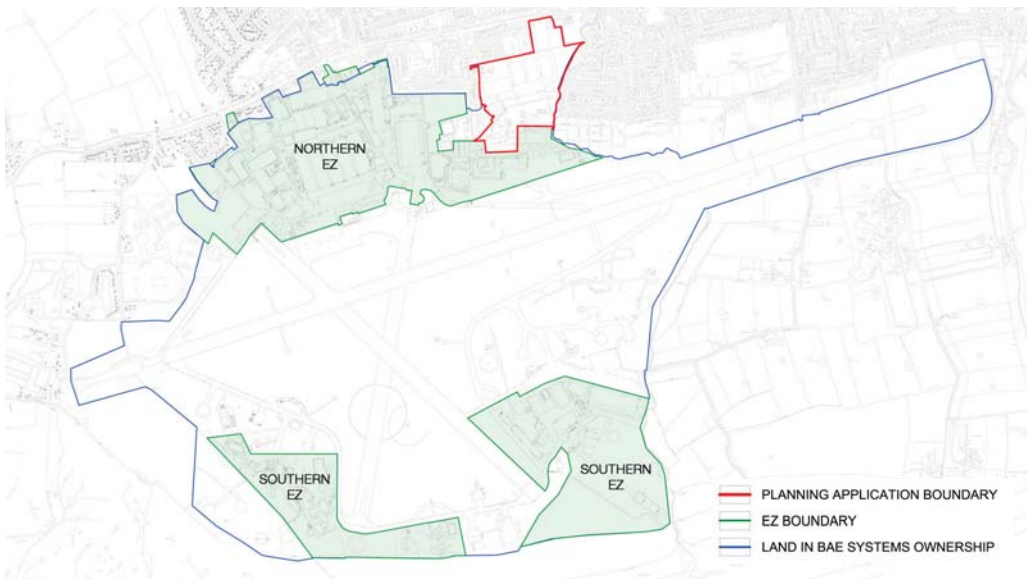


## Evidence summary



## Development opportunities

In 2007 BAE Systems submitted an outline planning application for an employment and retail development on the site. This was dismissed at appeal in 2009 due to unacceptable access arrangements and the potential impact of the retail proposal. BAE Systems have considered the issues raised by this decision and two other key factors in developing its strategy for the site.

- The lack of available housing land on previously developed sites within the Borough to meet need. The Council has acknowledged that it does not have an identified 5 year supply of housing land as required by national planning policy. There is pressure on greenfield land and a number of recent planning appeals have provided evidence of this. Promoting housing on this site will help to reduce the pressure on greenfield sites.
- The granting of the Lancashire Enterprise Zone status at Samlesbury and Warton Aerodromes in 2011. The aspiration is that the EZ becomes a national focal point for advanced engineering and manufacturing. An initial 8ha worth of land at Warton Aerodrome to the south of the site is being promoted as part of the EZ. The Council has recently consulted on a draft Local Development Order in relation to the development of this area.

## Remediation

As with all brown-field regeneration projects, the issues of potential contamination risk from the legacy of former industrial activity at the site needs to be fully addressed prior to redevelopment. BAE Systems take a robust and comprehensive approach to understanding and addressing environmental issues on their sites. Extensive site investigation will be undertaken, in consultation with Fylde Borough Council and the Environment Agency, in order to determine the ground and groundwater conditions at the site and identify the nature of any contamination. Following this, a detailed remediation strategy will be developed which will identify the works that are required to remedy any contamination issues at the site, ensuring that it is fit for the proposed redevelopment.

## Flood risk

A Flood Risk Assessment has been carried out for the proposed development site. The site is not shown to be located within a high flood risk area, although some areas to the south of the site are shown to be located within the 1 in 100 year floodplain of Pool Stream. Surface water runoff from the developed site will be restricted to the existing runoff rate and attenuation will be provided by a mix of carefully designed surface water swales, ponds and underground pipes/tanks. Through the design and management of surface water flows from the proposed development, the site will be protected from flooding and the flood risk to areas downstream of the site will be reduced.

## Evidence summary



### Air quality

Using computer modelling, verified against a nearby Local Authority monitoring station, the air quality across the whole site has been determined including existing emissions. The future air quality, once the development is in place and fully occupied, is currently being modelled. This includes the additional vehicle emissions which will occur along the new roads within the development. All national air quality objectives will be fully complied with.

Site preparation and construction works have also been assessed with regard to their ability to produce dust. A dust management plan is being prepared to ensure that any dust emissions are properly controlled to safeguard local amenity.



### Noise

A noise survey has been carried out to establish existing daytime and night time noise levels from all sources which affect the site. The future noise levels, once the development is in place and fully occupied, are currently being assessed using computer modelling and the noise survey data. This includes the additional noise from vehicles using the new roads within the development. National planning policy in relation to noise levels will be fully complied with.

Site preparation and construction works have also been assessed regarding noise which might be emitted from the works. National noise guidance together with the noise survey data has been used to derive appropriate noise limits to safeguard local amenity.



### Ecology

An assessment of wildlife interests has been undertaken to identify ecological constraints and opportunities for enhancement. The wooded corridor along Pool Stream, the main ecological asset on the site, will be retained and managed appropriately.

The hardstanding areas which have no value to wildlife will be developed into housing, providing opportunities for species of wildlife which utilize buildings and garden habitats. New public open space and planting may also be provided to create habitats. A mitigation strategy will ensure no wildlife is harmed as part of the development. This will be developed further as part of future detailed proposals by developers.



### Landscape and trees

A tree survey has been carried out for the site. The majority of the trees are self-seeded and are located along the eastern boundary adjacent to Pool Stream. There are a number of different species. The lack of management and the density of these groupings impacts on their quality and amenity value. There are significant opportunities through the redevelopment of the site to enhance the existing landscape through selective thinning, management and new planting. This will help improve amenity value within the new development as well as provide environmental and ecological benefits through improved habitat provision.