

The Chief Executive
Fylde Borough Council
The Town Hall
St Annes on Sea
Lancashire
FY8 1LW

Ref Kirkham and Wesham strategic location for development document.

Dear Sir

We strongly object to the Fylde Local Plan to 2030 in particular to the area described as E4, an area of agricultural land known as Mill Farm. In the Local Plan this land has been designated as Employment Land.

The Local Plan to 2030-Preferred Option-only identifies 4 hectares of land, yet it seems that the planning application that has now come in, is using the whole of the site extending to 14 hectares. How can this be?

I believe there is an oversupply of Employment Land in the area. Areas of employment, such as St Georges Park and Progress Business Park are currently not utilised to their full potential as can be seen by the "To Let" signs. Kirkham and Wesham have taken on a large amount of employment development in the last 20 years which has had a huge impact on the infrastructure of the towns. If this proposed further development was accepted then I can foresee only more problems for the towns.

The site is outside the settlement boundaries of the town and development of any nature would generate traffic congestion on the A585 which is already very busy especially at peak times. In turn, this would lead to poor highway safety and noise pollution.

As the National Planning Policy Framework document states, "planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed." If further employment areas are deemed to be necessary for the future then we would support the use of brown sites within the town boundaries.

The Framework document also states that planning policies should "respect the character of the countryside", "safeguarding the countryside from encroachment" and should recognise that "open land can perform many functions such as for wildlife and flood risk".

Mill Farm has already diversified to become a small business park using the existing farm buildings. The dominant use in the park is the retail sale of plants and I believe other small businesses have set up there with no planning permission being granted, causing traffic problems, congestion and accidents. Any further development would result in further congestion and the loss of the surrounding countryside.

We fail to see why this particular area of farm land, has been designated as suitable for employment use when there are clearly more suitable and sustainable areas available for development within the Borough of Fylde and Blackpool, such as Whitehills and Whyndyke, where the infrastructure to support such a development is already in place.

EXAMPLE