

## 9.4 Mixed Use Development

**9.4.1** Policy SA3 lists sites where the allocation would require the delivery of a mix of uses in order to ensure that growth in the particular settlement is sustainable. On all sites there is a requirement for the delivery of an element of employment. In relation to SA3/2 and SA3/4 there is a requirement to provide a local and neighbourhood centre respectively.

### SA3 Mixed Use Development

The following sites, shown on the adopted Policies Map, are allocated for mix residential and employment development (Use Classes B1 (now part of class E(g), B2 and B8) within the Plan period, subject to the Key Development Considerations set out below for each site.

Site Ref	Site	Number of dwellings delivered by 2031	Total Site Capacity (dwellings)	Employment Land Hectares
SA3/1	Fleetwood Docks and Marina, Fleetwood	120	120	7.5
SA3/2	Joe Lane (Land Bounded by Garstang Road, A6 and Joe Lane)	242	242	0.95
SA3/3	Land West of Great Eccleston	568	568	1.0
SA3/4	Forton extension, Forton	310	310	1.0
SA3/5	Land West of the A6 (Nateby Crossing), Garstang	270	270	4.68
<b>Total</b>		<b>1,510</b>	<b>1,510</b>	<b>15.13</b>



**Fleetwood Marina**