

# Executive Report

<b>Report to / Notice of:</b>	EXECUTIVE	<b>Decision number:</b>	TBD
<b>Earliest date for decision:</b>	15TH JULY 2009		

## MARTON MOSS AND THE M.55 HUB

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### 1.0 Matter for consideration:

- 1.1 To consider work undertaken to assess the need to develop and the constraints and potential of lands at Marton Moss to meet Blackpool's housing needs to 2026 through its Core Strategy.

### 2.0 Recommendation(s):

- 2.1 It is recommended that Blackpool's Core Strategy Preferred Option for accommodating housing and other land requirements to 2026 be developed incorporating the concept of a wider mixed use M.55 Hub within which lands at Marton Moss be allocated as follows:

- a) Between Yeadon Way and School Road for the phased development of 2,700 new homes and associated facilities whilst conserving existing key features and recreational provision and improving public access;
- b) Between School Road, Midgeland Road and Division Lane as an area safeguarded from development, maintaining and potentially strengthening policy restrictions on built development.

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- 3.0 **Category grouping:** Corporate/Strategic

### 4.0 Sustainable Communities Plan Goal :

Goal 1: Improve Blackpool's Economic Prosperity - Creating Jobs and Opportunities for Local People

### 5.0 Information

- 5.1 The Council at its meeting on 11th March 2009 noted concerns over the inclusion of Marton Moss as part of the preferred spatial option of the

Blackpool Core Strategy, as resolved by the Executive on 23rd February 2009.

The Council emphasised its priority for delivering houses in the inner wards subject to Government funding needed to transform the inner areas and requested the Executive to give further consideration to the scope to increase housing supply on brownfield land, to reduce the pressure for greenfield development.

To this end, the Executive was asked to prepare a comprehensive report on the future of Marton Moss, including open space requirements, recreation, horticulture and all other aspects, as well as housing, so as best to plan for an area which is regarded as precious by many Blackpool residents.

The attached report sets out the response to the Council's motion.

The report sets out Blackpool's current housing requirement and the different ways in which this should be accommodated. This includes the potential delivery of houses within the inner areas and the outstanding requirement for new development on the edge of Blackpool.

The report explains the master planning work that is being undertaken for the potential M.55 Hub development (which contains lands in Blackpool and Fylde) and the implications for the potential development of Marton Moss. The report then sets out in general terms a recommended approach to the development of lands at Marton Moss. It does not set out a detailed master plan for the Moss. The continuation of work on this would be dependent on the Executive's approval of the foregoing recommendation.

The conclusion of the report is as follows:

Blackpool needs to find land to accommodate 7,200 new homes between 2009 and 2026. Sites for approximately 2,500 new homes have been identified on vacant, derelict and underused land or through property conversions. The Core Strategy requires to identify lands for a further 4,700 new homes. With substantial Government investment, it is considered that a further 2,000 new homes could be developed within Inner Blackpool. There would remain an outstanding requirement for 2,700 homes to be met by new, largely greenfield, development on the edge of Blackpool.

New development on the edge of Blackpool is also fundamentally required to address the lack of wider quality new housing, attract higher income households and provide choice for Blackpool's resident population, particularly for family housing. A major sustainable mixed use development on the edge of Blackpool is considered to have substantial additional benefits, particularly in terms of jobs, facilities, enhancements of the gateways into Blackpool and the Fylde, the creation of parks and green space as well as helping to enhance

Blackpool's image to the outside world.

David Lock Associates has produced a preferred master planning option for this new Gateway development which also extends into lands within Fylde. A development of approximately 7,000 new homes is considered to be the optimum size to meet Blackpool and Fylde's housing requirements (both within and potentially beyond the current Plan periods) and to secure the ancillary benefits set out above. This development option includes lands at Marton Moss which is the only area of undeveloped land within the Blackpool boundary able to accommodate the 2,700 new homes.

We are proposing an organic approach to development of the Moss lands between Yeadon Way and School Road (but not to Division Lane) that seeks to maintain and where appropriate enhance the majority of existing homes, businesses and facilities on the Moss, maintain and develop the horticultural heritage of the Moss and strengthen the Moss landscape, wildlife habitats and access. This will lead to the developed areas of the Moss becoming more suburban than semi-rural.

The overall benefits to Blackpool of pursuing the M.55 Hub development, including lands within Marton Moss, are considered to significantly outweigh any disadvantages.

5.2 Does the information submitted include any exempt information? NO

**6.0 Legal considerations:**

6.1 There are no legal considerations that need to be highlighted as a direct result of this report.

**7.0 Personnel considerations:**

7.1 The development of proposals for Marton Moss and the wider M.55 Hub will be undertaken primarily by Planning Department staff in Blackpool and Fylde and by the assistance of specialist consultants.

**8.0 Financial considerations:**

8.1 Financial allowance has been made within Government spending programmes to pursue the master planning of the M.55 Hub.

**9.0 Performance management considerations:**

9.1 The Council is required to find land to meet the housing targets set within the Regional Spatial Strategy. The implications of not doing so are set out within the report.

**10.0 Risk management considerations:**

10.1 Failure to identify land to meet the housing requirement would create a high risk that a Government Inspector would either direct the Council to allocate other sites put forward by the house building industry or review its proposals. In either instance, the consequent delays are likely to lead to the determination of major house building decisions through planning appeals. The form of housing growth would be determined by others rather than being decided by the Council in a sustainable way to support Blackpool's regeneration.

**11.0 Relevant Officer:**

11.1 Tim Brown, Chief Planning Officer

**12.0 Relevant Cabinet Member**

12.1 Councillor M. Callow, Tourism and Regeneration

**13.0 Consultation undertaken:**

13.1 Work undertaken to assemble this report has been a primarily technical exercise that has involved officers from Blackpool and Fylde Councils. A technical steering group is established to develop the M.55 Hub proposals. The ultimate allocation of lands within the M.55 Hub requires to be taken forward through the respective Core Strategies of Blackpool and Fylde. Both will involve extensive consultation with stakeholders as well as examination in public before they can be adopted by the Councils.

Approval of this report would not preclude organisations or individuals challenging the release of development land at Marton Moss through the development plan process. Ultimately, an independent Inspector will have to consider whether the approach proposed is "sound".

**14.0 Background papers:**

14.1 Blackpool Core Strategy; The Potential Development of Lands at Marton Moss (appended) – Blackpool Council; Blackpool Strategic Housing Land Assessment - Blackpool Council; M.55 Hub Development Prospectus - David Locke Associates; Marton Moss Background Paper - Blackpool Council; Marton Moss Interim Characterisation Study - Archaeo-Environments; M.55 Hub Phase 1 Ecological Assessment - Bowland Ecology

**15.0 Key decision information:**

15.1	Is this a key decision?	YES
15.2	If so, Forward Plan reference number:	N/A

15.3 If a key decision, is the decision required in less than five days? NO

15.4 If **yes**, please describe the reason for urgency:

**16.0 Recommendations**

16.1 Reasons for recommendation(s):

To set out the Council's position in principle regarding the development of lands at Marton Moss and to enable the on-going progression of the Blackpool Core Strategy and the M.55 Hub Master Plan

16.2a Is the recommendation contrary to a plan or strategy adopted or approved by the Council? NO

16.2b Is the recommendation in accordance with the Council's approved budget? YES

16.3 Other alternative options to be considered:

**17.0 Call-in information:**

17.1 This decision will be subject to the call in process. Are there any grounds for urgency which would cause this decision to be exempt from the call-in process? NO

17.2 If **yes**, please give reason:

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**TO BE COMPLETED BY THE PROPER OFFICER**

**18.0 Policy, Overview and Scrutiny Committee Chairman (where appropriate):**

Date informed: N/A

Date approved: N/A

**19.0 Declarations of interest (if applicable):**

19.1

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**20.0 Executive decision:**

20.1 The Executive agreed the recommendations set out in the report namely:

20.2 **Date:**

20.3 **Reason(s) for decision:**

**21.0 Date of publication:**

**22.0 Call-in:**

22.1

**23.0 Notes:**

23.1 This decision has not yet been published.  
Approval by the Finance Department has not yet been received.  
Approval by the Legal Department has not yet been received.