

20 June 2007

BAE Systems Warton Development Plan

We are about to embark on a public consultation exercise, with a view to redeveloping the disused Marconi adhesives factory and adjoining land on the periphery of BAE Systems Warton site.

This 19 acre site has been redundant for over 15 years and is now an eyesore. It is our intention to put forward plans to redevelop the site as a high quality business park, with 34,450 sq ft of new office space and 43,060 sq ft of light industrial units, as well as a new 30,000 sq ft food store and two non food stores comprising 10,000 sq ft. There will also be a 26 bedroom hotel, with a linked pub/restaurant.

Just as importantly, the new development allows for some significant traffic improvements that are as a direct result of this scheme. There will be a new entrance into the BAE Systems Warton site, which will significantly reduce congestion on Lytham Road. An expanded roundabout will filter traffic faster and earlier through the site.

We asked our traffic consultants to look at ways of reducing congestion and eliminate unnecessary queues around the site, whilst speeding up journey times and making it easier for Lytham Road residents to enter and exit their properties by car. We also propose significant improvements to the Mill Lane and Lytham Road traffic lights, which will make them more modern and a lot safer for pedestrians and cyclists.

We will be consulting over a two-week period with local residents and our employees and will be holding two consultation days at Warton Village Hall between 10.30am and 6.30pm on Monday 25th June and Monday 2nd July. The venue was chosen because of its proximity to the development site, but the consultation is naturally open to all Fylde residents.