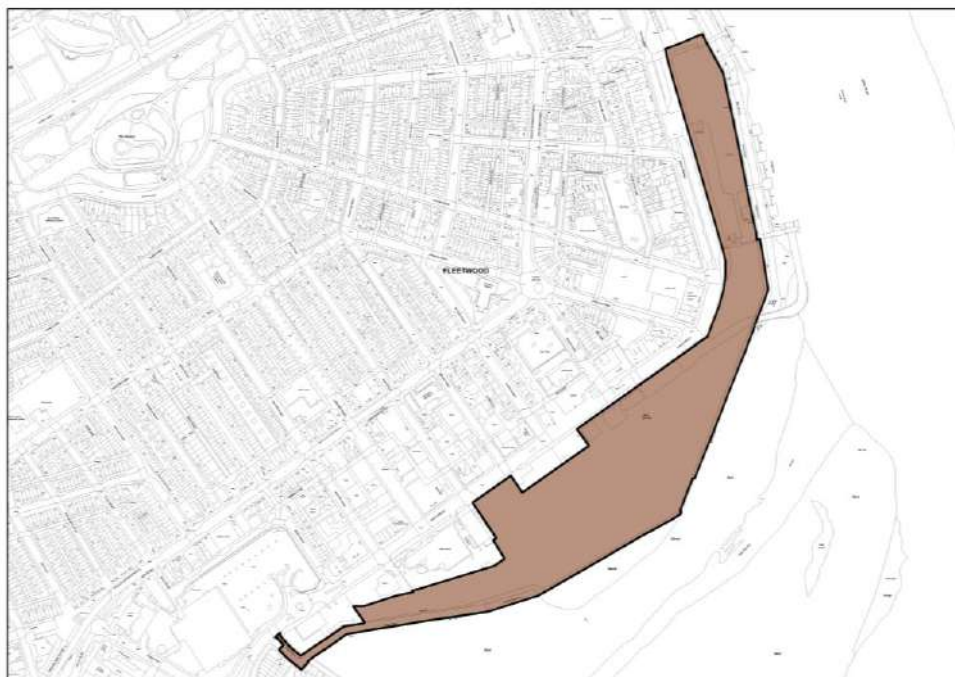


9.6 Fleetwood Port

9.6.1 The Port at Fleetwood ceased operations in 2010 when ferry operator Stena left the Fleetwood site. The Port at Fleetwood remains however a designated port and represents a unique asset in Wyre and the wider Fylde Coast offering the opportunity for a greater diversity in the job offer at Fleetwood and Wyre but also on the Fylde Coast sub-region. The Local Plan aims to support and stimulate port related activity and employment development and bring back into use the Port.

Site SA5 – Port of Fleetwood, Fleetwood



Site Description

The site is the former Ro-Ro ferry terminal located at the mouth of the River Wyre and retains its Port designation. The site is previously developed and consists of hard standing.

Site Area:	7.6 Hectares
Site Delivery:	It is expected that the Port Related operations will resume on the site within the plan period and the site will be fully delivered.

The Port of Fleetwood as shown on the adopted Policies Map is safeguarded for port related development. Other employment development within use class B1 (now part of class E(g)), B2 and B8 will be permitted where it is demonstrated that the development would benefit from the specific port location and it will not prejudice the long term operation of the Port.

The site must deliver at least 7 hectares of port related / development within use class B1 (now part of class E(g)), B2 and B8.

Other non-retail commercial and residential development will be supported where it is demonstrated that it will not prejudice the long term operation of the Port.

Key Development Considerations

1. The site lies within Flood Zone 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. 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. Any development must ensure that the outer revetment acting as flood defences is maintained. A financial contribution towards monitoring of the estuary mudflats will be required. Residual surface water should drain to the River Wyre.

2. The River Wyre and Copse Brook are 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 edge of the Copse Brook Culvert and 16 metres from the top of the bank/quay wall or landward top of the Environment Agency flood defences of the tidal River Wyre. An open space buffer should be provided to protect the watercourse from detrimental impacts.
3. Developments should make provision for pedestrian and cycle links to Fleetwood Town Centre and the local highway network.
4. The site is previously developed and there is the potential for ground contamination. A desk study will be required followed, if necessary, by more detailed site investigation.
5. The following should be taken into account in preparing a planning application:
 - a) The Fleetwood Conservation area is located to the north of the site. The site is also located within the vicinity of numerous listed buildings.
 - b) A Public Right of Way (2-1-FP 5) runs along the southern, eastern and northern boundary of the site and partially crosses the site.
 - c) The site lies adjacent to the Wyre Estuary/Morecambe Bay which is a designated Special Protection Area (SPA), Ramsar Site and Site of Special Scientific Interest (SSSI).