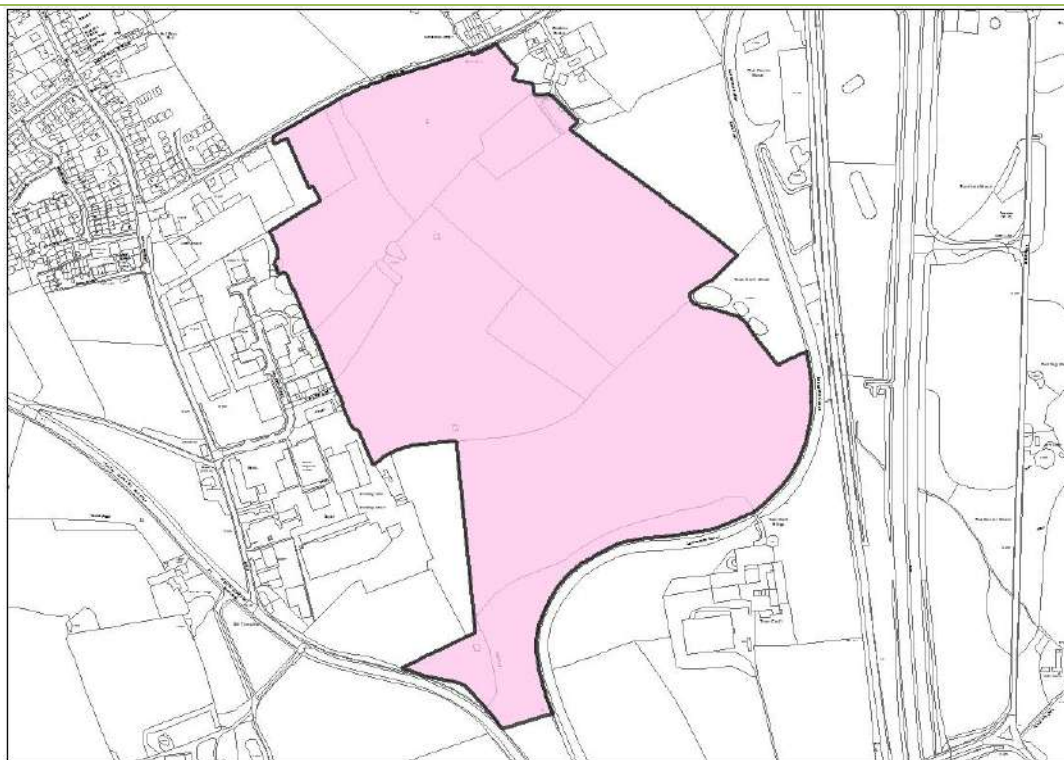


9.8 Development Opportunity

9.8.1 The site identified in Policy SA7 will form an expansion to Brockholes Industrial Estate. The site is heavily constrained and therefore there is no certainty for its delivery within the Local Plan period. It would be inappropriate to allocate the site towards meeting the identified employment OAN. The purpose of Policy SA7 is to establish the principle of employment development on this land and stimulate the market to resolve issues and bring forward the site. Any development on the site during the period up to 2031 will contribute towards the Local Plan employment land requirements.

Site SA7 – Brockholes Industrial Estate Extension, Catterall



Site Area:	32.51 Hectares
Use Class:	B1 (now part of class E(g)), B2 and B8 Employment
Site Description <p>The site comprises greenfield land located to the east of an established industrial estate. It would provide an extension to the existing industrial estate.</p>	
Key Development Considerations <ol style="list-style-type: none"> 1. The allocation is B-class uses (B1 now part of class E(g)). Other non-retail commercial development will be acceptable if it is demonstrated that it would support delivery of B-class uses (B1 now part of class E(g)). Residential development will not be permitted. 2. The extension site is to be brought forward in line with a masterplan to be produced covering the whole of the site. The masterplan must be agreed by the local planning authority prior to the granting of planning permission for any part of the site. 3. 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.

4. Access to the A6 will need to be provided either through -
 - a) The existing industrial estate onto Garstang Road (B6430) with improvements to the A6/B6430 junction, or
 - b) Direct access from the southern extent of the site onto the A6.
5. The Lancaster Canal is located to the eastern and southern edge of the extension site. An appropriate landscape buffer will be required.
6. The site does not have any nature conservation designations but the adjoining Lancaster Canal is a designated Biological Heritage Site. Potential ecological impacts should be considered due to the greenfield nature of the site and features such as hedgerows, trees and ponds.
7. A High Pressure gas pipeline runs north – west across the site and three united utility pipelines run east – west across the southern part of the site. A high voltage electricity pylon crosses the site in a north – south direction. Development need to ensure that any easements Health and Safety Executive Consultation Zones requirements are met.
8. A small area of the site to the north is within Flood Zone 2 and 3 where built development will not be permitted.
9. Residual surface water should drain direct to the canal.
10. The following should be taken into account in preparing the masterplan and planning application:
 - a) The site is within Source Protection Zones 2 and 3 of abstraction boreholes.
 - b) Some trees on the site are protected by Tree Preservation Orders.
 - c) Stubbins Bridge and Town Croft Bridge over the canal are both Grade II buildings to the North East and South of the site.
 - d) Part of the site area is designated as Mineral Safeguarding Areas within the Joint Lancashire Minerals and Waste Local Plan.