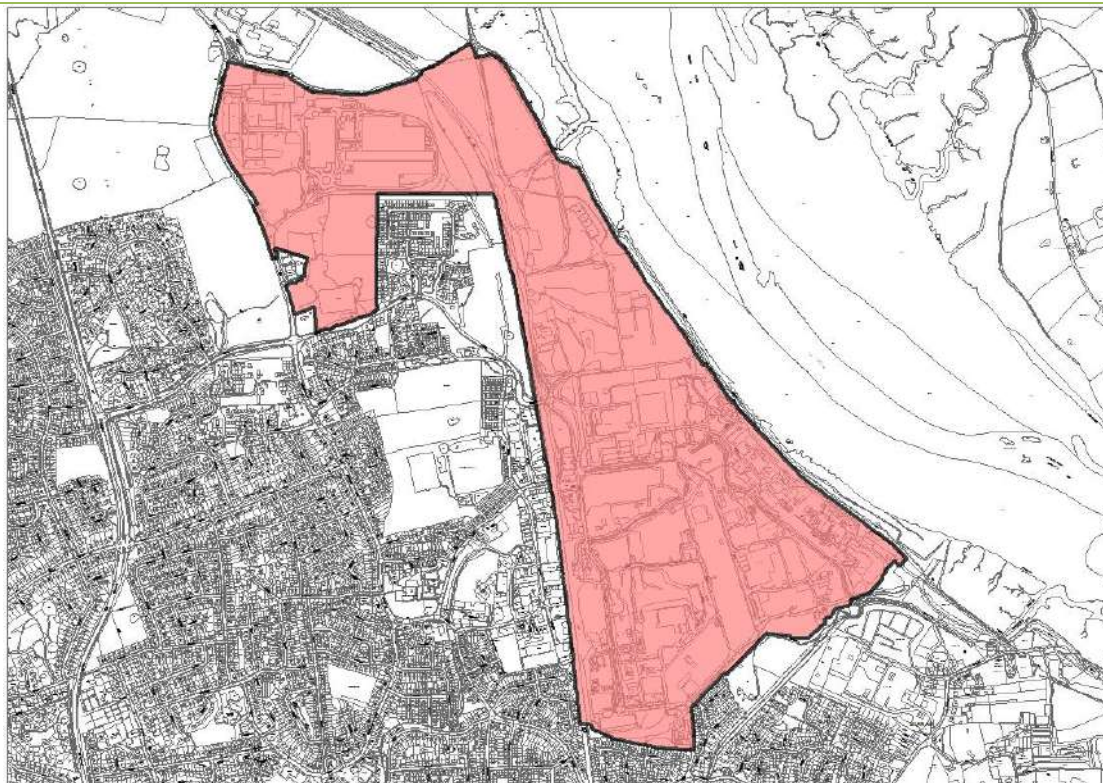


## 9.5 Hillhouse Technology Enterprise Zone

**9.5.1** Hillhouse Technology Enterprise Zone is a strategic site on the Fylde Coast and a key area for new employment opportunities in Wyre over the Local Plan period. Policy SA4 requires the delivery of at least 13 hectares for B-class uses and 250 dwellings toward meeting identified employment and housing needs.

### Site SA4 – Hillhouse Technology Enterprise Zone, Thornton



#### Site Description

The site is the former ICI chemical production facility located adjacent to the Wyre Estuary in Thornton. The site contains a range of existing businesses and extensive parcels of vacant land.

Site Area:	137.75 Hectares
Site Delivery:	The site is expected to be fully developed within the Plan period

Hillhouse Technology EZ is a sub regionally significant employment area on the Fylde Coast which will also contribute to local employment needs. It has the potential to accommodate a diverse range of businesses, in particular within the chemical and advance manufacturing and energy sectors.

This site is to be brought forward in line with a masterplan for the Enterprise Zone to be produced covering the whole of the designated Area. The masterplan must be agreed by the Council prior to the granting of planning permission for any part of the site.

The site must deliver 250 dwellings and at least 13 hectares of employment development within use classes B1 (now part of class E(g)), B2 and B8. Other complementary commercial uses including an element of small convenience A1 retail store of not more than 400 sq.m. to support the residential and employment development would be acceptable.

### Key Development Considerations

1. The development should be supported by a landscape and green infrastructure framework incorporating structured tree planting, and pedestrian and cycle connectivity within and where possible outside the site.
2. The site is situated adjacent to the Wyre Estuary/Morecambe Bay Special Protection Area (SPA) which is also a designated Ramsar Site and Site of Special Scientific Interest, (SSSI). Three Biological Heritage Sites, (BHS) are located to the north, west and east of the site. Potential ecological impacts should be considered due to the location of site adjacent to the SPA/Ramsar/SSSI, the presence of three BHSs and other features such as ponds and watercourses. A project level Habitat Regulation Assessment (HRA) will be required and should have regard to the mitigation measures in the Habitats Regulations Assessment of the Local Plan.
3. The site is located in Flood Zone 2 and 3. Mitigation measures are required to ensure that the site is safe for the lifetime of the development. The results of the FRA must be used to take a sequential approach to site layout. The FRA must also consider the risk results from a breach at the tidal river embankment adjacent to the lagoon areas. Development must contribute to improvements of this embankment in accordance with EA's Wyre Urban Core Strategy (2013). Finished floor levels must be above the undefended appropriate design flood level plus an allowance for climate change for the life of the development. Where finished floor levels cannot be set above this level, the developer must state in their FRA why it is not possible and identify and implement flood proofing/resilience measures that will protect occupants and their property up to that floor level.
4. Residual surface water run-off should drain direct to the River Wyre via Springfield in the north and Royles Brook in the south.
5. Springfield and Royles Brook are both designated Main Rivers. The prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the top of the bank of the watercourse and 16 metres of the estuary flood defences. An open space buffer should be provided to protect the watercourse from detrimental impacts.
6. The site is previously developed and there is the potential for ground and water contamination. A desk study will be required followed, if necessary, by more detailed site investigation.
7. The relocation of the Thornton-Cleveleys Football Club on the new Poolfoot Farm must be completed before development on the present ground takes place.
8. The Public Right of Way (2-4-FP 13) along the eastern boundary of the site adjacent to the Wyre Estuary and along the northern boundary of the site must be taken into account in preparing the masterplan and planning application.