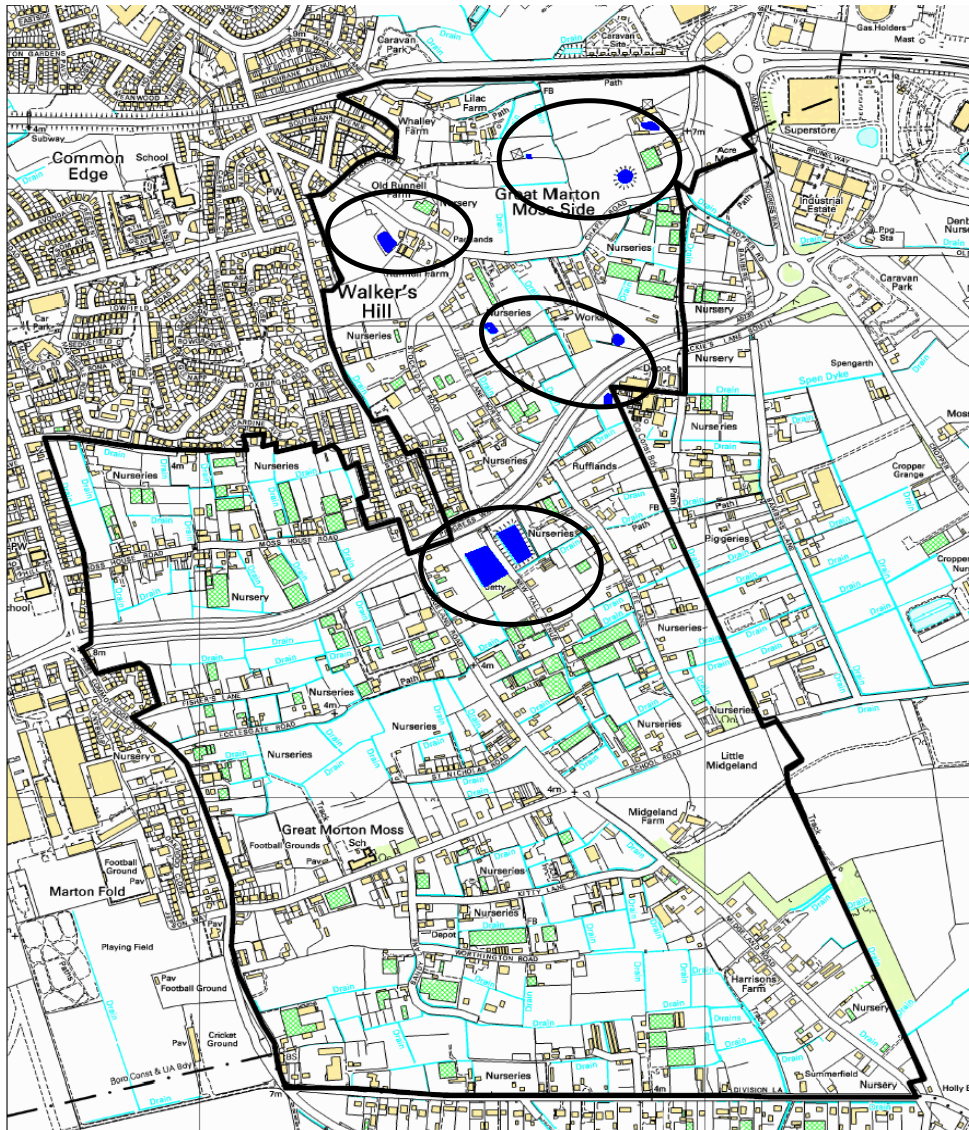
Ponds are a particularly important landscape feature on remaining open lands on the edge of the Blackpool urban area, mostly on North East Blackpool. A small number of ponds do remain on the Moss, particularly to the north of the area, none of which are currently designated as Biological Heritage sites but all ponds are potentially considered to be of Local nature conservation interest. The map below shows the ponds which are clearly visible on a map of the Moss.

This map is indicative only. Any future development proposals would need to be informed by a detailed assessment of proposed development lands to establish the presence / absence of protected species, and particularly European Protected Species such as bats and Great Crested Newts. Great Crested Newts (including their eggs, tadpoles and juveniles) and their habitats are protected by national and international law. Great Crested Newts are known to occur within 1km of the Marton Moss Area. It is unclear whether they are present at Marton Moss itself and further investigation will be required.

Blackpool Council Sustainability Manager informed the study there may be Tree Sparrow and Corn bunting between School Lane and Division Lane, both UK BAP priority species. There are bat roosts at unknown sites which would also need to be investigated further

Environmental Impact Assessment procedure must be followed for certain types of development before they are granted development consent. The requirement for EIA comes from a European Directive (85/33/EEC as amended by 97/11/EC). The procedure requires the developer to compile an Environmental Statement (ES) describing the likely significant effects of the development on the environment and proposed mitigation measures. The ES must be circulated to statutory consultation bodies and made available to the public for comment. Its contents, together with any comments, must be taken into account by the competent authority (e.g. local planning authority) before any consent is granted.

Map - Ponds on Marton Moss



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The Hedgerow Regulations came into force on 1st June 1997. To protect important hedgerows from the threat of removal. Under the regulations it is against the law to remove most countryside hedges without permission. The regulations set out a range of criteria to determine what constitutes 'important hedgerows'. For Marton Moss the main considerations relate to criteria 6-8 which specify a range of bird species and woody species that, if present, will warrant the preservation of the hedgerow. If the hedgerow is next to a public footpath or bridleway, this will similarly justify its retention.

8. SUSTAINABILITY APPRAISAL

Hyder Consulting was commissioned in April 2008 to undertake an “Assessment of Strategic Options”. Their summary of strengths and weaknesses of Option 4 – Marton Moss Urban Extension was set out in the Core Strategy Issue and Options document, June 2008, and is again set out below.

Option 4 consists of a major new sub-urban expansion at Marton Moss. This option has only limited provision for supporting development in the inner urban regeneration areas so the benefits realised there would be smaller. There are few significant environmental constraints to development in this area and whilst ‘greener’ areas would be lost, they do not represent the same character and quality of the more rural locations identified in Option 3.

This option could potentially provide 5000 dwellings. There are however uncertainties as to whether it could create a truly sustainable community. It has sufficient critical mass to become more self-sufficient and sustainable transport proposals have been suggested. However, the layout and former uses for the site suggest that employment provision could be limited which is a significant weakness. It is expected that supporting shops, community facilities and services would be provided and a range of housing to meet local needs would also be inherent.

This option would perform significantly better against the SA objectives if there was a strong commitment to it being developed and designed as a sustainable community following principles associated with the Growth Point proposal in Option 5 and also the Best Practice in Urban Extensions and New Settlements guidance from the Department of Communities and Local Government (DCLG).

Without such a commitment, it is considered that this option should not be taken forward, as it would not be in the best interests of delivering a sustainable Blackpool.

Hyder Consulting’s more detailed Sustainability Appraisal assessment was made available for consultation together with the Core Strategy Issues and Options report and sets out a range of recommendations as to how any negative impacts of this option could be mitigated through the following measures:

- All developments should be encouraged to consider safety by design.
- Greenfield land should be maintained and enhanced where possible. Any loss of open space should be replaced.
- Employment development should be located within close proximity to adequate transport links, to ensure support for overall economic development across the borough.
- It should be ensured that employment development creates opportunities for local people, in order to ensure a reduction in economic inequalities.

- In order for some town centre benefits to be realised, suburban developments should be located within close proximity to public transport links to allow connectivity and to promote use of sustainable transport measures.
- It is recommended that all areas with biodiversity potential, particularly important designated areas, are safeguarded and where possible enhanced. Any loss of open space should be replaced.
- Suburban extensions should maximise opportunities for the creation of green corridors, providing connectivity between the more urban areas and open space.
- All development should be in-keeping with the existing character and quality of the townscape / landscape.
- New development should not result in the loss of floodplain or increased flood risk. The implementation of SUDS should be encouraged.
- Suitable traffic assessments and air quality modelling, if necessary, should be conducted when appropriate.
- Energy efficiency and the use of renewables should be promoted in all developments.
- The use of sustainable natural resources should be encouraged in all new developments, and standards such as the Code for Sustainable Homes should be considered.
- It is essential that sustainable waste management is incorporated within all developments.
- It should be ensured that new development is located near to public transport links / facilities to encourage sustainable transport modes. Developments should consider the promotion of sustainable travel e.g. through implementation of Green Travel Plans.

APPENDICES

Appendix 1 - Map of Agricultural Land Classification

Appendix 2 - Planning Applications from 1991 – 2008

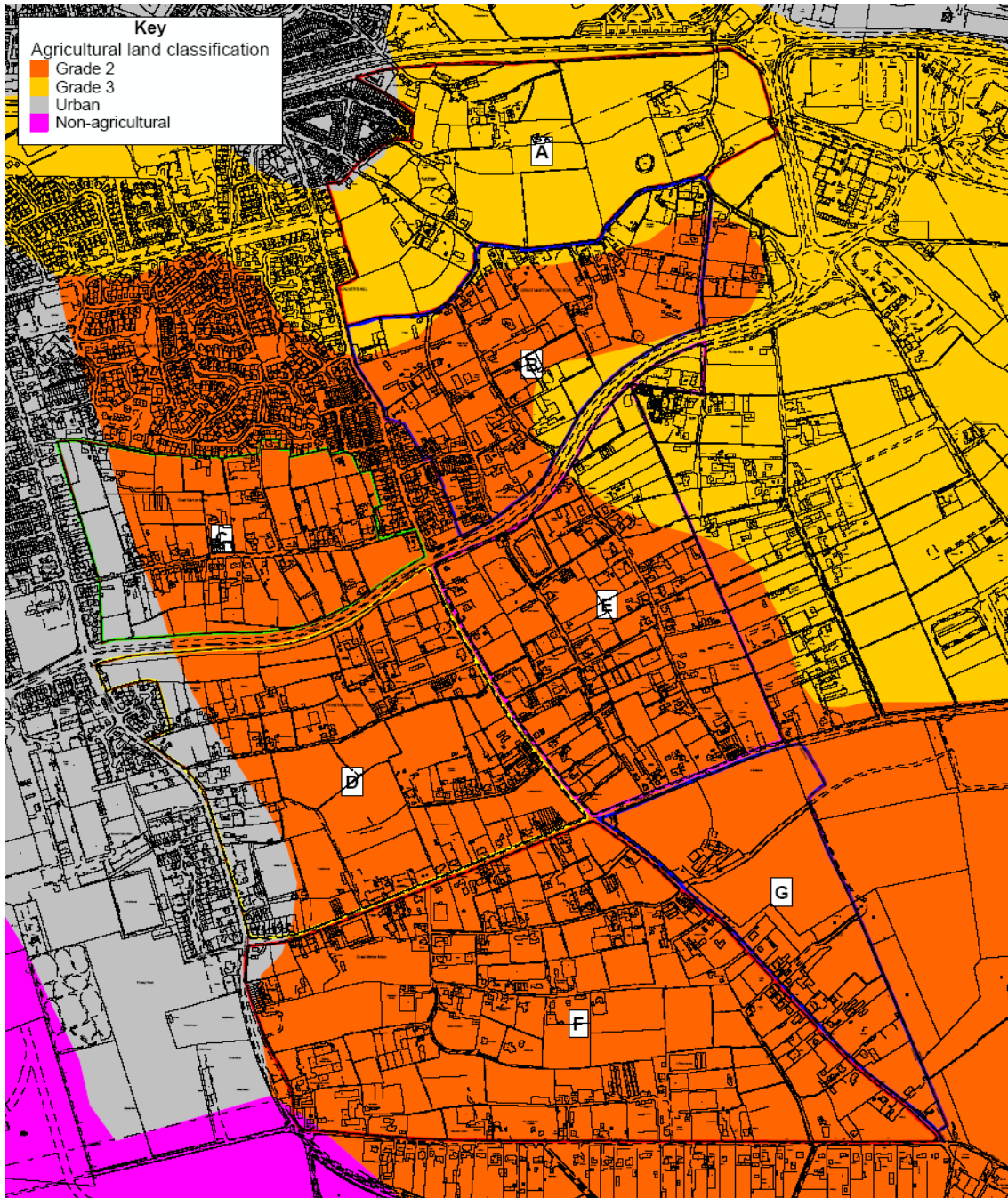
Appendix 3- Schedule of Flooding at Marton Moss

Appendix 4 - Strategic Floodrisk Assessment Map

Appendix 5 - Chapel Road Biological Heritage Site

Appendix 6 - Map of Businesses and Services at Marton Moss

Appendix 1 – Map to show Agricultural Land Quality of the Moss



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Title: Marton Moss Agricultural Land Quality

Scale: 1:10000

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Appendix 2 – Planning Applications on the Moss

Planning Applications at Marton Moss Jan 1991- Jan 2001

Location	Proposed Development	Date Received	Decision
Bennett's Lane (adj no 2)	Temp site compound & associated access	9.6.97	Approved
Bennett's Lane (Cliff House)	Erection of bldg to from storage area for laundry	14.7.98	Approved
Bennett's Lane (Strawberry Villa)	Use of swimming pool for teaching lessons	10.7.95	Approved
Bennett's Lane (Strawberry Villa)	Erection of 1st floor rear extension	27.11.98	Approved
Bennett's Lane (Virginia Cottage)	Erection of single-storey extension to outbuilding to form additional storage area	17.11.00	Approved
Chapel Road (Chapel House)	Extension of ridged roof over existing flat roof	27.1.92	Approved
Chapel Road (Acre Mead Nurs)	Erection of bldg to form stables & ancillary storage	8.11.96	Approved
Chapel Road (Lea Bank)	Erection of bldg extensions	22.2.96	Approved
Chapel Road (Lea Bank)	Erection for private use bldg to form 6 stables, grooming & tack rooms & incidental storage	13.8.97	Approved
Chapel Road (Moss Hey Garages)	Use as waste transfer station & storage of skips & vehicles for mini skip hire business	17.3.94	Refused
Chapel Road (Pen-y-bont)	Erection of side & rear extensions	21.12.95	Approved
Chapel Road (Pen-y-bont)	Erection of 13 stables for personal use, & use of adjacent area as paddock	21.12.99	Approved
Chapel Road (Pen-y-bont)	Erection of 4 floodlights to paddock area	6.9.00	Approved
Chapel Road (Runnell Nurs)	Erection of 1st floor rear extension	19.8.93	Approved
Chapel Road (Runnell Nurs)	Erection of bldg & use as private swimming pool	11.5.94	Approved
Chapel Road (Sunny View)	Erection of extensions to form study, kitchen etc	25.3.91	Approved
Chapel Road (Sunny View)	Erection of extension & use as day nursery & managers accommodation	23.6.95	Refused
Chapel Road (Sunny View)	Erection of single-storey side extension	1.6.99	Approved
Common Edge Road	Installation OF new ramped access, erection of porch	6.3.98	Approved
Common Edge Road (No 202)	Refurbishment of dwelling house incl new patio	9.9.93	Approved
Common Edge Road (No 224)	Removal of condn. restricting occupancy to agric wker	8.4.98	Approved
Common Edge Road (No 228)	Demolition of dwelling house & retail building: erection of bldg for sale of caravans & ancillaries	24.5.96	Approved
Common Edge Road (No 228/238 - Blackpool Caravans)	Erection of detached single-storey bldg	20.11.91	Approved
Common Edge Road (No 232)	Use of land for sale of caravans (Blackpool Caravans)	27.2.95	Refused

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Common Edge Road (No 260)	(New Shovel Hotel) installn of ramped access & roof	22.4.98	Approved
Common Edge Road (No 350)	Erection of single-storey side extension	6.8.96	Approved
Common Edge Road (No 350)	Erection of side extension	6.8.96	Approved
Common Edge Road (No 350)	Erection of entrance extension & canopy to front of Trebaron Garden Centre	15.9.95	Approved
Common Edge Road (No 350)	Erection of single storey gazebo to rear	7.1.98	Approved
Common Edge Road (No 350)	Erecting front extension & covered walkway to gden centre	24.2.99	Approved
Dickies Lane (ADJ Midlad Nurs)	Use of land for siting of mobile residential home & storage of bldg materials	22.2.96	Refused
Dickies Lane (adj Midland Nurs)	Use of land for siting of moble residential home & storage of bldg materials	15.7.96	Refused
Dickies Lane (Midland Nurs)	Erection of agricultural workers dwelling	18.1.93	Refused
Dickies Lane (Midland Nurs)	Erection of agricultural workers dwelling	21.7.98	Refused
Dickies Lane (Midland Park)	Use of premises as residential dwelling & garden	21.7.98	Refused
Dickies Lane (Newfield Nurs)	Use of land for siting of agric worker's caravan	21.3.94	Refused
Dickies Lane (Newfield Nurs)	Use of land for the storage of caravans	23.5.95	Refused
Dickies Lane (Newfield Nurs)	Erection of side extension	10.10.95	Refused
Dickies Lane (Newfield Nurs)	Use of land as leisure facility, incl assault course	11.3.98	Refused
Dickies Lane (Newfield Nurs)	Use of land for the storage of caravans for 3 years	12.9.98	Refused
Dickies Lane (Newfield Nurs)	Cont of use of land for the storage of caravans (2 yrs)	2.9.99	Approved
Dickies Lane (Springdale)	Use of agric bldg as waste transfer station	14.1.99	Refused
Dickies Lane (The Ranch)	Formation of pitched roof to existing porch	27.5.99	Approved
Dickies Lane North (adj Southside)	Erection of 4 stables, feed room & sand paddock	2.6.00	Approved
Division Lane	Erection of single storey bldg for agric use	11.6.96	Refused
Division Lane (adj Homestead)	Erection of 1 detached dwelling	20.6.95	Refused
Division Lane (Atalaste)	Removal of condn restricting occupation to agric wker	18.8.94	Refused
Division Lane (Brookside Nurs)	Erection of extension to form kitchen	31.4.98	Approved
Division Lane (Charnwood Hse)	Alterations & new conservatory	31.3.93	Approved
Division Lane (Fern Bank)	Erection of detached bldg to form stables	21.5.96	No decision
Division Lane (Fern Bank)	Erection of wall & conservatory	17.7.98	Approved
Division Lane (Homestead)	Erection of 2 storey dwelling house	22.12.00	No decision
Division Lane (Larbreck Nurs)	Erection of conservatory to side	12.7.96	Approved
Division Lane (Lindor)	Erection of extensions	22.12.93	Approved
Division Lane (Sherwood Hse)	Use of land for storing caravans	14.4.99	Refused

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Division Lane (Summerfield)	Extension of rear extension	15.3.91	Approved
Division Lane (Summerfield)	Use of bldg for storage & repair of amusement mach	1.6.93	Refused
Division Lane (Summerfield)	Use of garage as workshop	8.2.93	Refused
Division Lane (The Nook East)	Erection of conservatory & use outbuilding as dog grooming parlour	31.3.95	Approved
Division Lane (The Nook West)	Erection of detached garage & conservatory	28.9.98	Approved
Ecclesgate Road (No 2A)	Erection of extension, conservatory & pitched roof	26.8.93	Approved
Ecclesgate Road (No 3)	Erection of extension & conservatory to rear	17.11.99	Refused
Ecclesgate Road (No 8)	Erection of single storey bldg to form stables/tack room	4.5.99	Approved
Fisher's Lane (adj No 8)	Erection of detached bungalow & garage	30.3.98	Refused
Fisher's Lane (adj No 8)	Erection of 2 buildings to form stables	23.6.00	Approved
Fisher's Lane (adj No 9)	Use of land for storage of 26 caravans	7.5.99	Refused
Fisher's Lane (No 9)	Erection of 4 tunnels for mushroom growing	26.10.94	Approved
Jubilee Lane (Applewood)	Erection of a detached dormer bungalow	13.2.97	Refused
Jubilee Lane (Applewood)	Use of land as a gypsy caravan site for 4 caravans	18.4.00	Approved
Jubilee Lane (Ashley Villa)	Erection of single storey extension	29.2.96	Approved
Jubilee Lane (Broadlands)	Erection of extensions	2.4.91	Approved
Jubilee Lane (Broadlands)	Use of church day nursery as permanent s/c flat	5.9.97	Approved
Jubilee Lane (Delmashaugh)	Single storey rear extension	12.6.92	Approved
Jubilee Lane (Falling Royd)	Retention of builder's hardcore area & sand paddock	13.1.94	Approved
Jubilee Lane (Falling Royd)	Removal of agricultural occupancy condition	17.12.97	Approved
Jubilee Lane (Falling Royd)	Erection of porch	13.7.00	Approved
Jubilee Lane (Little Pippin)	Erection of single storey rear extension	8.7.96	Approved
Jubilee Lane (Many Pitto)	Erection of extensions	29.5.91	Approved
Jubilee Lane (Mosslands)	Erection of stables, barn & formation of sand paddock	5.9.95	Approved
Jubilee Lane (Olcote)	Use land to site mobile home	16.3.92	Refused
Jubilee Lane (Parkway Stables)	Use of land as gypsy caravan site for 4 caravans	29.7.97	Refused
Jubilee Lane (Rufflands)	Use land for siting of agric workers mobile home	10.6.91	Refused
Jubilee Lane (Rufflands)	Erection of block of 4 turkey rearing units	10.6.91	Approved
Jubilee Lane (Wonaker)	Erection of conservatory to side	12.8.94	Approved
Jubilee Lane Nth (St Benedicts)	Erection of wall to front	6.6.97	Approved
Jubilee Lane Nth (St Benedicts)	Erection of extensions	21.6.95	Approved
Jubilee Lane Nth (St Benedicts)	Erection of conservatory to front & conservatory	5.9.96	Approved
Jubilee Lane (Wheatlands)	Demolition of existing dwelling house & erection of 2 storey replacement dwelling house	18.10.99	Approved

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Kitty Lane (Avondale)	Erection of 2 storey replacement detached dwelling	3.9.98	Approved
Kitty Lane (Forabunder Nurs)	Retention of part bldg for horticulture	12.6.96	Approved
Kitty Lane (Fylde Foreign Bird Farm)	Erection of detached building	28.9.99	Refused
Kitty Lane (Kingston Nurs)	Erection of agricultural workers dwelling	12.6.91	Approved
Kitty Lane (The Poplars)	Retention of bldg for horticulture	9.9.94	Refused
Laundry Road (Delphene)	Erection of 2 storey side extension	3.4.97	Refused
Laundry Road (Delphene)	Erection of 2 storey side extension	30.9.97	Approved
Laundry Road (Delphene)	Erection of 2 storey side extension	13.7.98	Approved
Midgeland Road	Erection of bldg for use s indoor riding school	15.5.97	Approved
Midgeland Road (No 231)	Erection of extension	5.3.92	Approved
Midgeland Road (No 245)	Erection of part single storey, part 2 storey rear extension to form private accommodation	22.12.94	Approved
Midgeland Road (No 245)	Erection of 2 storey rear extension	9.9.94	Refused
Midgeland Road (No 245)	Rear extension to form private accommodation	28.12.94	Approved
Midgeland Road (No 245)	Land levelling to prevent flooding of garden	15.5.96	Approved
Midgeland Road (No 245)	Erection of conservatory to rear	19.01.01	No decision
Midgeland Road (No 272)	Erection of extensions	10.6.95	Approved
Midgeland Road (No 272)	Erection of extension	12.9.95	Approved
Midgeland Road (No 272)	Erection of railings	6.3.96	Refused
Midgeland Road (No 272)	Erection of wall	17.7.96	Approved
Midgeland Road (No 287)	Use land for siting of mobile dwelling	18.12.92	Refused
Midgeland Road (No 287)	Use land for siting of mobile dwelling	29.1.93	Approved
Midgeland Road (No 287)	Erection of bldg for indoor riding school & tack shop	18.7.94	Approved
Midgeland Road (No 330)	Erection of single storey dwelling	7.4.00	Refused
Midgeland Road (No 330)	Erection of extensions	8.6.00	Approved
Midgeland Road (No 343)	Erection of extension	19.3.96	Approved
Midgeland Road (No 393)	Erection of extension	5.11.93	Approved
Midgeland Road (No 393)	Erection of private garage	21.5.99	Approved
Midgeland Road (No 395/397)	Erection of extensions & use as a rest home	12.8.91	Approved
Midgeland Road (No 395/397)	Erection of front extension	11.10.93	Approved
Midgeland Road (No 395/397)	Erection of extension	12.9.96	Approved
Midgeland Road (No 395/397)	Erection of extension	28.11.97	Refused

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Midgeland Road (No 395/397)	Erections of side extension with roof lift	8.7.98	Approved
Midgeland Road (No 395/397)	Erection of extensions	8.7.98	Approved
Midgeland Road (No 397)	Erection of rear extension to form 3 addit bedrooms	12.4.96	Approved
Midgeland Road (No 397)	Erection of extension to create 7 additional bedrooms & lounge area	28.11.97	Refused
Midgeland Road (No 411)	Use as caravan store and private dwelling house	30.12.92	Refused
Midgeland Road (No 442)	Use of bldg to house swimming pool & games room	7.3.91	Approved
Midgeland Road (No 442)	Erection of run of stables for use as livery/dining school	4.8.99	Approved
Midgeland Road (No 446)	Erection of garage	26.11.98	No decision
Midgeland Road (No 450)	Erection of garage	15.11.98	Approved
Midgeland Road (No 450)	Erection of conservatory	5.4.00	Approved
Midgeland Road (No 460)	(Midgeland Riding School) Conv of o'bldgs to staff room	9.9.92	Approved
Midgeland Road (No 460 - Harrison Nurseries)	Conversion of bldg for staff accomm, lecture room etc	29.7.97	Approved
Midgeland Road (No 506)	Erection of bldg for agricultural use	11.6.96	No decision
Midgeland Road (No 516)	(Catspaws Sanctuary) Erection of bldg to form cattery	14.7.99	Refused
Midgeland Road (No 518)	Erection of extensions	29.3.93	Approved
Midgeland Road (No 518)	Erection of rear extension to MOT workshop	25.8.94	Refused
Midgeland Road (No 518)	Erection of extension to rear of commercial garage to form storage space	28.10.98	Refused
Midgeland Road (No 518)	Erection of extension to garage to form stables	13.5.97	Approved
Midgeland Road (No 560)	Erection of extension	19.11.91	Approved
Moss House Road (No 2)	Erection of extension & garage	4.7.96	Refused
Moss House Road (No 4)	Erection of extension	4.7.96	Refused
Moss House Road (No 4)	Erection of extension	10.7.97	Approved
Moss House Road (No 7)	Use of agric land as part of residential curtilage & erection of private garage	24.5.96	Approved
Moss House Road (No 14)	Erection of garage and conservatory	16.5.94	Approved
Moss House Road (No 22)	Erection of rear conservatory	6.8.93	Approved
Moss House Road (No 22)	Erection of side extension	16.11.98	Approved
Moss House Road (No 22)	Erection of garage	25.6.00	No decision
Moss House Road (No 39)	Erection of extension	6.5.92	Approved
Moss House Road (No 46)	Erection of porch & pitched roof	29.1.01	No

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			decision
Moss House Road (No 47)	Erection of extension	17.7.91	Approved
Moss House Road (No 48)	Erection of private garage	16.4.93	Approved
Moss House Road (No 48)	Erection of rear conservatory	2.6.97	Approved
Moss House Road (No 50)	Use of land for the storage of caravans	4.7.96	Approved
Moss House Road (No 55)	Erection of agricultural greenhouses	13.2.91	Approved
Moss House Road (No 65)	Use rear store as workshop & garage (GF) & flat (1F)	15.1.96	Refused
Moss House Road (No 71)	Erection of extensions & alterations	13.11.00	Approved
Moss House Road, opp 71-81	Retention of single storey bldg for storage of hay in connection with grazing of horse	10.7.96	Approved
Moss House Road, opp 71-81	Erection of residential development	7.12.98	Refused
New Hall Ave North (Lakeside)	Erection of a replacement detached dwelling house	13.6.00	Approved
New Hall Ave North (Lakeside)	Erection of single detached dwelling house	30.8.00	Approved
New Hall Ave (Holly Cottage)	Erection of extensions & conservatory	18.10.94	Approved
New Hall Avenue (K&S Nurs)	Erection of bungalow for use by an agricultural worker	20.7.94	Refused
New Hall Avenue (K&S Nurs)	Erection of bungalow for use by an agricultural worker	11.4.97	Refused
New Hall Avenue (Rosedale)	Erection of extension to form garage & games room with bedroom over in roof	12.2.00	Refused
New Hall Avenue North (No 3)	Use premises as private dwelling house in breach of agricultural occupancy condition	10.8.00	Approved
New Hall Avenue (No 16) Sansaska	Use of premises for storage of tungsten carbide drills	27.5.99	Refused
New Hall Avenue (No 16) Sansaska	Use part of premises as office	15.12.99	Approved
New Hall Avenue South	Erection of a detached dwelling	30.4.95	Refused
Sandy Lane (White House)	Retention of dwelling in breach of pl perm (1970)	14.8.95	Approved
Sandy Lane (White House)	Erection of extensions, conservatory & private garage	15.5.96	Approved
Sandy Lane (Whiteacre)	Use of stables as transit warehouse (storage)	20.4.95	Refused
Sandy Lane (Whiteacre)	Erection of side extension to form covered area & 'granny flat' over	14.12.99	Approved
School Rd (Squires Gate FC)	Erection of floodlighting columns	17.4.98	Approved
School Rd (St Nicholas Schl)	Erection of extension to form classroom	11.8.97	Approved
School Rd (St Nicholas Schl)	Erection of single storey rear extension	2.8.00	Approved
School Rd (Wren Rovers FC)	Erecting of changing rooms & fitness facilities	10.12.93	Refused
School Rd (Wren Rovers FC)	Erection of building	20.6.97	Approved
School Road (Fairfields)	Use of property as 2 independent residential dwellings	31.7.98	Approved
School Road Greenacres)	Erection of detached dwellinghouse	26.6.94	Refused

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School Road (Pensylvaia)	Erecting of bldg to form cat sanctuary	23.02.00	Approved
School Road (Carandaw Farm)	Perm retention of mobile home for use of agric worker	91/632	Refused
School Road (Carandaw Farm)	Perm retention of mobile home for use of agric worker	29.12.92	Refused
School Road (Carandaw Farm)	Perm retention of mobile home for use of agric worker	4.6.96	Refused
St Nicholas Road (Larkfield)	Erection of extension and conservatory	21.5.98	Approved
St Nicholas Road (The Willows)	Erection of rear extension	20.7.92	Approved
Stockydale Road (No 3, Halls Cottage)	Erection of rear extension	9.12.91	Refused
Stockydale Road (No 3, Halls Cottage)	Erection of rear extension	17.3.92	Approved
Stockydale Road (No 10)	Erection of rear extension	16.11.93	Approved
Stockydale Road (No 30)	Erection of rear extension	3.2.92	Approved
Stockydale Road (No 62)	Erection of extensions & garage	22.6.98	Approved
Stockydale Road (No 64/66)	Erection of rear extensions & external alterations	5.10.92	Approved
Stockydale Road (No 64/66)	Use of premises as nursing home	6.5.92	Approved
Worthington Road/Sand Lane	Erection of detached bungalow & private garage	23.9.97	Refused

Summary

192 Planning Applications
 126 Approved
 59 Refused
 7 Decisions not recorded on
 internal filing system

Planning Applications at Marton Moss Feb 2001-Oct 2008

Location	Proposed Development	Date Received	Decision
Bennetts Lane, Strawberry Villa	Extension and erection of single storey extension	03/05/2007	Approved
Bennetts Lane adjacent Cliff House Bennetts Lane	Erection of two storey detached dwelling house	25/01/2002	Approved
Chapel Road Moss Hey Garage,	Use of units 2 and 3 and land to the rear as waste transfer station for non-hazardous wastes.	12/06/2006	Approved
Chapel Road, Pen-y-Bont	Erection of portable cabin for the ancillary sale of used saddlery.	06/11/2002	Approved
Common Edge Road (50)	Erection of two storey rear extension	08/11/2005	Approved
Common Edge Road (92-94)	Erection of smoking shelter to side.	12/06/2007	Approved
Dickies Lane (Formerly Springdale)	Erection of building.	05/04/2002	Approved
Dickies Lane , Newfield Nurseries	Use of land for the siting of a residential caravan	13/08/2008	Approved
Dickies Lane, Southside	Retention of and alteration to flat roofed covered link between dwelling and garage	18/12/2007	Approved
Jubilee Lane	Erection of single storey rear extension.	28/07/2006	Approved
Jubilee Lane	Erection of single storey side extension	16/03/2007	Approved
Jubilee Lane Holmefield	Use of premises as a gypsy caravan site	04/02/2002	Approved
Jubilee Lane North, The Swifts	Erection of part two storey extension.	14/08/2008	Approved
Jubilee Lane, Elderlands	Removal of condition to allow use of stables for commercial livery purposes.	27/10/2004	Approved
Jubilee Lane, Wonaker	Erection of single storey rear extension.	04/03/2002	Approved
Marshdale Road / Bennetts Lane / Holgate	Erection of single private dwelling house.	29/11/2006	Approved
Marshdale Road / Bennetts Lane / Holgate	Erection of 50 houses	11/02/2002	Approved
Midgeland Road (195)	Erection of two storey rear extension and erection of garage to side.	21/12/2004	Approved
Midgeland Road (199)	Erection of conservatory to rear.	06/06/2006	Approved
Midgeland Road (37A)	Erection of single storey office extension and workshop/storage facility.	25/09/2004	Approved
Midgeland Road / Bennetts Lane / Holgate	Erection of a garage	12/11/2003	Approved
Moss House Road (17)	Erection of first floor rear extension.	15/03/2006	Refused
Moss House Road (22)	Erection of single storey rear extension	28/09/2005	Approved
Moss House Road (47)	Erection of first floor rear extension	26/04/2007	Approved
Moss House Road (49)	Erection of single storey rear extension.	16/08/2005	Approved
Moss House Road (52)	Construction of double hip pitched roof to dwelling.	26/09/2002	Approved

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Moss House Road (53)	Erection of two storey side extension	25/01/2005	Refused
Moss House Road (77)	Erection of conservatory, single storey extension and single private garage to rear.	26/09/2002	Approved
Moss House Road (77)	Erection of first floor side extension and rear dormer.	04/08/2008	Refused
Moss House Road (77)	Erection of first floor side extension and rear dormer.	14/10/2008	Approved
Moss House Road and Laundry Road	Erection of storage building with integral toilet/shower.	07/04/2008	Refused
Moss House Road and Laundry Road	Retention of stables and hard standing.	29/01/2008	Approved
Moss House Road Land Adjacent 44	Erection of dwelling house for agricultural worker.	01/08/2003	Refused
Moss House Road, Rear (71)	Use of premises as a single private dwelling house.	11/08/2005	Approved
New Hall Avenue North (2)	Erection of single storey rear extension.	17/04/2002	Approved
Stockydale Road (19)	Erection of front and rear roof lift with pitched roof over to form additional storey.	30/10/2003	Approved
Stockydale Road (20)	Erection of first floor rear extension.	12/03/2002	Approved
Stockydale Road (21)	Erection of two storey rear extension	08/06/2007	Approved
Stockydale Road (21)	Erection of two storey dwelling	06/07/2007	Refused
Stockydale Road (21)	Erection of two storey dwelling	11/10/2007	Approved
Stockydale Road (27)	Erection of two storey rear extension	19/04/2004	Approved
Stockydale Road (30)	Erection of conservatory to side / rear.	23/09/2004	Refused
Stockydale Road (38)	Erection of four cattery buildings and conversion of existing stables for maximum of 25 cats	10/12/2002	Approved
Stockydale Road (46)	Erection of detached garage.	22/09/2004	Approved
Stockydale Road (50)	Use of outbuildings as part of dwelling house	07/12/2006	Approved
Stockydale Road (50)	Erection of single storey extension, erection of stable block and paddock to rear.	20/02/2007	Approved
Stockydale Road (60A)	Use of premises as a dwelling house by non agricultural worker	16/07/2007	Approved

Summary

47 Planning Applications

40 Approved

7 Refused

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Summary of Planning Applications at Marton Moss Jan 1991 – Jan 2001

Type of Development applied for	Total applns	% of Total	No Approved	No Refused	No allowed on appeal	No dismissed on appeal
Temporary homes for agricultural workers	2	1.04	0	2		
Permanent homes for agricultural workers	8	4.17	1	7		1
Removal of agricultural occupancy conditions	3	1.56	3	1	1	
COU to permanent dwellings	1	0.52	1	1	1	
New dwellings unconnected with horticulture/agriculture	12	6.25	2	9		5
New horticulture/agriculture uses, & applns for retention of existing uses (private & commercial)	17	8.85	12	3		
Replacement dwellings	3	1.56	3	0		
Storage of caravans/caravan sites, incl. gypsy caravan sites & sale of caravans	17	8.85	5	12	1	3
General Householder (extensions and porches etc)	90	46.87	75	11		1
Commercial/Retail (including demolition of retail buildings)	2	1.04	2	0		
General Storage/industrial	13	6.77	4	9	1	1
Offices	1	0.52	1	0		
Catteries/liveries/riding schools stables unconnected with agricultural uses	6	3.12	5	1		
Miscellaneous	15	7.81	12	3		
Total	192	100	126	59	4	11

* Information on the remaining 7 decisions is not recorded on the internal system

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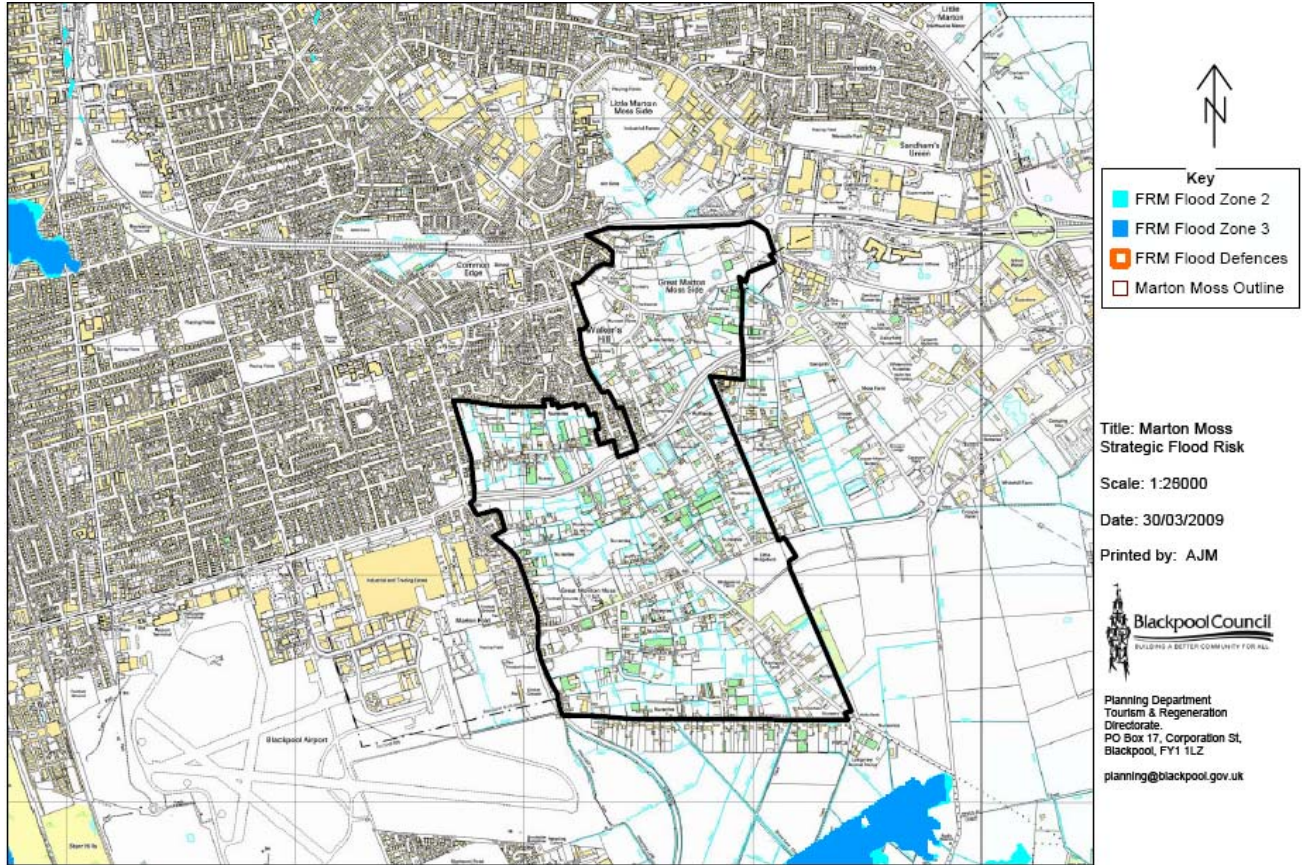
Summary of Planning Applications at Marton Moss Feb 2001 – Oct 2008

Type of Development applied for	Total applns	% of Total	No Approved	No Refused	No allowed on appeal	No dismissed on appeal
Temporary homes for agricultural workers						
Permanent homes for agricultural workers	1	2.13		1		
Removal of agricultural occupancy conditions	3	6.38	3			
COU to permanent dwellings						
New dwellings unconnected with horticulture/agriculture	6	12.77	5	1		
New horticulture/agriculture uses, & applns for retention of existing uses (private & commercial)						
Replacement dwellings						
Storage of caravans/caravan sites, incl. gypsy caravan sites & sale of caravans	2	4.26	2			
General Householder (extensions and porches etc)	27	57.45	23	4	1	1
Commercial/Retail (including demolition of retail buildings)						
General Storage/industrial	2	4.26	1	1		
Offices	1	2.13	1			
Catteries/liveries/riding schools stables unconnected with agricultural uses	4	8.51	4			
Miscellaneous	1	2.13	1			
Total	47	100	40	7	1	1

Appendix 3 – Schedule of Flooding at Marton Moss

Rep't Ref	Date of Compl't	Name	Address	NatGridRef	Complaint
001	02/09/01	Mr&MrsStowel	Stockydale Lane-12	3334543272	Domestic flood from Septic Tank
002	25/05/02	Adjac't Dev'per	Rough Heys Lane	3327543335	Flood from inadequate SW runoff
003	03/12/02	Mrs Mcrory	School Rd-Sunnybank	3339643216	Flooded land due to interference with outlet watercourse
004	20/12/02	Mr Holden	Jubilee Lane-Wonaker	3336743267	Flooding from blocked watercourse
005	16/01/03	Mrs Lowe	CherryTreeGardens-30	3333643372	Land and gardens flooded from blocked allotment watercourse
006	09/04/03	Mr&MrsGunn	Warley Rd - 351	3321543809	Fly tipping causing flooding
007	10/04/03	Mr&MrsGreen	Cherry Tree Rd - 84	3333743430	Flooding of gardens from blocked highway watercourse
008					
009		UnitedUtilities	General		EH 40 Hydrogen Sulphide -
010	18/05/03	BBC	St Annes Rd - Palatine	3314943365	Flooding of School Playing Fields and construction site from blocked watercourse
011	28/05/03	BBC-College	SchoolRd -The Poplars	3334043190	Flooding of land and Playing Fields as SW drainage is no longer operable
012	14/07/03	BBC Allotm'ts	DaunteseyAve-6(rear)	3333643697	Independent clearance of watercourse by tenant potential flooding outlet not maintained by BBC
013	31/07/03	MrMrsHassall	School Rd-DunnoCott'ge	3339743218	Continued flood'g as at Sunnybank
014					
015	21/08/03	BBC-SM/LS	Pixie Farm Developm't	3337443533	Inappropriate culvert connection
016	25/08/03	BBCHighways	Beaufort Ave - 67/69	3311644016	Highway Subsidence
017	28/09/03	R.Hargreaves	Lee Rd "Lawnswood"	3338543371	Land flooding due to interference
018	28/09/03	BBC(Pye)	Cherry Tree Road	3335043410	Neighbours Complaint of flooding from School Land
019	27/11/03	Mr Welch	Jubilee Lane-The Swifts	3336043295	Land flooded due to surcharged Public Sewer
020	28/11/03	Mr C Smith	Whalley Lane	3333543349	Flooding of Private Rd due to blocked Highway watercourse
021			Candyboyd Piggeries	3336043343	
022	26/12/03	WJBB	Marton Area	3336943305	Flooding
023	26/01/04	Mrs Procter	Bennetts Lane - 2	3327543280	Blockage of pipebridge
024	03/02/04	Ms K Pickup	Snowhill Crescent 18	3327044113	Flooding from blocked dyke
025	02/03/04	Mr C Brown	School Rd-Strathallan	3335043200	Watercourse interference
026	13/05/04	Mr Leonard	Eastbank Ave-rear 34	3334143340	Watercourse interference-Whalley Lane
027	22/06/04	Highways	StationTerr'ce-Hotel	3309043380	Highway Subsidence
028	29/06/04	Parks&Leis	LawsonRd Allotments	3334043530	Surcharge and drainage problems
029	10/08/04	Mr.G.Hartley	Chapel Rd-Pen-y-bont	3337043310	Surcharge and flooding
030	13/08/04	Mr.J.Smith	Kitty Lane - Stables	3336343181	Watercourse interference
031	16/01/06	BBC(Pye)	School Road	3334043200	School Flooded
032	02/02/06	Mr Eaves	231 Midgeland Road	3335143235	Land Flooded

Appendix 4 – Strategic Floodrisk Assessment Map for Marton Moss Area



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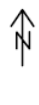
Appendix 5 – Chapel Road Biological Heritage Site



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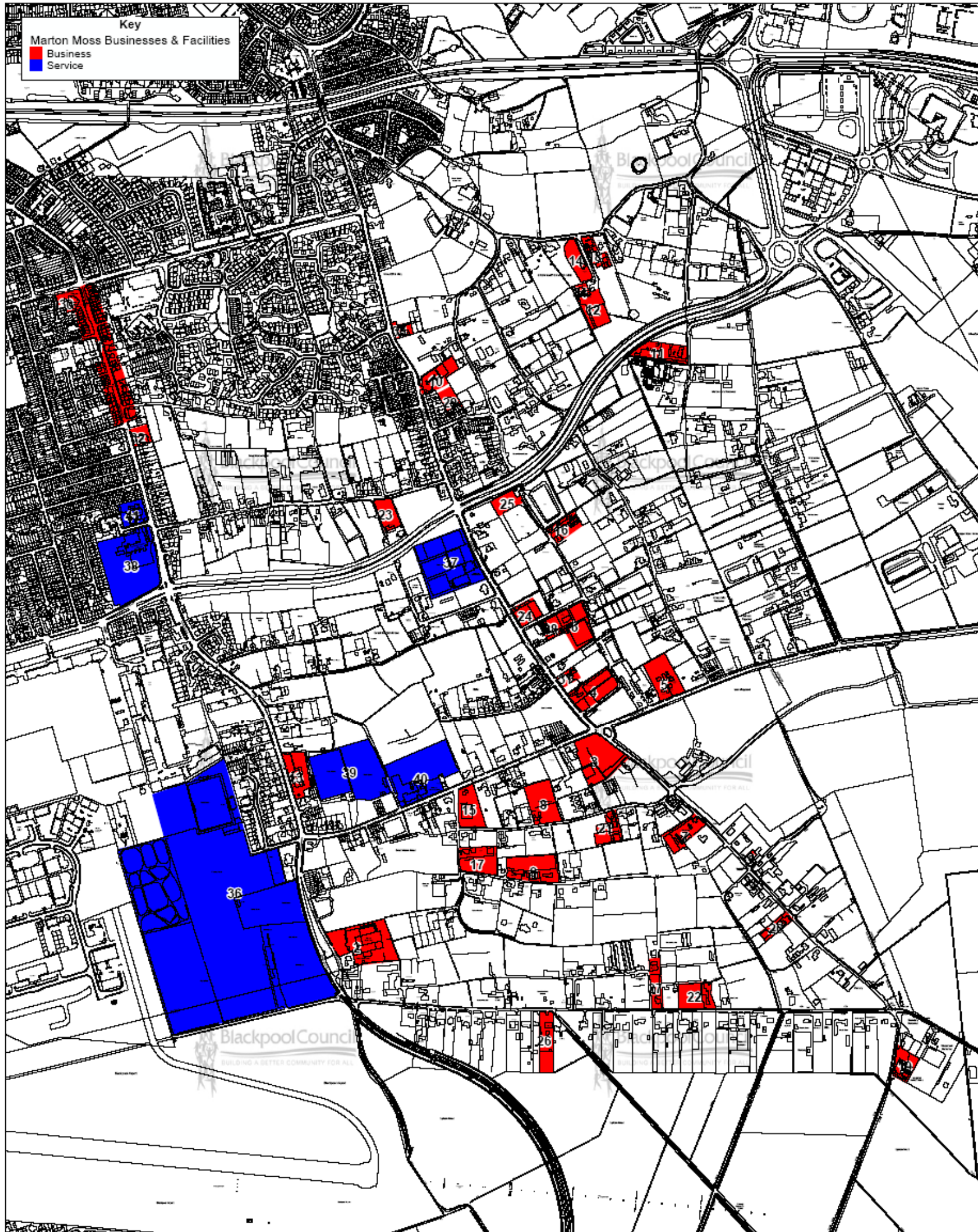


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Title: Chapel Road Biological Site
Scale: 1:5000
Date: 08/07/2008 Printed by: CCC

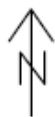
Appendix 6 – Map of Business and Services at Marton Moss



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Title: Marton Moss Businesses & Services

Scale: 1:8000 Date: 02 July 2009 Printed by: AJM