

# Update of Appendix 4 – Assessment of policies in relation to Natura 2000 sites

May 2015

(refer to Appendix 3 for reference to impact code numbers in **bold** in the following Table).

This Appendix has been updated at the request of Natural England to provide an up to date position regarding development proposals at South Blackpool that have progressed since the original HRA was undertaken in May 2014.

Policy Title and Summary of Policy	Ribble and Alt Estuaries SPA/Ramsar (Indirect Impacts)	Morecambe Bay SPA/Ramsar (Indirect Impacts)	Is there risk of a significant adverse effect from the Core Strategy on any Natura 2000 sites	Possible impacts arising from other plans and projects	Is there risk of a significant adverse effect in combination
<p>Policy CS1: Strategic location of development</p> <ul style="list-style-type: none"> <li>- Focus for Blackpool is regeneration</li> <li>- Development will be focused on Blackpool Town Centre, the Resort Core and Neighbourhoods within inner areas</li> </ul> <p>Support growth in South Blackpool whilst recognising the important character of the remaining lands at Marton Moss, identified as a strategic site</p>	<p><b>4</b> -- There will be no direct impacts upon this designated site as all areas identified for redevelopment are separated from the SPA/Ramsar by existing urban development or large areas of agricultural land. Refer to indirect impacts below.</p>	<p><b>4</b> – see adjacent comment</p>	<p>No</p>	<p>N/A</p>	<p>N/A</p>

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	<p><b>8</b> - Indirect impacts – at the Preferred Options stage in April 2010 it was proposed that 2,700 homes were constructed upon Marton Moss/M55 hub. This is no longer proposed. Within South Blackpool, the Proposed Submission identifies land to provide around 750 dwellings up to 2027. This comprises approximately 600 dwellings that already have planning permission at Moss House Road and further 150 dwellings at Whyndyke Farm (South of Mythop Road).</p> <p>The RSPB report titled 'Biomass Planting and Sensitive Bird Populations' (2008) identified that Marton Moss is of high importance to whooper swan for foraging. This area is not considered to be of high value for pink footed geese or Bewick's swan. Any development that may occur at Marton Moss will be as a result of a neighbourhood planning process rather than at this strategic level. A further HRA will be completed as part of the neighbourhood planning approach once the level of development has been</p>	<p><b>8</b> – see adjacent comment</p>	<p>No</p>	<p><b>8</b> – Fylde Local Plan – Indicates that residential and employment development could occur in a range of areas if a suitable case was presented. However, policies are also in place which indicate that development would only be allowed if there were no significant impacts upon nature conservation including Natura 2000 sites (SP8, HL2, 7, EMP 3 EP3, 10, 12, 15, 16, 19).</p> <p>The majority is the Whyndyke Farm site is located within Fylde Borough which is the subject of outline planning permission OUT/11/314 for a mixed use development. A HRA was undertaken as part of the</p>	<p>No</p>

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	<p>determined in consultation with the community.</p> <p>Whyndyke Farm was not of high importance to any of the above species.</p> <p>However, these species are known to be present within the immediate local area and noise disturbance from construction and operation (including increased dog walking) could deter these birds from grazing close to these new developments.</p> <p>The majority is the Whyndyke Farm site is located within Fylde Borough; however a small part of the development site lies within Blackpool and is the subject of outline planning permission 11/0314 for a mixed use development. A HRA was undertaken as part of the planning applications and was able to rule out significant likely effects on the basis of mitigation measures proposed.</p>			<p>planning application and was able to rule out significant likely effects on the basis of mitigation measures proposed.</p> <p>The Wyre Core Strategy Preferred Options document indicates in Policies CS3 – 12, CS15 and CS23 urban areas which could expand due to future residential and or economic development. This expansion would be into areas which the qualifying bird species of the surrounding Natura 2000 sites depend on for grazing. Therefore a combination effect could occur with Blackpool's Core Strategy, in that the loss of multiple small areas of grazing land could have a significant</p>	

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				<p>impact upon the Natura 2000 sites. However, Wyre's Core Strategy does include statements to indicate that impacts upon the Natura 2000 sites would be considered for all planning applications (e.g. vision for CS7) and that the developments would not be permitted which would compromise the green infrastructure (refer to Policy CS18).</p>	
<p>Policy CS2: Housing provision  - Development of 4,200 residential properties by 2027. 750 of these properties will be within South Blackpool. 600 at</p>	<p>Refer to Policy CS1 in relation to indirect impacts.</p>	<p>See adjacent comment</p>	<p>No</p>	<p>The majority is the Whyndyke Farm site is located within Fylde Borough which is the subject of outline planning permission OUT/11/314</p>	<p>No</p>

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Moss House Road which has planning permission and 150 at Whyndyke Farm (south of Mythop Road).				for a mixed use development. A HRA was undertaken as part of the planning application and was able to rule out significant likely effects on the basis of mitigation measures proposed.	
<p>Policy CS3: Economic development and employment</p> <ul style="list-style-type: none"> <li>- Safeguard and enhance existing industrial/business land within Blackpool for Employment.</li> <li>- Encourage business start ups within Blackpool Town Centre</li> <li>- Recognise importance of land at South Blackpool to meet future employment needs.</li> </ul>	<p><b>8</b> – This policy indicates that development will be supported within the region surrounding the airport and land close to Junction 4 of M55. As indicated in CS1 the fields surrounding Blackpool are used by Annex 1 bird species for foraging. Therefore, any development should take into account potential disturbance of these birds, even if works do not result in the loss of suitable foraging habitat.</p> <p>The majority is the Whyndyke Farm site is located within Fylde Borough; however a small part of the development site lies within Blackpool and is the subject of outline planning permission 11/0314 for a mixed use development. A HRA was undertaken as part of the planning</p>	<b>8</b> – see adjacent comment	No	Refer to CS1 Wyre Core Strategy and Fylde Local Plan.	No

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	applications and was able to rule out significant likely effects on the basis of mitigation measures proposed.				
Policy CS4: Retail - Strengthening of Town Centre role	<b>2 &amp; 4</b> – the focus of proposed development is within existing urban areas, however not all sites have been identified.	N/A	No	N/A	N/A
Policy CS5: Connectivity – promote sustainable transport including: - Improvement of Blackpool North rail station. Electrification of lines and upgrade of South Fylde line. - New tram link to Blackpool North and maintaining options to link trams to the South Fylde Line - Improve coach facilities. - Improving interchange between transport modes including the	<b>1</b> – The proposals under this policy are all within existing built land or will not impact significantly on greenfield land and will not, therefore impact on the SPA/Ramsar site. The proposals could, however, have an impact in combination with the Fylde and Wyre Core Strategies.	<b>1</b> - See adjacent comment.	No	<b>8</b> – Wyre Core Strategy in CS16 does not directly indicate the development of the new infrastructure highlighted within Blackpool Core Strategy.  The Fylde Local Plan indicates in Policy TR13 the M55 – St Annes link road. As stated above this will pass through potential qualifying bird species foraging habitat.  This is not considered an in combination effect as Blackpool has not indicated that they will be	No

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improvement of transport links to airport.				<p>developing any additional roads within their authority boundary.</p> <p>Wyre and Fylde both include policies within either their Core Strategy or their Local Plan which would ensure that impacts upon the Natura 2000 sites are protected.</p>	
<p>Policy CS6 Green infrastructure</p> <ul style="list-style-type: none"> <li>- Creation of high-quality and well connected infrastructure</li> </ul>	<p><b>6</b> – This policy aims to protect existing green space and biodiversity and where possible increase upon it. The policy will also encourage the creation of green space within new developments.</p>	<p><b>6</b> - See adjacent comment.</p>	<p>No</p>	<p><b>6</b> – Wyre Core Strategy in CS18 and CS19 clearly indicates that the location of Natura 2000 sites will be indicated within the Strategy and that development which compromises this green infrastructure will not be permitted.</p>	<p>N/A</p>
<p>Policy CS7 Quality of design</p> <ul style="list-style-type: none"> <li>- New development will be designed to take account of character and appearance of the</li> </ul>	<p><b>1</b> – This policy will not result in development itself.</p>	<p><b>1</b> - See adjacent comment.</p>	<p>No</p>	<p>N/A</p>	<p>N/A</p>

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local area.					
Policy CS8 Heritage <ul style="list-style-type: none"> <li>- Development proposals will be supported which complement the rich cultural heritage of Blackpool.</li> </ul>	<b>1</b> – This policy will not result in development itself.	<b>1</b> - See adjacent comment.	No	N/A	N/A
Policy CS 9 Water Management <ul style="list-style-type: none"> <li>- direct development away from areas at risk of flooding</li> <li>- incorporate SUDs (including retro-fitting where possible)</li> <li>- allow no increase in the rate of surface run-off as a result of development</li> <li>- promote efficient use of water resources.</li> </ul>	<b>6</b> –This policy aims to reduce flood risk, manage the impacts of flooding and mitigate the effects of climate change.	<b>6</b> - See adjacent comment.	No	<b>6</b> – Wyre Core Strategy Policy CS13 and CS25 will complement Blackpool Council's policy resulting in regional environmental improvements.	N/A
Policy CS10 Sustainable Design and Renewable and Low Carbon Energy <ul style="list-style-type: none"> <li>- Mitigate impacts of climate change, minimise carbon emissions and ensure</li> </ul>	<b>1</b> – This policy relates to reducing energy use. This policy in itself will not lead to development. The policy does, however, require developments to meet residual energy requirements, where feasible and viable, through the use of renewable and low carbon energy generating	<b>1</b> – See adjacent comment.	No	N/A	N/A

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buildings are energy efficient <ul style="list-style-type: none"> <li>- Reduce the need for energy</li> <li>- Minimise energy use</li> <li>- Meet renewal energy requirements through use of alternative and low carbon energy technologies.</li> </ul>	technologies and encourages the development of community-led renewable energy schemes. Certain technologies may have potential for indirect effects on the SPA/Ramsar site. However, such proposals would be subject to a project specific HRA to determine whether the proposal was likely to cause significant effects on the SPA/Ramsar site.				
Policy CS11 Planning Obligations Planning will only be provided which is suitable for the existing infrastructure and services or where a contributions is made to provide these services.	<b>1</b> – This policy in itself will not lead to development.	<b>1</b> – See adjacent comment.	No	N/A	N/A
Policy CS12 Sustainable neighbourhoods <ul style="list-style-type: none"> <li>- Existing neighbourhood regeneration and improvement.</li> </ul>	<b>4</b> – Development within these areas will reduce development within green field areas.	<b>4</b> – See adjacent comment.	No	N/A	N/A
Policy CS13 Housing mix, density and standards <ul style="list-style-type: none"> <li>- To ensure that an appropriate mix of well</li> </ul>	<b>1</b> – This policy relates to the design of new developments.	<b>1</b> – See adjacent comment.	No	N/A	N/A

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designed housing is provided.					
Policy CS14 Affordable housing – All conversions or new development which result in a net increase of three dwellings will need to provide an affordable housing contribution.	<b>1</b> – This policy relates to the design of new developments.	<b>1</b> – See adjacent comment.	No	N/A	N/A
Policy CS15 Health and Education – Existing health and education facilities will be enhanced and extended. – New development should provide facilities to encourage healthy lifestyles.	<b>4 and 6</b> – This policy will encourage existing facilities to be developed and will encourage the creation of green space within new developments.	<b>4 and 6</b> - See adjacent comment.	No	N/A	N/A
Policy CS16 Traveller Sites – To ensure there is appropriate pitch/plot provision to address identified needs.	<b>2</b> – The identification of future sites would be set out in Part 2 of the Blackpool Local Plan (Site Allocations and Development Management document) once the need for new sites has been identified	<b>2</b> - See adjacent comment.	No	N/A	N/A
Policy CS17 Blackpool Town	<b>4</b> – Concentrates development within the	<b>2</b> - See adjacent	No	N/A	N/A

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Centre <ul style="list-style-type: none"> <li>Re-establish the town centre as the first choice shopping destination for the Fylde coast.</li> </ul>	town centre relieving pressure on green field areas. Considered that if development occurs appropriately there will be no direct or indirect impacts upon Natura 2000 sites.	comment.			
Policy CS18 Winter Gardens <ul style="list-style-type: none"> <li>Refurbishment of the Winter Gardens to encourage year rounds usage.</li> </ul>	4 – Refer to Policy CS17	4 - See adjacent comment.	No	N/A	N/A
Policy CS19 Central Business District (Talbot Gateway) <ul style="list-style-type: none"> <li>Re-development of the central business district located to the north of the town centre.</li> </ul>	4 – Refer to Policy CS17	4 - See adjacent comment.	No	N/A	N/A
Policy CS20 Leisure Quarter <ul style="list-style-type: none"> <li>Comprehensive redevelopment of the entire site.</li> </ul>	4 – Refer to Policy CS17	4 - See adjacent comment.	No	N/A	N/A
Policy CS21 Leisure and business tourism <ul style="list-style-type: none"> <li>Physically and economically support the regeneration of Blackpool's core resort.</li> </ul>	4 – Refer to Policy CS17	4 - See adjacent comment.	No	N/A	N/A

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Policy CS22 Key Resort Gateway <ul style="list-style-type: none"> <li>- Improvement the central corridor and key strategic gateways to Blackpool.</li> </ul>	4 – Refer to Policy CS17	4 - See adjacent comment.	No	N/A	N/A
Policy CS23 Managing holiday bed spaces <ul style="list-style-type: none"> <li>- Improvement of holiday accommodation.</li> <li>- Manage a reduction in the oversupply of poor quality holiday bed-spaces</li> </ul>	4 – Refer to Policy CS17	4 - See adjacent comment.	No	N/A	N/A
Policy CS24 South Blackpool Employment <ul style="list-style-type: none"> <li>- Council will support proposals for major new business/industrial employment in sustainable locations (refer to the plan provided within this policy for proposed expansion areas)</li> </ul>	<b>4 and 8</b> – The plan provided indicates that development will occur within sites that have already been prepared for development. Therefore, there will be no direct loss of Annex 1 foraging habitat.  However, development within these areas should take into account the presence of Annex 1 species to the south and the potential impact that the construction phase and operational phase could have on these species. High noise levels within	4 - See adjacent comment.	No	The majority is the Whyndyke Farm site is located within Fylde Borough which is the subject of outline planning permission OUT/11/314 for a mixed use development. A HRA was undertaken as part of the planning application and was able to rule out significant likely effects on	No

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	<p>these areas could displace Annex 1 bird species further south.</p> <p>The majority is the Whyndyke Farm site is located within Fylde Borough; however a small part of the development site lies within Blackpool and is the subject of outline planning permission 11/0314 for a mixed use development. A HRA was undertaken as part of the planning applications and was able to rule out significant likely effects on the basis of mitigation measures proposed.</p>			the basis of mitigation measures proposed.	
<p>Policy CS25 South Blackpool Housing Growth</p> <ul style="list-style-type: none"> <li>- Land identified for development at Whyndyke Farm (South of Mythop Road) and at Moss House Road.</li> <li>- Developments must not impact on the existing surface water and waste water network within Blackpool.</li> </ul>	<p><b>6 and 8</b> – The requirement for sustainable urban drainage will have a positive environmental impact.</p> <p>The majority is the Whyndyke Farm site is located within Fylde Borough; however a small part of the development site lies within Blackpool and is the subject of outline planning permission 11/0314 for a mixed use development. Moss House Road received reserved matters planning permission in 2014 for housing. A HRA was undertaken as part of the planning</p>	<p><b>6 and 8</b> - See adjacent comment.</p>	<p>No</p>	<p>The majority is the Whyndyke Farm site is located within Fylde Borough which is the subject of outline planning permission OUT/11/314 for a mixed use development. A HRA was undertaken as part of the planning application and was able to rule out significant likely effects on the basis of mitigation</p>	<p>No</p>

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	applications and was able to rule out significant likely effects on the basis of mitigation measures proposed			measures proposed.	
Policy CS26 Marton Moss <ul style="list-style-type: none"> <li>- A neighbourhood planning approach will be promoted for this area to develop neighbourhood policy.</li> <li>- Until this plan is produced development will be limited to change of use of horticultural or agricultural purposes, outdoor recreation appropriate to the rural area and new dwellings required for agricultural and horticultural use.</li> </ul>	<p><b>2</b> – The supporting text for this policy highlights the need for impacts upon Annex 1 bird species and subsequent the Natura 2000 sites into account.</p> <p>Any development that may occur will be as a result of a neighbourhood planning process rather than at this strategic level. A further HRA will be completed as part of the neighbourhood planning approach once the level of development has been determined in consultation with the community.</p>	<b>2</b> - See adjacent comment.	No	N/A	N/A
Policy CS27 South Blackpool Transport and Connectivity <ul style="list-style-type: none"> <li>- Future developments need to consider connectivity.</li> </ul>	<b>2 and 6</b> – A focus on public transport will result in long term benefits in relation to pollution levels locally. However, this policy in itself will not result in any changes to the public transport network.	<b>2 and 6</b> - See adjacent comment.	No	N/A	N/A

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<ul style="list-style-type: none"> <li>- A comprehensive public transport, pedestrian and cycle improvement strategy is required.</li> </ul>					

