

## Wyre Green Belt Study - Site Assessment Proformas

Parcel Reference: 1 Rossall School and grounds	Score	Comment
<b>Stage 2 Assessment</b>		
Task 2A – Unrestricted Sprawl	2	Extent of parcel boundary that is adjacent to the urban edge = 46% (Part Contained)
Task 2B - Prevention of neighbouring towns from merging together	3	<p>The parcel performs a significant role as a gap in separating the urban areas of Fleetwood and Cleveleys.</p> <p>It is recognised that the presence of Rossall School within the parcel diminishes the open character of the parcel and restricts views across the parcel. However, it is still considered that the parcel is a significant element of the Green Belt that separates Fleetwood and Cleveleys.</p>
Task 2C – Preserve setting and special character	3	The parcel is important to the setting of Fleetwood and Cleveleys. The parcel is adjacent to the sea front which provides an important element of the setting of the Fleetwood and Cleveleys in this area. Moreover, the parcel contains Rossall School, which contains eight listed buildings within its grounds, adding further to the setting of the two urban areas.
<b>Boundary Description</b>		
<p>Parcel bounded as follows:</p> <ul style="list-style-type: none"> <li>Northern edge - southern edge of Fleetwood's urban area.</li> </ul>		

- Eastern edge - Triangular area of southern part of Fleetwood urban area (between A587, Rossall Lane and South Strand) adjacent to part of the eastern boundary; the remainder of the eastern boundary is defined by the A587 with no adjacent urban area.
- Western edge – Sea defences and public right of way.
- Southern edge – northern edge of Cleveleys urban area.

No anomalies identified.

### Current Land Use(s)

Countryside Uses – the parcel includes rough pasture/grassland with a number of drainage ditches in the northern part of the parcel with a mix of playing field, cricket pitch, well kept general grass area and rough grassland in the southern area. There is public right of way running east/west bisecting the parcel to the north of the main school site. A further public right of way runs in a north/south orientation along the western edge of the site.

In terms of built development, the central part of the parcel is dominated by Rossall School.

### Conclusion (Stage 2)

The parcel is considered to meet robustly two of the three purposes considered (2B and 2C) and hence is recommended for retention within the Green Belt.

### Task 2D Assessment

Task 2D – Assist in safeguarding countryside from encroachment		
a) Percentage covered by development	2	Approximately 20% of the parcel is covered by development. The parcel has Rossall School located within it which provides an element of built development within the central part of the parcel.

b) Land in defined countryside use	3	Approximately 80% of the parcel is in defined countryside uses consisting of the following: <ul style="list-style-type: none"> <li>• Rough pasture/grassland with a number of drainage ditches within the northern part of the parcel.</li> <li>• An area of well kept amenity grassland adjacent to A587 within the ownership of the school.</li> <li>• The southern area is a mix of playing field, cricket pitch, well kept general grass area and rough grassland.</li> </ul>
Combined Score for Task 2D	5	Contributes towards this purpose.

<b>Photographic and Map Record</b>		
See attached photos and plans for Parcel 1		

<b>Stage 4 Assessment</b>		
This parcel was not assessed in Stage 4		

# Parcel 1

P1.1



P1.2 (looking north east)



P1.3 (looking east)



P1.4 (looking south east)



P1.5 (looking north east)



P1.6 (looking south east)



P1.7 (looking north west)



P1.8 (looking east)



P1.9



P1.10



P1.11



P1.12



### Wyre Borough Council Green Belt Assessment Parcel: 1



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## Wyre Green Belt Study - Site Assessment Proformas

Stage 2 Assessment		
Parcel Reference: 2 Cardinal Allen School grounds	Score	Comment
Task 2A – Unrestricted Sprawl	2	Extent of parcel boundary that is adjacent to the urban edge = 58% (Part Contained)
Task 2B - Prevention of neighbouring towns from merging together	1	The parcel performs no role as a gap. The urban boundary on the western and southern side of the parcel – through its extension that effectively encloses the parcel to a high degree - significantly diminishes the role that the parcel has in contributing to the overall gap between Fleetwood and Cleveleys and is not preventing the neighbouring towns from merging.
Task 2C – Preserve setting and special character	1	The parcel is of no importance to the setting due to its lack of any prominent landscape features that contribute to the setting of Fleetwood. The parcel is enclosed to a significant degree by the urban area of Fleetwood and therefore has no contribution to the setting of the town. Moreover, the parcel has no relationship to either of the Conservation Areas as it is not located near them.
Boundary Description and Identification of any anomalies		
<p>Parcel bounded as follows:</p> <ul style="list-style-type: none"> <li>Northern edge – Cardinal Allen School, Saint Edmund of Canterbury Chapel, a nursery and parcel of undeveloped land understood to be in the ownership of the Chapel.</li> <li>Eastern edge – Tram line with Green Belt beyond.</li> </ul>		

- Southern and Western edges – Existing residential development and substation.

Anomalies - the north-eastern corner of the parcel abuts undeveloped land that lies outside of the Green Belt boundary. There is no clear physical demarcation between the existing Green Belt boundary and this undeveloped parcel of land. It is recommended that the boundary follows the perimeter of the playground area of the adjacent nursery and the undeveloped area adjacent to the Saint Edmund of Canterbury Chapel (see Appendix 3).

### **Current Land Use(s)**

Countryside Uses - majority of parcel is used for school playing fields and the southern element of site includes woodland with dense mature tree cover.

The northern part of the parcel includes an area of hard surfaced tennis courts surrounded by tall fencing.

### **Conclusion (Stage 2)**

The parcel does not robustly meet any of the three purposes considered in Stage 2 of the study assessment.

The northern, western and southern boundaries of the parcel adjoin the urban edge of Fleetwood. The parcel therefore has a considerable degree of containment by the urban area.

The parcel performs no role as a gap. The urban boundary on the western and southern side of the parcel – through its extension that effectively encloses the parcel to a high degree - significantly diminishes the role that the parcel has in contributing to the overall gap between Fleetwood and Cleveleys.

The parcel is of no importance to the setting of Fleetwood – it is enclosed to a significant degree by the urban area of Fleetwood and therefore has no contribution to the setting of the town.

It is recommended that the parcel is considered further in Stage 4 of the study



<b>Task 2D Assessment</b>		
Task 2D – Assist in safeguarding countryside from encroachment		
a) Percentage covered by development	3	Nearly 10% of parcel is covered by development. The development consists of tennis courts that are fenced in as part of the Cardinal Allen School.
b) Land in defined countryside use	3	Over 90% of the parcel is in defined countryside use, either as sport and recreation provision or woodland.
Combined Score for Task 2D	6	Contributes significantly to this purpose
<b>Photographic and Map Record</b>		
See attached photos and plans for Parcel 2		

<b>Stage 4 Assessment</b>	
<b>Purposes met by parcel (Score)</b>	2 (Parcel scores 2 for Task 2A and scores 6 for Task 2D)
<b>Boundary Strength</b>	1 (Strong)
<b>Recommendation - Retain/ Remove from Green Belt</b>	<b>Remove</b>

**Parcel 2 Photos**

Photo 2.1



Photo 2.2



Photo 2.3 (looking east towards tramline)



Photo 2.4 (looking south)



Photo 2.5 (looking south west)



Photo 2.6



### Wyre Borough Council Green Belt Assessment Parcel: 2



Scale 1: 2,000 @ A3

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## Wyre Green Belt Study - Site Assessment Proformas

Parcel Reference: 3  Blackpool and the Fylde College Fleetwood Nautical Campus, grounds and King George's Memorial Field	Score	Comment
Task 2A – Unrestricted Sprawl	3	Extent of parcel boundary that is adjacent to the urban edge = 26% (Not Contained)
Task 2B - Prevention of neighbouring towns from merging together	3	The parcel performs a significant role as a gap. The parcel is characterised by flat topography which enables views to Fleetwood and Cleveleys providing at some points in the parcel a clear impression of its role in maintaining the gap between the two towns. The presence of the built development in the north eastern corner (Nautical Campus) diminishes to a small degree the impression of the gap between the two towns.
Task 2C – Preserve setting and special character	1	The parcel is of no importance to the setting of Fleetwood. A recently constructed prominent wind turbine training tower is located within the parcel but this does not contribute to the setting or special character of the town. Moreover, the parcel has no relationship to either of the Conservation Areas as it is not located near them.
<b>Boundary Description</b>		
<p>Parcel bounded as follows:</p> <ul style="list-style-type: none"> <li>• Northern-eastern edge – Fleetwood Road with Green Belt beyond.</li> <li>• Eastern edge – A585 with Green Belt beyond.</li> <li>• Southern edge – Rossall Lane with Green Belt beyond.</li> </ul>		

- South-western edge – Existing residential properties.
- North-western edge – Tram line with Green Belt beyond.

There are no evident anomalies within the parcel.

**Current Land Use(s)**

Countryside Uses – the majority of parcel is used as playing fields for public use or as school playing fields with limited built development present (changing area for King George’s Memorial Field). Land at the southern end of the parcel is in agricultural use.

In terms of built development, there are a number of buildings associated with Blackpool and the Fylde College Fleetwood Nautical Campus and large car parking area which feature in the north-eastern part of the parcel.

**Conclusion (Stage 2)**

The parcel is considered to meet robustly two of the three purposes considered (2A and 2B) and hence is recommended for retention within the Green Belt.

**Task 2D Assessment**

Task 2D – Assist in safeguarding countryside from encroachment

a) Percentage covered by development

2

Nearly 15% of the parcel is covered by development, consisting of buildings associated with Blackpool and the Fylde College Fleetwood Nautical Campus, a large car parking area and the changing room block for King George’s Memorial Field.

b) Land in defined countryside use	3	Approximately 85% of the parcel is in defined countryside use, primarily for sport and recreation provision, with some land used for agricultural purposes.
Combined Score for Task 2D	5	Contributes towards this purpose.

**Photographic and Map Record**

See attached photos and plans for Parcel 3

**Stage 4 Assessment**

This parcel was not assessed in Stage 4

**Parcel 3 Photos**

Photo 3.1



Photo 3.2



Photo 3.3



Photo 3.4



Photo 3.5



### Wyre Borough Council Green Belt Assessment Parcel: 3



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## Wyre Green Belt Study - Site Assessment Proformas

Parcel Reference: 4 Land north of Fleetwood Road	Score	Comment
Task 2A – Unrestricted Sprawl	3	Extent of parcel boundary that is adjacent to the urban edge = 33% (Not Contained)
Task 2B - Prevention of neighbouring towns from merging together	2	Parcel 4 is considered to perform a moderate role as a gap. The majority of the parcel is mature woodland which diminishes the impression of the gap at this point.
Task 2C – Preserve setting and special character	2	The parcel is of moderate importance to the setting of Fleetwood due to the presence of the woodland within the parcel which contributes to the setting of the town at this point.
<b>Boundary Description</b>		
<p>Parcel bounded as follows:</p> <ul style="list-style-type: none"> <li>• Northern edge – Existing residential development.</li> <li>• Eastern, Southern and Western edges – A585, Fleetwood Road and major roundabout with Green Belt beyond.</li> </ul> <p>Anomalies - the north-eastern corner of parcel does not appear to follow the boundary with residential properties to north. Recommended that the boundary is revised to follow the line of the residential properties' boundaries and the southern boundary of the allotments (See Appendix 3).</p>		
<b>Current Land Use(s)</b>		
<p>Countryside Uses – the majority of the parcel is mature woodland. In terms of built development, there are two large dwellings sited within the parcel, accessed via Fleetwood Road.</p>		

**Conclusion (Stage 2)**

The parcel is considered to meet robustly one of the three purposes considered (2A) and hence is recommended for retention within the Green Belt.

**Task 2D Assessment**

Task 2D – Assist in safeguarding countryside from encroachment

a) Percentage covered by development	3	Just less than 10% of the parcel is covered by development. Two existing large dwellings and their curtilage are sited within the parcel.
b) Land in defined countryside use	3	Just over 90% of the parcel is covered by dense mature woodland.
Combined Score for Task 2D	6	Contributes significantly to this purpose.

**Photographic and Map Record**

See attached photos and plans for Parcel 4

**Stage 4 Assessment**

This parcel was not assessed in Stage 4

**Parcel 4 Photos**

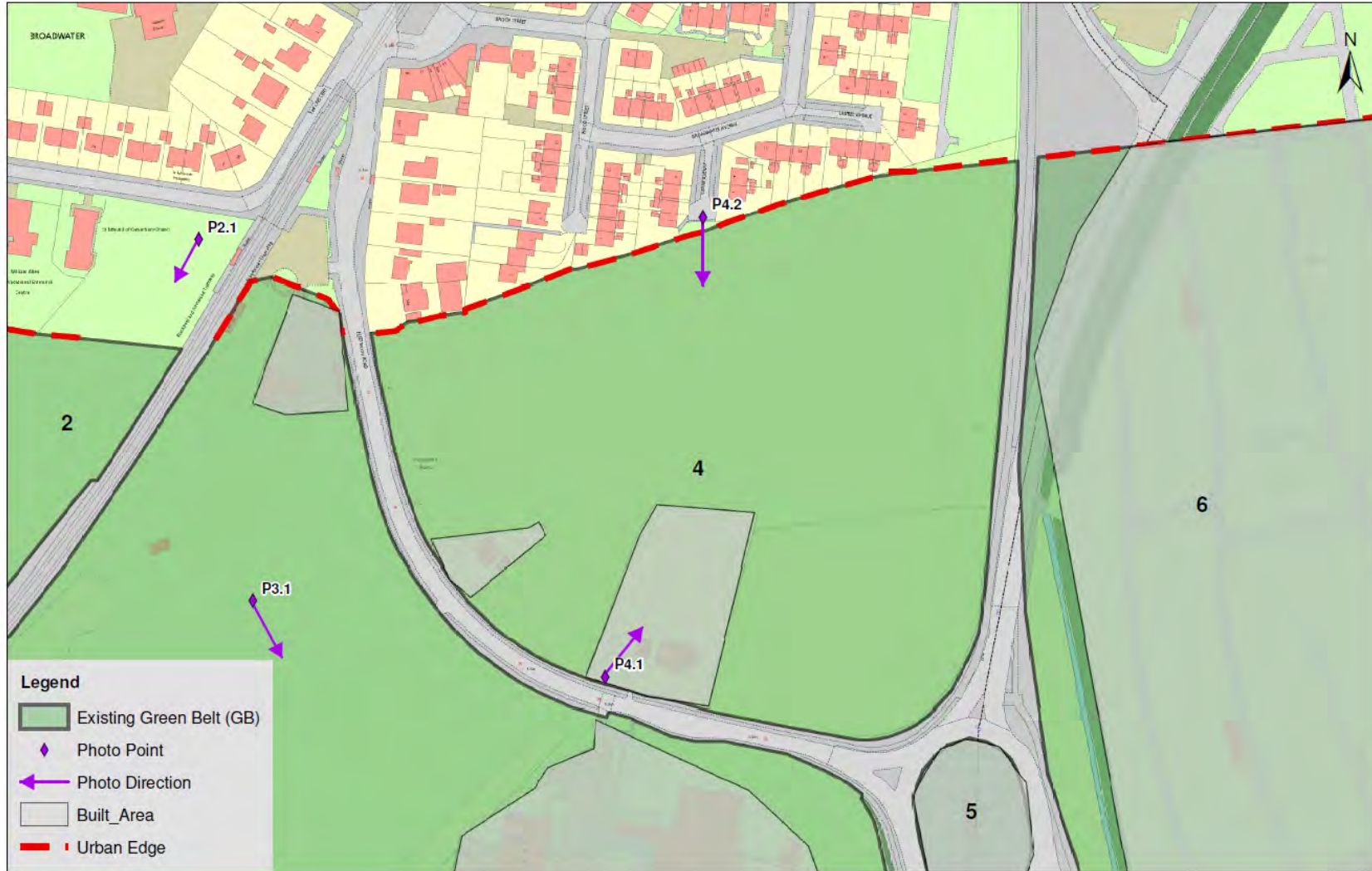
Photo 4.1



Photo 4.2



### Wyre Borough Council Green Belt Assessment Parcel: 4



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## Wyre Green Belt Study - Site Assessment Proformas

Parcel Reference: 5 Wyrefield Farm and land	Score	Comment
Task 2A – Unrestricted Sprawl	3	Extent of parcel boundary that is adjacent to the urban edge = 0% (Not Contained)
Task 2B - Prevention of neighbouring towns from merging together	3	The parcel performs a significant role as a gap. The parcel is characterised by flat topography which enables views to Fleetwood and Cleveleys providing at some points in the parcel a clear impression of its role in maintaining the gap between the two towns.
Task 2C – Preserve setting and special character	1	The parcel is of no importance to the setting due to its lack of any prominent landscape features that contribute to the setting of Fleetwood or Cleveleys. Moreover, the parcel has no relationship to either of the Conservation Areas as it is not located near them.
<b>Boundary Description</b>		
<p>Parcel bounded as follows:</p> <ul style="list-style-type: none"> <li>• Northern edge – Major roundabout with Green Belt beyond.</li> <li>• Eastern edge – Fleetwood Road with Green Belt beyond.</li> <li>• Southern edge – Rossall Lane with Green Belt beyond.</li> <li>• Western edge – A585 with Green Belt beyond.</li> </ul> <p>No evident anomalies observed.</p>		

<b>Current Land Use(s)</b>
Countryside Uses – a number of fields and paddocks adjacent to Farmer Parrs Animal World  In terms of built development, the parcel includes Farmer Parrs Animal World which is a tourist attraction providing a children’s play farm and associated infrastructure. There are also a number of dwellings located within the parcel, accessed via Rossall Lane.
<b>Conclusion (Stage 2)</b>
The parcel is considered to meet robustly two of the three purposes considered (2A and 2B) and hence is recommended for retention within the Green Belt.

<b>Task 2D Assessment</b>		
Task 2D – Assist in safeguarding countryside from encroachment		
a) Percentage covered by development	2	Just over 20% of parcel is covered by development associated with Farmer Parrs Animal World and the number of dwellings on Rossall Lane.
b) Land in defined countryside use	3	Nearly 80% of the parcel is in defined countryside use consisting of fields and paddocks.
Combined Score for Task 2D	5	Contributes towards this purpose.
<b>Photographic and Map Record</b>		
See attached photos and plans for Parcel 5		

<b>Stage 4 Assessment</b>
This parcel was not assessed in Stage 4

**Parcel 5 Photos**

Photo 5.1



Photo 5.2 (looking north west)



Photo 5.3 (looking west)



Photo 5.4



Photo 5.5



Photo 5.6



Photo 5.7



Photo 5.8



### Wyre Borough Council Green Belt Assessment Parcel: 5



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## Wyre Green Belt Study - Site Assessment Proformas

Parcel Reference: 6 Holiday parks and adjacent land	Score	Comment
Task 2A – Unrestricted Sprawl	3	Extent of parcel boundary that is adjacent to the urban edge = 21% (Not Contained)
Task 2B - Prevention of neighbouring towns from merging together	3	It is considered that parcel 6 performs a significant role in the separation of neighbouring towns (Fleetwood and Thornton). It is acknowledged that the parcel contains two static caravan parks. The nature of the development (i.e. caravans as opposed to dwellings) is not considered to diminish the contribution of the parcel in preventing the merging of the two towns.
Task 2C – Preserve setting and special character	1	The parcel is of no importance to the setting of Fleetwood or Thornton. The presence of the two static caravan parks significantly diminishes any role that the parcel would perform in terms of defining the setting of the two towns. Moreover, the parcel has no relationship to either of the Conservation Areas as it is not located near them.
<b>Boundary Description</b>		
<p>Parcel bounded as follows:</p> <ul style="list-style-type: none"> <li>• Northern and Western edges – A585 with Green Belt beyond to the west.</li> <li>• Eastern edge – Dismantled railway with water treatment works and landfill beyond.</li> <li>• Southern edge – Large industrial site.</li> </ul> <p>Anomalies – the northern boundary does not follow any physical boundary and should be amended to include two additional areas</p>		

– one consisting of the entire northern corner of the parcel, effectively abutting and to the east of the A585; and the other the small triangular section of land which lies west of the A585 and south west of Copse Road (see Appendix 3).

#### **Current Land Use(s)**

Countryside Uses – the southern part of the parcel consists of an open area of land.

A Public Right of Way transects the southern element of the parcel from Fleetwood Road providing access to the east towards the River Wyre.

In terms of built development, the majority of parcel is used as a static caravan park comprising two separate parks – one known as Cala Gran Holiday Park and a smaller park known as Broadwater Holiday Centre. Both parks include associated infrastructure and built form including amenity buildings, shops, swimming pools, access roads, sales offices, etc. There is also a row of terraced properties sited in the south-western corner of the parcel.

#### **Conclusion (Stage 2)**

The parcel is considered to meet robustly two of the three purposes considered (2A) and hence is recommended for retention within the Green Belt.

<b>Task 2D Assessment</b>		
Task 2D – Assist in safeguarding countryside from encroachment		
a) Percentage covered by development	1	Just over 80% of the parcel is covered by development associated with the two static caravan parks sited within the parcel. Only the southern element of the parcel is undeveloped.
b) Land in defined countryside use	1	Nearly 20% of the parcel is deemed to be in countryside use – the area identified in the southern part of the parcel.
Combined Score for Task 2D	2	Does not contribute to this purpose.
<b>Photographic and Map Record</b>		
See attached photos and plans for Parcel 6		

<b>Stage 4 Assessment</b>
This parcel was not assessed in Stage 4

## Parcel 6 Photos

Photo 6.1 (looking west)



Photo 6.2 (looking south)



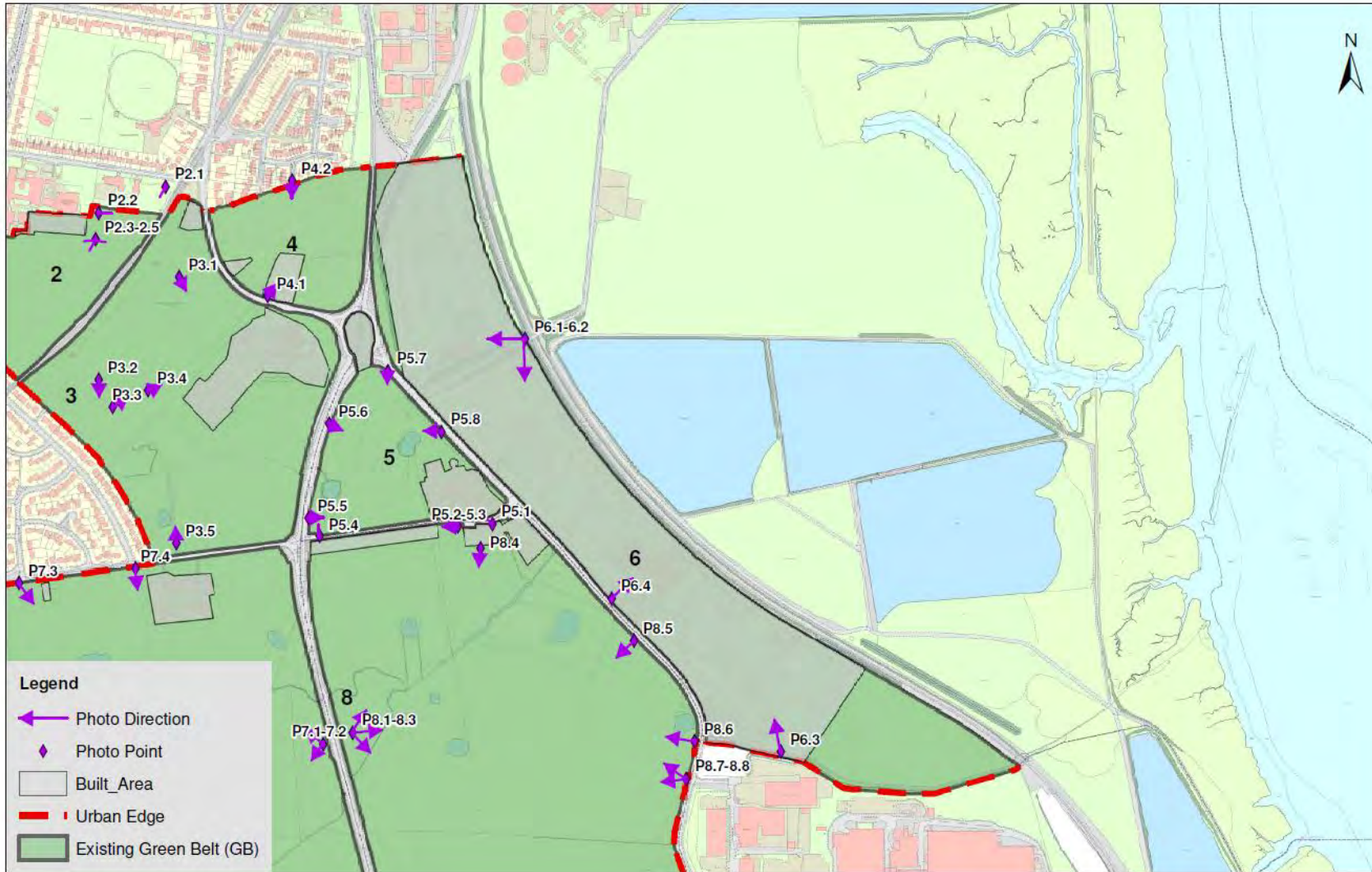
Photo 6.3



Photo 6.4



### Wyre Borough Council Green Belt Assessment Parcel: 6



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## Wyre Green Belt Study - Site Assessment Proformas

Parcel Reference: 7 Land west of A585	Score	Comment
Task 2A – Unrestricted Sprawl	2	Extent of parcel boundary that is adjacent to the urban edge = 53% (Part Contained)
Task 2B - Prevention of neighbouring towns from merging together	3	The parcel performs a significant role as a gap separating the urban areas of Fleetwood and Cleveleys. It forms the whole gap between the urban areas of Fleetwood and Cleveleys at this point and is therefore a significant component of the Green Belt in this area.
Task 2C – Preserve setting and special character	2	The parcel is of limited importance as it lacks any prominent landscape features that contribute to the setting of Fleetwood or Cleveleys. However, its proximity to Rossall School contributes to the setting of the school buildings.
<b>Boundary Description</b>		
<p>Parcel bounded as follows:</p> <ul style="list-style-type: none"> <li>• Northern edge – Rossall Lane with existing residential development and Green Belt beyond.</li> <li>• Eastern edge – A585 with Green Belt Beyond.</li> <li>• Southern edge – Existing residential development.</li> <li>• Western edge – Broadway and tram line with existing residential development and Green Belt beyond.</li> </ul> <p>No evident anomalies observed.</p>		

<b>Current Land Use(s)</b>
Countryside Uses – the majority of parcel is in agricultural use (rough pasture in the main). There is a collection of farm buildings and a single dwelling on the northern boundary of the parcel, and a farm in the south-western corner of the parcel. A Public Right of Way transects the south-western portion of parcel from Broadway to the existing residential development to the south of the parcel.
<b>Conclusion (Stage 2)</b>
The parcel is considered to meet robustly one of the three purposes considered (2B) and hence is recommended for retention within the Green Belt.

<b>Task 2D Assessment</b>		
Task 2D – Assist in safeguarding countryside from encroachment		
a) Percentage covered by development	3	Less than 5% of the parcel is covered by development associated with two farmsteads and a dwelling.
b) Land in defined countryside use	3	Over 95% of the parcel is in defined countryside use as rough pasture.
Combined Score for Task 2D	6	Contributes significantly towards this purpose.
<b>Photographic and Map Record</b>		
See attached photos and plans for Parcel 7		

<b>Stage 4 Assessment</b>
This parcel was not assessed in Stage 4

## Parcel 7 Photos

Photo 7.1 (looking north west)



Photo 7.2 (looking south west)



Photo 7.3



Photo 7.4



Photo 7.5



Photo 7.6



Photo 7.7

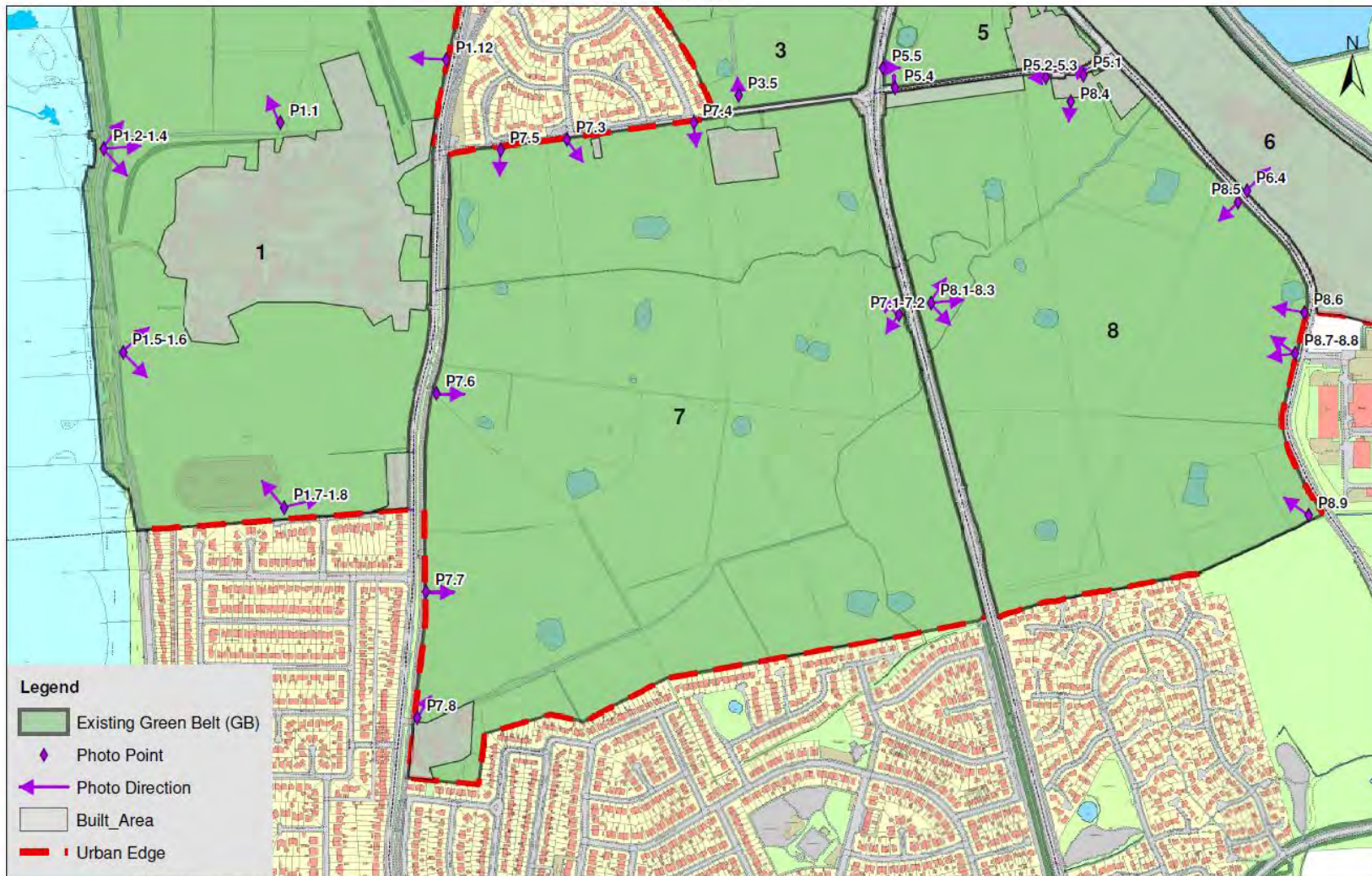


Photo 7.8





### Wyre Borough Council Green Belt Assessment Parcel: 7



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## Wyre Green Belt Study - Site Assessment Proformas

Parcel Reference: 8 Land east of A585	Score	Comment
Task 2A – Unrestricted Sprawl	3	Extent of parcel boundary that is adjacent to the urban edge = 25% (Not Contained)
Task 2B - Prevention of neighbouring towns from merging together	3	The parcel performs a significant role as a gap separating the urban areas of Fleetwood and Thornton. It is a large open flat area which provides a clear impression of the gap between the two towns.
Task 2C – Preserve setting and special character	1	The parcel is of no importance to the setting due to its lack of any prominent landscape features that contribute to the setting of Fleetwood or Thornton. Moreover, the parcel has no relationship to either of the Conservation Areas as it is not located near them.
<b>Boundary Description</b>		
<p>Parcel bounded as follows:</p> <ul style="list-style-type: none"> <li>• Northern edge – Rossall Lane with Green Belt beyond.</li> <li>• Eastern edge – Fleetwood Road with Green Belt and large industrial site beyond.</li> <li>• Southern edge – Existing residential development and undeveloped land.</li> <li>• Western edge – A585 with Green Belt beyond.</li> </ul> <p>No evident anomalies observed.</p>		

<b>Current Land Use(s)</b>
Countryside Uses - the majority of parcel is in agricultural use (rough pasture in the main). There is an area of hardstanding in the north-eastern corner of the parcel that is used as car parking for Farmer Parrs Animal Park plus some additional hardstanding used for storage of vehicles and other equipment along the northern boundary of the parcel.
<b>Conclusion (Stage 2)</b>
The parcel is considered to meet robustly two of the three purposes considered (2A and 2B) and hence is recommended for retention within the Green Belt.

<b>Task 2D Assessment</b>		
Task 2D – Assist in safeguarding countryside from encroachment		
a) Percentage covered by development	3	Less than 5% of parcel is covered by development – this is an area of hardstanding used as car parking for Farmer Parrs Animal Park to the north plus some additional hardstanding used for storage of vehicles and other equipment along the northern boundary of the parcel.
b) Land in defined countryside use	3	Over 95% of the parcel is in defined countryside use with the majority consisting of rough pasture.
Combined Score for Task 2D	6	Contributes significantly towards this purpose.
<b>Photographic and Map Record</b>		
See attached photos and plans for Parcel 8		

<b>Stage 4 Assessment</b>
This parcel was not assessed in Stage 4

**Parcel 8 Photos**

Photo 8.1 (looking south east)



Photo 8.2 (looking east)



Photo 8.3 (looking north east )



Photo 8.4



Photo 8.5



Photo 8.6



Photo 8.7 (looking north west)



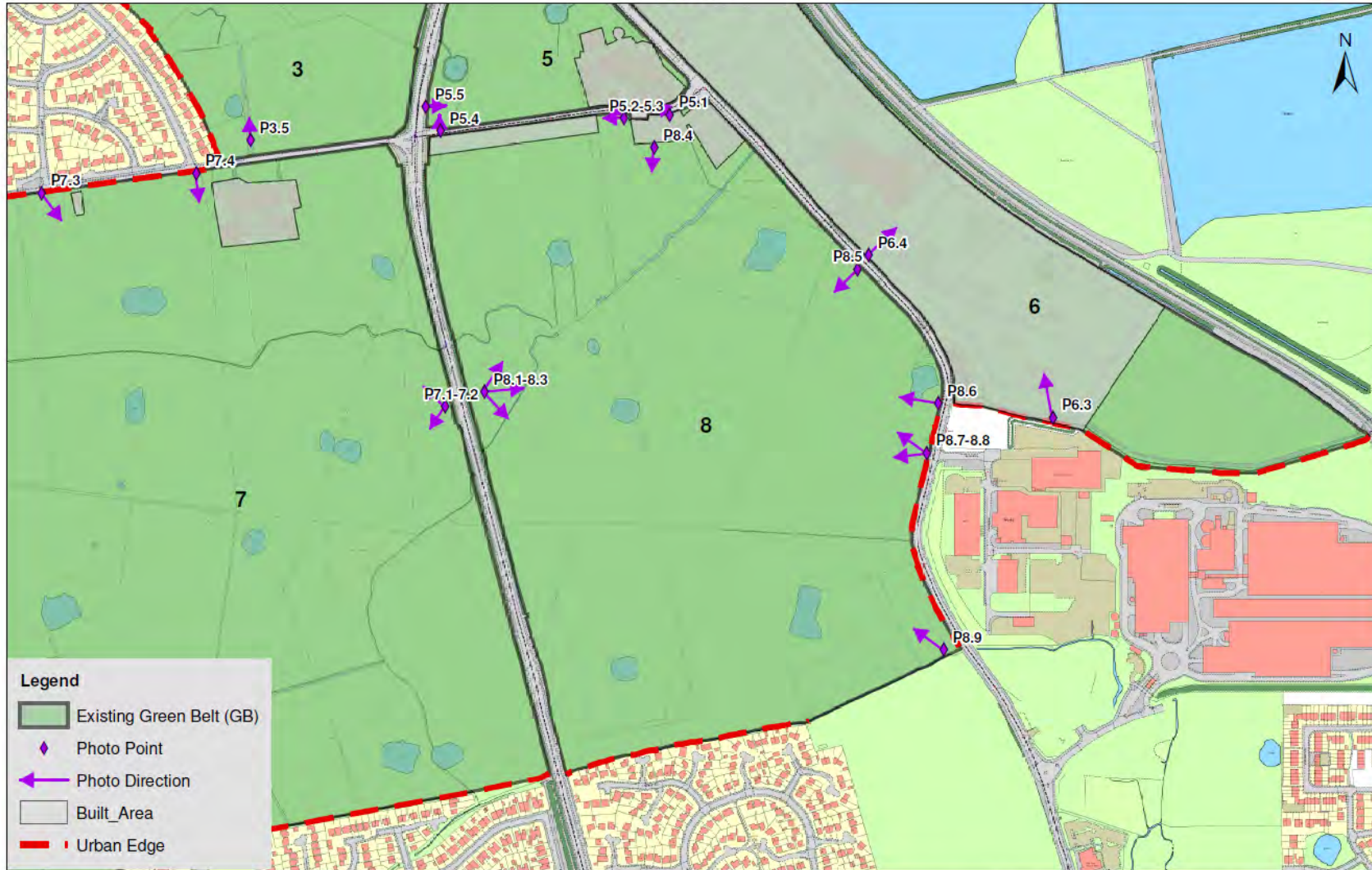
Photo 8.8 (looking west)



Photo 8.9



### Wyre Borough Council Green Belt Assessment Parcel: 8



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## Wyre Green Belt Study - Site Assessment Proformas

<b>Parcel Reference: 9</b>		
<b>Land south of Victoria Road East</b>	<b>Score</b>	<b>Comment</b>
Task 2A – Unrestricted Sprawl	1	Extent of parcel boundary that is adjacent to the urban edge = 78% (Well Contained)
Task 2B - Prevention of neighbouring towns from merging together	3	The parcel performs a significant role as a gap between Cleveleys (to the west) and Thornton (to the east). It forms the whole gap between the urban areas of Cleveleys and Thornton at this point and is therefore a significant component of the Green Belt in this area. The parcel also has particular importance in maintaining the gap between the two towns due to the merging of the urban areas of Thornton and Cleveleys to the north of the parcel.
Task 2C – Preserve setting and special character	2	The parcel is of moderate importance to the setting of Thornton and Cleveleys. This is due to the combination of its location and the presence of Marsh Farmhouse within the parcel. The parcel's location contributes to some degree in providing the setting for part of the eastern edge of Cleveleys and part of the western edge of Thornton. Moreover, the parcel constitutes the agricultural holding for Marsh Farmhouse and therefore is important to the historic setting of the Listed Building.
<b>Boundary Description</b>		
Parcel bounded as follows:		
<ul style="list-style-type: none"> <li>• Northern edge – Victoria Road East and existing residential properties.</li> <li>• Eastern edge – Fleetwood Road South and existing residential properties and a car garage.</li> </ul>		

- Southern edge – Anchorsholme Lane with Green Belt beyond.
- Western edge – Amounderness Way with existing residential beyond.

Anomalies – The Green Belt boundary cuts through a hard surfaced area used to display cars by the existing garage located at the north eastern corner of the parcel. It is recommended that the Green Belt boundary is altered to follow the curtilage of the garage hardstanding. A further anomaly has also been identified which affects the boundary of the garden to 207 Victoria Road East on the northern boundary of the parcel. Historic aerial photographs indicate that the garden boundary has not changed since the original green belt was designated in the 1980's and therefore it would be considered appropriate to remove the western section of the side garden to 207 Victoria Road East (see Appendix 3).

**Current Land Use(s)**

Almost the entire parcel is used for agricultural land associated with Marsh Farm. Marsh Farm is used as livery stables and small horse paddocks are prevalent.

**Conclusion (Stage 2)**

The parcel is considered to meet robustly one of the three purposes considered (2B) and hence is recommended for retention within the Green Belt.

<b>Task 2D Assessment</b>		
Task 2D – Assist in safeguarding countryside from encroachment		
a) Percentage covered by development	3	Less than 5% of the parcel is covered by development associated with Marsh Farmhouse and the small part of hardstanding area used for car sales in the north-eastern corner of the parcel.
b) Land in defined countryside use	3	Over 95% of the parcel is in defined countryside use consisting largely of various horse paddocks.
Combined Score for Task 2D	6	Contributes significantly towards this purpose.

<b>Photographic and Map Record</b>
See attached photos and plans for Parcel 9

<b>Stage 4 Assessment</b>
This parcel was not assessed in Stage 4



**Parcel 9 Photos**

Photo 9.1 (looking south east)



Photo 9.2 (looking south)



Photo 9.3 (looking south west)



Photo 9.4 (looking east)



Photo 9.5



Photo 9.6



### Wyre Borough Council Green Belt Assessment Parcel: 9



1:3,000

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## Wyre Green Belt Study - Site Assessment Proformas

Parcel Reference: 10 Land south of Anchorsholme Lane	Score	Comment
Task 2A – Unrestricted Sprawl	3	Extent of parcel boundary that is adjacent to the urban edge = 26% (Not Contained)
Task 2B - Prevention of neighbouring towns from merging together	3	The parcel performs a significant role as a gap between Cleveleys (to the west) and Thornton (to the east). The parcel has particular importance in maintaining the gap between the two towns due to the merging of the urban areas of Thornton and Cleveleys to the north of the parcel.
Task 2C – Preserve setting and special character	1	The parcel is of no importance to the setting due to its lack of any prominent landscape features that contribute to the setting of Thornton or Cleveleys. Moreover, the parcel has no relationship to either of the Conservation Areas as it is not located near them.
<b>Boundary Description</b>		
<p>Parcel bounded as follows:</p> <ul style="list-style-type: none"> <li>• Northern edge – Anchorsholme Lane with Green Belt beyond.</li> <li>• Eastern edge – Fleetwood Road South with existing residential properties beyond.</li> <li>• Southern and western edges – Amounderness Way with Green Belt beyond.</li> </ul> <p>No anomalies observed.</p>		

<b>Current Land Use(s)</b>
The northern extent of the parcel is primarily used for sports provision and includes some allotments in the north west corner whilst the southern extent is agricultural land. A number of buildings and urbanising features are present, associated with the sporting facilities on-site. A small number of dwellings and a small farmstead are also located within the parcel.
<b>Conclusion (Stage 2)</b>
The parcel is considered to meet robustly two of the three purposes considered (2A and 2B) and hence is recommended for retention within the Green Belt.

<b>Task 2D Assessment</b>		
Task 2D – Assist in safeguarding countryside from encroachment		
a) Percentage covered by development	3	Less than 10% of the parcel is covered by development including clubhouse/pavilion buildings, a small farmstead and a small number of dwellings.
b) Land in defined countryside use	3	More than 90% of the parcel is in defined countryside use as agricultural land, allotments and sports provision.
Combined Score for Task 2D	6	Contributes significantly towards this purpose.
<b>Photographic and Map Record</b>		
See attached photos and plans for Parcel 10		

<b>Stage 4 Assessment</b>
This parcel was not assessed in Stage 4

### Parcel 10 Photos

<p>Photo 10.1</p> 	<p>Photo 10.2 (looking south)</p> 	<p>Photo 10.3 (looking south east)</p> 	<p>Photo 10.4</p> 
<p>Photo 10.5</p> 	<p>Photo 10.6</p> 	<p>Photo 10.7 (looking north east)</p> 	<p>Photo 10.8 (looking east)</p> 
<p>Photo 10.9 (looking north)</p> 	<p>Photo 10.10 (looking north east)</p> 		

### Wyre Borough Council Green Belt Assessment Parcel: 10



Scale 1: 2,500 @ A3

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## Wyre Green Belt Study - Site Assessment Proformas

Parcel Reference: 11 Land north of Norcross Lane	Score	Comment
Task 2A – Unrestricted Sprawl	2	Extent of parcel boundary that is adjacent to the urban edge = 43% (Part Contained)
Task 2B - Prevention of neighbouring towns from merging together	3	The parcel performs a significant role in its own right as a gap between the two settlements (Cleveleys and Thornton). The parcel has particular importance in maintaining the gap between the two towns due to the merging of the urban areas of Thornton and Cleveleys to the north of the parcel.
Task 2C – Preserve setting and special character	1	The parcel is of no importance to the setting due to its lack of any prominent landscape features that contribute to the setting of Cleveleys or Thornton. Moreover, the parcel has no relationship to either of the Conservation Areas as it is not located near them.
<b>Boundary Description</b>		
<p>Parcel bounded as follows:</p> <ul style="list-style-type: none"> <li>• Northern and eastern edge – Amounderness Way with Green Belt beyond.</li> <li>• Southern edge – Norcross Lane with Green Belt beyond.</li> <li>• Western edge – Previously developed land with pending outline planning application (at 30/06/2015) for mixed-use development comprising of offices, residential, town centre uses and a foodstore. A post and wire fence currently delineates the majority of the western boundary.</li> </ul> <p>Anomalies – Although no specific anomalies are recommended for potential revision, it is noted that the western boundary of the</p>		

parcel is currently weak and a large amount of the parcel appears to blend into the previously developed land to the west. There is no clear demarcation onsite that identifies the Green Belt boundary.

**Current Land Use(s)**

The majority of the parcel is used for agricultural land, aside from the most southern extent which includes a dwelling and a large veterinary hospital building.

A large proportion of the parcel is within the red line boundary for the pending outline planning application for a mixed-use development (application reference 13/00200/OULMAJ). The submitted Indicative Masterplan for this proposed development shows that the area within the application site that falls within Parcel 11 will be retained as Green Space (approximately 6.8ha).

**Conclusion (Stage 2)**

The parcel is considered to meet robustly one of the three purposes considered (2B) and hence is recommended for retention within the Green Belt.

**Task 2D Assessment**










Task 2D – Assist in safeguarding countryside from encroachment		
a) Percentage covered by development	2	Nearly 20% of parcel is covered by development, including a recently constructed, architecturally striking building to be used as a veterinary hospital, a dwelling and hardstanding.
b) Land in defined countryside use	3	Approximately 80% of the parcel is in defined countryside use as agricultural land.
Combined Score for Task 2D	5	Contributes towards this purpose.



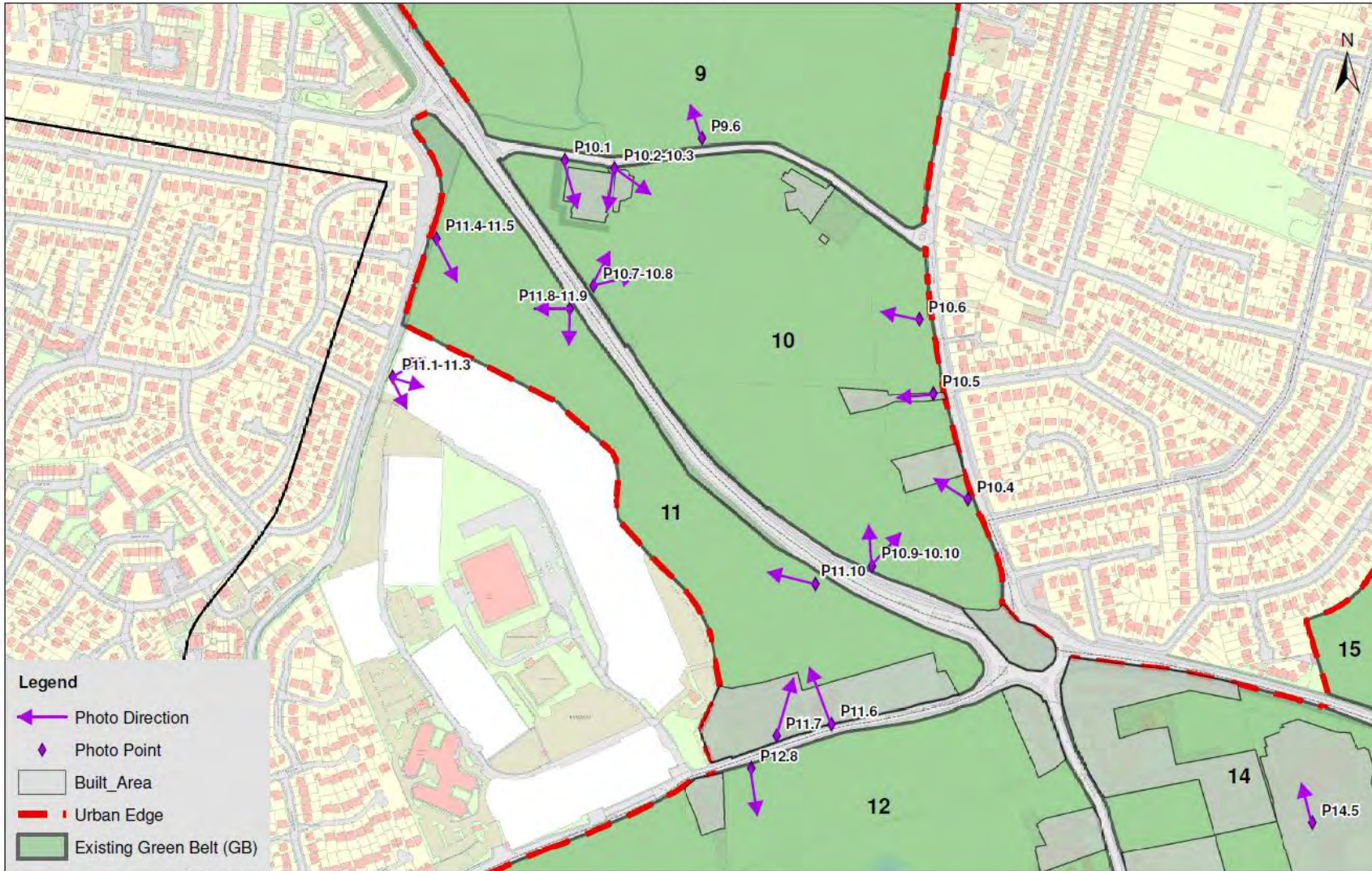
<b>Photographic and Map Record</b>
See attached photos and plans for Parcel 11

<b>Stage 4 Assessment</b>
This parcel was not assessed in Stage 4

**Parcel 11 Photos**

<p>Photo 11.1 (looking south east)</p> 	<p>Photo 11.2 (looking east)</p> 	<p>Photo 11.3 (looking north east)</p> 	<p>Photo 11.4 (looking south east)</p> 
<p>Photo 11.5 (looking south east)</p> 	<p>Photo 11.6</p> 	<p>Photo 11.7</p> 	<p>Photo 11.8 (looking west)</p> 
<p>Photo 11.9 (looking south)</p> 	<p>Photo 11.10</p> 		

### Wyre Borough Council Green Belt Assessment Parcel: 11



Scale 1: 3,500 @ A3

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## Wyre Green Belt Study - Site Assessment Proformas

Parcel Reference: 12 Land south of Norcross Lane	Score	Comment
Task 2A – Unrestricted Sprawl	2	Extent of parcel boundary that is adjacent to the urban edge = 56% (Part Contained)
Task 2B - Prevention of neighbouring towns from merging together	3	The parcel performs a significant role as a gap between Thornton (to the north east) with the northern urban area of Blackpool (to the west) as well as Cleveleys (to the north west) and Poulton-le-Fylde (to the south).
Task 2C – Preserve setting and special character	1	The parcel is of no importance to the setting due to its lack of any prominent landscape features that contribute to the setting of Cleveleys, Thornton or Poulton-le-Fylde. Moreover, the parcel has no relationship to either of the Conservation Areas as it is not located near them.

### **Boundary Description**

Parcel bounded as follows:

- Northern edge - Norcross Lane.
- Eastern edge – Fleetwood Road South with Green Belt beyond.
- Southern edge - Existing residential and Bispham Road.
- Western edge – Faraday Way to majority of boundary.

Anomalies - The western boundary follows Faraday Way to the north-west of the parcel but then stops following this road towards the south-western corner and instead follows an arbitrary route along no obvious demarcation on-site. It is recommended that the Green Belt boundary should follow Faraday Way to the south-western corner and then follow the borough boundary between Wyre and Blackpool BC – see Appendix 3 (NB – the latter part of this boundary is in Blackpool BC area and this proposed alteration to the boundary would need to be raised under duty to cooperate discussions).

A further anomaly identified is for the need to exclude from the Green Belt the house and gardens to 8 and 9 Pond Gardens, located mid-way along the southern boundary of the parcel. This property was built at the same time as all the other houses on this road (originally proposed as a housing allocation in the Fleetwood, Thornton Cleveleys and Poulton-le-Fylde Local Plan). It is recommended that the boundary should be drawn around the rear gardens of 8 and 9 Pond Gardens and then follow the eastern edge of the adjacent pond (i.e. the pond remains in the Green Belt).

### **Current Land Use(s)**

The majority of the parcel is used for agricultural land. A number of dwellings are also located within the parcel. A public right of way extends along sections of the southern boundary of the parcel.

**Conclusion (Stage 2)**

The parcel is considered to meet robustly one of the three purposes considered (2B) and hence is recommended for retention within the Green Belt.

**Task 2D Assessment**

Task 2D – Assist in safeguarding countryside from encroachment

a) Percentage covered by development	3	Approximately 5% of parcel is covered by development, including two farmsteads and a number of dwellings.
b) Land in defined countryside use	3	Approximately 95% of the parcel is in defined countryside use as agricultural land.
Combined Score for Task 2D	6	Contributes significantly towards this purpose.

**Photographic and Map Record**

See attached photos and plans for Parcel 12

**Stage 4 Assessment**

This parcel was not assessed in Stage 4

**Parcel 12 Photos**

<p>Photo 12.1 (looking north east)</p> 	<p>Photo 12.2 (looking east)</p> 	<p>Photo 12.3 (looking south east)</p> 	<p>Photo 12.4 (looking north)</p> 
<p>Photo 12.5 (looking north east)</p> 	<p>Photo 12.6</p> 	<p>Photo 12.7</p> 	<p>Photo 12.8</p> 

### Wyre Borough Council Green Belt Assessment Parcel: 12



Scale 1: 4,000 @ A3

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## Wyre Green Belt Study - Site Assessment Proformas

Parcel Reference: 13 Land south of Bispham Road	Score	Comment
Task 2A – Unrestricted Sprawl	2	Extent of parcel boundary that is adjacent to the urban edge = 58% (NB – figure is for entire parcel including element in Blackpool Council's area) (Part Contained)
Task 2B - Prevention of neighbouring towns from merging together	3	Parcel is a significant gap helping to separate the urban area of Blackpool (to the west) and Poulton-le-Fylde (to the east). It forms the whole gap between the urban areas in Blackpool and Wyre at this point and is therefore a significant component of the Green Belt in this area.
Task 2C – Preserve setting and special character	1	The parcel is of no importance to the setting due to its lack of any prominent landscape features that contribute to the setting of Poulton-le-Fylde. Moreover, the parcel has no relationship to either of the Conservation Areas as it is not located near them.
<b>Boundary Description</b>		
<p>Parcel bounded as follows:</p> <ul style="list-style-type: none"> <li>• Northern edge - Bispham Road and Green Belt beyond.</li> <li>• Eastern edge - Bispham Road and existing residential.</li> <li>• Southern edge - Existing residential.</li> <li>• Western edge – Robins Lane and boundary with Blackpool Technology Centre.</li> </ul>		

Anomalies - The north western boundary follows an arbitrary route along no obvious demarcation on-site. It is recommended that the Green Belt boundary should be extended to follow the borough boundary between Wyre and Blackpool BC – see Appendix 3 (NB – this section of the boundary adjoins the Blackpool BC area and this proposed alteration would need to be raised under duty to cooperate discussions).
<b>Current Land Use(s)</b>
The majority of the parcel is used for agricultural land. A number of dwellings are also located within the parcel.
<b>Conclusion (Stage 2)</b>
The parcel is considered to meet robustly one of the three purposes considered (2B) and hence is recommended for retention within the Green Belt.

<b>Task 2D Assessment</b>		
Task 2D – Assist in safeguarding countryside from encroachment		
a) Percentage covered by development	3	Approximately 5% of the parcel is covered by development, including a farmstead and a number of dwellings at both Bispham Road and Robins Lane.
b) Land in defined countryside use	3	Approximately 95% of the parcel is in defined countryside use as agricultural land.
Combined Score for Task 2D	6	Contributes significantly towards this purpose.

<b>Photographic and Map Record</b>
See attached photos and plans for Parcel 13

<b>Stage 4 Assessment</b>
This parcel was not assessed in Stage 4

Photo 13.1 (looking north west)



Photo 13.2 (looking west)



Photo 13.3 (looking south)



Photo 13.4 (looking north)



Photo 13.5 (looking south west)



Photo 13.6 (looking south)



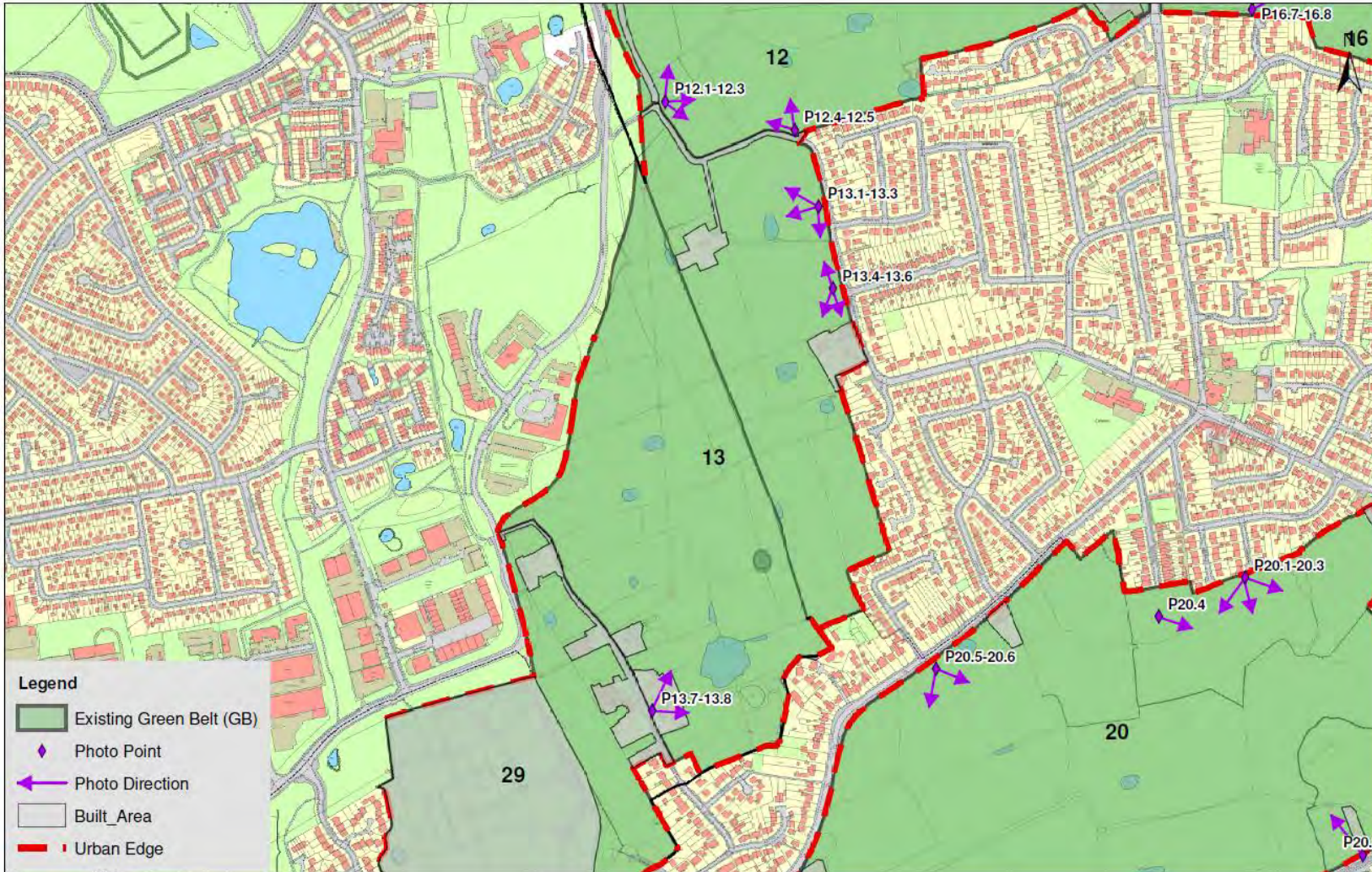
Photo 13.7 (looking east)



Photo 13.8 (looking north east)



### Wyre Borough Council Green Belt Assessment Parcel: 13



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## Wyre Green Belt Study - Site Assessment Proformas

Parcel Reference: 14 Burnside Garden Centre and land	Score	Comment
Task 2A – Unrestricted Sprawl	3	Extent of parcel boundary that is adjacent to the urban edge = 18% (Not Contained)
Task 2B - Prevention of neighbouring towns from merging together	3	<p>The parcel performs a significant role as a gap between Poulton-le-Fylde (to the south) and Thornton (to the north).</p> <p>The parcel has a number of residential and commercial properties that break up the visual perception of a gap between Thornton and Poulton-le-Fylde but are not considered to significantly diminish the gap's role for this purpose.</p>
Task 2C – Preserve setting and special character	1	The parcel is of no importance to the setting due to its lack of any prominent landscape features that contribute to the setting of Thornton or Poulton-le-Fylde. Moreover, the parcel has no relationship to either of the Conservation Areas as it is not located near them.
<b>Boundary Description</b>		
<p>Parcel bounded as follows:</p> <ul style="list-style-type: none"> <li>• Northern edge – A585.</li> <li>• Eastern and southern edges – New Lane with Green Belt beyond.</li> <li>• Western edge – Fleetwood Road South with Green Belt beyond.</li> </ul> <p>No anomalies were observed.</p>		

<b>Current Land Use(s)</b>
The parcel houses two large garden centres known as Burnside Garden Centre and the Plant Place Garden Centre. A number of other uses are also provided including a cycle shop, small swimming pool complex and aquatics. There are a number of dwellings also located within the parcel.
<b>Conclusion (Stage 2)</b>
The parcel is considered to meet robustly two of the three purposes considered (2A and 2B) and hence is recommended for retention within the Green Belt.

<b>Task 2D Assessment</b>		
Task 2D – Assist in safeguarding countryside from encroachment		
a) Percentage covered by development	1	Just over 60% of the parcel is covered by development, including Burnside Garden Centre and the Plant Place Garden Centre, both of which contain a large amount of built development.
b) Land in defined countryside use	2	Less than 40% of the parcel is within defined countryside use.
Combined Score for Task 2D	3	Does not contribute towards this purpose.

<b>Photographic and Map Record</b>
See attached photos and plans for Parcel 14
<b>Stage 4 Assessment</b>
This parcel was not assessed in Stage 4

## Parcel 14 Photos

Photo 14.1



Photo 14.2



Photo 14.3



Photo 14.4



Photo 14.5





### Wyre Borough Council Green Belt Assessment Parcel: 14



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## Wyre Green Belt Study - Site Assessment Proformas

Parcel Reference: 15 Millfield Science and Performing Arts College grounds	Score	Comment
Task 2A – Unrestricted Sprawl	2	Extent of parcel boundary that is adjacent to the urban edge = 52% (Part Contained)
Task 2B - Prevention of neighbouring towns from merging together	3	<p>The parcel performs a significant role as a gap separating the urban areas of Poulton-le-Fylde and Thornton.</p> <p>The topography of the parcel means that the southern boundary of the parcel (A585) sits in an elevated position – this affords views across from the A585 towards the northern edge of Poulton giving a strong visual impression of the gap at this point.</p>
Task 2C – Preserve setting and special character	1	The parcel is of no importance to the setting due to its lack of any prominent landscape features that contribute to the setting of Poulton-le-Fylde or Thornton. Moreover, the parcel has no relationship to either of the Conservation Areas as it is not located near them.
<b>Boundary Description</b>		
<p>Parcel bounded as follows:</p> <ul style="list-style-type: none"> <li>• Northern edge – Millfield Science and Performing Arts College.</li> <li>• Eastern edge – Dismantled railway with Green Belt beyond.</li> </ul>		

- Southern edge – A585 with Green Belt beyond.
- Western edge – Fleetwood Road South with Green Belt beyond.

Anomalies - A section of the northern boundary follows no obvious demarcation across the school playing fields. It is recommended that the boundary is altered to include the edge of the playing fields south of the school buildings (see Appendix 3).

### Current Land Use(s)

The parcel is broadly split in terms of about half the area used as the sports pitches and open space for Millfield School and the remaining half used as agricultural land – separated by a band of mature trees. A public footpath transects the parcel, running north-south joining up New Lane with New Road.

### Conclusion (Stage 2)

The parcel is considered to meet robustly one of the three purposes considered (2B) and hence is recommended for retention within the Green Belt.

### Task 2D Assessment

Task 2D – Assist in safeguarding countryside from encroachment		
a) Percentage covered by development	3	Less than 5% of the parcel is covered by development consisting of part of the school drop off area for Millfield School.
b) Land in defined countryside use	3	Over 95% of the parcel is within defined countryside use including playing fields, a small area of woodland and agricultural land.
Combined Score for Task 2D	6	Contributes significantly towards this purpose.

<b>Photographic and Map Record</b>
See attached photos and plans for Parcel 15

<b>Stage 4 Assessment</b>
This parcel was not assessed in Stage 4

## Parcel 15 Photos

<p>Photo 15.1 (looking west)</p> 	<p>Photo 15.2 (looking south west)</p> 	<p>Photo 15.3 (looking north west)</p> 	<p>Photo 15.4 (looking south east)</p> 
<p>Photo 15.5 (looking south west)</p> 	<p>Photo 15.6</p> 	<p>Photo 15.7</p> 	

### Wyre Borough Council Green Belt Assessment Parcel: 15



Scale 1: 2,500 @ A3

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## Wyre Green Belt Study - Site Assessment Proformas

Parcel Reference: 16 Land south of New Lane	Score	Comment
Task 2A – Unrestricted Sprawl	2	Extent of parcel boundary that is adjacent to the urban edge = 34% (Part Contained)
Task 2B - Prevention of neighbouring towns from merging together	3	<p>The parcel performs a significant role as a gap between Poulton-le-Fylde (to the south) and Thornton (to the north).</p> <p>It is a largely open flat area with some visual breaks as a result of the hedgerows/ trees, and the various buildings within the parcel. The land rises up to the boundary formed by the A585 - this affords views across from the A585 towards the southern edge of Thornton giving a strong visual impression of the gap at this point.</p>
Task 2C – Preserve setting and special character	1	<p>The parcel is of no importance to the setting due to its lack of any prominent landscape features that contribute to the setting of Poulton-le-Fylde or Thornton. Moreover, the parcel has no relationship to either of the Conservation Areas as it is not located near them.</p>
<b>Boundary Description</b>		
<p>Parcel bounded as follows:</p> <ul style="list-style-type: none"> <li>• Northern edge – New Lane with Green Belt beyond.</li> <li>• Eastern edge – Dismantled railway with Green Belt beyond.</li> <li>• Southern edge – Existing residential development.</li> </ul>		

- Western edge – Fleetwood Road South with Green Belt beyond.

No anomalies were observed.

**Current Land Use(s)**

The parcel houses a market garden/nursery, a large farmstead and a number of dwellings. The majority of the parcel is within agricultural use associated with the farmstead. A Public Right of Way runs through the central part of the site, connecting New Lane with the residential development to the south and connects to another running in an east – west direction.

**Conclusion (Stage 2)**

The parcel is considered to meet robustly one of the three purposes considered (2B) and hence is recommended for retention within the Green Belt.

**Task 2D Assessment**

Task 2D – Assist in safeguarding countryside from encroachment		
a) Percentage covered by development	3	Just less than 10% of the parcel is covered by development, including a market garden/nursery, a large farmstead and a number of dwellings.
b) Land in defined countryside use	3	Just over 90% of the parcel is within defined countryside use as agricultural land.
Combined Score for Task 2D	6	Contributes significantly towards this purpose.



<b>Photographic and Map Record</b>
See attached photos and plans for Parcel 16

<b>Stage 4 Assessment</b>
This parcel was not assessed in Stage 4

**Parcel 16 Photos**

Photo 16.1



Photo 16.2



Photo 16.3



Photo 16.4



Photo 16.5



Photo 16.6



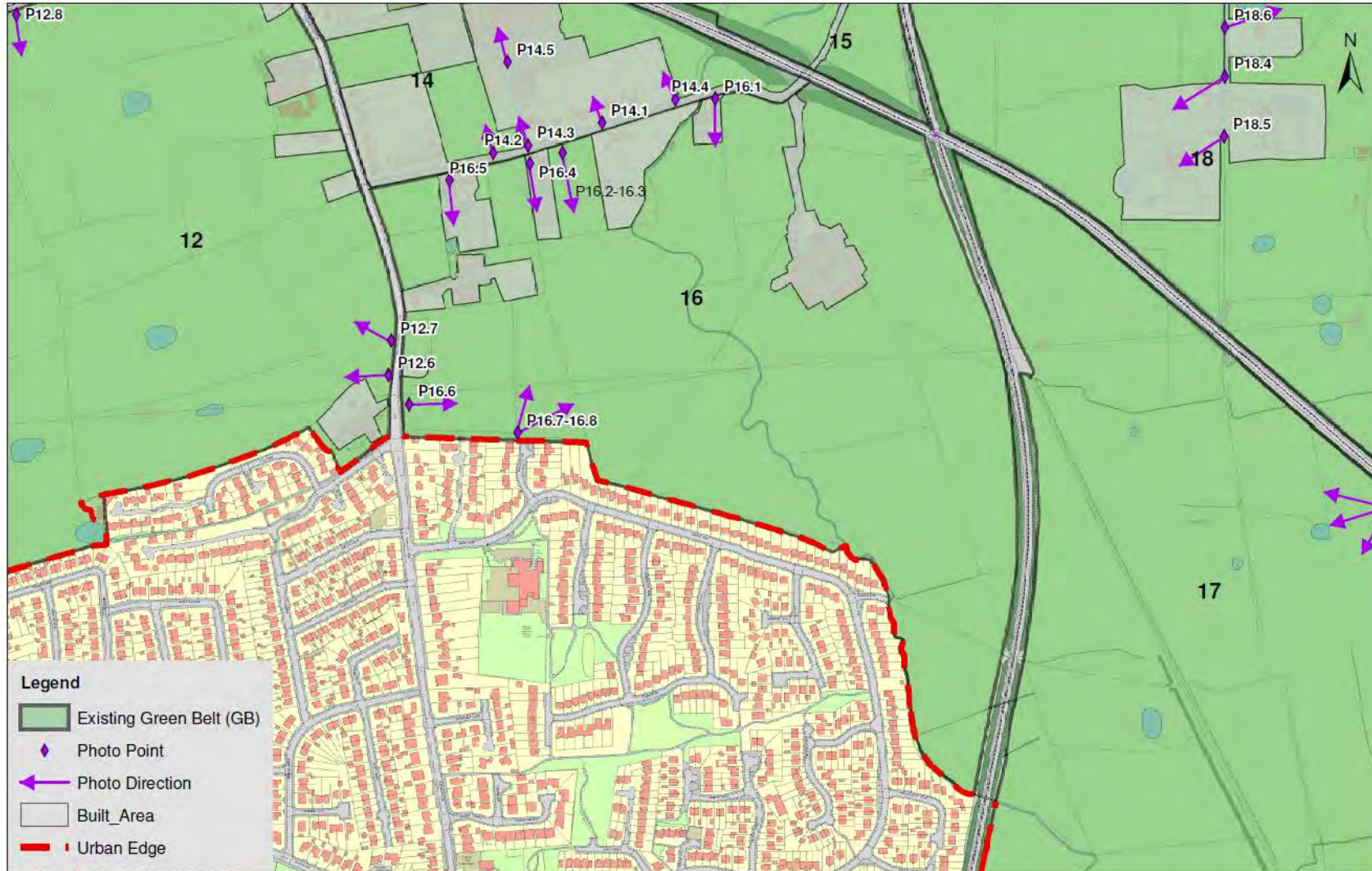
Photo 16.7 (looking north)



Photo 16.8 (looking north east)



### Wyre Borough Council Green Belt Assessment Parcel: 16



Scale 1: 4,000 @ A3

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## Wyre Green Belt Study - Site Assessment Proformas

<b>Parcel Reference: 17</b>		
<b>Land south of Amounderness Way</b>	<b>Score</b>	<b>Comment</b>
Task 2A – Unrestricted Sprawl	2	Extent of parcel boundary that is adjacent to the urban edge = 48% (Part Contained)
Task 2B - Prevention of neighbouring towns from merging together	3	The parcel performs a significant role as a gap separating the urban areas of Poulton-le-Fylde and Thornton. It is a largely open flat area which gently rises up to the A585 towards the north-western boundary edge. The flat topography of the parcel means that the northern urban edge of Poulton-le-Fylde can be seen from the northern boundary of the parcel (A585) providing a clear impression of the gap.
Task 2C – Preserve setting and special character	2	The parcel is of moderate importance to the setting of Poulton-le-Fylde in that it provides an aspect of the setting for the Conservation Area in the town due to its close proximity.
<b>Boundary Description</b>		
<p>Parcel bounded as follows:</p> <ul style="list-style-type: none"> <li>• Northern edge – A585 with Green Belt beyond.</li> <li>• Eastern edge – Major roundabout and existing residential.</li> <li>• Southern edge – Existing residential and Wyre Borough Council complex.</li> <li>• Western edge – Dismantled railway with existing residential and Green Belt beyond.</li> </ul>		

No anomalies were observed.

**Current Land Use(s)**

Countryside Uses - the parcel is a mix of agricultural land, a golf course and playing fields/public open space. A section of dismantled railway cuts centrally through the parcel from north to south and two Public Rights of Way also transect the parcel. A number of dwellings are also present within the parcel.

**Conclusion (Stage 2)**

The parcel is considered to meet robustly one of the three purposes considered (2B) and hence is recommended for retention within the Green Belt.

**Task 2D Assessment**

Task 2D – Assist in safeguarding countryside from encroachment

a) Percentage covered by development	3	Only about 2% of parcel is covered by development consisting of a number of dwellings.
b) Land in defined countryside use	3	Nearly 100% of the parcel is within defined countryside use.
Combined Score for Task 2D	6	Contributes significantly towards this purpose.

**Photographic and Map Record**

See attached photos and plans for Parcel 17

**Stage 4 Assessment**

This parcel was not assessed in Stage 4

**Parcel 17 Photos**

Photo 17.1 (looking south west)



Photo 17.2 (looking west)



Photo 17.3 (looking north west)



Photo 17.4 (looking north)



Photo 17.5 (looking north east)



Photo 17.6



Photo 17.7 (looking south west)



Photo 17.8 (looking west)



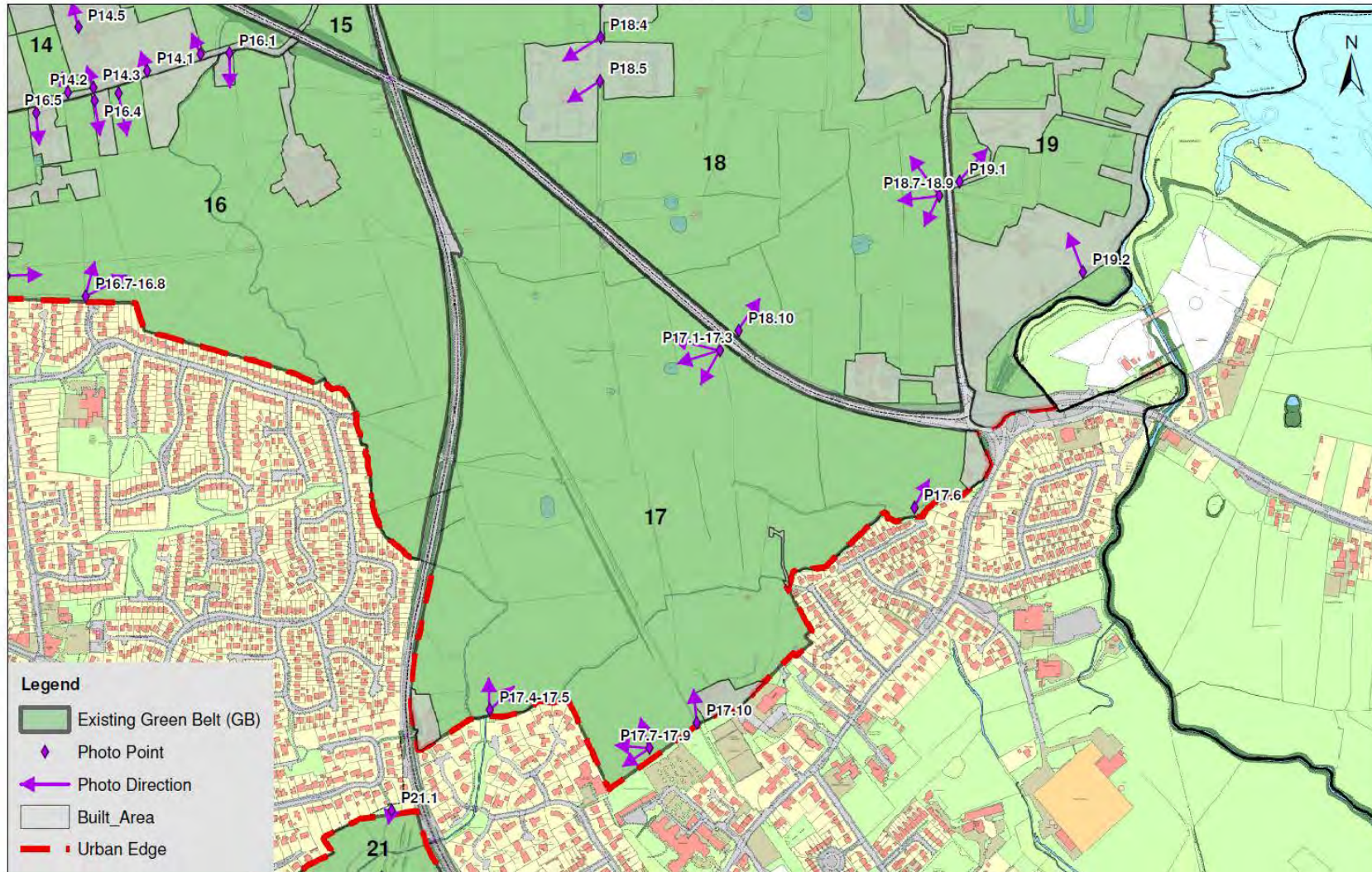
Photo 17.9 (looking north)



Photo 17.10



### Wyre Borough Council Green Belt Assessment Parcel: 17



Scale 1: 5,500 @ A3

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## Wyre Green Belt Study - Site Assessment Proformas

<b>Parcel Reference: 18</b>		
<b>Land north of Amounderness Way</b>	<b>Score</b>	<b>Comment</b>
Task 2A – Unrestricted Sprawl	3	Extent of parcel boundary that is adjacent to the urban edge = 25% (Not Contained)
Task 2B - Prevention of neighbouring towns from merging together	3	The parcel performs a significant role as a gap separating the urban areas of Poulton-le-Fylde and Thornton. There are clear views on the eastern boundary of the parcel that enable the northern urban edge of Poulton-le-Fylde to be seen providing a clear impression of the gap. On the southern boundary (A585), the open nature of the southern parts of the parcel provides further reinforcement of the impression of the gap.
Task 2C – Preserve setting and special character	1	The parcel is of no importance to the setting due to its lack of any prominent landscape features that contribute to the setting of Poulton-le-Fylde or Thornton. Moreover, the parcel has no relationship to either of the Conservation Areas as it is not located near them.
<b>Boundary Description</b>		
<p>Parcel bounded as follows:</p> <ul style="list-style-type: none"> <li>• Northern edge – Existing residential development and Tarn Road.</li> <li>• Eastern edge – Skippool Road and Green Belt beyond.</li> <li>• Southern edge – Amounderness Way with Green Belt beyond.</li> <li>• Western edge – Dismantled railway with Green Belt beyond.</li> </ul>		

Anomaly - the current boundary cuts across the rear garden of 11 New Road and it is recommended that the Green Belt boundary should be realigned around the rear boundary of 11 New Road (see Appendix 3).

**Current Land Use(s)**

Countryside Uses - the parcel is primarily within agricultural use with a number of different farmsteads located within the parcel. A Public Right of Way transects the central element of the site from north to south, primarily along the access road to Bay Court.

In terms of built development, Bay Court is located in the centre of the site and this complex comprises a substantial mansion house with formal gardens, a private golf course, large orangery, swimming pool, staff parking area and a number of small dwellings. There is also Tarngate Farmhouse and a number of other dwellings located within the parcel.

**Conclusion (Stage 2)**

The parcel is considered to meet robustly two of the three purposes considered (2A and 2B) and hence is recommended for retention within the Green Belt.

**Task 2D Assessment**

Task 2D – Assist in safeguarding countryside from encroachment		
a) Percentage covered by development	2	Nearly 15% of parcel is covered by development including a number of dwellings and a number of farmsteads.
b) Land in defined countryside use	3	Approximately 85% of the parcel is within defined countryside use.
Combined Score for Task 2D	5	Contributes towards this purpose.

<b>Photographic and Map Record</b>
See attached photos and plans for Parcel 18

<b>Stage 4 Assessment</b>
This parcel was not assessed in Stage 4

**Parcel 18 Photos**

Photo 18.1 (looking south)



Photo 18.2 (looking east)



Photo 18.3 (looking south west)



Photo 18.4



Photo 18.5



Photo 18.6



Photo 18.7 (looking north west)



Photo 18.8 (looking west)



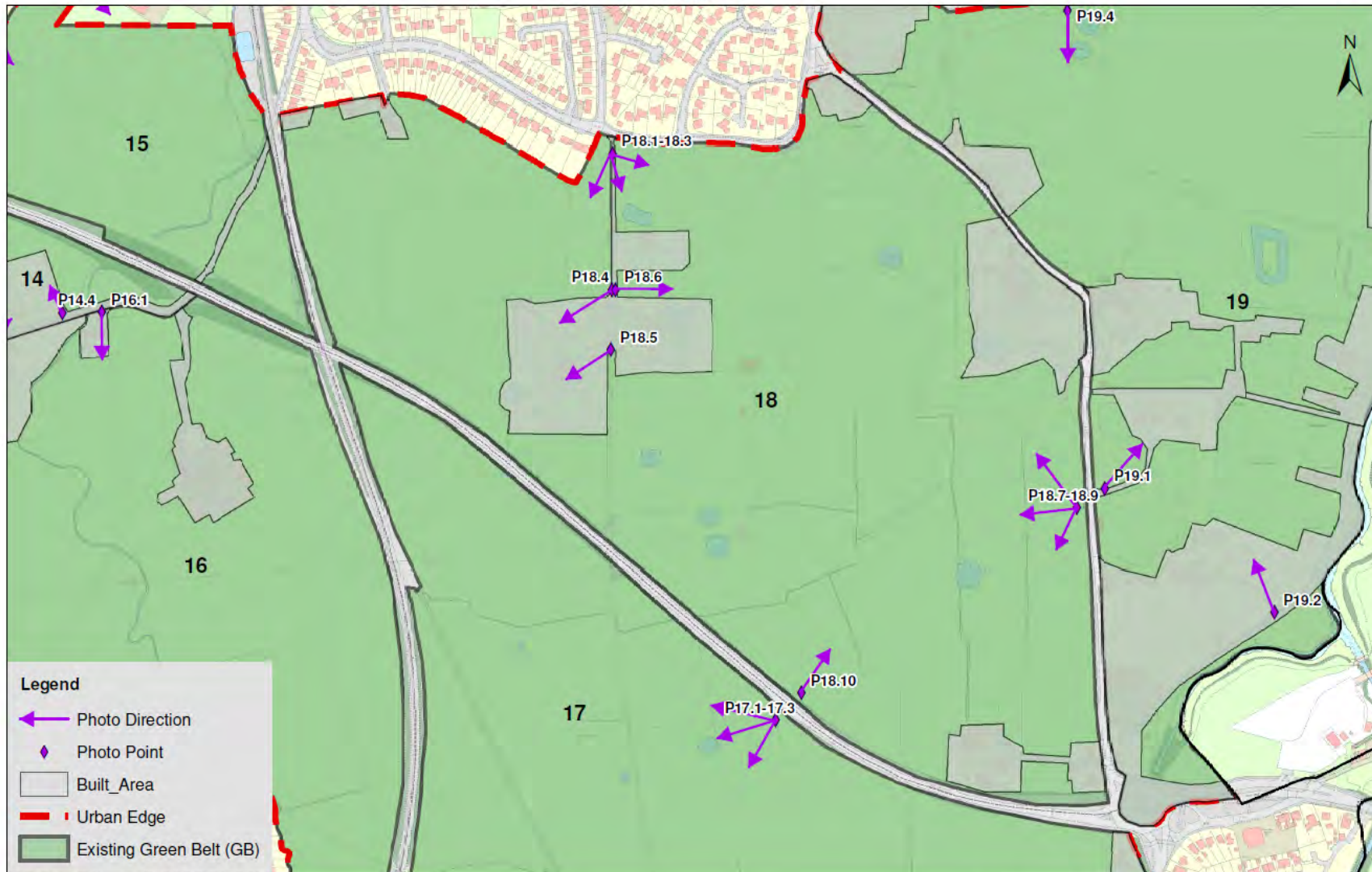
Photo 18.9 (looking south west)



Photo 18.10



### Wyre Borough Council Green Belt Assessment Parcel: 18



Scale 1: 4,000 @ A3

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## Wyre Green Belt Study - Site Assessment Proformas

Parcel Reference: 19 Land east of Skippool Road	Score	Comment
Task 2A – Unrestricted Sprawl	3	Extent of parcel boundary that is adjacent to the urban edge = 20% (Not Contained)
Task 2B - Prevention of neighbouring towns from merging together	2	The parcel performs a moderate role for this purpose. The parcel is primarily bounded by open countryside to the north and south east of the parcel which diminishes the role of this parcel in terms of separating neighbouring towns. The neighbouring towns of Thornton and Poulton-le-Fylde sit primarily to the west and south of the parcel (reflected in the relatively low perimeter length that adjoins the urban area).
Task 2C – Preserve setting and special character	1	The parcel is of no importance to the setting due to its lack of any prominent landscape features that contribute to the setting of Thornton or Poulton-le-Fylde. Moreover, the parcel has no relationship to either of the Conservation Areas as it is not located near them.
<b>Boundary Description</b>		
<p>Parcel bounded as follows:</p> <ul style="list-style-type: none"> <li>• Northern edge – Woodhouse Road and a Public Right of Way.</li> <li>• Eastern edge – River Wyre.</li> <li>• Southern edge – Major roundabout and the A585.</li> <li>• Western edge – Skippool Road with Green Belt beyond.</li> </ul>		

Anomalies –the boundary in the south-eastern corner of the parcel appears to follow the Wyre Borough boundary with Fylde Borough, rather than any physical demarcation on the ground. It is recommended that the boundary is redrawn to follow a strong physical boundary - in this case the river channel (see Appendix 3).

**Current Land Use(s)**

Countryside Uses – the parcel contains a mix of agricultural land and a cricket pitch. A number of Public Rights of Way transect the parcel.

In terms of built development, these include a public house, a number of existing dwellings, the Blackpool & Fleetwood Yacht Club, a car park and a boat builders.

**Conclusion (Stage 2)**

The parcel is considered to meet robustly one of the three purposes considered (2A) and hence is recommended for retention within the Green Belt.

**Task 2D Assessment**

Task 2D – Assist in safeguarding countryside from encroachment

a) Percentage covered by development	1	Approximately 30% of the parcel is covered by development including a public house, dwellings, a car park, boat builders and yacht club.
b) Land in defined countryside use	3	Approximately 70% of the parcel is within defined countryside use.
Combined Score for Task 2D	4	Contributes towards this purpose.



<b>Photographic and Map Record</b>
See attached photos and plans for Parcel 19

<b>Stage 4 Assessment</b>
This parcel was not assessed in Stage 4

**Parcel 19 Photos**

Photo 19.1



Photo 19.2



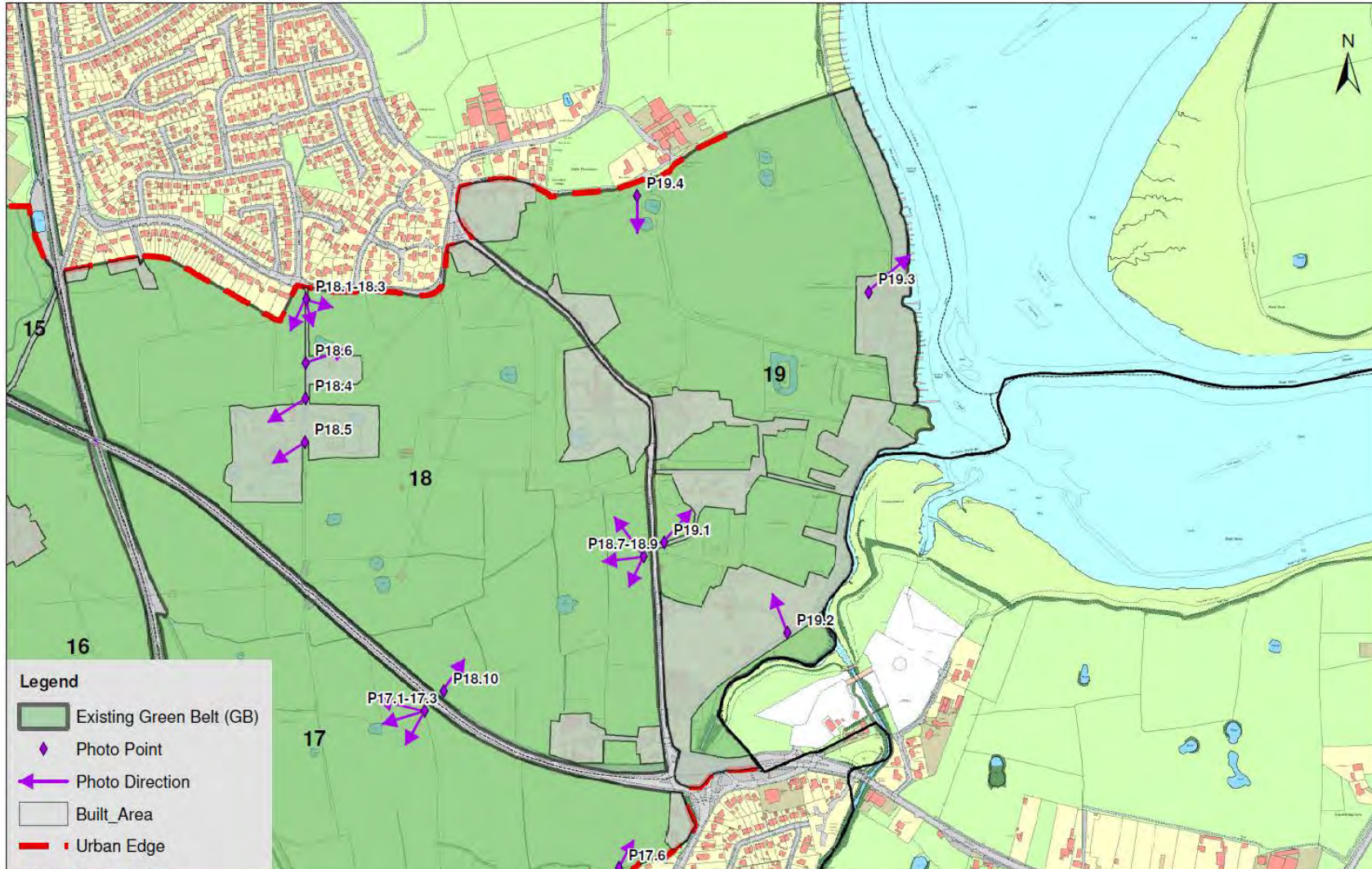
Photo 19.3



Photo 19.4



### Wyre Borough Council Green Belt Assessment Parcel: 19



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## Wyre Green Belt Study - Site Assessment Proformas

Parcel Reference: 20 Land south of Blackpool Road	Score	Comment
Task 2A – Unrestricted Sprawl	1	Extent of parcel boundary that is adjacent to the urban edge = 85% (Well Contained)
Task 2B - Prevention of neighbouring towns from merging together	1	The parcel performs no role as a gap. It is considered that parcel currently functions as a green space component within Poulton-le-Fylde and does not therefore meet this function of the Green Belt as it does not separate neighbouring towns.
Task 2C – Preserve setting and special character	2	The parcel lacks any prominent landscape features and is of moderate importance to the setting of Poulton-le-Fylde in that it provides an aspect of the setting for the Conservation Area in the town due to its close proximity.
<b>Boundary Description</b>		
<p>Parcel bounded as follows:</p> <ul style="list-style-type: none"> <li>• Northern edge – Blackpool Road and existing residential.</li> <li>• Eastern edge – Poulton Road and existing residential.</li> <li>• Southern edge – Railway line.</li> <li>• Western edge – Existing residential.</li> </ul> <p>Anomalies – The Green Belt boundary includes the rear garden to 73 Poulton Road but excludes the rear gardens to the remainder of the terrace 65 – 71 Poulton Road. It is proposed therefore that a small plot of land which forms the rear garden to 73 Poulton Road is removed from the Green Belt consistent and contiguous with the original rear gardens of these terraced properties (see</p>		

Appendix 3).

**Current Land Use(s)**

The parcel is predominantly in agricultural use with hedgerows demarcating various field boundaries. A Public Right of Way transects the parcel.

In terms of built development, there are two farms, a nursery and a number of other dwellings located within the parcel.

**Conclusion (Stage 2)**

The parcel does not robustly meet any of the three Green Belt purposes considered for Stage 2.

The parcel is well contained, surrounded by existing residential development to 85% of its boundaries.

The parcel performs no role as a gap preventing neighbouring towns from merging. It is considered that the parcel currently functions as a green space component within Poulton-le-Fylde and does not therefore meet this function of the Green Belt as it does not separate neighbouring towns.

The parcel is of limited importance to the setting of Poulton-le-Fylde. It lacks any prominent landscape features but it does provide an aspect of the setting for the Conservation Area in the town due to its close proximity. However, the land rises towards Poulton Road in the south eastern corner of the parcel which reduces any views towards the Conservation Area.

It is recommended that the parcel is considered further in Stage 4 of the study

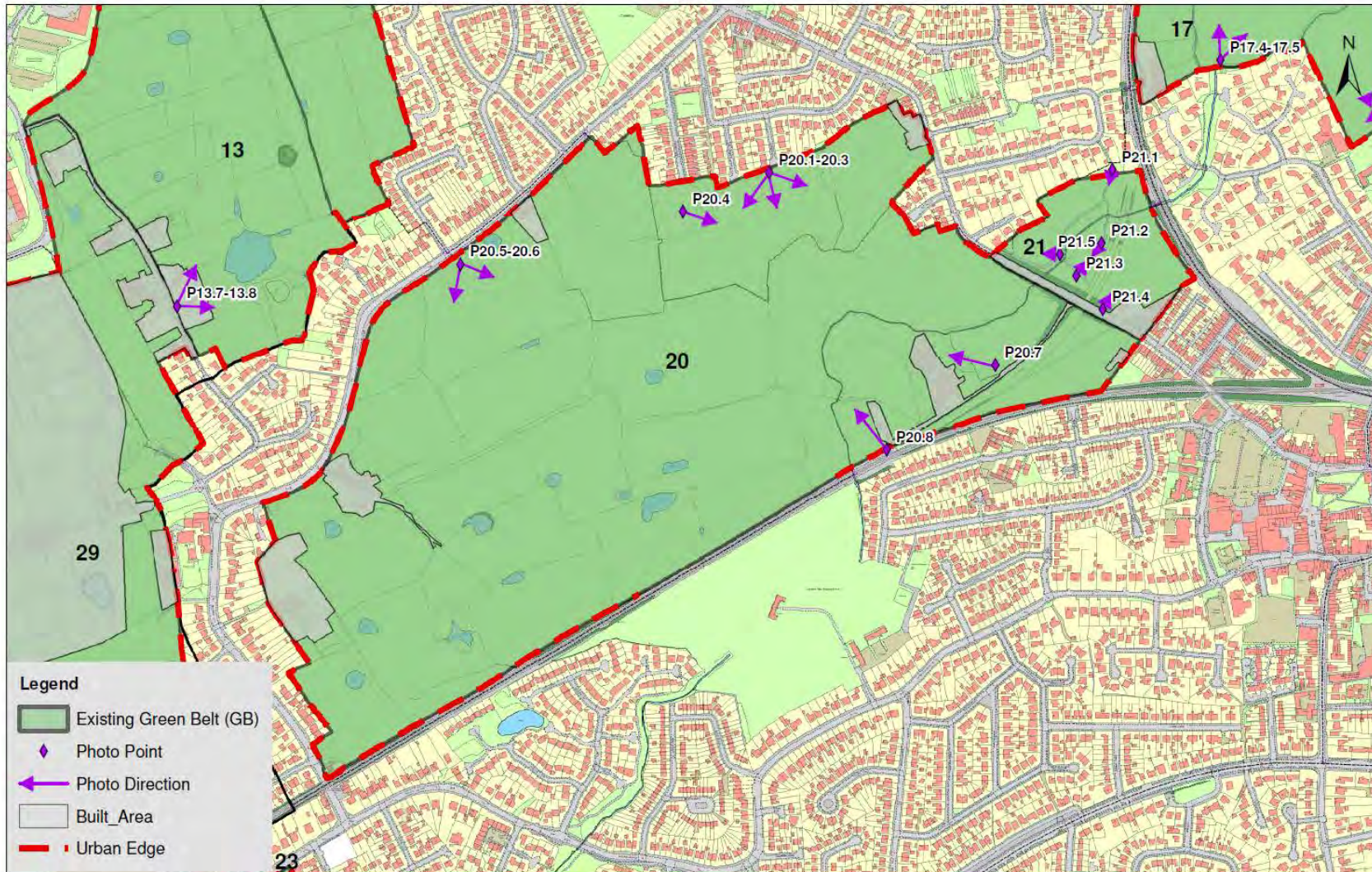
<b>Task 2D Assessment</b>		
Task 2D – Assist in safeguarding countryside from encroachment		
a) Percentage covered by development	3	Only about 5% of parcel is covered by development including three farmsteads, a nursery and a number of dwellings.
b) Land in defined countryside use	3	Approximately 95% of the parcel is within defined countryside use (pasture).
Combined Score for Task 2D	6	Contributes significantly to this purpose
<b>Photographic and Map Record</b>		
See attached photos and plans for Parcel 20		

<b>Stage 4 Assessment</b>	
<b>Purposes met by parcel (Score)</b>	2 (Parcel scores 2 for Task 2C and scores 6 for Task 2D)
<b>Boundary Strength</b>	1 (Strong)
<b>Recommendation - Retain/ Remove from Green Belt</b>	<b>Remove</b>

**Parcel 20 Photos**

<p>Photo 20.1 (looking south east)</p> 	<p>Photo 20.2 (looking south)</p> 	<p>Photo 20.3 (looking south west)</p> 	<p>Photo 20.4</p> 
<p>Photo 20.5 (looking south east)</p> 	<p>Photo 20.6 (looking south west)</p> 	<p>Photo 20.7</p> 	<p>Photo 20.8</p> 

### Wyre Borough Council Green Belt Assessment Parcel: 20



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## Wyre Green Belt Study - Site Assessment Proformas

<b>Parcel Reference: 21</b>		
<b>Land north-east of Poulton Road</b>	<b>Score</b>	<b>Comment</b>
Task 2A – Unrestricted Sprawl	1	Extent of parcel boundary that is adjacent to the urban edge = 70% (Well Contained)
Task 2B - Prevention of neighbouring towns from merging together	1	The parcel performs no role as a gap. It is considered that parcel currently functions as a green space component within Poulton-le-Fylde and does not therefore meet this function of the Green Belt as it does not separate neighbouring towns.
Task 2C – Preserve setting and special character	2	The parcel lacks any prominent landscape features and is of moderate importance to the setting of Poulton-le-Fylde in that it provides an aspect of the setting for the Conservation Area in the town due to its close proximity.
<b>Boundary Description</b>		
<p>Parcel bounded as follows:</p> <ul style="list-style-type: none"> <li>• Northern edge – Existing residential.</li> <li>• Eastern edge – Dismantled railway</li> <li>• Southern edge – Existing residential.</li> <li>• Western edge – Poulton Road with Green Belt beyond</li> </ul>		

Anomalies – in the north-eastern corner of the site, the Green Belt boundary does not follow the curtilage of existing residential development to the north but instead appears to follow an arbitrary line that has no physical demarcation on the ground. It is recommended that the Green Belt boundary is redrawn to follow the residential curtilages (see Appendix 3).

#### **Current Land Use(s)**

The parcel is effectively split into two by the dismantled railway that runs north-south through the centre of the parcel. This area is accessed, by foot, from both Poulton Road and The Avenue.

To the west of the dismantled railway is Tithebarn Park which includes open space and a children's play park. To the east of the dismantled railway is an agricultural field.

In terms of built development, there are a number of recently constructed dwellings located within the southern extent of the parcel, accessed via Poulton Road.

#### **Conclusion (Stage 2)**

The parcel does not robustly meet any of the three Green Belt purposes considered for Stage 2.

The parcel is well contained, surrounded by existing residential development to 70% of its boundaries.

The parcel performs no role as a gap. It is considered that the parcel currently functions as a green space component within Poulton-le-Fylde and does not therefore meet this function of the Green Belt as it does not separate neighbouring towns.

The parcel is of limited importance to the setting of Poulton-le-Fylde in that it provides an aspect of the setting for the Conservation Area in the town due to its close proximity.

It is recommended that the parcel is considered further in Stage 4 of the study

<b>Task 2D Assessment</b>		
Task 2D – Assist in safeguarding countryside from encroachment		
a) Percentage covered by development	2	Nearly 15% of parcel is covered by development.
b) Land in defined countryside use	3	Approximately 85% of the parcel is in defined countryside uses including a public park occupying the western half of the parcel, whilst much of the eastern part is in agricultural use.
Combined Score for Task 2D	5	Contributes to this purpose
<b>Photographic and Map Record</b>		
See attached photos and plans for Parcel 2		

<b>Stage 4 Assessment</b>	
<b>Purposes met by parcel (Score)</b>	1 (Parcel scores 2 for Task 2C)
<b>Boundary Strength</b>	1 (Strong)
<b>Recommendation - Retain/ Remove from Green Belt</b>	<b>Remove</b>

**Parcel 21 Photos**

Photo 21.1



Photo 21.2



Photo 21.3



Photo 21.4



Photo 21.5



### Wyre Borough Council Green Belt Assessment Parcel: 21



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## Wyre Green Belt Study - Site Assessment Proformas

Parcel Reference: 22 Land north of Blackpool Old Road	Score	Comment
Task 2A – Unrestricted Sprawl	2	Extent of parcel boundary that is adjacent to the urban edge = 55% (Part Contained)
Task 2B - Prevention of neighbouring towns from merging together	3	The parcel performs a significant role in the separation of urban areas in Wyre and the adjoining urban area in Blackpool. The parcel represents an extremely narrow part of the Green Belt at this point which enhances its importance to continue to maintain the whole gap between the urban areas in Wyre and Blackpool.
Task 2C – Preserve setting and special character	1	The parcel is of no importance to the setting due to its lack of any prominent landscape features that contribute to the setting of Poulton-le-Fylde. Moreover, the parcel has no relationship to either of the Conservation Areas as it is not located near them.
<b>Boundary Description</b>		
<p>Parcel bounded as follows:</p> <ul style="list-style-type: none"> <li>• Northern edge – Railway line with Green Belt beyond.</li> <li>• Eastern edge – Previously developed land with planning permission.</li> <li>• Southern edge – Blackpool Old Road with Green Belt beyond.</li> <li>• Western edge – Higher Moor Road.</li> </ul>		

The boundary to the east is currently a timber fence but this will be strengthened via the implementation of the extant planning permission for a residential development of 5 dwellings at the adjacent site (no specific anomaly to rectify).
<b>Current Land Use(s)</b>
The parcel is within equestrian use with stables and associated facilities/equipment.
<b>Conclusion (Stage 2)</b>
It is considered to meet robustly one of the three purposes considered (2B) and hence is recommended for retention within the Green Belt.

<b>Task 2D Assessment</b>		
Task 2D – Assist in safeguarding countryside from encroachment		
a) Percentage covered by development	3	Less than 5% of the parcel consisting of stables associated with the parcels equestrian usage.
b) Land in defined countryside use	3	Over 95% of the parcel is within defined countryside primarily for equestrian purposes.
Combined Score for Task 2D	6	Contributes significantly towards this purpose.
<b>Photographic and Map Record</b>		
See attached photos and plans for Parcel 22		

<b>Stage 4 Assessment</b>
This parcel was not assessed in Stage 4

**Parcel 22 Photos**

Photo 22.1 (looking west)



Photo 22.2 (looking north west)



Photo 22.3



Photo 22.4

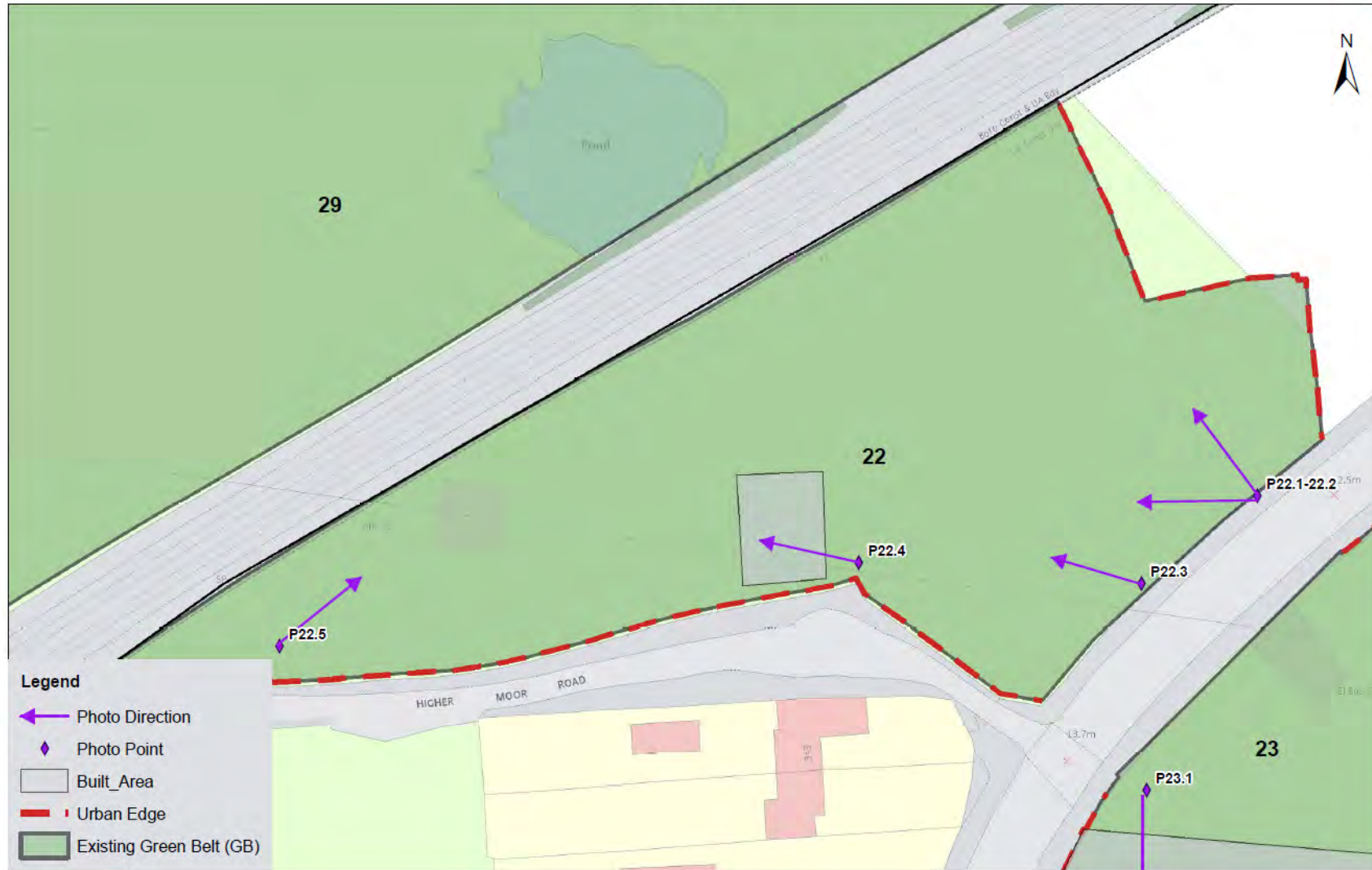


Photo 22.5





### Wyre Borough Council Green Belt Assessment Parcel: 22



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## Wyre Green Belt Study - Site Assessment Proformas

<b>Parcel Reference: 23</b>		
<b>Land north of Garstang Road West</b>	<b>Score</b>	<b>Comment</b>
Task 2A – Unrestricted Sprawl	1	Extent of parcel boundary that is adjacent to the urban edge = 73% (NB – figure is for entire parcel including element in Blackpool Council's area) (Well Contained)
Task 2B - Prevention of neighbouring towns from merging together	3	The parcel performs a significant role in the separation of urban areas in Poulton-le-Fylde and the adjoining urban area in Blackpool. It forms the whole gap between the urban areas in Blackpool and Wyre at this point and is therefore a significant component of the Green Belt in this area. The open nature of the parcel is very evident from the southern boundary travelling along the A586. This gives a strong visual impression of the gap along this boundary.
Task 2C – Preserve setting and special character	1	The parcel is of no importance to the setting due to its lack of any prominent landscape features that contribute to the setting of Poulton-le-Fylde. Moreover, the parcel has no relationship to either of the Conservation Areas as it is not located near them.
<b>Boundary Description</b>		
<p>Parcel bounded as follows:</p> <ul style="list-style-type: none"> <li>• Northern edge – Blackpool Old Road and existing residential with a small element of Green Belt beyond.</li> <li>• Eastern edge – Existing residential.</li> <li>• Southern edge – Garstang Road West with Green Belt beyond.</li> </ul>		

- Western edge – Blackpool Sixth Form College, Highfurlong School and new Blackpool Secondary School (Aspire Academy).

Anomalies – on the northern boundary the parcel abuts residential development at the Rowans but the Green Belt boundary does not follow the residential curtilages and instead appears to follow an arbitrary route with no clear demarcation on the ground. It is recommended that the boundary is redrawn to follow the residential curtilages (see Appendix 3).

**Current Land Use(s)**

The parcel is primarily a mix of agricultural land (pasture) and elements of sports provision, including 8 3G all-weather sports pitches, tarmacked tennis courts and uses associated with the school facilities located to the west of the parcel.

A Public Right of Way transects the eastern portion of the parcel from north to south, connecting Garstang Road West with existing residential to the east of the parcel.

**Conclusion (Stage 2)**

The parcel is considered to meet robustly one of the three purposes considered (2B) and hence is recommended for retention within the Green Belt.

<b>Task 2D Assessment</b>		
Task 2D – Assist in safeguarding countryside from encroachment		
a) Percentage covered by development	3	Just under 10% of the parcel which encompasses existing sports centre with pitches and recently constructed buildings associated with a new Blackpool Secondary School (Aspire Academy), the majority of which is within Blackpool BC.
b) Land in defined countryside use	3	Just over 90% of the parcel containing a mixture of disused playing fields and agricultural land (pasture).
Combined Score for Task 2D	6	Contributes significantly towards this purpose.
<b>Photographic and Map Record</b>		
See attached photos and plans for Parcel 23		

<b>Stage 4 Assessment</b>
This parcel was not assessed in Stage 4

## Parcel 23 Photos

Photo 23.1



Photo 23.2



Photo 23.3 (looking west)



Photo 23.4 (looking north west)



Photo 23.5 (looking north east)



Photo 23.6 (looking east)



Photo 23.7 (looking south west)



Photo 23.8 (looking south)



Photo 23.9 (looking south east)



### Wyre Borough Council Green Belt Assessment Parcel: 23



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## Wyre Green Belt Study - Site Assessment Proformas

Parcel Reference: 24 Land south of Garstang Road West	Score	Comment
Task 2A – Unrestricted Sprawl	1	Extent of parcel boundary that is adjacent to the urban edge = 72% (Well Contained)
Task 2B - Prevention of neighbouring towns from merging together	3	The parcel performs a significant role in the separation of urban areas in Poulton-le-Fylde and the adjoining urban area in Blackpool. It forms the whole gap between the urban areas in Blackpool and Wyre and is therefore a significant component of the Green Belt in this area. The open nature of the parcel is very evident from the northern boundary travelling along the A586. This gives a strong visual impression of the gap along this boundary.
Task 2C – Preserve setting and special character	1	The parcel is of no importance to the setting due to its lack of any prominent landscape features that contribute to the setting of Poulton-le-Fylde. Moreover, the parcel has no relationship to either of the Conservation Areas as it is not located near them.
<b>Boundary Description</b>		
<p>Parcel bounded as follows:</p> <ul style="list-style-type: none"> <li>• Northern edge – Garstang Road West with Green Belt beyond.</li> <li>• Eastern edge – Existing residential and school.</li> <li>• Southern edge – Normoss Road with Green Belt beyond.</li> </ul>		

- Western edge – Existing residential.

Anomalies - At the eastern boundary the Green Belt boundary transects a building associated with Baines School. The Green Belt boundary should be altered at this location to follow the building footprint whilst retaining the tarmacked area within the Green Belt (see Appendix 3).

### **Current Land Use(s)**

There a large number of different land uses at the parcel including:

- Agricultural land associated with Normoss Farm;
- A caravan park and camping site is sited to the north-east corner of the parcel;
- Playing fields associated with Baines School;
- A number of dwellings accessed from Normoss Road;
- Garden nursery accessed from Normoss Road; and
- A large housing development by Wain Homes that is partly-constructed, access by Normoss Road.

The Wain Homes development is located centrally within the parcel, served by a long access road from Normoss Road. The delivery of 115 homes at this site encompasses the area of land that previously accommodated the Fylde Community College, utilising the existing footprint and built form of the school campus.

A number of Public Rights of Way transect the parcel.

### **Conclusion (Stage 2)**

The parcel is considered to meet robustly one of the three purposes considered (2B) and hence is recommended for retention within the Green Belt.



<b>Task 2D Assessment</b>		
Task 2D – Assist in safeguarding countryside from encroachment		
a) Percentage covered by development	2	Nearly 20% of the parcel is developed encompassing a caravan park and camping site, farmstead, market garden/nursery, existing residential development and a development including recently constructed homes and homes under-construction by Wain Homes.
b) Land in defined countryside use	3	Approximately 80% of the parcel is in countryside uses, primarily pasture.
Combined Score for Task 2D	5	Contributes towards this purpose.
<b>Photographic and Map Record</b>		
See attached photos and plans for Parcel 24		

<b>Stage 4 Assessment</b>
This parcel was not assessed in Stage 4

**Parcel 24 Photos**

Photo 24.1



Photo 24.2



Photo 24.3



Photo 24.4



Photo 24.5



Photo 24.6



Photo 24.7 (looking north)



Photo 24.8 (looking south)



Photo 24.9 (looking west)



Photo 24.10 (looking north west)



Photo 24.11



Photo 24.12



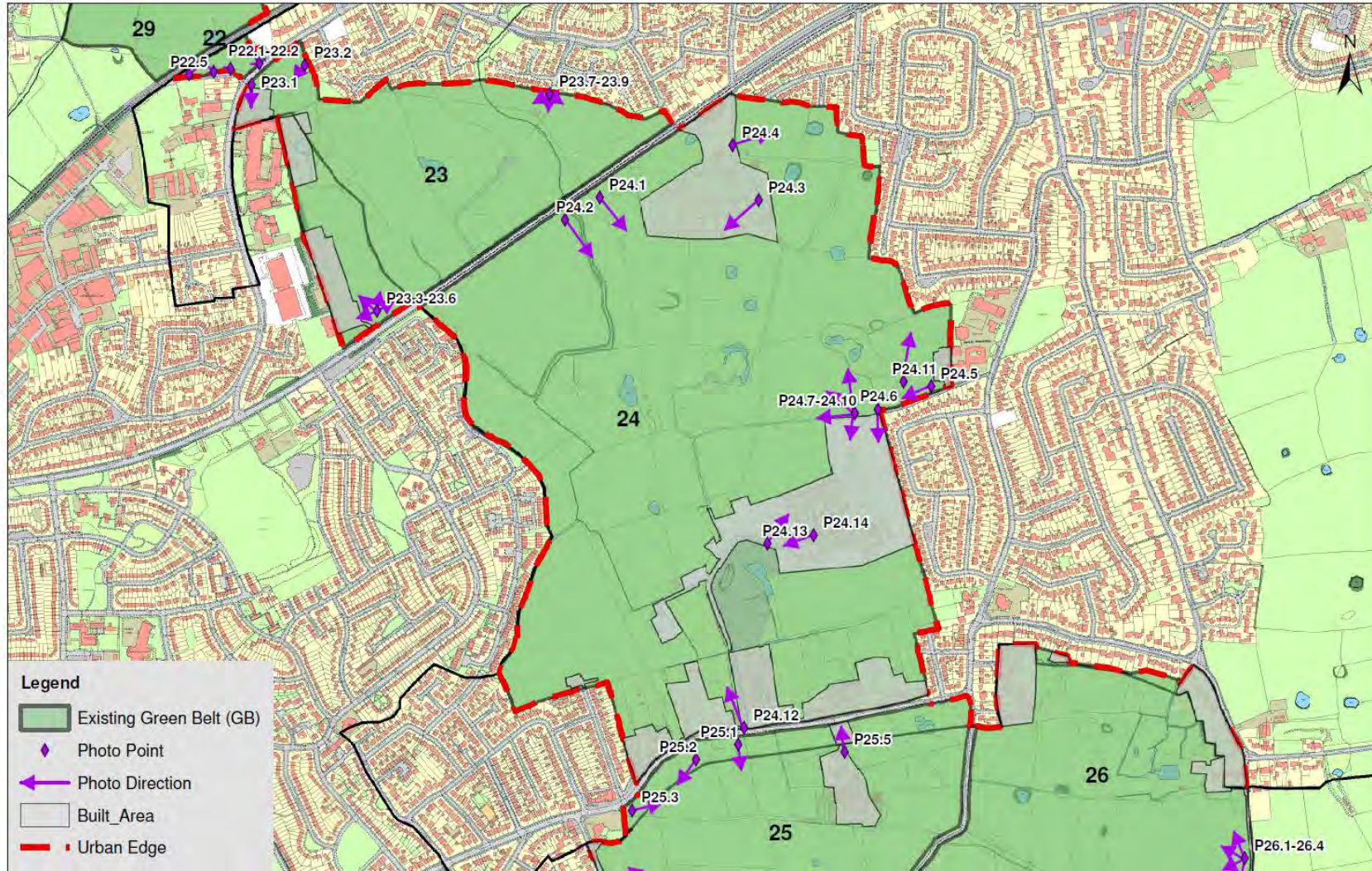
Photo 24.13



Photo 24.14



### Wyre Borough Council Green Belt Assessment Parcel: 24



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## Wyre Green Belt Study - Site Assessment Proformas

Parcel Reference: 25 Land west of Staining Old Road	Score	Comment
Task 2A – Unrestricted Sprawl	3	Extent of parcel boundary that is adjacent to the urban edge = 31% (NB – figure is for entire parcel including element in Fylde Council's area) (Not Contained)
Task 2B - Prevention of neighbouring towns from merging together	3	The parcel performs a significant role in separating the urban area within Wyre (southern end of Poulton) with urban areas in Fylde. The majority of the parcel sits within Fylde BC area.
Task 2C – Preserve setting and special character	1	The parcel is of no importance to the setting due to its lack of any prominent landscape features that contribute to the setting of Poulton-le-Fylde. Moreover, the parcel has no relationship to either of the Conservation Areas as it is not located near them.
<b>Boundary Description</b>		
<p>Parcel bounded as follows:</p> <ul style="list-style-type: none"> <li>• Northern edge – Normoss Road with Green Belt beyond.</li> <li>• Eastern edge – Staining Old road with Green Belt beyond.</li> <li>• Southern edge – Staining Old road with Green Belt beyond.</li> <li>• Western edge – Staining Road with existing residential, public house and Holiday Park beyond.</li> </ul> <p>No anomalies were observed.</p>		

<b>Current Land Use(s)</b>
The parcel includes a large farmstead and the majority of the parcel is within agricultural use.
<b>Conclusion (Stage 2)</b>
The parcel is considered to meet robustly two of the three purposes considered (2A and 2B) and hence is recommended for retention within the Green Belt.

<b>Task 2D Assessment</b>		
Task 2D – Assist in safeguarding countryside from encroachment		
a) Percentage covered by development	3	Nearly 10% of the parcel is covered by development which encompasses a farmstead and a small number of dwellings.
b) Land in defined countryside use	3	Approximately 90% of the parcel is within agricultural use.
Combined Score for Task 2D	6	Contributes significantly towards this purpose.
<b>Photographic and Map Record</b>		
See attached photos and plans for Parcel 25		

<b>Stage 4 Assessment</b>
This parcel was not assessed in Stage 4

**Parcel 25 Photos**

Photo 25.1



Photo 25.2



Photo 25.3



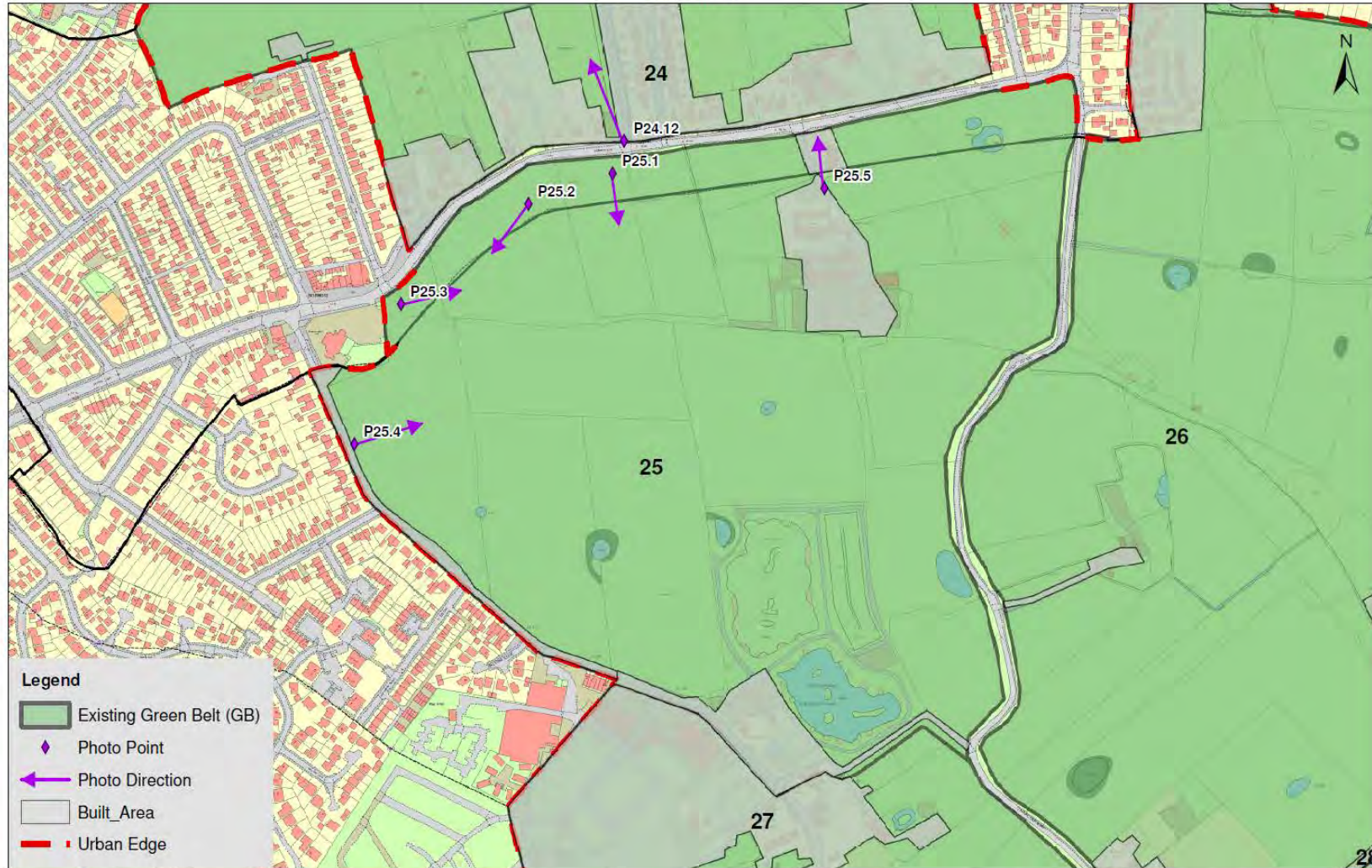
Photo 25.4



Photo 25.5



### Wyre Borough Council Green Belt Assessment Parcel: 25



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## Wyre Green Belt Study - Site Assessment Proformas

Parcel Reference: 26 Land east of Staining Old Road	Score	Comment
Task 2A – Unrestricted Sprawl	3	Extent of parcel boundary that is adjacent to the urban edge = 25% (NB – figure is for entire parcel including element in Fylde Council’s area) (Not Contained)
Task 2B - Prevention of neighbouring towns from merging together	3	The parcel performs a significant role in separating the urban area within Wyre (southern end of Poulton-le-Fylde) with Staining in Fylde BC area. The majority of the parcel sits within Fylde BC area.
Task 2C – Preserve setting and special character	1	The parcel is of no importance to the setting due to its lack of any prominent landscape features that contribute to the setting of Poulton-le-Fylde. Moreover, the parcel has no relationship to either of the Conservation Areas as it is not located near them.
<b>Boundary Description</b>		
<p>Parcel bounded as follows:</p> <ul style="list-style-type: none"> <li>• Northern edge – Existing residential and Longhouse Lane.</li> <li>• Eastern edge – Smithy Lane.</li> <li>• Southern edge – Smithy Lane with Green Belt beyond.</li> <li>• Western edge – Staining Old Road with Green Belt beyond.</li> </ul> <p>Anomalies – there are no identified anomalies within the element of the parcel that sits within Wyre Council’s boundary.</p>		

<b>Current Land Use(s)</b>
The parcel includes a farmstead and the majority of the parcel is within agricultural use.  A Public Right of Way transects the centre the site, running east-west, connecting Smithy Lane and Staining Old Road.
<b>Conclusion (Stage 2)</b>
The parcel is considered to meet robustly two of the three purposes considered (2A and 2B) and hence is recommended for retention within the Green Belt.

<b>Task 2D Assessment</b>		
Task 2D – Assist in safeguarding countryside from encroachment		
a) Percentage covered by development	3	Nearly 10% of the parcel is covered by development which encompasses a small farmstead and a small number of dwellings.
b) Land in defined countryside use	3	Approximately 90% of the parcel is within agricultural use.
Combined Score for Task 2D	6	Contributes significantly towards this purpose.
<b>Photographic and Map Record</b>		
See attached photos and plans for Parcel 26		

<b>Stage 4 Assessment</b>
This parcel was not assessed in Stage 4

## Parcel 26 Photos

Photo 26.1 (looking north)



Photo 26.2 (looking north west)



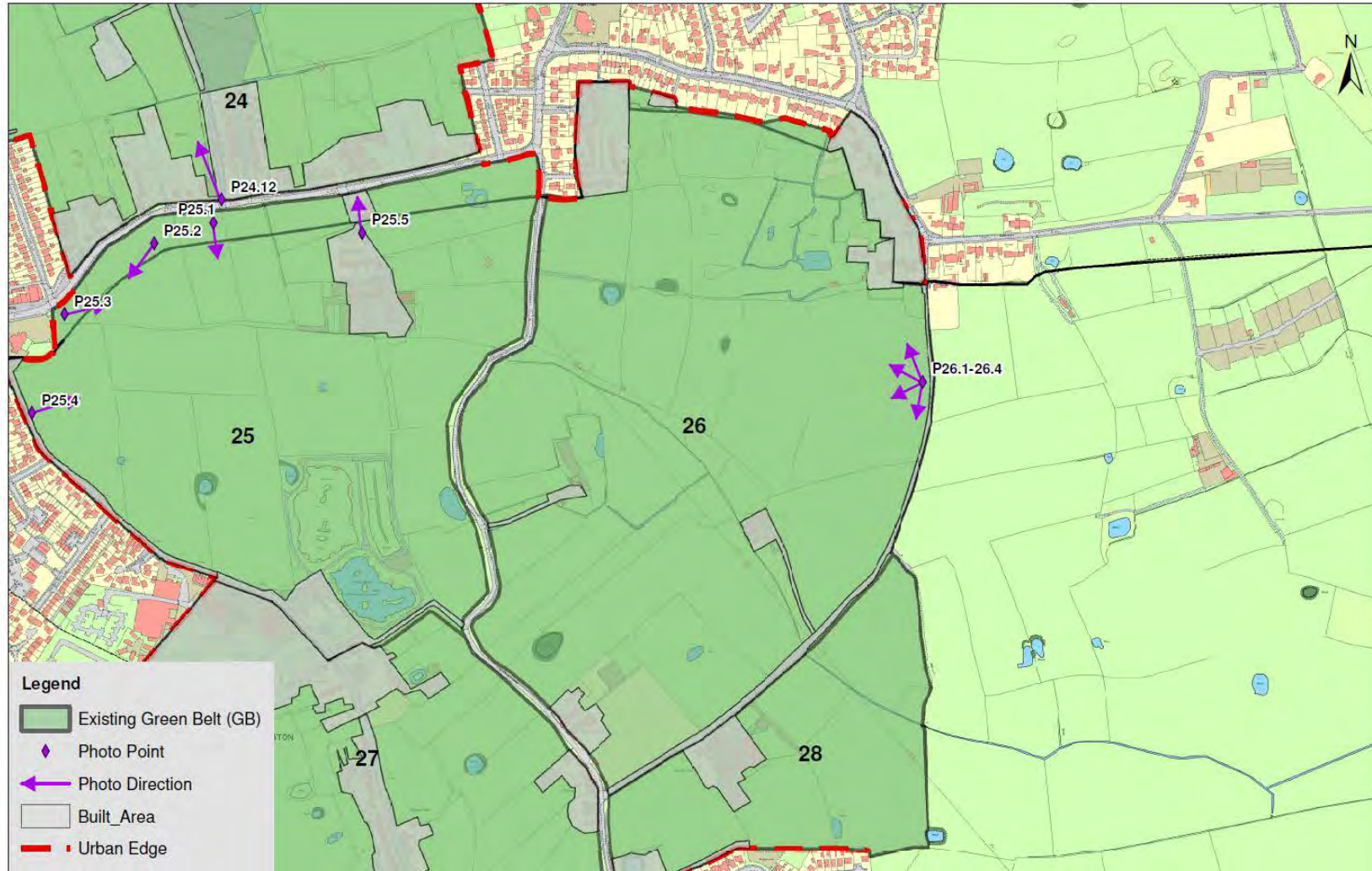
Photo 26.3 (looking south west)



Photo 26.4 (looking south)



### Wyre Borough Council Green Belt Assessment Parcel: 26



Scale 1: 5,000 @ A3

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