



Wyre Council
Wyre Local Plan Evidence Base

Employment Land Monitoring Report
2022-2023

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1 Introduction

1.1 Employment Land Availability

1.1.1 Wyre Council has identified a variety of potential employment sites in the Borough to provide choice and to meet a range of needs and uses for different types of employer.

1.1.2 The adopted Wyre Local Plan (2011-2031) has allocated land on a number of sites for B1 offices, industry, warehousing and distribution, in a number of locations to meet the employment needs of the Borough. All these sites are reviewed in this document.

1.1.3 This Employment Land Monitoring Report provides:

- An overview of the policies effecting employment land allocation and take-up in Wyre along with a brief overview of other documents produced by Wyre Council which have regard to employment issues;
- Details of all known employment land take up from 1 April 2022 to 31 March 2023;
- Details of all known employment land losses from 1 April 2022 to 31 March 2023;
- Details of all known employment land commitments, at 31 March 2023; and
- Site plans where there is still available land on allocated employment sites.

1.2 Limitations and Caveats

1.2.1 It must be noted, the figures included in this document do not include permitted developments. It should therefore be assumed that some smaller developments (i.e. change of use) may have also occurred and are not included in this document.

1.2.2 Where there has been an application permitted which includes intensification of an existing employment site, i.e. an extension or additional floor to existing employment building, only net additional floorspace is recorded as the site area already exists and would be misrepresentative. Therefore, gross figures may be recorded as no take up or loss (0 hectares).

1.2.3 Please note that the 2017/18 monitoring year is not directly comparable to previous years (2011/12-2014/15) due to changes in monitoring methodology.

1.3 Use Classes Order

1.3.1 The Town and Country Planning (Use Classes) (Amendments) (England) Regulations 2020 came into effect on 1 September 2020. Use Classes A, B1 and D no longer exist. A new Use Class E (commercial, business and service) has been created. This subsumes A1 (shops), A2 (financial and professional services), A3 (restaurants and cafes) and B1 (business). For previous Use Class A4 (drinking establishment) and

A5 (hot food takeaway), the Use Classes have become sui generis uses. B2 and B8 remain.

1.3.2 It will be the role of the emerging new Wyre Local Plan to assess the detailed implications of the impact of the Use Classes Order changes. The Wyre Local Plan partial update of 2022 was not required to assess such implications. Former Use Class B1 now correspondence with new Use Class E(g). For the purposes of employment monitoring, the council will continue to monitor B2 and B8, alongside the new Use Class E(g).

2 Relevant Policy

2.1 National Planning Policy Framework (NPPF)

2.1.1 The National Planning Policy Framework (NPPF) was published in 2012 and has been revised in 2019 and 2021 (and also 2023)¹. The Framework sets out the Government's planning policies and how these are to be applied.

2.1.2 The NPPF states that the planning system should help to build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.

2.1.3 A core planning principle of the NPPF is to proactively contribute to the achievement of sustainable development and create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity and as a minimum, provide for the objectively assessed employment needs of an area.

2.1.4 Local planning authorities should ensure that their evidence base is founded on adequate, up-to-date and relevant information with regards to the economic, social and environmental characteristics and prospects of the area.

2.1.5 Local planning authorities should assess the existing and future supply of land available for employment and ensure that it is suitable to meet the identified needs to address the specific locational requirements of different sectors.

2.2 Wyre's Development Plan

2.2.1 The Development Plan for Wyre currently comprises the following documents:

- The Wyre Local Plan (2011-2031) (incorporating partial update of 2022); and
- The Lancashire Minerals and Waste Development Framework produced by Lancashire County Council.

2.3 The Wyre Local Plan (2011-2031)

2.3.1 The Wyre Local Plan was adopted on 28 February 2019 and prepared in accordance with the 2012 NPPF. This Plan was updated and became the Wyre Local Plan (2011-2031) (incorporating partial update of 2022) adopted on 26 January 2023 and prepared in accordance with the 2019 NPPF. The Local Plan aims to support the local economy in Wyre in terms of job creation and investment. The evidence underpinning the Local Plan shows that in order to support job creation and in having regard to past take up, there is an objectively assessed need (OAN) for 43 hectares gross of employment land for B-class uses over the Plan period.

¹ References to the NPPF relate to the 2021 version which was current at the end date of the monitoring period for this report of 31/03/2023. However, the EMR is also in accordance with the requirements of the 2023 NPPF published in September and December 2023.

2.3.2 To set out an economic vision for Wyre and to meet the full employment OAN, the Local Plan sets out an overall strategic policy approach to employment development as well as specific employment land policies and site allocations to consider development proposals against.

2.3.3 The evidence underpinning the Local Plan identifies three employment sub-market areas in the borough (Wyre Peninsula; A6 Corridor; and Rural Areas) and the local plan ensures employment provision is provided in all three sub market areas to support local businesses and encourage new investment.

2.3.4 The Employment Land Monitoring Report monitors the employment land supply, which includes employment allocations in the adopted Wyre Local Plan.

2.4 Authorities Monitoring Report (AMR)

2.4.1 The Authorities Monitoring Report (AMR) (formerly referred to as the Annual Monitoring Report) is a statutory document, which monitors both the production and implementation of policy. Wyre's AMR includes a chapter on Business Development and Town Centres, in which the employment land situation in Wyre is considered.

2.5 Wyre Employment Land and Commercial Leisure Study 2012; Update and Update Addendum 2015; and 2017 Addendum II

2.5.1 During 2012, the council employed consultants to undertake an assessment of employment land across the Borough to form part of the council's evidence base for the Local Plan. The study recommended an appropriate quantum of adaptable and flexible employment floorspace for the Borough to pursue, in terms of quality and quantity, as well as recommendations on policy interventions to stimulate development. The study included a 'call for sites' exercise and also undertook viability appraisals to establish the deliverability of specific sites.

2.5.2 An update to the 2012 study was undertaken in September 2015 to reflect the latest demand forecasting elements of the 2012 study and an update addendum was produced in December 2015 to undertake sensitivity testing of the demand forecast. An Addendum II of the 2015 Commercial Market Review was undertaken in July 2017 to reflect the latest demand forecasting elements of the 2015 study. The 2015 update and the update addendum 2015 and 2017 should be read in conjunction with the 2012 study.

2.5.3 The Wyre Employment Land and Commercial Leisure Study 2012; Update and Update Addendum 2015; and 2017 Addendum II are available [online](#).

2.6 Hillhouse Technology Enterprise Zone

2.6.1 Hillhouse Technology Enterprise Zone was formally designated in November 2015 as one of the 26 new or extended Enterprise Zones across the UK, with the principal driver of the designation being job creation and industrial diversification. The site is a former chemical production facility located in Thornton within the Wyre Peninsula employment sub-market. It is a 138 hectare site currently occupied by over 40 companies, including world class multi-national businesses that include Victrex PLC (polymers) and AGC Chemical Europe Ltd (fluorochemicals and fluropolymers).

2.6.2 There are existing vacant parcels of land and areas of land available for redevelopment, including land within the secure part of the site.

2.6.3 A masterplan for the whole Enterprise Zone has been developed and formally adopted by the council in November 2018. The masterplan serves as a framework for the development of the site over its 25 year lifespan and as the site evolves, updated iterations of the masterplan will be produced every five years to ensure it remains accurate and supports the Enterprise Zone's development. Work has started on reviewing the masterplan.

3 Wyre's Employment Land Supply

3.1 Wyre's Employment Allocations Portfolio

3.1.1 Allocating land for employment development as part of the Wyre Local Plan (2011-2031) identifies sites where employment creating developments would be acceptable. The categories of land use applicable are those defined as Use Class B1 (business), B2 (general industry) and B8 (storage and distribution) in the Town and County Planning (Use Classes) Order, 1987 (as amended)². Wyre Council's employment allocations portfolio currently consists of 9 allocated sites for employment development and is made of the following:

- SA2 Employment Development allocations – SA2/1 – SA2/3;
- SA3 Mixed Use Development allocations that include employment element – SA3/1 – SA3/5; and
- SA4 Hillhouse Technology Enterprise Zone allocation.

3.1.2 Table 1 below provides a full list of allocated sites within the portfolio. A full list of allocated sites including commitments and land availability can be seen in table 10. Site plans that illustrate availability are available in [appendix 5](#).

Table 1: Sites Allocated with Available Land

Reference	Site Name	Locality	Total area allocated (hectares)
	Wyre Peninsula		
SA3/1	Fleetwood Dock and Marina	Fleetwood	7.5
SA4	Hillhouse Technology Enterprise Zone	Thornton	13.00
	A6 Corridor		
SA2/2	Riverside Industrial Park Extension	Catterall	3.42
SA2/3	South of Goose Lane	Catterall	1.00
SA3/2	Joe Lane ³	Catterall	0.00
SA3/5	Land West of the A6	Garstang	4.68
	Rural Area		
SA2/1	Carrfield Works, Park Lane	Preesall Hill	0.34
SA3/3	Land West of Great Eccleston	Great Eccleston	1.00
SA3/4	Forton Extension	Forton	1.00

² The Town and Country Planning (Use Classes) (Amendments) (England) Regulations 2020 came into effect on 1 September 2020. Former Use Class B1 now correspondence with new Use Class E(g). For the purposes of employment monitoring, the council will continue to monitor Use Class B2 and B8, alongside the new Use Class E(g). See section 1.3 for further information.

³ Please note, the site is allocated for 0.95ha. The whole site was covered by an outline permission that included 0.95ha of employment. A subsequent permission allowed at appeal reduced the quantum of land available within the allocation, with circa 0.3ha of land available. A permission on the residual area within the allocation has removed land available for employment at 31 March 2022. The employment allocation has been lost.

Total			31.94
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3.1.3 It is important that a range of sites of varying size, location and quality are available in order to provide choice and to meet a range of needs and uses for different types of employer. The quality of a site relates to factors such as ease of access, its environmental surroundings, existing buildings and services at or near the site and the economic implications of development there.

3.2 Wyre's Existing Employment Areas

3.2.1 Wyre Local Plan designates 25 existing employment areas, which were identified as part of the Wyre Employment Land and Commercial Leisure Study 2012 and 2015, additional areas have also been subsequently identified by the council in 2017. A proforma for each site is included within the study and subsequent updates. Table 2 below provides a full list of existing employment areas.

Table 2: Wyre's Existing Employment Areas

Name	Reference ⁴	Locality	Total area (Hectares)
Dorset Avenue	WY01	Cleveleys	2.24
St Georges Lane	WY02	Cleveleys	0.45
Red Marsh Industrial Estate	WY07	Thornton	10.2
Copse Road	WY08	Fleetwood	29.19
Poulton Industrial Estate	WY11	Poulton-le-Fylde	34.95
Robson Way	WY12	Poulton-le-Fylde	3.58
Bank View Industrial Estate	WY14	Hambleton	0.89
Sunny Bank Industrial Estate	WY15	Hambleton	0.43
Old Coal Yard	WY16	Preesall	0.47
Preesall Mill Industrial Estate	WY17	Preesall	0.41
Park Lane Garage	WY18	Preesall	0.57
Nateby Technology Park	WY19	Nateby	0.77
Taylor's Lane Industrial Estate	WY20	Pilling	0.58
Green Lane West	WY22	Garstang	5.78
Riverside Industrial Park	WY23	Catterall	2.48
Brockholes Way	WY24	Catterall	14.38
Creamery Industrial Estate	WY25	Barnacre (nr Garstang)	2.52
Oakenclough Mill	WY27	Oakenclough	2.50
Ray Lane Industrial Estate	WY28	Barnacre (nr Garstang)	4.05
Longacres Business Park	WY29	Stalmine	1.15
Back Lane/ The Weind	WY30	Great Eccleston	0.51

⁴ Refers to reference number contained in the Employment Land and Commercial Leisure Study 2012, 2015 and council additional sites 2017. Please note that some of the existing employment areas identified in the study are not a designated area in the Wyre Local Plan (2011-2031) and protected as an employment site under policy EP3.

Nightjar	WY31	Inskip	1.93
Cabus Commercial Park	WY32	Cabus	2.14
Tarnacre Hall Business Park	WY33	St. Michaels	1.9
Hillfoot Farm	WY34	Scorton	0.59

4 Employment Land Take Up and Losses

4.1 Introduction

4.1.1 In order to monitor take up rates (completions), information was collected from extant planning permissions, building control records and onsite monitoring where necessary. Take up is recorded by gross site area (hectares) and additional net floorspace (sqm). However, where there has been an application permitted which includes intensification of an existing employment site, i.e. an extension or additional floor to existing employment building, only net additional floorspace is recorded as the site area already exists and would be misrepresentative. Therefore, gross figures may be recorded as no take up or loss (0 hectares).

4.1.2 Details regarding individual completions and losses can be seen in the appendices.

4.2 Employment Land Take Up on Allocated Sites

4.2.1 As shown in table 3, during 2022-2023, there was 1.18 hectares gross take up and 4,764 additional square metres developed on one of the nine sites allocated for employment use.

Table 3: Employment Land Take Up on Allocated Sites

Allocation (Employment Area)	Gross Take Up (Ha)	Gross Take up (sqm)	Gross Take up (sqm)	Gross Take up (sqm)	Gross Take up (sqm)	Gross Take up (sqm)	Total Net Take Up (sqm)
		E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	
SA3/1 Fleetwood Dock and Marina	1.18	-	-	-	4,764	-	4,764
Total	-	-	-	-	-	-	-

4.3 Employment Land Take Up within Existing Employment Areas

4.3.1 To avoid double counting, this section excludes allocations within existing employment areas; such sites are included in section 4.2.

4.3.2 As shown in table 4, during 2022-2023, there was 0 hectares gross take up and 1,349 square metres net take up within two existing employment areas. This square metres take up has arisen through intensification of existing sites. More details are available in [appendix 1](#).

Table 4: Employment Land Take Up within Existing Employment Areas

Existing Employment Area	Gross Take Up (Ha) ⁵	Gross Take up (sqm)	Total Net Take Up (sqm)				
		E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	
Red Marsh Industrial Estate (WY07)	0	0	0	0	527	260	407
Copse Road (WY08)	0	0	0	0	0	672	0
Green Lane West (WY22)	0	0	0	0	0	942	942
Brockholes Way (WY24)	0	0	0	0	0	482	0
Total	0	0	0	0	527	2,356	1,349

4.4 Other Employment Land Take Up

4.4.1 As shown in table 5, during 2022-2023, there was 1.98 gross (hectares) take up and 4,274 square metres net take up developed on non-allocated or non-existing employment areas.

Table 5: Employment Land Take Up on Other Sites

No. of sites	Gross Take Up (Ha)	Gross Take Up (sqm)	Total Net Take Up (sqm)				
		E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	
8 ⁶	1.98	127	16	204	3,317	1,110	4,274

4.5 Gross take up on previously developed land (PDL)

4.5.1 In total, an additional 3.16 hectares (gross) was developed during 2022-2023. Table 6 illustrates 69 percent of land was taken up on previously developed land (PDL). Those that were not taken up on previously developed land were taken up through change of use of, and extensions to, buildings previously in agricultural use. The

⁵ Some applications recorded as no gross take up (0 hectares), see paragraph 4.1.1

⁶ One site included two planning permissions.

National Planning Policy Framework makes clear agricultural buildings cannot be classed as brownfield.

Table 6: Percentage (%) Gross Take Up (Ha) on PDL

	Allocated	Existing Employment Area	Other	Total
Brownfield (PDL)	1.18	0	1.00	2.18
Greenfield	0	0	0.98	0.98
Percentage on PDL (%)				69

4.6 Gross take up by employment sub-market area

4.6.1 Table 7 illustrates the proportion of gross employment take up for the three employment sub-markets, with 69 percent of land taken up within the Wyre Peninsula sub-market.

Table 7: Percentage (%) Gross Take Up (Ha) by sub-market area

Sub-market area	Total	Percentage
Wyre Peninsula	2.18	69
A6 Corridor	0.16	5
Rural Area	0.82	26
Total	3.16	100

4.7 Total Employment Land Take Up since 2011

4.7.1 Table 8 illustrates gross take up (hectares) between 2011 and 2023 was 20.58 hectares. This equates to an annual average take up of 1.72 hectares per annum. In terms of allocated sites⁷, there has been a total take up of 5.45 hectares, equating to 0.45 hectares per annum. In terms of unallocated sites, there has been a total take up of 15.13 hectares, equating to 1.26 hectares per annum.

Table 8: Gross (Ha) Employment Land Completions, 2011- 2023

Year	Allocated Sites	Existing Employment Areas	Other	Total Take Up
2011/12	2.74	0	0.02	2.76
2012/13	0	0	1.75	1.75
2013/14	0	0	0.40	0.40
2014/15	0	0.1	0.7	0.80
2015/16	0.84	0.35	0	1.19
2016/17	0.23	1.07	1.05	2.35
2017/18	0.46	0	2.90	3.36

⁷ 2011/12-2017/18 is based upon allocations in the then adopted Wyre Borough Local Plan (1991-2006) and Fleetwood-Thornton Area Action Plan 2009. 2018/19-2020/21 is based upon allocations in the adopted Wyre Local Plan (2011-2031).

Year	Allocated Sites	Existing Employment Areas	Other	Total Take Up
2018/19	0	3.58	0.09	3.67 ⁸
2019/20	0	0	0.51	0.51
2020/21	0	0.1	0	0.1
2021/22	0	0	0.53	0.53
2022/23	1.18	0	1.98	3.16
Total	5.45	5.2	9.93	20.58

4.8 Employment Land Losses, 2011 - 2023

4.8.1 As shown in table 9, during 2022-2023, there was 1.83 hectares of employment land lost to other uses. Since 2011, there has been a total 10.08 hectares lost to other uses equating to 0.84 hectares per annum.⁹

4.8.2 As set out in section 1.2, due to permitted development, it can be assumed that there may have been smaller scale employment land loss that are not recorded within this monitoring report.

Table 9: Gross (Ha) Employment Land Losses, 2011- 2023

Year	Allocated Sites	Existing Employment Areas	Other	Total Loss
2011/12	0	0.08	0.01	0.09
2012/13	0	0.02	0.02	0.04
2013/14	0.4	0	0	0.4
2014/15	0	0	0.24	0.24
2015/16	0	0.01	0.17	0.18
2016/17	0	0.93	0	0.93
2017/18	0	0.12	5.00	5.12
2018/19	0	0.02	0.08	0.1
2019/20	0	0	0	0
2020/21	0	0	0	0
2021/22	0	0.04	0.84	0.88
2022/23	1.8	0	0.3	1.83
Total	2.2	1.22	6.66	10.08

⁸ Completions revised for 2018/19 due to completion reporting delay.

⁹ Current employment monitoring records loss once alternative development is completed.

5 Employment Land Availability

5.1 Employment Land Availability on Allocated Sites

5.1.1 This document identifies a range of employment sites on offer to potential developers. As at 31 March 2023 there was approximately **30.76 hectares** of land available for employment development, of which, 7.68 hectares is committed through the grant of planning permission. The extent of each employment allocation, existing commitments and land available is illustrated in [Appendix 5](#).

Table 10: Sites Allocated with Available Land and Commitments (Gross Ha)

Ref	Site Name	Locality	Hectares available (uncommitted)	Hectares committed ¹⁰	Total area (hectares)
	Wyre Peninsula				
SA3/1	Fleetwood Dock and Marina	Fleetwood	6.32	0	6.32
SA4	Hillhouse Technology Enterprise Zone	Thornton	13.00	0	13.00
	A6 Corridor				
SA3/2	Joe Lane ¹¹	Catterall	0	0	0.0
SA2/2	Riverside Industrial Park Extension	Catterall	3.42	0	3.42
SA2/3	South of Goose Lane	Catterall	0	1.00	1.00
SA3/5	Land West of the A6	Garstang	0	4.68	4.68
	Rural Area				
SA2/1	Carrfield Works, Park Lane	Preesall Hill	0.34	0	0.34
SA3/3	Land West of Great Eccleston	Great Eccleston	0	1.00	1.00
SA3/4	Forton Extension	Forton	0	1.00	1.00
Total			23.08	7.68	30.76

5.2 Employment Land Availability Through Granted Planning Permissions

5.2.1 As at 31 March 2023, there were 52 commitments totalling approximately 14.73 hectares (gross) and providing an additional 59,719 sqm floorspace (net). These are planning permissions granted but the development has not been completed.

¹⁰ Land committed through planning permissions granted.

¹¹ The whole site is covered by an outline permission 15/00248/OUTMAJ that included 0.95ha of employment land. A subsequent permission allowed at appeal reduced the quantum of land available within the allocation, with circa 0.3ha of land available at the 31 March 2021. A permission on the residual area within the allocation has removed land available for employment at 31 March 2022. The employment allocation has been lost.

5.2.2 Of the 52 commitments, 9 are allocated sites, 11 are within existing employment areas and the remaining 32 are other sites located around the borough. More details can be seen in [appendix 3](#).

5.2.3 However, there are an additional 15 commitments which include a loss of employment land, totalling approximately 13.34 hectares (gross) and 55,674 sqm floorspace (net). Of the 15 commitments, 2 commitments are on 1 allocated site, 2 are within existing employment areas and the remaining 11 are other sites located around the borough. More details can be seen in [appendix 4](#).

5.3 Employment Land Supply

5.3.1 Table 11 below shows the overall available employment land supply for the Plan period. This shows the overall supply is 51.9 hectares. This is made up of commitments at 31 March 2020, in addition to allocations in the Local Plan.

Table 11: Employment Land Supply (gross)

	Hectares
Completions 1 April 2011 – 31 March 2023	20.58
Commitments	14.73
<i>Allocated:</i>	7.68
<i>Wyre Peninsula</i>	0
<i>A6 Corridor</i>	5.68
<i>Rural Area</i>	2.0
<i>Unallocated sites</i>	7.05
<i>Wyre Peninsula</i>	2.32
<i>A6 Corridor</i>	3.12
<i>Rural Area</i>	1.61
Allocations (excluding commitments)	23.08
<i>Wyre Peninsula</i>	19.32
<i>A6 Corridor</i>	3.42
<i>Rural Area</i>	0.34
Large scale employment loss ¹²	-2
Total employment land supply	56.39

¹² Employment land losses have been factored into the employment requirement. However, that does not include the loss of an additional 2 hectares from the allocation of Clarke House at Norcross for housing (SA1/9). It is therefore taken off the supply.

Table 12: Employment Allocated Land and Net Take Up Rates in Wyre, April 2011 to March 2023 (hectare take up only)

Wyre Local Plan (2011-2031) Site Name	Adopted Local Plan	Take up 2011/12	Take up 2012/13	Take up 2013/14	Take up 2014/15	Take up 2015/16	Take up 2016/17	Take up 2017/18	Take up 2018/19	Take up 2019/20	Take up 2020/21	Take up 2022/23	Available for take up
Carrfield Work, Preesall Hill	SA2/1	0	0	0	0	0	0	0	0	0	0	0	0.34
Riverside Industrial Park Extension, Catterall	SA2/2	0	0	0	0	0	0	0	0	0	0	0	3.42
South of Goose Lane, Catterall	SA2/3	0	0	0	0	0	0	0	0	0	0	0	1.00
Fleetwood Dock and Marina, Fleetwood	SA3/1	0	0	0	0	0	0	0	0	0	0	1.18	6.32 ¹³
Joe Lane, Catterall	SA3/2	0	0	0	0	0	0	0	0	0	0	0	0 ¹⁴
Land west of Great Eccleston, Great Eccleston	SA3/3	0	0	0	0	0	0	0	0	0	0	0	1.00
Forton Extension, Forton	SA3/4	0	0	0	0	0	0	0	0	0	0	0	1.00
Land West of the A6, Garstang	SA3/5	0	0	0	0	0	0	0	0	0	0	0	4.68
Hillhouse Technology Enterprise Zone, Thornton	SA4	1.14	0	0	0	0.84	0	0.46	0	0	0	0	13.00
		1.14	0	0	0	0.84	0	0.46	0	0	0	1.18	30.76

¹³ Fleetwood Dock – gross takeup of 1.18 in 22/23 but future loss of suspended quay (0.89ha) and existing fish park (0.99ha) due to be demolished. Overall will be net loss but SA3/5 policy is a gross requirement.

¹⁴ See comment regarding loss of employment site in comments in Table 1

6 Conclusions

6.1.1 Wyre Council has identified a variety of potential employment sites in the Borough to provide choice and to meet a range of needs and uses for different types of employer.

6.1.2 The adopted Wyre Local Plan (2011-2031) has allocated land on a number of sites for B1 offices, industry, warehousing and distribution, in a number of locations to meet the employment needs of the Borough.

6.1.3 Since the adoption of the Wyre Local Plan in February 2019, there has been 1.18 hectare take up of employment land on allocated employment sites. This low take up on allocated employment land is not unexpected, due to the relatively recent adoption of the Local Plan and the potential lead in time for delivery. This may also be associated with the Covid-19 pandemic or market conditions. It is noted that 7.68 ha of employment land is committed on employment allocations, which when built out, will contribute to employment completions.

6.1.4 It is noted that although non-allocated employment developments have historically contributed towards employment completions, there has also been a low level of completions on these windfall sites over recent years. This may be associated with the Covid-19 pandemic or market conditions. It is noted that 7.05ha of employment land is committed on non-allocated employment development, which if and when built out, will contribute to employment completions.

7 Appendices

7.1 Appendix 1: Employment Land Completions

7.1.1 Employment land completions, 1 April 2022 to 31 March 2023

Application Number	Reference (if applicable)	Site	Proposal	Gross Take Up (Ha) ¹⁵	Net Gross Take Up (Ha)	Take Up (gross sqm) E(g)(i) ¹⁶	Take Up (gross sqm) E(g)(ii) ¹⁷	Take Up (gross sqm) E(g)(iii) ¹⁸	Take Up (gross sqm) B2	Take Up (gross sqm) B8	Total Take Up (net sqm)
Existing Allocation											
20/01087/FULMA J	SA3/1	Land To West Of Dock Avenue, Fleetwood, FY7 6NN	Creation of a replacement food processing park with construction of new buildings for B2 use including GIFA, car parking, servicing, landscaping and waste provision, with access taken from Dock Avenue and other associated works.	1.18	1.18	0	0	0	4,764	0	4,764
Existing Employment Area											
19/00671/FUL		Manor Park, Green Lane West, Garstang, Lancashire	Extension to existing B8 unit and associated parking	0	0	0	0	0	0	942	942

¹⁵ Some applications include intensification of an existing site and are therefore recorded as no gross take up (0 hectares), see paragraph 1.2.2 for more details. Hectare figure rounded to two decimal places.

¹⁶ Use Class B1 Business was revoked from 1 September 2020. Effectively, B1(a) has been replaced with the new Class E(g)(i)

¹⁷ Use Class B1 Business was revoked from 1 September 2020. Effectively, B1(b) has been replaced with new Class E(g)(ii)

¹⁸ Use Class B1 Business was revoked from 1 September 2020. Effectively, B1(c) has been replaced with new Class E(g)(iii)

Application Number	Reference (if applicable)	Site	Proposal	Gross Take Up (Ha) ¹⁵	Net Gross Take Up (Ha)	Take Up (gross sqm) E(g)(i) ¹⁶	Take Up (gross sqm) E(g)(ii) ¹⁷	Take Up (gross sqm) E(g)(iii) ¹⁸	Take Up (gross sqm) B2	Take Up (gross sqm) B8	Total Take Up (net sqm)
19/01094/FUL		Allan J Hargreaves, Longmeadow Lane, Thornton Cleveleys, Lancashire, FY5 4JT	Erection of additional workshop and storage building in association with existing business following removal of existing building.	0	0	0	0	0	527	260	407 ¹⁹
20/00351/FUL	WY08	Unit 4, Denham Way, Fleetwood, Lancashire, FY7 6PR	Change of use from Class B2 (general industrial) to Class B8 (storage and distribution)	0	0	0	0	0	0	672 ²⁰	0
21/01307/FUL		Fenton House, Brockholes Way, Cloughton-On-Brock, Preston, Lancashire, PR3 0PZ	Change of use from redundant joinery manufacturing workshop (Use Class B2) to mixed use of plumbing and heating merchants, offices and warehouse and storage (sui generis).	0	0	0	0	0	0	482 ²¹	482
Other											
08/01174/FULMA J		Land Adjacent To Copse Road/ Radcliffe Road, Fleetwood, Lancashire, FY7 7NR	Erection of 3 units for general industry (Class B2 use)	0.96	0.93 ²²	0	0	0	2,700	0	2,445

¹⁹ Redevelopment of existing units results in an intensification of site and a net take up of 407sqm

²⁰ Application also included on employment loss due to change of use within B class

²¹ Application also included in employment land losses due to change of use within B class. Results in overall net loss

²² Application also included in employment land losses due to change of use on part of site from B class to E(d), net take up therefore reduced

Application Number	Reference (if applicable)	Site	Proposal	Gross Take Up (Ha) ¹⁵	Net Gross Take Up (Ha)	Take Up (gross sqm) E(g)(i) ¹⁶	Take Up (gross sqm) E(g)(ii) ¹⁷	Take Up (gross sqm) E(g)(iii) ¹⁸	Take Up (gross sqm) B2	Take Up (gross sqm) B8	Total Take Up (net sqm)
17/00832/FUL		Greenlands Farm Garstang Bypass Road Catterall Preston Lancashire PR3 0HL	Proposed extension to the existing B1, fish tank manufacturing building	0	0	0	0	188	0	0	188
19/00525/COUR		Danjo Farm, Whin Lane, Out Rawcliffe, Preston, Lancashire, PR3 6TH	Prior Approval for a proposed change of use of 1no agricultural building to storage & distribution building (B8) with external alterations (Under Class R of the GDPO)	0.4	0.4	0	0	0	0	323	328
19/00579/FUL		Moss Cottage Farm, Lancaster Road, Out Rawcliffe, Preston, Lancashire, PR3 6BP	Proposed change of use of existing agricultural buildings to storage buildings (B8)	0.4	0.4	0	0	0	0	740	740
19/00744/FUL		Fleetwood Hospital, Pharos Street, Fleetwood, Lancashire, FY7 6BE	Change of use of part of building from existing hospital use (C2) to office space (B1)(a)	0.04	0.04	112	0	0	0	0	112
21/01328/FUL		Land Rear Of The Breck, Carr Lane, Hambleton, Lancashire, FY6 9BA	Change of use from pigeon transport depot to manufacture and distribution of timber fencing panels (Class B2) with formation of new access (variation of	0	0	0	0	0	250 ²³	0	0

²³ Application also included on employment loss due to change of use within B class

Application Number	Reference (if applicable)	Site	Proposal	Gross Take Up (Ha) ¹⁵	Net Gross Take Up (Ha)	Take Up (gross sqm) E(g)(i) ¹⁶	Take Up (gross sqm) E(g)(ii) ¹⁷	Take Up (gross sqm) E(g)(iii) ¹⁸	Take Up (gross sqm) B2	Take Up (gross sqm) B8	Total Take Up (net sqm)
			condition 2 of planning permission 06/00326/FUL to allow manufacture and distribution of all timber pr								
21/00603/COUR		Land Hill Farm, Ghants Lane, Hambleton, Poulton-Le-Fylde, Lancashire, FY6 9DG	Prior approval for the change of use from an agricultural building to a flexible commercial use (Class E(g) (i) offices (ii) research & development and (iii) industrial processes and Class B8), Under Class R of the GDPO	0.02	0.02	15	16	16	0	47	94
22/00210/FUL		Ripon Hall Farm, Catterall Lane, Catterall, Preston, Lancashire, PR3 0PA	Change of use of part of an agricultural building to create one additional work unit class B2 (resubmission of 21/01078/FUL) in association with existing vehicle restoration and paint stripping business, with external alterations including the insertion o	0.08	0.08	0	0	0	187	0	187
22/01136/FUL		Ripon Hall Farm, Catterall Lane, Catterall,	Change of use of part of a redundant cattle shed to	0.08	0.08	0	0	0	180	0	180

Application Number	Reference (if applicable)	Site	Proposal	Gross Take Up (Ha) ¹⁵	Net Gross Take Up (Ha)	Take Up (gross sqm) E(g)(i) ¹⁶	Take Up (gross sqm) E(g)(ii) ¹⁷	Take Up (gross sqm) E(g)(iii) ¹⁸	Take Up (gross sqm) B2	Take Up (gross sqm) B8	Total Take Up (net sqm)
		Preston, Lancashire, PR3 OPA	create two additional B2 workspace units with four additional parking spaces, including external alterations to the building								
Total				3.16	3.13	127	16	204	8,608	3,466	10,387

7.2 Appendix 2: Employment Land Losses

7.2.1 Employment land losses, 1 April 2022 to 31 March 2023

Application Number	Reference (if applicable)	Site	Proposal	Gross Loss (Ha)	Net Gross Loss (Ha)	Loss (gross sqm) E(g)(i)	Loss (gross sqm) E(g)(i)	Loss (gross sqm) BE(g)(iii)	Loss (gross sqm) B2	Loss (gross sqm) B8	Total Loss (net sqm)
Employment Allocations											
20/00945/DEM	SA4	Vinnolit, Hillhouse International Works, Fleetwood Road North, Thornton Cleveleys, Lancashire, FY5 4QA	Prior notification for the demolition of manufacturing plant	1.18	1.18	0	0	0	4,733	0	4,733
Existing Employment Areas											
20/00351/FUL	WY08	Unit 4, Denham Way, Fleetwood, Lancashire, FY7 6PR	Change of use from Class B2 (general industrial) to Class B8 (storage and distribution)	0	0	0	0	0	672 ²⁴	0	0
21/01307/FUL	WY24	Fenton House, Brockholes Way, Cloughton-On-Brock, Preston, Lancashire, PR3 0PZ	Change of use from redundant joinery manufacturing workshop (Use Class B2) to mixed use of			0	0	0	770 ²⁵	0	288

²⁴ Application also included on employment take up due to change of use within B class

²⁵ Application also included on employment take up due to change of use within B class that results in net loss overall

Application Number	Reference (if applicable)	Site	Proposal	Gross Loss (Ha)	Net Gross Loss (Ha)	Loss (gross sqm) E(g)(i)	Loss (gross sqm) E(g)(i)	Loss (gross sqm) BE(g)(iii)	Loss (gross sqm) B2	Loss (gross sqm) B8	Total Loss (net sqm)
			plumbing and heating merchants, offices and warehouse and storage (sui generis)	0	0						
Other											
21/01328/FUL		Land Rear Of The Breck, Carr Lane, Hambleton, Lancashire, FY6 9BA	Change of use from pigeon transport depot to manufacture and distribution of timber fencing panels (Class B2) with formation of new access (variation of condition 2 of planning permission 06/00326/FUL to allow	0	0	0	0	0	0	250 ²⁶	0
22/00779/FUL		Unit 8, Britannia Court, Copse Road, Fleetwood, Lancashire, FY7 7NY	Proposed change of use from industrial (Use Class B2) to a gym (Use Class E(d)) ²⁷	0.03	0.03	0	0	0	225	0	225
Total				1.83	1.83	0	0	0	6,430	250	5,276

²⁶ Application also included on employment take up due to change of use within B class

²⁷ Application also included in employment take up due to construction of original unit change of use on part of site from B class to E(d), net take up reduced

7.3 Appendix 3: Employment Land commitments

7.3.1 Employment land commitments, at 31 March 2023

7.3.2 This table illustrates potential future take up, i.e. employment allocation and sites with planning permission which are not yet complete. Some sites may be under construction.

Application Number	Reference (if applicable)	Site	Proposal	Gross Take Up (Ha) ²⁸	Net Gross Take Up (Ha) ²⁹	Take Up (gross sqm) E(g)(i)	Take Up (gross sqm) E(g)(i)	Take Up (gross sqm) E(g)(ii)	Take Up (gross sqm) B2	Take Up (gross sqm) B8	Total Take Up (net sqm)
Employment Allocations											
14/00458/OUL	SA3/5	Outline planning permission for the erection of up to 270 dwellings, 4.68 ha of Employment (B1 & B8) uses, convenience store (up to 375m2 sales area) and coffee shop (up to 235m2 sales)	Land To The West Of The A6 (Preston/Lancaster New Road) Bounded By Nateby Crossing Lane & Croston Barn Lane Nateby Garstang PR3 1DY	4.68	4.68	3,120	3,120	3,120	0	9,360	18,720 ³⁰
16/00513/OUT MAJ &	SA2/3	Land Off, Garstang Bypass Road, Cloughton-On-Brock, Lancashire, PR3 0PU	Outline application with some matters reserved for proposed development for mixed	1.00	1.00	500	501	501	0	1,212	2,714

²⁸ Some applications include intensification of an existing site and are therefore recorded as no gross take up (0 hectares), see paragraph 1.2.2 for more details. Hectare figure rounded to two decimal places.

²⁹ Some applications include intensification of an existing site and are therefore recorded as no gross take up (0 hectares), see paragraph 1.2.2 for more details. Hectare figure rounded to two decimal places.

³⁰ The gross hectare figure has been converted to a sqm using a 40% plot ratio. The figures have not been subdivided in the planning application. Therefore, only the total figure is shown.

20/00998/OUT MAJ			employment site consisting of up to 400sqm A3									
18/00469/OUL MAJ	SA3/4	Land To The North And South Of School Lane Forton	Outline application for the erection of up to 195 dwellings, 1ha of employment, community centre and shop (Use Class A1) and associated infrastructure (following demolition of existing agricultural buildings) with access off School Lane applied for as a d	1.00	1.00	667	667	666	2,000	0	4,000 ³¹	
19/00537/FUL MAJ	SA4	AGC Chemicals Europe Ltd, Hillhouse International Works, Fleetwood Road North, Thornton Cleveleys, Lancashire, FY5 4QD	Proposed extension to existing industrial building and internal alterations	0.00	0.00	0	86	0	0	0	86	
21/00705/FUL	SA4	Hillhouse International Works, Fleetwood Road North, Thornton Cleveleys, Lancashire, FY5 4QD	Demolition of existing gatehouse offices, and erection of new gatehouse office building	0.00	0.00	47	0	0	0	0	47	
19/00860/OUL MAJ	SA3/3	Land South Of A586 And North West Of Copp Lane, Great Eccleston, Lancashire	Outline application for the erection of up to 350 dwellings, 1 hectare of employment land, a medical centre, a school, village hall and convenience store (all matters reserved)	1.00	1.00	445	445	444	1,333	1,333	4,000 ³²	
21/01157/FUL	SA4	Land East Of Enterprise Way, Fleetwood, FY7 8RY	Erection of B8 (Storage & Distribution) Building	0.00	0.00	0	0	0	0	288	288	

³¹ The gross hectare figure has been converted to a sqm using a 40% plot ratio.

³² The gross hectare figure has been converted to a sqm using a 40% plot ratio.

22/00226/FUL	SA4	Victrex Plant, Hillhouse International Works, Fleetwood Road North, Thornton Cleveleys, Lancashire, FY5 4QD	New steel portal frame industrial manufacturing building within the existing Hillhouse industrial site, to provide utilities, production equipment and facilities for operating staff	0.00	0.00	0	0	0	420	0	420
22/00489/FUL	SA4	On Site Kitchens, Hillhouse International Works, Fleetwood Road North, Thornton Cleveleys, Lancashire, FY5 4QD	Proposed erection of one B8 storage building in association with the existing on site business.	0.00	0.00	0	0	0	0	216	216
Existing Employment areas (excluding allocations)											
16/00496/FUL	WY08	Lofthouse Of Fleetwood Ltd Maritime Street Fleetwood Lancashire FY7 7LP	Extension to existing premises to provide additional production/racking areas	0.00	0.00	0	0	0	166	0	166
17/00177/FUL MAJ	WY22	Former LCC Depot, Green Lane West, Garstang	Erection of eight new B2 units (following demolition of existing units)	0.00	0.00	0	0	0	843	0	843
17/00210/FUL	WY22	Former District Council Depot, Green Lane West, Garstang, Lancashire	Erection of two industrial units (1no. unit for B2 use and 1no. unit for B1/B8 use).	0.00	0.00	77	0	0	426	77	580
20/00128/FUL MAJ	WY08	Land At Copse Road, Fleetwood	Erection of 6 industrial buildings providing up to 13 industrial units, with Industrial Building 1 (identified as Unit 1) for B2 use, and the remaining 5no. industrial buildings proposed for	2.11	2.11	0	0	1,392	3,714	1,392	6,498

			flexible B1(c), B2 and B8 use, with associated access, car parking									
18/00334/FUL MAJ	WY08	Lofthouse Of Fleetwood Ltd Maritime Street Fleetwood Lancashire FY7 7LP	Construction of a new staff and visitor car park, new gate house building, construction of two-storey extension to export warehouse, construction of two-storey extension and single-storey link corridor to staff entrance and construction of a new two-store	0.00	0.00	0	0	0	2,952	0	2,952	
18/00888/FUL	WY27	Unit 1, Oakenclough Mill, Oakenclough Road, Scorton, Preston, Lancashire, PR3 1TB	Single-storey extension in connection with existing civil engineering business (B2 Use) (resubmission of 18/00504/FUL)	0.00	0.00	0	0	0	2,049	0	2,049	
18/01251/FUL	WY07	Amusement Technical Rentals Ltd, Red Marsh Drive, Thornton Cleveleys, Lancashire, FY5 4HR	Erection of new building for light industry (B1(c) and storage (B8) following demolition of existing storage units.	0.00	0.00	0	0	88	0	0	88	
20/00232/FUL	WY24	Brockholes Auction Mart, Garstang Road, Cloughton-On-Brock, Preston, Lancashire, PR3 0PH	Erection of 4 commercial rental units (B1 & A1) and minor extension to front of existing café unit	0.00	0.00	0	0	78	0	0	78	
20/00635/FUL	WY11	Land At Unit 17, Aldon Road, Unit G1, Cocker Avenue, Poulton-Le-Fylde, Lancashire, FY6 8JU	Side extension to existing building to create 2 new industrial units (B1)	0.00	0.00	0	0	0	0	370	370	
21/01411/FUL	WY07	VMS Solutions , Butts Close, Thornton Cleveleys, FY5 4HT	Erection of a storage building (Use Class B8)	0.00	0.00	0	0	0	0	582	582	
22/00540/FUL	WY25	West Lancs Caravans, Creamery Industrial Estate,	Erection of two buildings, one workshop Class B2 and one storage building Class B8	0.00	0.00	0	0	0	252	50	332	

		Kenlis Road, Barnacre, Preston, Lancashire, PR3 1GD										
Other												
11/00827/FUL MAJ & 17/00567/FUL		Formerly Interblast Ltd, 2 Ash Villas, Lancaster Road, Out Rawcliffe, Preston, Lancashire, PR3 6BL	Change of use from industrial units (B2) to 14 live work units, including associated car parking and landscaping	0.28	0.00	60	60	61	179	179	539 ³³	
14/00475/FUL		Siromer Tractors Taylors Lane Industrial Estate Taylors Lane Pilling Preston Lancashire PR3 6AB	Erection of building for storage (B8)	0.20	0.20	0	0	0	0	506	506	
15/00775/FUL		Pennine Garage Lancaster Road Forton Preston Lancashire PR3 0BP	Demolition of existing buildings and the erection of a two-storey side/rear extension to existing car repair workshop (Use Class B2)	0.00	0.00	0	0	0	271	0	271	
17/00127/LAW P		New Hollins Garage Brock Road Great Eccleston Lancashire PR3 0XE	Certificate of lawfulness for the erection of an extension to the existing workshop building to accommodate commercial vehicles brake testing and inspection facilities	0.00	0.00	0	0	0	176	0	176	
17/00245/FUL		South Planks Farm Garstang Road Barton Preston Lancashire PR3 5AB	Change of use of existing agricultural building to a retail showroom and associated B1 office and the erection of a new building for use within class B8 (storage and distribution) with associated new car parking, hardstanding	0.13	0.13	118	0	0	0	144	262	

³³ Application also included in Appendix 4, take up of sqm is higher than loss but take up of hectares is lower than loss (i.e. intensification on smaller site). Site is now live/work development at approximately 60/40% ratio of B class to C3. Hectares and sqm based on 60/40% ratio. The figures have not been subdivided in the planning application.

17/00799/FUL		ND Civils Hillfield Sower Carr Lane Hambleton Poulton-Le-Fylde Lancashire FY6 9DJ	Part retrospective application for the erection of two commercial storage buildings (Use Class B8)	0.00	0.00	0	0	0	0	704	704
17/01179/FUL		Bradley Hill Farm, Garstang Road, Claughton-On-Brock, Preston, Lancashire, PR3 0GA	Erection of single-storey building providing for two new offices	0.01	0.01	95	0	0	0	0	95
18/00401/FUL		The Old Smithy, Carr Lane, Stalmine, Poulton-Le-Fylde, Lancashire, FY6 9DW	Change of use from general storage ancillary to the residential use (C3) to general industrial (B2 use)	0.02	0.02	0	0	0	161	0	161
18/00465/FUL		High Meadows, Reservoir Road, Barnacre With Bonds, Preston, Lancashire, PR3 1RP	Extension to existing agricultural building for B1/B8 use (resubmission of 17/01061/FUL).	0.01	0.01	39	0	0	0	41	80
19/00052/FUL		The Boat House, Blackpool Road, St Michaels-On-Wyre, Lancashire, PR3 0UB	Erection of a building to provide offices, fitters shop and storage	0.00	0.00	158	0	0	0	314	472
19/00457/FUL MAJ		Stubbins House Farm, Stubbins Lane, Claughton-On-Brock, Preston, Lancashire, PR3 0PL	Conversion of agricultural buildings to commercial units having a flexible use [to enable changes in accordance with Part 3 Class V of the Town and Country Planning (General Permitted Development) Order 2015 (as amended)] within Class B1, B2 or B8 and creation of new internal access road, with parking.	0.28	0.28	124	124	124	374	374	1,120
19/00579/FUL		Moss Cottage Farm, Lancaster Road, Out Rawcliffe, Preston, Lancashire, PR3 6BP	Proposed change of use of existing agricultural buildings to storage buildings (B8)	0.4	0.4	0	0	0	0	740	740

19/00619/FUL		Holmsleigh, Sower Carr Lane, Hambleton, Poulton-Le-Fylde, Lancashire, FY6 9DJ	Demolition of existing industrial workshop and erection of 1 unit for use as workshop (Use Class B1)	0	0	56	56	56	0	0	168
19/00784/FUL		Fell View Cottage Hall, Gate Lane, Preesall, Poulton-le-Fylde, Lancashire, FY6 0PJ	Demolition of existing dwelling and attached barn and the erection of a new building for B1 (Business) use in 3 units	0.07	0.07	85	86	86	0	0	257
19/01121/FUL		Greenhalgh Castle House, Castle Lane, Barnacre With Bonds, Preston, Lancashire, PR3 1RB	Conversion of agricultural building to form live work unit (B1) and improvements to the existing track	0.01	0.01	96	0	0	0	0	96
20/00158/FUL		Foggs Farm, Hobbs Lane, Cloughton-On-Brock, Preston, Lancashire, PR3 0QN	Change of use of ground floor of residential dwelling to B1 office (ancillary to business on site) and removal of existing portacabin offices.	0.00	0.00	18	19	19	0	0	56
20/00416/FUL		Garden Centre Plants Ltd, Lancaster Road, Pilling, Preston, Lancashire, PR3 6SR	Conversion of buildings to B8 (storage and distribution)	0.00	0.00	0	0	0	0	1,028	1,028
20/00497/LMA J		Land East Of Brockholes Industrial Estate , Brockholes Way, Cloughton-On-Brock, PR3 0PZ	Full planning application for an extension to the existing Brockholes Industrial Estate comprising a development of new floor space for Class B1b, B1c, B2, B8 uses...	2.25	2.25	0	0	0	2,031	3,031	4,062
20/00504/FUL		Middle Holly Field, Forton, Lancashire, PR3 1AH	Erection of a replacement B8 storage and distribution building following the demolition of an existing building.	0.00	0.00	0	0	0	0	241	241
20/00639/FUL MAJ		Riverside Industrial Park, Catterall Gates Lane, Catterall, Lancashire, PR3 0HP	The erection of a module office pod (B1a), access road, and parking in association with the	0.43	0.43	388	0	0	0	0	388

			existing Collinson business (resubmission of 19/01167/LMAJ)									
20/00979/FUL		Cross House Farm, Moss Side Lane, Great Eccleston, Preston, Lancashire, PR3 0US	Change of use of an agricultural building to form 3 industrial workspace units (B2) with external alterations, installation of a package treatment unit, and provision of parking and turning.	0.42	0.42	0	0	0	454	0	454	
20/01030/FUL		Sunnybank Industrial Estate, Grange Road, Hambleton, Poulton-Le-Fylde, Lancashire, FY6 9DA	Erection of replacement building (Class B2) following demolition of existing building (Class B2)	0.00	0.00	0	0	0	54	0	54	
20/01181/FUL		Kurloon, Horse Park Lane, Pilling, Preston, Lancashire, PR3 6AS	Erection of new 1.5 storey building comprising of office (B1), retail unit (A1), arts and crafts centre (sui generis) with associated car parking (following demolition of existing domestic storage building) (resubmission of 20/00512/FUL)	0.13	0.13	6	6	7	0	0	19	
21/00088/FUL		Preston Plastics Ltd, Lancaster Road, Out Rawcliffe, Preston, Lancashire, PR3 6BN	Change of use of agricultural land to yard extension to provide open air storage facilities, erection of storage building (B8) and associated landscaping (Variation of conditions 01 (approved plans) to remove the planting buffer on application 20/00387/FU)	0.00	0.00	0	0	0	0	891	891	
21/00099/FUL		PM Groundworks, High View, Sower Carr Lane, Hambleton,	Erection of an industrial building	0.00	0.00	0	0	0	0	20	20	

		Poulton-Le-Fylde, Lancashire, FY6 9DJ										
21/00561/FUL		Direct Poultry Supplies, Bankfield, Preston Road, Inskip-With-Sowerby, Preston, Lancashire, PR4 0TT	Single storey rear extension to existing meat processing factory	0.00	0.00	0	0	0	243	0	0	
21/00595/FUL		Daedalian Glass Studios, Smithy Farm, Carr Lane, Hambleton, Poulton-Le-Fylde, Lancashire, FY6 9DW	Erection of a B2 building for the manufacture of glass products in association with existing business	0.00	0.00	0	0	0	280	0	0	
21/01273/FUL MAJ		Victoria Bingo, Poulton Road, Fleetwood, Lancashire, FY7 6TQ	Change of use from bingo hall at ground floor to part storage (Use Class B8) and access to first-floor, and change of use at first floor to gym (Use Class E(d)) and altered vehicular access (resubmission of planning application 20/01272/FULMAJ)	0.14	0.14	0	0	0	0	868	868	
21/01414/FUL		Brick House Farm Cottages, Brick House Lane, Hambleton, Poulton-Le-Fylde, Lancashire, FY6 9BG	First Floor Extension at rear of Visitors Centre to form expanded offices	0.00	0.00	74	0	0	0	0	74	
22/00613/FUL		Barnfield, Sower Carr Lane, Hambleton, Poulton-le-Fylde, Lancashire, FY6 9DJ	Erection of B8 storage building in association with existing business	0.11	0.11	0	0	0	0	246	246	
22/00698/FUL		Unit 1, Jim Brown Fabrication, Lancaster Road, Pilling, Lancashire, PR3 6AU	Additional B2 steel fabrication workshop	0.05	0.05	0	0	0	450	0	450	
22/00806/FUL		Land Hill Farm, Ghants Lane, Hambleton, Poulton-Le-Fylde, Lancashire, FY6 9DG	Change of use of two buildings for storage (B8) and flexible commercial uses within class E(g) (i), offices (ii) research & development and (iii) industrial	0.00	0.00	64	64	64	0	0	192	

			processes appropriate to a residential area								
Total				14.73	14.45	6,237	5,234	6,706	18,828	24,207	59,719

7.4 Appendix 4: Employment Land committed losses

7.4.1 Employment land committed losses, at 31 March 2023

7.4.2 This table illustrates potential future losses, i.e. sites with planning permission which are not yet complete. Some sites may be under construction.

Application Number	Reference (if applicable)	Site	Proposal	Gross Loss (Ha) ³⁴	Net Gross Loss (Ha) ³⁵	Loss (gross sqm) E(g)(i)	Loss (gross sqm) E(g)(i)	Loss (gross sqm) E(g)(ii)	Loss (gross sqm) B2	Loss (gross sqm) B8	Total Loss (net sqm)
Employment Allocations											
21/00539/DEM	SA3/1	Fish Processing Buildings, 4 Fleetwood Docks, Herring Arm Road, Fleetwood, Lancashire, FY7 6PJ	Prior notification for the demolition of the fish processing buildings	0.99	0.99	0	0	0	4,244	0	4,244
20/01145/FULMAJ	SA3/1	Land Adjacent To Fleetwood Dock, Dock Avenue, Fleetwood, FY7 6NN	Removal of the existing suspended quay to enable the creation of a natural revetment, demolition of existing food processing warehouses and subsequent provision of car parking.	0.89	0.89	0	0	0	4,572	0	4,572

³⁴ Some applications include intensification of an existing site and are therefore recorded as no gross take up (0 hectares), see paragraph 1.2.2 for more details. Hectare figure rounded to two decimal places.

³⁵ Some applications include intensification of an existing site and are therefore recorded as no gross take up (0 hectares), see paragraph 1.2.2 for more details. Hectare figure rounded to two decimal places.

Existing Employment areas (excluding allocations)												
18/00846/COUO	WY19	Island Farm, Cartmell Lane, Nateby, Preston, Lancashire, PR3 0LU	Prior notification (Under Class O) for change of use from offices (Use Class B1) to two dwellings (Use Class C3)	0.04	0.04	450	0	0	0	0	0	450
18/00211/FUL	WY20	Unit 5 Taylors Lane Industrial Estate Taylors Lane Pilling Preston Lancashire PR3 6AB	Erection of a replacement tractor factory to include showroom, staff office, staff facilities and workshop	0.00	0.00	0	0	310	0	0	0	310
Other												
13/00200/OULMAJ 18/00860/FULMAJ		Land At, Norcross Lane, Thornton Cleveleys, Lancashire, FY5 3TZ	Outline application for mixed use development consisting of Class B1 (office) floorspace, Class C3 (residential) and a local centre consisting of a supermarket, Class A1/A2/A3/A4 and A5 uses	9.00	6.21	36,000	0	0	0	0	0	36,000
11/00827/FUL & 17/00567/FUL		Formerly Interblast Ltd, 2 Ash Villas, Lancaster Road, Out Rawcliffe, Preston, Lancashire, PR3 6BL	Change of use from industrial units (B2) to 14 live work units, including associated car parking and landscaping	0.46	0.18	0	0	0	1,283	0	0	0 ³⁶
14/00526/OUT & 16/00317/OUT		Land At Garstang Road, Pilling, PR3 6AQ	Outline planning application for erection of up to 40 dwellings	1.63	1.63	0	0	0	6,520	0	0	6,520

³⁶ Application also included in Appendix 3, take up of sqm is higher than loss but take up of hectares is lower than loss (i.e intensification on smaller site). Site is now live/work development at approximately 60/40% ratio of B class to C3. Hectares and sqm based on 60/40% ratio.

17/00014/F ULMAJ		Carleton Court 155 - 161 Lord Street Fleetwood Lancashire FY7 6LY	Change of use of first floor offices and conversion of roof area to form 20 flats. Insertion of rooflights to roof slopes and second floor gable windows to front and side elevations	0.12	0.12	1,311	0	0	0	0	0	1,311
17/00650/F UL		Bowgreave House Farm Garstang Road Bowgreave Preston Lancashire PR3 1YE	Change of use of offices and first floor extension to form a two storey detached dwelling	0.00	0.00	102	0	0	0	0	0	102
18/00372/ OUT		Land Rear Of 91 Victoria Street, Fleetwood, Lancashire, FY7 6EL	Outline application for demolition of existing garage, warehouse and store buildings and erection of two 2/3 bed mews houses and four 1 bed apartments with associated access	0.12	0.12	0	0	0	0	0	470	470
18/00911/ OUT		Unit 1 South Forge, Garstang Road, Bilsborrow, Preston, Lancashire, PR3 ORD	Outline application for industrial and storage buildings to serve the existing car dismantling business (sui generis), with access applied for as a reserved matter (all other matters reserved)	0.00	0.00	0	0	0	127	127	0	254
20/00074/ COUPA		Former Kirkland Smithy, A6 Bypass Road, Churchtown	Notification for prior approval for change of use of premises from Class B1(c) (light industry) to 3 dwellings (Class C3) under Schedule 2, Part 3, Class PA	0.04	0.04	0	0	381	0	0	0	381
20/00242/ COUO		1 - 7 Lord Street, Fleetwood, Lancashire, FY7 6DX	Prior notification (Under Class O) for change of use from offices (Use Class B1(a)) to three dwellinghouses (Use Class C3)	0.03	0.03	796	0	0	0	0	0	796
22/00312/ OUT		Old Telephone Exchange, 32 Copp Lane, Great Eccleston, Lancashire, PR3 0YN	Outline application for demolition of an existing redundant B2 (industrial) workshop and	0.02	0.05	0	0	0	72	0	0	72

			erection of one residential dwelling with all matters reserved								
22/00806/F UL		Land Hill Farm, Ghants Lane, Hambleton, Poulton-Le-Fylde, Lancashire, FY6 9DG	Change of use of two buildings for storage (B8) and flexible commercial uses within class E(g) (i), offices (ii) research & development and (iii) industrial processes appropriate to a residential area	0	0	0	0	0	0	192	192
Total				13.34	10.3	38,659	0	691	16,818	789	55,674

7.5 Appendix 5: Site plans for Allocated Employment Sites

7.5.1 Allocating land for employment identifies sites where employment creating developments would be acceptable or encouraged. The categories of land use applicable are those defined as B1 (business), B2 (general industry), and B8 (storage and distribution) in the Town and Country Planning (Use Classes) Order, 1987 (as amended). Please see section 1.3 regarding changes to the Use Classes Order. For the purposes of employment monitoring, the council will continue to monitor B2 and B8, alongside the new Use Class E(g).

7.5.2 The following plans should be used in conjunction with the Adopted Wyre Local Plan (2011-2031) Policies Map (available using link [Local plan 2011-2031 – Wyre Council](#)).

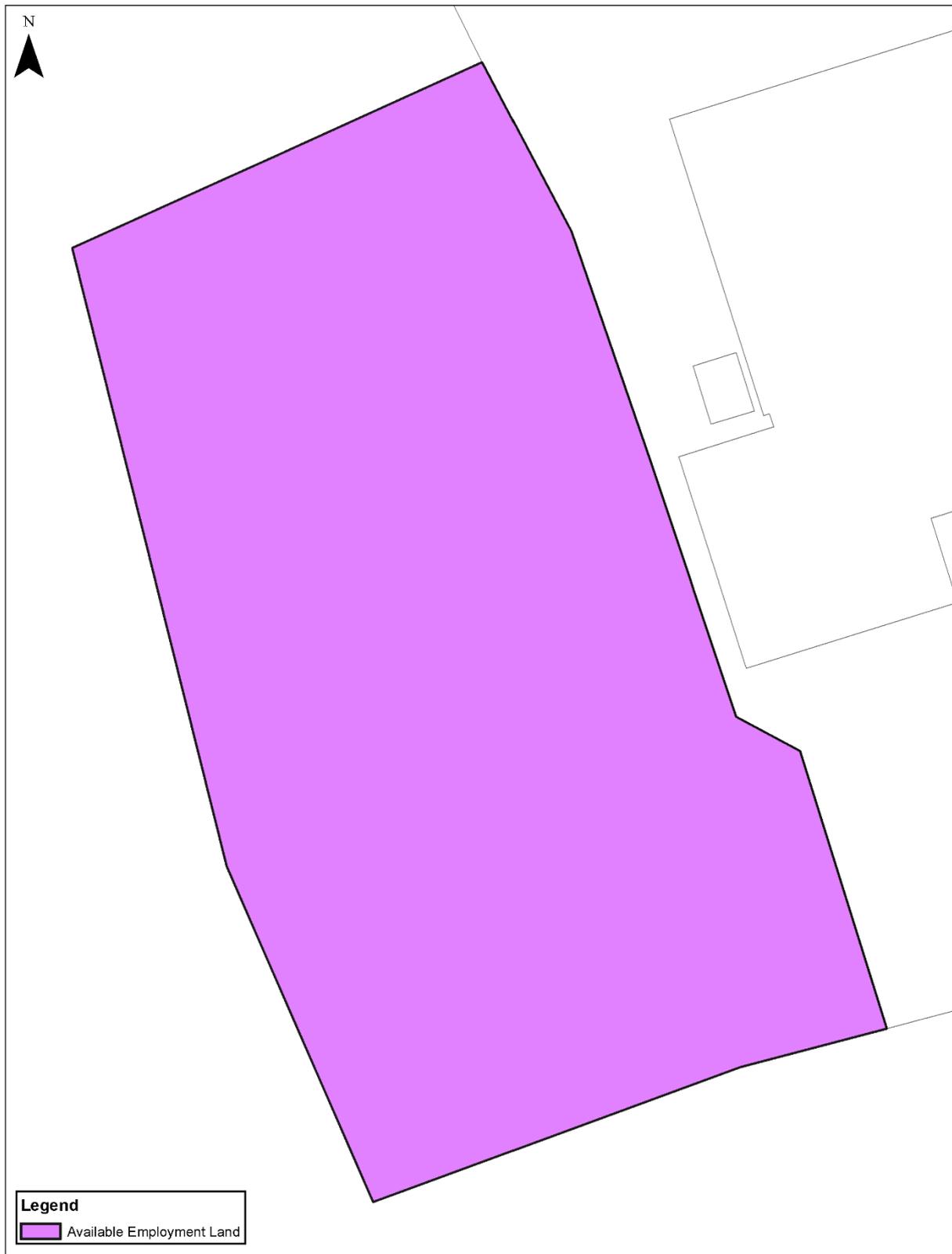
7.5.3 Some sites may have planning permission but might not have commenced or development is not yet completed. The site boundaries will be updated in future reports to reflect the current site status.

7.5.4 The sites listed below are allocated within the adopted Wyre Local Plan (2011-2031) that have available employment land for additional take up:

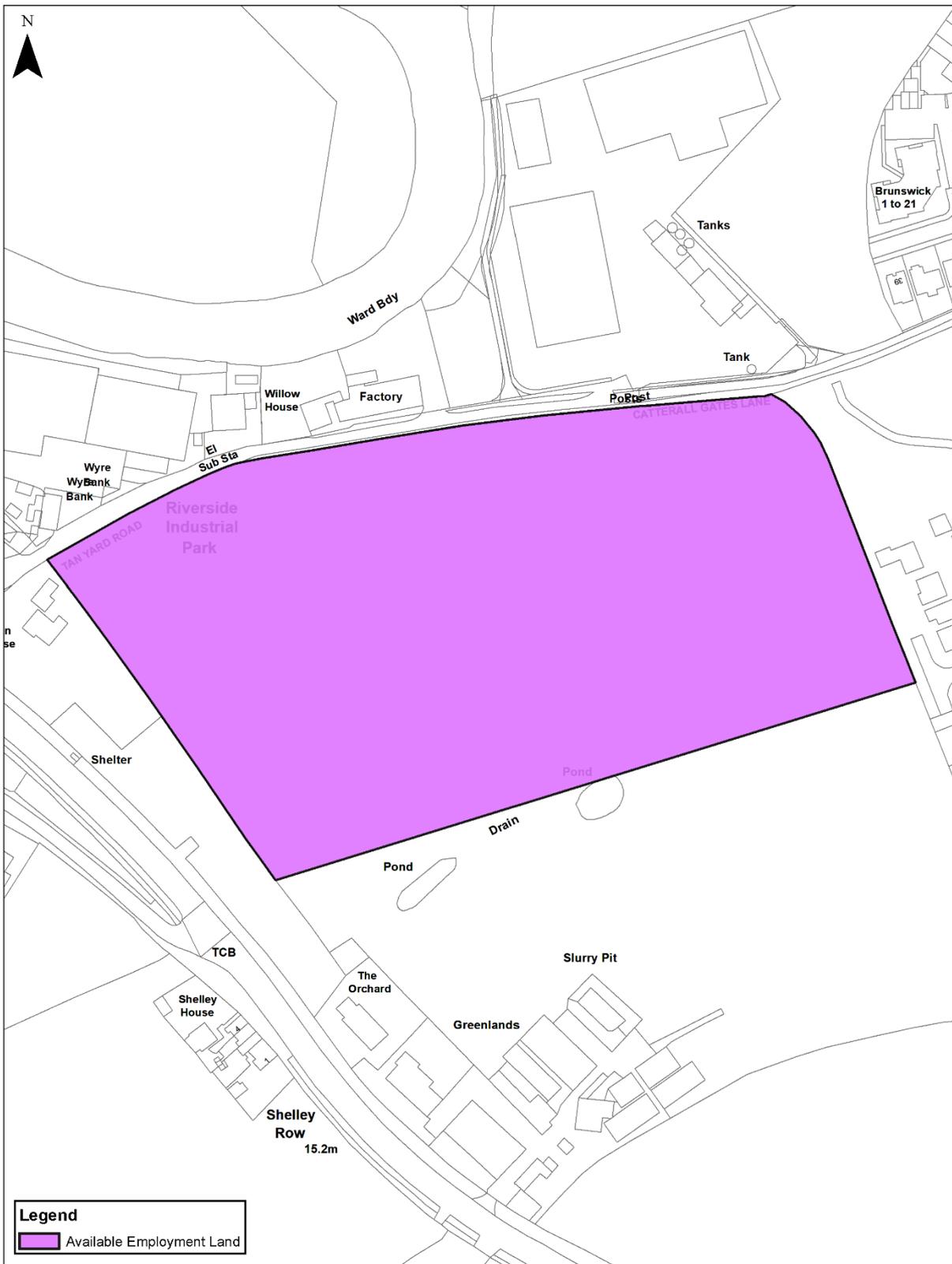
- SA2/1 [Carrfield Works, Park Lane](#)
- SA2/2 [Riverside Industrial Park](#)
- SA2/3 [South of Goose Lane](#)
- SA3/1 [Fleetwood Dock and Marina](#)
- SA3/3 [Land West of Great Eccleston](#)
- SA3/4 [Forton Extension](#)
- SA3/5 [Land West of the A6](#)
- SA4 [Hillhouse Technology Enterprise Zone](#)

Please note that allocated employment land is not owned or controlled by Wyre Council and any further information required should be established through engagement with the relevant landowners. The plans are provided for illustrative purposes only and some boundaries may have changed.

SA2/1 Carrfield Works, Park Lane



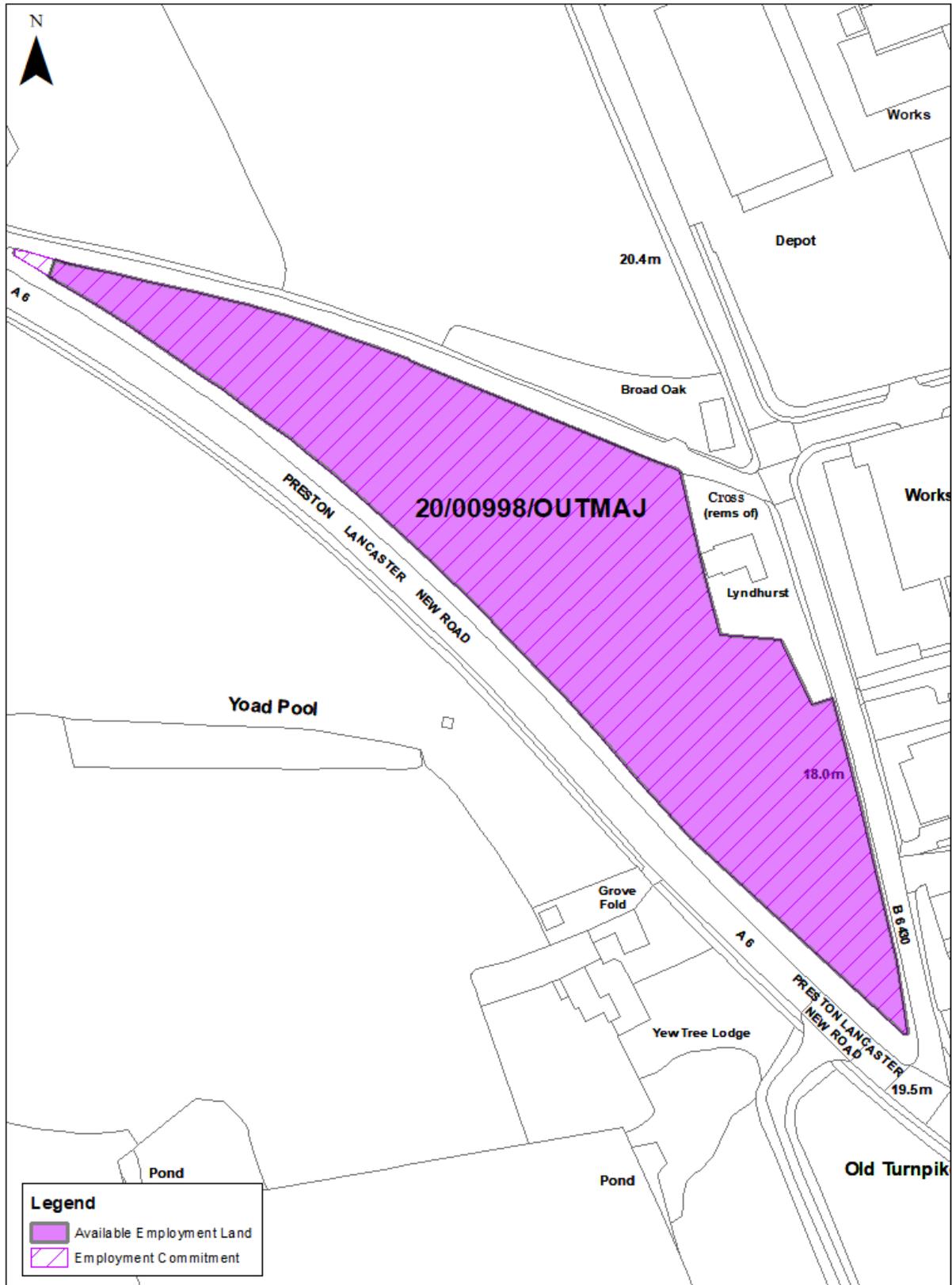
SA2/2 Riverside Industrial Park



SA2/2 Riverside Industrial Park Extension, Catterall - Employment Designation

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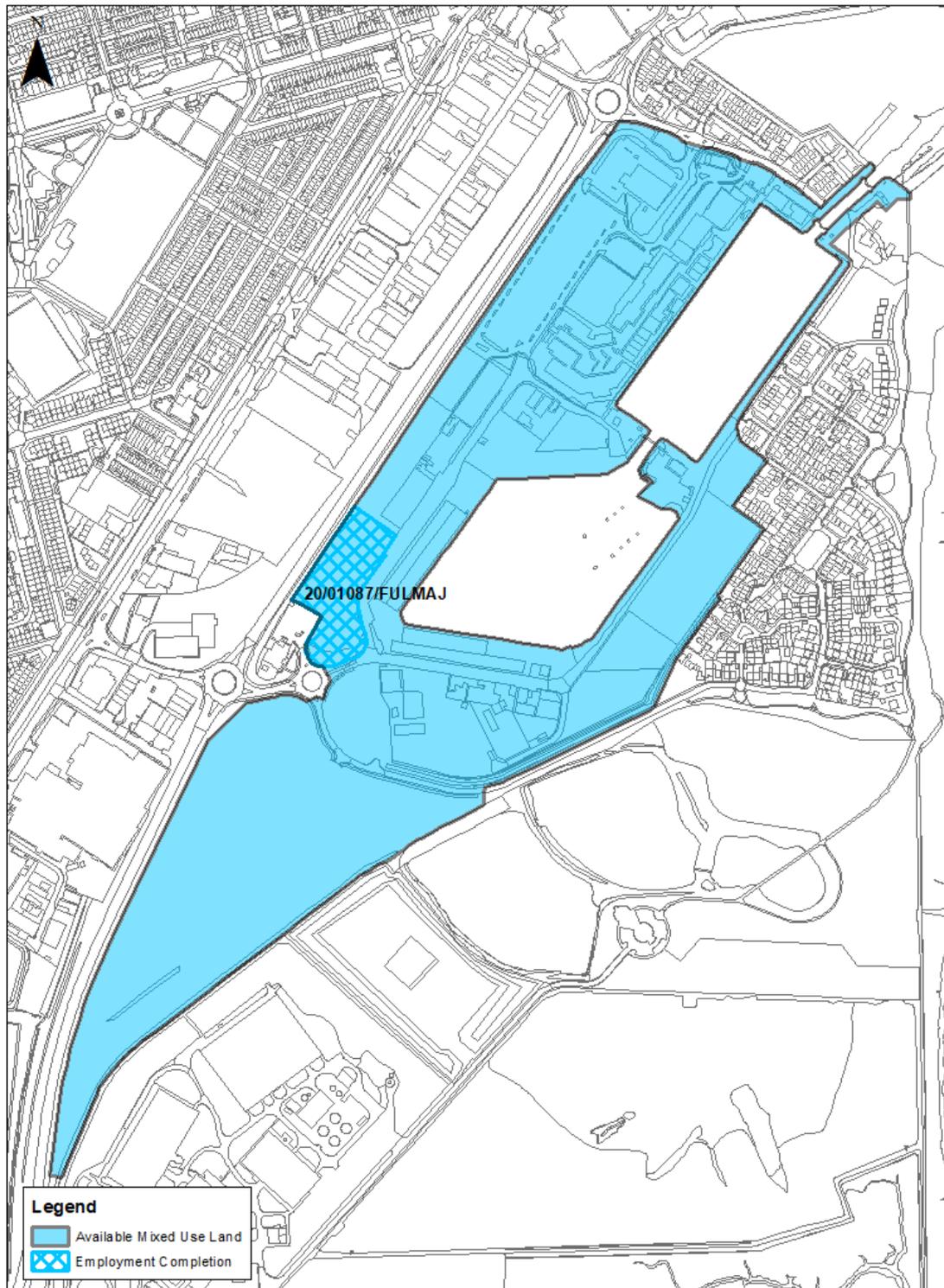
SA2/3 South of Goose Lane



SA2/3 South of Goose Lane, Catterall - Employment Designation

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SA3/1 Fleetwood Dock and Marina



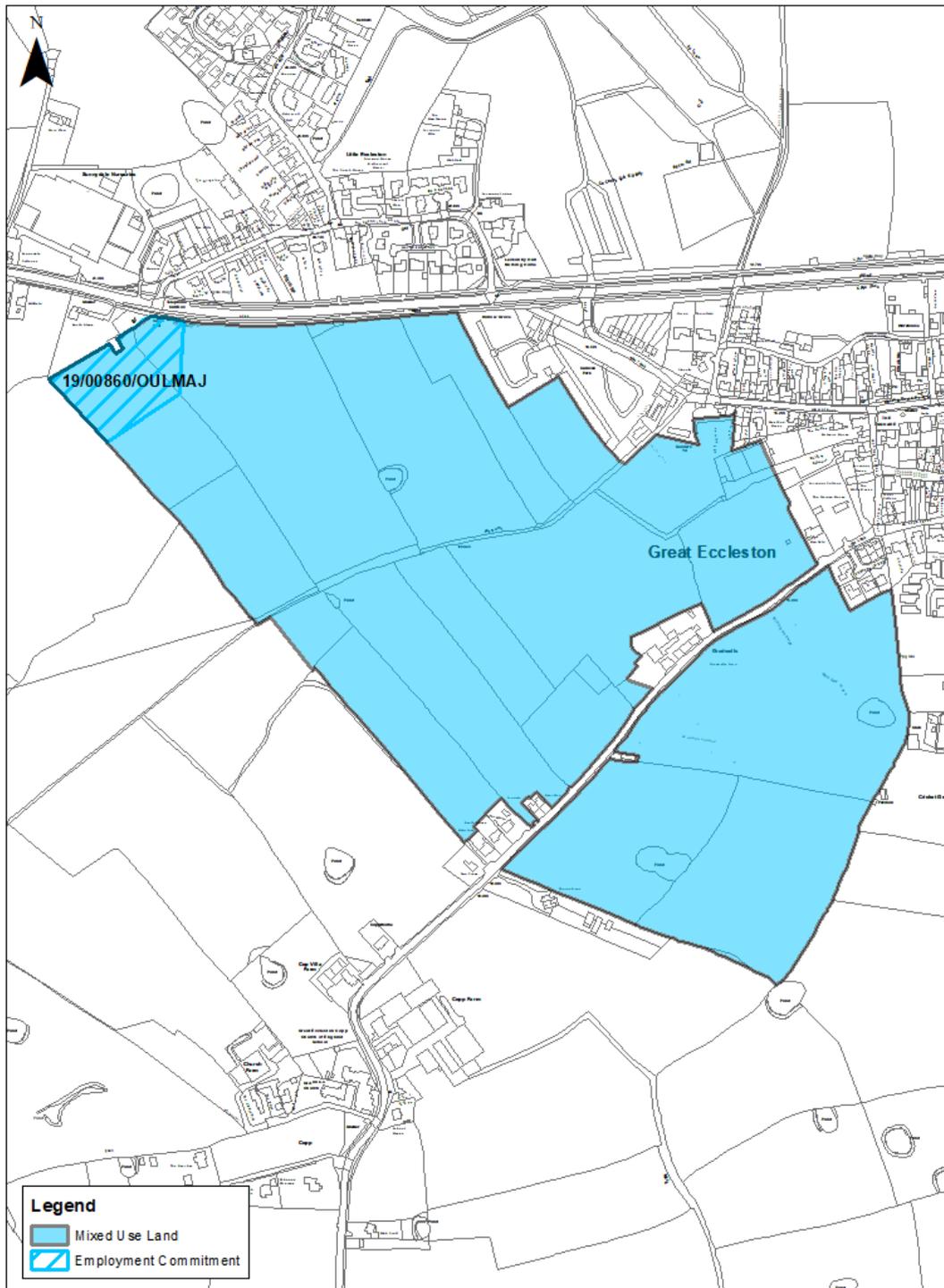
wyre
council

SA3/1 Fleetwood Docks and Marina, Fleetwood - Mixed Use Development

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Please note - The site is a mixed use allocation and includes a requirement for 7.5ha gross employment land. There is an employment completion for a new food and fish processing park (B2). It is estimated that a further 6.32ha is available for employment. However, because the allocation is for mixed use, it is not possible to illustrate which area within the allocation is available for employment purposes. Further investigations with the appropriate land owners should be carried out.

SA3/3 Land West of Great Eccleston

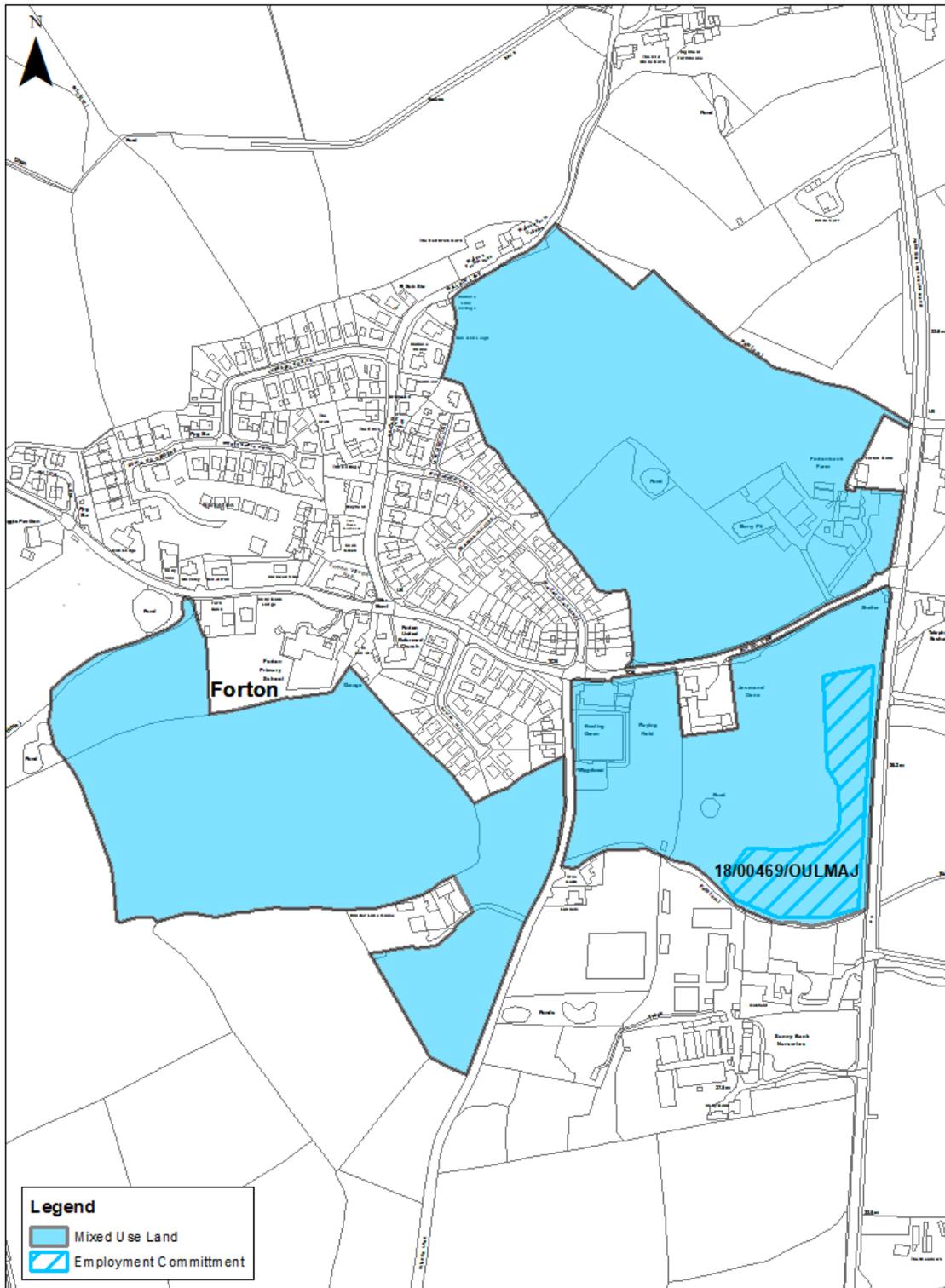


SA3/3 Land West of Great Eccleston, Great Eccleston - Mixed Use Development

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Please note – The allocation is for mixed use, a masterplan for the site has been prepared that illustrates which section of the site is available for employment purposes - [Masterplan sites – Wyre Council](#) – a planning application (19/00860/OULMAJ) that includes the location of the 1ha of employment land was granted planning permission 21 March 2022. Should any detailed proposals for employment uses come forward on the land at a later date these could come forward via a reserved matters application following the outline consent in 2022.

SA3/4 Forton Extension

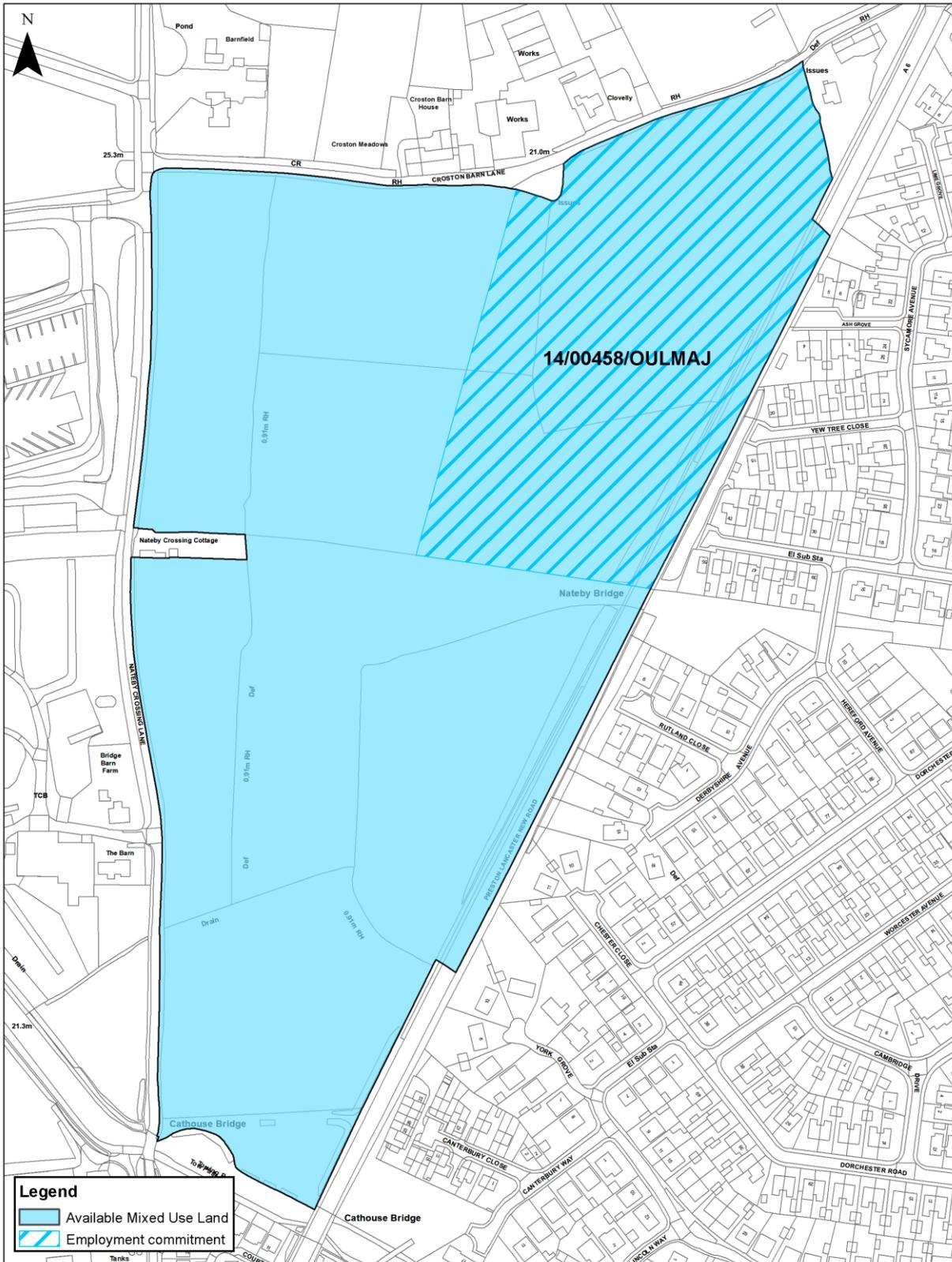


SA3/4 Forton Extension, Forton - Mixed Use Development

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Please note – The allocation is for mixed use, a masterplan for the site has been prepared that illustrates which section of the site is available for employment purposes [Masterplan sites – Wyre Council](#) – a planning application (18/00469/OULMAJ) that includes the location of the 1ha of employment land was granted outline permission on 8 November 2021.

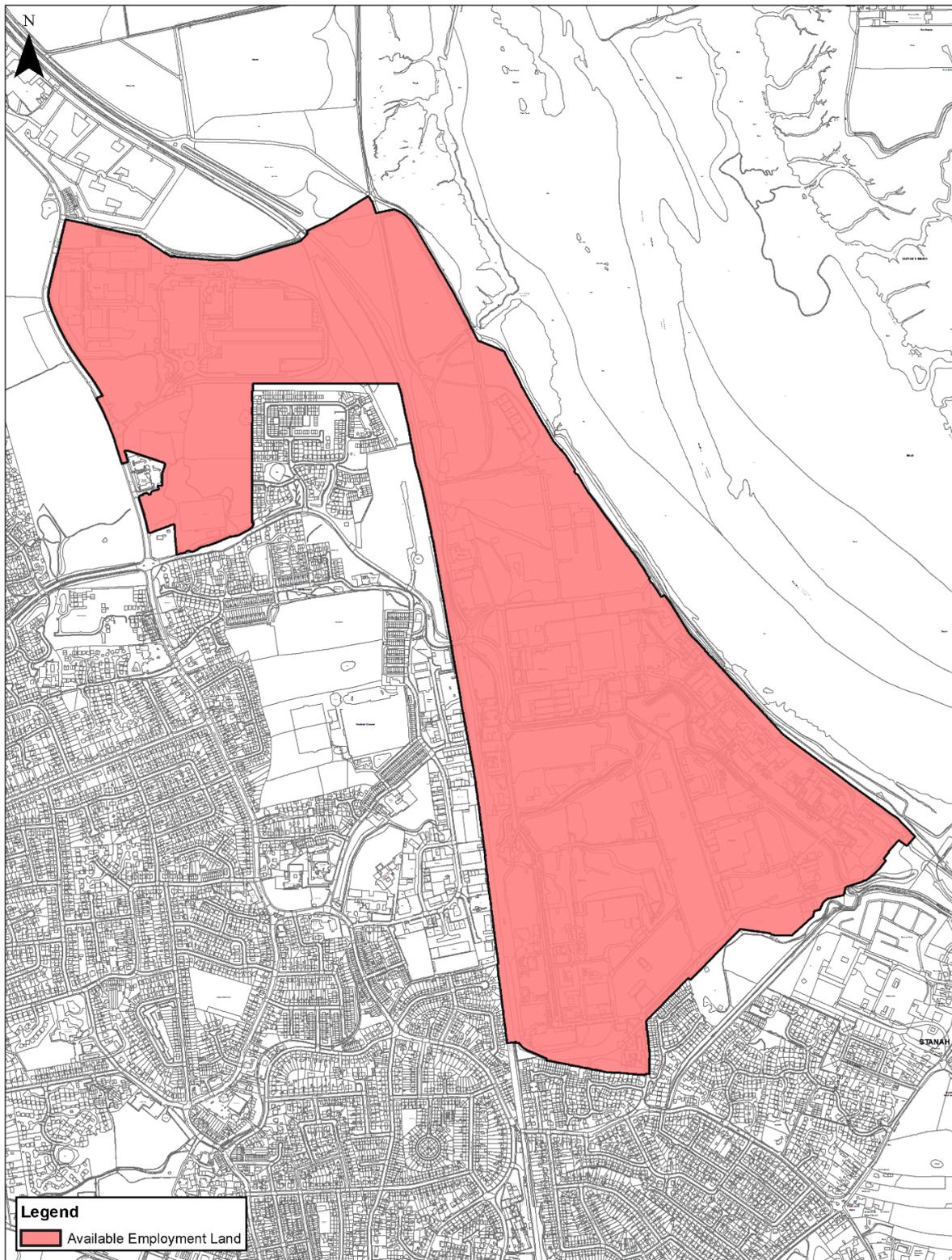
SA3/5 Land West of the A6



SA3/5 - Land West of the A6, Garstang - Mixed Use Development

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SA4 Hillhouse Technology Enterprise Zone



SA4 - Hillhouse Technology Enterprise Zone, Thornton

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Please note – The allocation is for mixed use, a masterplan for the site has been prepared that illustrates which sections of the site are available for employment purposes.