

Wyre Council

Wyre Local Plan Evidence Base

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1. Introduction

Employment Land Availability

- 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.
- 1.2. The adopted Wyre Local Plan (2011-2031) has allocated land on a number of sites for B1 offices (now use Class E(g)), 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.
- 1.3. This Employment Land Monitoring Report provides:
 - An overview of the policies effecting employment land allocation and takeup 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 2024 to 31 March 2025;
 - Details of all known employment land losses from 1 April 2024 to 31 March 2025;
 - Details of all known employment land commitments, at 31 March 2025; and
 - Site plans where there is still available land on allocated employment sites.

Limitations and Caveats

- 1.4. 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.
- 1.5. Where there has been an application permitted which includes intensification of an existing employment site, i.e. an extension or additional floor to an 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).
- 1.6. Please note that following the completion of the Fylde Coast Economic Needs Update and Employment Land Review (ELR) (2024), the Councils monitoring methodology has changed. Therefore, the monitoring reported for the year 1 April 2024 31 March 2025 will differ from previous years. Developments which are so far commenced that the site cannot be used for any other use other than that granted by the planning permission being



- implemented will now be recorded as complete in accordance with the recommendations of the ELR 2024.
- 1.7. Please also note that the 2017/18 monitoring year is not directly comparable to previous years (2011/12 2014/15) due to changes in monitoring methodology at that time.
- 1.8. It must also be noted the total figures in this report have been rounded to the nearest two decimal places where appropriate for consistency.

Use Classes Order

- 1.9. 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.
- 1.10. 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 corresponds 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).
- 1.11. The Council has carried out an Employment Land Study, Fylde Coast Economic Needs Update and Employment Land Review (2024) which was undertaken by the Council in 2024 and endorsed by the Planning and Economic Portfolio Holder in January 2025. This Study updates the previous Employment assessments of 2012, 2015 and 2017. The Council has reviewed its employment monitoring process in line with this Employment Land Study (See section 1.6 above).

2. Relevant Policy

National Planning Policy Framework (NPPF)

- 2.1. The National Planning Policy Framework (NPPF) was published in 2012 and has been revised in 2019, 2021, 2023, and 2024 (published 12 December 2024 and updated 7 February 2025). The Framework sets out the Government's planning policies and how these are to be applied.
- 2.2. 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.



- 2.3. 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.
- 2.4. 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.
- 2.5. 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.

Wyre's Development Plan

- 2.6. The Development Plan for Wyre currently comprises the following documents:
 - The Wyre Local Plan (2011-2031) (incorporating partial update of 2022);
 - Barton Neighbourhood Plan (Adopted 30 November 2023)
 - The Lancashire Minerals and Waste Development Framework produced by Lancashire County Council.

The Wyre Local Plan (2011-2031) and Partial Update of 2022

- 2.7. 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.
- 2.8. 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.
- 2.9. The evidence underpinning the Local Plan (including the ELR 2024) 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.



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

Authorities Monitoring Report

2.11. 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 Employment Land and Commercial Leisure Study 2012; Update and Addendum 2015; and 2017 Addendum II

- 2.12. 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.
- 2.13. 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 were to be read in conjunction with the 2012 study.

Fylde Coast Economic Needs Update and Employment Land Review (2024)

- 2.14. During 2024, the Council employed consultants to undertake an assessment of employment land across the Borough, titled the Fylde Coast Economic Needs Update and Employment Land Review (2024) (ELR), to form part of the council's evidence base for the Local Plan. The Study updates the Councils previous employment evidence of the Wyre Employment Land and Commercial Leisure Study 2012; Update and Update Addendum 2015; and 2017 Addendum II.
- 2.15. The ELR identified employment land (undeveloped sites) in Wyre (identified through the most recent Employment Monitoring at the time) and any existing employment sites of 0.25ha or 500sqm and above. It also identified any potential sites and areas for consideration for future employment sites/allocations. For Wyre this consisted of sites identified for potential



employment use in the Call for Sites exercises of 2022 and 2023. 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 Council will consider the recommendations from this Study in preparing its new Local Plan.

2.16. In terms of sub-market areas, the ELR maintains that there are still three employment sub-market areas in the borough (Wyre Peninsula; A6 Corridor; and Rural Areas).

Hillhouse Technology Enterprise Zone

- 2.17. 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 (flurochemicals and fluropolymers).
- 2.18. There are existing vacant parcels of land and areas of land available for redevelopment, including land within the secure part of the site.
- 2.19. 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

Wyre's Employment Allocations Portfolio

3.1. 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 (now Use Class E(g)) (business), B2 (general industry) and B8 (storage and distribution) in the Town and County Planning (Use Classes) Order, 1987 (as amended)¹. Wyre Council's employment allocations portfolio currently consists of 9 allocated sites for employment development and is made of the following:

¹ 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 1.9 for further information.



- 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.
- 3.2. 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 | 8.1* |
| SA4 | SA4 Hillhouse Technology Enterprise Zone | | 13.00 |
| | A6 Corridor | | |
| SA2/2 | Riverside Industrial Park Extension | Catterall | 3.42 |
| SA2/3 | South of Goose Lane | Catterall | 0.50** |
| SA3/2 | Joe Lane ² | 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 |
| Total | | | 32.04 |

^{*}Whilst the total area allocated in the Adopted Local Plan for site SA3/1 is 7.5ha, and some development has taken place on this site since the Plans adoption, a planning permission has been granted in the year 2024/25 over a larger site area. demonstrating there is currently 8.1ha available for employment.

3.3. 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

^{**}For site SA2/3 planning permission has been granted for a mixed use of employment and commercial retail. At the time of writing, land preparatory works are taking place on the site, therefore whilst there is technically no material commencement in planning terms, there is a strong indication this development will be delivered including half of the site for commercial retail. This therefore reduces the amount of land available for employment to 0.50ha.

² 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.



ease of access, its environmental surroundings, existing buildings and services at or near the site and the economic implications of development there.

Wyre's Existing Employment Areas

3.4. The Adopted 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 3 | 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 |
| Taylors 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 |
| Nightjar | WY31 | Inskip | 1.93 |
| Cabus Commercial Park | WY32 | Cabus | 2.14 |
| Tarnacre Hall Business Park | WY33 | St. Michaels | 1.9 |

³ 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.

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| WY34 | Scorton | 0.59 |
|------|---------|------|
| | | |

3.5. The ELR 2024 provides recommendations regarding designated sites, and these recommendations will be considered in the preparation of any new Wyre Local Plan. Until such a time as a new plan is adopted the designated sites remain as above as per the current Local Plan.

4. Employment Land Take Up and Losses

Introduction

- 4.1. 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).
- 4.2. Details regarding individual completions and losses can be seen in the appendices.

Employment Lake Take Up on Allocated Sites

4.3. As shown in table 3, during 2024-2025, there was 0 hectares gross take up and 420 additional square metres developed on none of the nine sites allocated for employment use.

Table 3: Employment Land Take Up on Allocated Sites

| Allocation | 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) |
|--|--------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|----------------------------------|
| SA4 - Hillhouse Technology Enterprise Zone | 0 | 0 | 0 | 0 | 420 | 0 | 420 |
| Total | 0 | 0 | 0 | 0 | 420 | 0 | 420 |



Employment Land Take Up within Existing Employment Areas

- 4.4. To avoid double counting, this section excludes allocations within existing employment areas; such sites are included in section 4.2.
- 4.5. As shown in table 4, during 2024-2025, there was 0 hectares gross take up and 693.2 square metres net take up within three existing employment areas. This square metres take up has arisen through intensification (new build and changes of use) on three 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)⁴ | Gross Take up (sqm) | Gross Take up (sqm) | Gross Take up (sqm) E(g)(iii | Gross Take up (sqm) | Gross Take up (sqm) | Total Net Take Up (sqm) |
|----------------------------------|------------------------------|------------------------------|------------------------------|--|------------------------------|------------------------------|----------------------------------|
| Brockholes Way | 0 | 0 | 0 | 0 | 0 | 1.8 | 1.8 |
| Poulton Industrial Estate | 0 | 194.7 | 0 | 0 | 194.7 | 0 | 389.4 |
| Creamery Industrial Estate | 0 | 0 | 0 | 0 | 252 | 50 | 302 |
| Total | 0 | 194.7 | 0 | 0 | 446.7 | 51.8 | 693.2 |

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⁴ Some applications recorded as no gross take up (0 hectares), see paragraph 4.1.



Other Employment Land Take Up

4.6. As shown in table 5, during 2024-2025, there was 0.56 gross (hectares) take up and 4,255 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) | Gross Take Up (sqm) E(g)(ii | Gross Take Up (sqm) E(g)(iii | Gross Take Up (sqm) B2 | Gross Take Up (sqm) | Total Net Take Up (sqm) |
|--------------|--------------------------|------------------------------|---|--|---------------------------------|------------------------------|----------------------------------|
| 11 | 0.56 | 457 | 0 | 0 | 668 | 3,130 | 4,255 |

Gross take up on previously developed land (PDL)

4.7. In total, an additional 0.56 hectares (gross) was developed during 2024-2025. Table 6 illustrates 30 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 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) | 0 | 0 | 0.17 | 0.17 |
| Greenfield | 0 | 0 | 0.39 | 0.39 |
| Percentage on PDL (%) | | | | 30 |



Gross take up by employment sub-market area (ha)

4.8 Table 7 illustrates the proportion of gross employment take up (ha) for the three employment sub-markets during 2024-2025, with 30 percent of land taken up within the Wyre Peninsula and 70 percent within the Rural Area sub-market.

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

| Sub-market area | Total | Percentage |
|-----------------|-------|------------|
| Wyre Peninsula | 0.17 | 30 |
| A6 Corridor | 0 | 0 |
| Rural Area | 0.39 | 70 |
| Total | 0.56 | 100 |

Total Employment Land Take up since 2011

4.9 Table 8 illustrates gross take up (hectares) between 2011 and 2025 was 21.56 hectares. This equates to an annual average take up of 1.54 hectares per annum. In terms of allocated sites⁵, there has been a total take up of 5.45 hectares, equating to 0.39 hectares per annum. In terms of unallocated sites, there has been a total take up of 16.11 hectares, equating to 1.15 hectares per annum.

Table 8: Gross (Ha) Employment Land Completions, 2011-2025

| 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 |
| 2018/19 | 0 | 3.58 | 0.09 | 3.67^{6} |
| 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 |
| 2023/24 | 0 | 0 | 0.42 | 0.42 |
| 2024/25 | 0 | 0 | 0.56 | 0.56 |

⁵ 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).

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⁶ Completions revised for 2018/19 due to completion reporting delay.



| Year | Allocated Sites | Existing Employment Areas | Other | Total Take Up |
|-------|-----------------|---------------------------------|-------|---------------|
| Total | 5.45 | 5.2 | 10.91 | 21.56 |

Employment Land Losses, 2011-2025

- 4.10 As shown in table 9, during 2024-2025, there was 10.04 hectares of employment land lost to other uses. This is mainly due to the loss of the employment use, the former DWP site at Norcross Lane, which has been demolished and where housing has now been completed. Since 2011, there has been a total of 19.99 hectares lost to other uses equating to 1.43 hectares per annum.⁷
- 4.11 As set out in section 1.4, 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, 2011-2025

| 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 |
| 2023/24 | 0 | 0.14 | 0 | 0.14 |
| 2024/25 | 0 | 0 | 10.04 | 10.04 |
| Total | 2.2 | 1.36 | 16.7 | 19.99 |

⁷ The employment monitoring records loss once alternative development is completed or so close to completion that it can no longer retain the employment use.

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5 Employment Land Availability

Employment Land Availability on Allocation Sites

5.1 This document identifies range of employment sites on offer to potential developers. As at 31 March 2025 there was approximately 32.04 hectares of land available for employment development, of which 16.21 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 (uncom mitted) | Hectares committed ⁸ | Total area (hectares) |
|-------|--------------------------------------|--------------------|--|------------------------------------|--------------------------|
| | Wyre Peninsula | | | | |
| SA3/1 | Fleetwood Dock and Marina | Fleetwood | 0 | 8.1 | 8.1* |
| SA4 | Hillhouse Technology Enterprise Zone | Thornton | 12.07 | 0.93 | 13.00 |
| | A6 Corridor | | | | |
| SA3/2 | Joe Lane ⁹ | 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 | 0.50 | 0.50 |
| 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 | | | 15.83 | 16.21 | 32.04 |

*Site SA3/1 is a mixed use allocated in the Wyre Adopted Local Plan 2011-31 (incorporating partial update of 2022). Planning application 22/00774/FULMAJ has been granted planning permission for employment development on 8.1ha of land within this allocation. This has altered the hectares committed on this site for employment use.

⁸ Land committed through planning permissions granted.

⁹ 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 As at 31 March 2025, there were 48 commitments totalling approximately 21.68 hectares (gross) and providing an additional 83.965 sqm floorspace (net). These are planning permissions granted but the development has not been completed.
- 5.3 Of the 48 commitments, 13 are within allocated sites (across 7 allocations), 12 are within existing employment areas and the remaining 23 are other sites located around the borough. More details can be seen in Appendix 3.
- 5.4 However, there are an additional 13 commitments which include a loss of employment land, totalling approximately 4.31 hectares (gross) and 17.126 sqm floorspace (net). Of the 13 commitments, 2 commitments are on allocated sites (both on 1 allocation), 2 are within existing employment areas and the remaining 9 are other sites located around the borough. More details can be seen in Appendix 4.

Employment Land Supply

5.5 Table 11 below shows the overall available employment land supply for the Plan period. This shows the overall supply is 58.00 hectares. This is made up of commitments at 31 March 2025, in addition to allocations in the Local Plan.

Table 11: Employment Land Supply (gross)

Hectares

| Completions 1 April 2011 – 31 March 2025 | 21.56 |
|---|-------|
| Commitments | 21.68 |
| Allocated: | 16.90 |
| Wyre Peninsula | 9.03 |
| A6 Corridor | 5.87 |
| Rural Area | 2.00 |
| Unallocated sites | 4.78 |
| Wyre Peninsula | 0.15 |
| A6 Corridor | 3.41 |
| Rural Area | 1.22 |
| Allocations (excluding commitments) | 16.76 |
| Wyre Peninsula | 13.00 |
| A6 Corridor | 3.42 |
| Rural Area | 0.34 |
| Large scale employment loss ¹⁰ | -2 |
| Total employment land supply | 58.00 |

10 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 2025 (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 | Take up 2023/24 | Take up 2024/25 | Available for take up |
|--|--------------------------|-----------------|-----------------|-----------------|--------------------|-----------------|-----------------|-----------------|--------------------|-----------------|-----------------|-----------------|--------------------|-----------------|-----------------------|
| Carrfield Work, Preesall Hill | SA2/1 | 0 | 0 | 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 | 0 | 0 | 3.42 |
| South of Goose Lane, Catterall | SA2/3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.50 ¹¹ |
| Fleetwood Dock and Marina, Fleetwood | SA3/1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1.18 | 0 | 0 | 8.112 |
| Joe Lane, Catterall | SA3/2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 013 |
| Land west of Great Eccleston, Great Eccleston | SA3/3 | 0 | 0 | 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 | 0 | 0 | 1.00 |
| Land West of the A6, Garstang | SA3/5 | 0 | 0 | 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 | Ö | 0 | 0 | 13.00 |
| | | 1.14 | 0 | 0 | 0 | 0.84 | 0 | 0.46 | 0 | 0 | 0 | 1.18 | 0 | 0 | 32.04 |

¹¹ Following the grant of a planning permission in 2024/25 for mixed use development with 0.50ha of commercial retail and 0.50ha employment, this has reduced the amount of land available on the site for employment to 0.50ha.

¹² Fleetwood Dock – Planning permission granted for 8.1ha employment development in the year 2024/25 meaning the total land available at 8.1ha has increased beyond the 7.5ha figure in the adopted local plan.

 $^{^{13}}$ See comment regarding loss of employment site in comments in Table 1



6 Conclusions

6.1 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.

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

6.3 Since the adoption of the Wyre Local Plan in February 2019, there has been 1.18ha hectare take up of employment land on allocated employment sites. This low take up on allocated employment land was not unexpected following the relatively recent adoption of the Local Plan and the potential lead in time for delivery. This may have also be associated with the Covid-19 pandemic or market conditions. It is noted that 16.21ha of employment land is committed on employment allocations, which when built out, will contribute to employment completions. It is expected that the allocated sites will start to deliver going forward in the Plan period.

6.4 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 4.78 ha of employment land is committed on non-allocated employment development, which if and when built out, will contribute to employment completions.



7 Appendices

Appendix 1 – Employment Land Completions

7.1 Employment land completions, 1 April 2024 to 31 March 2025

| Application Number Existing | Reference (if applicable) | Site | Proposal | Gross Take Up (Ha)¹ | (на) | Take Up (gross sqm) E(g)(i) ² | (gross sqm) | Take Up (gross sqm) E(g)(iii) ⁴ | (gross sqm) | Take Up (gross sqm) B8 | Total Take Up (net sqm) |
|-----------------------------------|---------------------------------|---|---|---------------------------|------|--|-------------|---|----------------|---------------------------------|-------------------------------|
| Employment Allocation | | | | | | | | | | | |
| 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 | 0 | 0 | 0 | 0 | 420 | 0 | 420 |
| Existing Employment Area | | | | | | | | | | | |



| | | | | | | | | | | Council |
|-----------------|---|---|------|------|-------|---|---|-------|--------|---------|
| 23/00096/FUL | Brockholes Auction Mart, Garstang Road, Claughton-on- brock, Preston, Lancashire, PR3 OPH | Part retrospective change of use of part of auction mart car park for driver training facility and siting of portacabin offices and storage building for part time use in conjunction with car park during auctions | 0 | 0 | 0 | 0 | 0 | 0 | 1.8 | 1.8 |
| 24/00219/FUL | Unit 3, Furness Drive, Poulton- Le-Fylde, Lancashire, FY6 8JS | Change of use from storage unit (B8) to hand car wash and tyre centre with valeting bay (Sui Generis) | 0 | 0 | 194.7 | 0 | 0 | 194.7 | 0 | 389.4* |
| 22/00540/FUL | West Lancs Caravans, Creamery Industrial Estate, Kenlis Road, Barnacre, Preston, Lancashire, PR3 1GD | Erection of two buildings, one workshop Class B2 and one storage building Class B8 | 0 | 0 | 0 | 0 | 0 | 252 | 50 | 302 |
| Other | | | | | | | | | | |
| 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 |
| 23/00269/FUL | High Meadows, Reservoir Road, Barnacre With Bonds, Preston, Lancashire, PR3 1RP | Erection of a building for storage and light industrial; Use Class B8 & E(g) (part retrospective) | 0 | 0 | 0 | 0 | 0 | 0 | 235.08 | 235.08 |
| 22/00103/FUL | Rose View, Houghtons Garage, Lancaster New Road, Cabus, Preston, Lancashire, PR3 1PH | Extension to existing building to provide B8 storage for items ancillary to the retail use on site | 0 | 0 | 0 | 0 | 0 | 0 | 220 | 220 |
| 21/01273/FULMAJ | Victoria Bingo, Poulton Road, Fleetwood, Lancashire, FY7 6TQ | Change of use from bingo hall at ground floor to part storage (Use Class B8) and | 0.14 | 0.14 | 0 | 0 | 0 | 0 | 867.5 | 867.5 |



| | | | | | | | | | | Council |
|----------------------------------|--|---|-------|-------|----|---|---|---|------|---------|
| 22/00612/5111 | Barnfield, Sower Carr Lane, | 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) Erection of B8 storage | 0.11 | 0.11 | | 0 | 0 | 0 | 245 | 246 |
| 22/00613/FUL | Hambleton, Poulton-le-fylde, Lancashire, FY6 9DJ | building in association with existing business | 0.11 | 0.11 | 0 | 0 | 0 | 0 | 246 | 246 |
| 22/00929/FUL | The Warehouse Complex, Shard Lane, Hambleton, Poulton-le-Fylde, Lancashire, FY6 9BX | Erection of extension to warehouse (Class B8 storage/distribution) and provision of extended parking and vehicle turning area | 0.00 | 0.00 | 0 | 0 | 0 | 0 | 441 | 441 |
| 24/00869/FUL | Fleetwood Methodist Church, Fleetwood Road, Fleetwood, Lancashire, FY7 8HN | Proposed permanent siting of a shipping container for the storage of equipment for a children's community outdoor play area | 0.00 | 0.00 | 0 | 0 | 0 | 0 | 14.4 | 14.4 |
| 23/00558/LBC and 22/00909/FUL | 122 - 124 Dock Street, Fleetwood, Lancashire, FY7 6JL | Listed Building Consent for: Change of use of ground floor from night club to offices, including alterations to front facade. Change of use of first and second floor from night club/ offices to 3.no two bedroom flats. | 0.027 | 0.027 | 70 | 0 | 0 | 0 | 0 | 70 |



| | | | | | | | | | | Council |
|--------------|--|--|--------|--------|-------|---|---|---------|----------|----------|
| 24/00041/FUL | Bucks Farm, Back Lane, Out Rawcliffe, Preston, Lancashire, PR3 6TU | Retrospective application for change of use of agricultural building to office and storage (sui generis), including external alterations comprising replacement roof, partial new brickwork to exterior walls, new doors and windows, dormer to rear elevation | 0.23 | 0.23 | 387 | 0 | 0 | 0 | 1,075 | 1,462 |
| 24/00789/FUL | Tarnway Stores, 12 Tarnway Avenue, Thornton Cleveleys, Lancashire, FY5 5BA | Proposed single-storey rear extension to provide additional storage to shop (part retrospective) | 0.0031 | 0.0031 | 0 | 0 | 0 | 0 | 31 | 31 |
| 23/00401/FUL | Stonecroft, Woodfold Lane, Cabus, Preston, Lancashire, PR3 1AW | Change of use of part of existing agricultural building and sand paddock to B2 general industrial use (retrospective) | 0.00 | 0.00 | 0 | 0 | 0 | 218 | 0 | 218 |
| Total | | | 0.5601 | 0.5601 | 651.7 | 0 | 0 | 1,534.7 | 3,181.78 | 5,368.18 |

^{*}Also features in employment land losses table as the proposal includes both take up and loss of part of employment use. Loss of B8 of 584sqm. But take up of E(g) of 194.7sqm of B2 of 194.7sqm. Overall net loss of 194.7sqm.



Appendix 2: Employment Land Losses

7.2 Employment land losses, 1 April 2024 to 31 March 2025

| 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)(ii) | Loss (gross sqm) BE(g)(iii) | | Loss (gross sqm) B8 | Total Loss (net sqm) |
|---------------------------|------------------------------|---|--|-----------------------|------------------------------|-----------------------------------|------------------------------------|--------------------------------------|---|------------------------------|-------------------------|
| Employment Allocations | - | - | _ | _ | - | _ | - | - | - | - | - |
| Existing employment area | | | | | | | | | | | |
| 24/00219/FUL | | Unit 3, Furness Drive, Poulton-Le-Fylde, Lancashire, FY6 8JS | Change of use from storage unit (B8) to hand car wash and tyre centre with valeting bay (Sui Generis) | - | - | - | - | - | - | 584 | 194.7* |
| Other | | | | | | | | | | | |
| 14/00772/FULMAJ | | Land Off Victoria Road East (Former) And Land Off Fleetwood Road South (Former Depot), Thornton-Cleveleys | Erection of 61 residential dwellings and 29 over 55 retirement apartments (Class C3) and the erection of a bowling green pavilion (Class D2) | 0.7 | 0.7 | 0 | 0 | 0 | 0 | 2,800 | 2,800 |



| | | | | | | | | | | Courici |
|---|---|--|--------|--------|--------|---|---|---|------|---------|
| 13/00200/OULMAJ, and 17/00268/OULMAJ, and 18/00775/REMMAJ | 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 | 36,000 |
| 22/01259/FUL | Townsdales Farm, Union Lane, Out Rawcliffe, Preston, Lancashire, PR3 6SS | Change of use of building (B8) to part domestic storage and part annexe ancillary to the host dwelling at Townsdale Farm and front porch. | 0.28 | 0.28 | 0 | 0 | 0 | 0 | 92.6 | 92.6 |
| 23/01223/COUMA | 11 And 11A Pharos Street, Fleetwood, Lancashire, FY7 6BG | Prior notification (Under Class MA) for change of use of first floor offices (Use Class E) to 2 dwellinghouses (Use Class C3) | 0.0121 | 0.0121 | 121 | 0 | 0 | 0 | 0 | 121 |
| 24/00128/LAWP | 186 Victoria Road West, Thornton Cleveleys, Lancashire, FY5 3NG | Lawful development certificate for proposed use of first floor as pet care and treatment facility (Use Class E) | 0.052 | 0.052 | 222 | 0 | 0 | 0 | 0 | 222 |



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|-------|--|--|---------|--------|--------|---|---|---|---------|-----------|
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| Total | | | 10 0444 | 7 2544 | 26 242 | • | • | ^ | 2 476 6 | 20.420.2 |
| Total | | | 10.0441 | 7.2541 | 50,545 | U | U | U | 3,4/0.0 | 39,430.3 |
| | | | | | | | | | | |
| | | | | | | | | | | |

^{*}Also features in the employment land completions



Appendix 3: Employment Land Commitments

7.3 Employment land commitments, at 31 March 2025

7.3.1 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) | | Proposal | Gross Take Up (Ha) ^s | Net Gross Take Up (Ha) ⁶ | Take Up (gross sqm) E(g)(i) | larnes | Take Up (gross sqm) E(g)(iii) | Take Up (gross sqm) B2 | Take Up (gross sqm) B8 | Total Take Up (net sqm) |
|---|---------------------------------|--|---|--|---|-----------------------------|--------|--|---------------------------------|---------------------------------|-------------------------------|
| Employment Allocations | | | | | | | | | | | |
| 14/00458/OUL and 22/00423/OULMAJ and 20/00340/RELMAJ | | The A6 (Preston/Lancaster New Road) Bounded By Nateby Crossing | erection of up to 270 dwellings, 4.68 ha of | 4.68 | 4.68 | 3,120 | 3,120 | 3,120 | 0 | 9,360 | 18,720 ⁷ |
| 23/01219/FULMAJ | SA2/3 | Claughton-On-Brock, | Outline application with some matters reserved for proposed development for mixed employment site consisting of up to 400sqm A3 | 0.50 | 0.50 | 692 | 0 | 0 | 0 | 969.5 | 1661.5 |



| 1 | _ | | <u>, </u> | | 1 | , | | | 1 | | - Couricii |
|-----------------|-------|--|--|------|------|---------|----------|-----|-------|-------|------------|
| 18/00469/OULMAJ | SA3/4 | Land To The North And South Of School Lane Forton | | 1.00 | 1.00 | 667 | 667 | 666 | 2,000 | 0 | 4,000 |
| 21/00705/FUL | SA4 | | gatehouse office building | 0.00 | 0.00 | 47 | 0 | 0 | 0 | 0 | 47 |
| 19/00860/OULMAJ | SA3/3 | Copp Lane, Great | 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 |
| 22/00774/FULMAJ | SA3/1 | Land South Of, Windward Avenue, Fleetwood, Lancashire | Erection of a building for the manufacture and distribution of lozenges containing main production area, | 8.1 | 8.1 | 1,772.5 | 30,888.7 | 0 | 0 | 271 | 32,932.2 |



| | | | | | | | | | | | - Council |
|--------------|-----|---|--|-------|-------|---|---|---|-------|-------|-----------|
| | | | warehouse, engineering and services area, an office block for staff, a link area containing staff canteen and staff facilities, the erection of a deta | | | | | | | | |
| 22/00489/FUL | SA4 | On Site Kitchens Hillhouse Internationa Works, Fleetwood Road North, Thorntor Cleveleys, Lancashire FY5 4QD | existing on site business. | 0.00 | 0.00 | 0 | 0 | 0 | 0 | 216 | 216 |
| 23/00405/FUL | SA4 | Unit 3, Enterprise Way Fleetwood, Lancashire, FY7 8RY | Erection of 2 no., storage (B8) buildings in association with the existing on site business. | 0.00 | 0.00 | 0 | 0 | 0 | 0 | 343.2 | 343.2 |
| 23/01099/FUL | SA4 | Hillhouse Internationa Works, Fleetwood Road North, Thorntor Cleveleys, Lancashire FY5 4QD | Erection of a building for vehicle repairs and | 0.03 | 0.03 | 0 | 0 | 0 | 173.7 | 0 | 173.7 |
| 24/00676/FUL | SA4 | Greens Environmental Hillhouse International Business Park, Thornton Cleveleys, FY5 4QD | Proposed commercial storage building (B8) | 0.075 | 0.075 | 0 | 0 | 0 | 0 | 747.6 | 747.6 |



| 0.4/0.051.0/51.11 | CA4 | Unit 1, Enterprise Way, Fleetwood, Lancashire, FY7 8RY | | | | | | | | |
|--|--------|--|------|------|-----|---|-------|-----|-------|--------|
| 24/00516/FUL | SA4 | FY7 8RY existing industrial unit | 0.73 | 0.73 | 0 | 0 | 0 | 192 | 0 | 192 |
| 24/00423/FUL | SA4 | Shakespeare Monofilament Uk LtdProposed installation Plot 9, Enterprise Way,of 2 storage Fleetwood, Lancashire, containers FY7 8RY | 0.1 | 0.1 | 0 | 0 | 0 | 0 | 182.6 | 182.6 |
| 23/00729/FULMAJ | SA1/25 | Hybrid application seeking full planning permission for the erection of buildings Land South Offor expansion of the Rostock Dairy, existing JJ Sandhams, 7 Garstang Road, no. commercial units Barton, PR3 5AA (Class E(g) (iii)) and outline planning permission for a convenience store (Class E(a)) | 0.69 | 0.69 | 201 | 0 | 1,828 | 0 | 0 | 2,029³ |
| Existing employment areas (excluding allocations) | | | | | | | | | | |
| 16/00496/FUL | | Lofthouse Of Extension to existing Fleetwood Ltdpremises to provide Maritime Street additional Fleetwood Lancashire production/racking FY7 7LP areas | | 0.00 | 0 | 0 | 0 | 166 | 0 | 166 |



| | | | | | | | | | - Council |
|-----------------|--|------|------|---|---|--------|-------|-------|-----------|
| 18/00334/FULMAJ | Construction of a new staff and visitor car park, new gate house building, construction Lofthouse Ofof two-storey extension Fleetwood Ltdto export warehouse, Maritime Street construction of two- Fleetwood Lancashire storey extension and FY7 7LP single-storey link corridor to staff entrance and construction of a new two-store | | 0.00 | 0 | 0 | 0 | 2,952 | 0 | 2,952 |
| 20/00635/FUL | Land At Unit 17, Aldon Road, Unit G1, Cocker Avenue, Poulton-Le- Fylde, Lancashire, FY6 8JU | | 0.00 | 0 | 0 | 0 | 0 | 370 | 370 |
| 21/01411/FUL | 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 |
| 14/00475/FUL | Siromer Tractors Taylors Lane Industrial Estate Taylors Lane Pilling Preston Lancashire PR3 6AB | 0.20 | 0.20 | 0 | 0 | 0 | 0 | 506 | 506 |
| 22/00886/FUL | Claughton Industrial Construction of B8 Estate, Brockholes industrial building, Way, Claughton-On-access road and Brock, PR3 OPZ associated car parking | 0.25 | 0.25 | 0 | 0 | 0 | 0 | 1,053 | 1,053 |
| 23/00432/FUL | Land At Tarmac Erection of 5 no. Concrete Plant, Aldon commercial units with Industrial Estate, mezzanine space (Use | | 0.00 | 0 | 0 | 465.71 | 0 | 0 | 465.71 |



| 1 | | | | | | 1 | 1 | courien |
|--------------|---|------|---|---|---|---|-----|---------|
| | Aldon Road, Poulton-Classes E(g) (iii) Le-Fylde, FY6 8DU industrial process), carparking and associated external works | | | | | | | |
| 23/00968/FUL | Selby Bespoke Joinery, Proposed extensions to Longacres Business existing joiners Park, Back Lane, workshop to provide Stalmine, Poulton-Le-ancillary storage Fylde, Lancashire, FY6 space, including a OFF timber storage area | 0.00 | 0 | 0 | 0 | 0 | 120 | 120 |
| 23/00386/FUL | Erection of 3.no additional commercial units (B8), extension to existing car park and alterations to vehicular | 0.00 | 0 | 0 | 0 | 0 | 272 | 272 |
| 24/00315/FUL | Proposed extension to existing building to Unit 20, Cockerprovide storage space | 0.00 | 0 | 0 | 0 | 0 | 696 | 696 |
| 24/00166/FUL | Cavitech Solutions Erection of commercial | 0.00 | 0 | 0 | 0 | 0 | 160 | 160 |



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|-------------------------------------|---|------------------------------------|------|-----|----|----|-----|-----|------------|
| | Cleveleys, Lancashire, FY5 2DB | | | | | | | | |
| 23/00648/FUL | Land At Robson Way, Proposed storage Poulton-Le-Fylde, building for blase Blackpool, Lancashire, cleaning equipment for FY3 7PP existing business use | t 0.1 | 0.1 | 0 | 0 | 0 | 0 | 392 | 392 |
| Other | | | | | | | | | |
| 11/00827/FULMAJ and 17/00567/FUL | Formerly Interblast Site re-configuration Ltd, 2 Ash Villas, works to create an Lancaster Road, Outadditional live-wor Rawcliffe, Preston, unit and provide mino Lancashire, PR3 6BL external works | 0.28 | 0.00 | 60 | 60 | 61 | 179 | 179 | 539° |
| 15/00775/FUL | Pennine Garage Lancaster Road Forton Preston Lancashire PR3 0BP Demolition of existing buildings and the erection of a two-store side/rear extension to existing car repair workshop (Use Clas B2) | e y o 0.00 r | 0.00 | 0 | 0 | 0 | 271 | 0 | 271 |
| 17/00245/FUL | Change of use of existing agricultural building to a retal showroom and associated B1 office. South Planks Farmand the erection of a Garstang Road Barton new building for use. Preston Lancashire within class B8 (storage PR3 5AB and distribution) with associated new call parking, hardstanding and the realignment of the existing access track. | l d e a o.13 e r | 0.13 | 118 | 0 | 0 | 0 | 144 | 262 |



| • | | | | | | | | | |
|-----------------|---|--|------|-----|-----|-----|-------|-------|-------|
| 17/00799/FUL | ND Civils Hillfield Sower Carr Lane Hambleton Poulton- Le-Fylde Lancashire FY6 9DJ | (1 (1() | 0.00 | 0 | 0 | 0 | 0 | 704 | 704 |
| 19/00457/FULMAJ | having a flexible usenable changes Stubbins House Farm, accordance with F Stubbins Lane, Class V of the Town Claughton-On-Brock, Country Plan Preston, Lancashire, (General Perm PR3 OPL Development) (2015 (as amen within Class B1, F B8 and creation of internal access with parking. | units se [to in eart 3 n and nning 0.28 sitted Order ded)] 32 or new | 0.28 | 124 | 124 | 124 | 374 | 374 | 1,120 |
| 19/01121/FUL | Greenhalgh Castle Conversion House, Castle Lane, agricultural building Barnacre With Bonds, form live work unit Preston, Lancashire, and improvement PR3 1RB the existing track | (B1) 0.01 s to | 0.01 | 96 | 0 | 0 | 0 | 0 | 96 |
| 20/00497/LMAJ | Land East Of Brockholes Industrial Estate Brockholes Brockholes Brockholes | state 2.25 a new | 2.25 | 0 | 0 | 0 | 2,031 | 3,031 | 4,062 |



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|-------------------|----|-----------------------|---|------|------|-----|---|---|---|-----|----------|
| | | | B1b, B1c, B2, B8 uses | | | | | | | | |
| | | | including ancillary | | | | | | | | |
| | | | Class B1a floor space | | | | | | | | |
| | | | and also the extension | | | | | | | | |
| | | | of Brockholes Way to | | | | | | | | |
| | | | provide access to the | | | | | | | | |
| | | | extended industrial | | | | | | | | |
| | | | estate, a new on-site | | | | | | | | |
| | | | pond, on-site | | | | | | | | |
| | | | landscaping and | | | | | | | | |
| | | | associated works | | | | | | | | |
| | | | Erection of a | | | | | | | | |
| | | | replacement B8 | | | | | | | | |
| | | Middle Holly Field, | storage and | | | | | | | | |
| 20/00504/FUL A | A6 | Forton, Lancashire, | distribution building | 0.00 | 0.00 | 0 | 0 | 0 | 0 | 241 | 241 |
| | | PR3 1AH | following the | | | | | | | | |
| | | | demolition of an | | | | | | | | |
| | | | existing building. | | | | | | | | |
| | | | The erection of a | | | | | | | | |
| | | | module office pod | | | | | | | | |
| | | Riverside Industria | (B1a), access road, and | | | | | | | | |
| 20/00639/FULMAJ | | Park, Catterall Gates | parking in association | 0.43 | 0.43 | 388 | 0 | 0 | 0 | 0 | 388 |
| 20/00039/1 OLINA) | | Lane, Catterall | with the existing | 0.43 | 0.43 | 500 | | U | U | U | 300 |
| | | Lancashire, PR3 0HP | Collinson business | | | | | | | | |
| | | | (resubmission of | | | | | | | | |
| | | | 19/01167/LMAJ) | | | | | | | | |
| | | Brick House Farm | First Floor Extension at | | | | | | | | |
| | | Cottages, Brick House | rear of Visitors Centre | | | | | | | | |
| 21/01414/FUL | | | First Floor Extension at rear of Visitors Centre to form expanded | 0.00 | 0.00 | 74 | 0 | 0 | 0 | 0 | 74 |
| | | Poulton-Le-Fylde, | offices | | | | | | | | |
| | | Lancashire, FY6 9BG | 3111000 | | | | | | | | |



| 22/00613/FUL | I ' | rection of B8 storage uilding in association ith existing business | | 0.11 | 0 | 0 | 0 | 0 | 246 | 246 |
|--------------|---|--|-------|-------|----|----|----|-----|-----|-----|
| 22/00806/FUL | Land Hill Farm, Ghants Lane, Hambleton, Wi Poulton-Le-Fylde, Lancashire, FY6 9DG de ind | hange of use of two uildings for storage (88) and flexible ommercial uses ithin class E(g) (i), ffices (ii) research & evelopment and (iii) dustrial processes opropriate to a esidential area | 0.00 | 0.00 | 64 | 64 | 64 | 0 | 0 | 192 |
| 22/00655/FUL | Unit 1, North Forge, In Garstang Road, (V Bilsborrow, Preston, as | / L .: ./A4OT\ | | 0.00 | 0 | 0 | 0 | 544 | 0 | 544 |
| 23/00904/FUL | Stanan House Farm, us 87 Stanah Road, to Thornton Cleveleys, Lancashira EV5.51.W | roposed change of se of agricultural barn o retail (E(a)), storage 88), rug wash and staff elfare facilities | 0.010 | 0.016 | 0 | 0 | 0 | 0 | 125 | 125 |
| 23/00170/FUL | Crossing Lane, Nateby, Preston, ar | | 0.00 | 0.00 | 0 | 0 | 0 | 0 | 150 | 150 |
| 23/01044/FUL | Hillfield, Sower CarrEr Lane, Hambleton,fo | rection of a building or use as offices and | 0.08 | 0.08 | 0 | 0 | 0 | 0 | 74 | 148 |



| • | | | | | | | | | , | Courien |
|--------------|--|---|--------|--------|-------|---|---|--------|-------|---------|
| | Poulton-Le-Fylde, Lancashire, FY6 9DJ | storage (sui generis) following removal of redundant dwelling | | | | | | | | |
| 23/01178/FUL | Spout House, Holling Lane, Forton Lancaster, Lancashire LA2 9DE | Extension to existing B2 workshop for the storage of timber | 0.00 | 0.00 | 0 | 0 | 0 | 155.04 | 0 | 155.04 |
| 24/00020/FUL | Nateby, Lancashire PR3 0LU | (B2) (retrospective), extension of existing industrial building for storage of car parts | 0.00 | 0.00 | 0 | 0 | 0 | 0 | 154.7 | 154.7 |
| 24/00648/FUL | Lancaster Farm Burned House Lane Preesall, Poulton-Le Fylde, Lancashire, FY6 0PQ | Proposed extension to existing B2 storage building for mail order equine equipment | 0.0192 | 0.0192 | 0 | 0 | 0 | 192 | 0 | 192 |
| 24/00601/FUL | 2 Vicarage Road Poulton-Le-Fylde, Lancashire, FY6 7BE | Change of use of first- floor night club and 'associated second floor office (sui generis) to commercial, business | 0.03 | 0.03 | 349.2 | 0 | 0 | 0 | 0 | 349.2 |



| | | | | | | | | | - Courici |
|---------------|---|---|------|----|----|----|--------|--------|-----------|
| | | and service use (Use Class E(c) (services), E(g) (i)(offices) and (ii)(research and development)) | | | | | | | |
| 24/00430/COUR | Barn Hill Farm Lancaster Road Pilling, Preston Lancashire, PR3 6SR | Class F(g) (i) offices (ii) | 0.1 | 87 | 87 | 87 | 87 | 87 | 435* |
| 23/01026/FUL | Hoofcount, Site Of Lewth Lane, Catforth Preston, PR4 0TE | Proposed change of use and extension of existing building for commercial manufacturing use (B2) and associated storage (B8), widening of the existing site access on to Lewth Lane and creation of a turning area for HGVs (part retrospective) | 0.06 | 0 | 0 | 0 | 116.21 | 367.37 | 483.58 |



| | Erection of storage | <u>ج</u> | | | | | | | |
|--------------|--|----------|-------|---------|----------|----------|-----------|-----------|-----------|
| | Brick House Farm, building, extension to | י | 0.43 | 0 | 0 | 0 | 0 | 54 | |
| | Brick House Lane, overflow car park, and | 1 0 43 | | | | | | | |
| 23/00735/FUL | Hambleton, Poulton-provision of a play are | ea 0.43 | | | | | | | 54 |
| | Le-Fylde, Lancashire, for holiday guests, to |) | | | | | | | |
| | FY6 9BG include pla | / | | | | | | | |
| | equipment. | | | | | | | | |
| Total | | 21.68 | 21.40 | 8,304.7 | 35,455.7 | 6,859.71 | 10,765.95 | 23,504.97 | 83,965.03 |

^{*}Approved with flexible use across all classes



Appendix 4: Employment Land Committed Losses

7.4 Employment land committed losses, at 31 March 2025

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) ¹⁰ | Net Gross Loss (Ha) ¹¹ | Loss (gros s sqm) E(g)(i | Loss (gros s sqm) E(g)(i i) | Loss (gros s sqm) E(g)(i ii) | Loss (gros s sqm) | Loss (gross sqm) | Total Loss (net sqm) |
|----------------------------------|---------------------------------|--|--|-------------------------------------|--|--------------------------------------|--|---|----------------------------|------------------------|-------------------------------|
| Employme nt 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 | 4,24 4 | 0 | 4,244 |
| 20/01145/F ULMAJ | 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 | 4,57 2 | 0 | 4,572 |
| Existing Employme nt areas | | | | | | | | | | | |



| (excluding allocations) | | | | | | | | | | |
|--|---|---|------|------|---|---|-----|-----------|-----|-----------------|
| 18/00211/F ULMAJ | 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 | 310 |
| 24/00494/ FULMAJ | 1 Furness Drive, Poulton-Le- Fylde, Lancashire, FY6 8JS | Demolition of existing warehouse and associated buildings, with subsequent development of 25 no. small business units suitable for E(g), B2, and B8 use class along with 75 no. associated parking spaces and refuse facilities | 0.00 | 0.00 | 0 | 0 | 0 | 0 | 250 | 250 |
| Other | | | | | | | | | | |
| 11/00827/F UL & 17/00567/F UL | 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 | 1,28 3 | 0 | O ¹² |
| 14/00526/ OUTMAJ & 16/00317/ OUTMAJ | Land At Garstang Road, Pilling, PR3 6AQ | Outline planning application for erection of up to 40 dwellings | 1.63 | 1.63 | 0 | 0 | 0 | 6,52 0 | 0 | 6,520 |
| | 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 & | 0 | 0 | 0 | 0 | 0 | 0 | 192 | O ¹³ |



| | | development and (iii) industrial processes appropriate to a | | | | | | | | |
|----------------------------------|--|--|--------|--------|-----|---|---|-----|---|-----|
| | | residential area | | | | | | | | |
| 23/00642/ COUMA 23/00688/F | First Floor, 65 Church Street, Garstang, Preston, Lancashire, PR3 1YA 187 Breck Road, Poulton-Le- | Prior notification (Under Class MA) for change of use from offices (Use Class E) to 1 dwellinghouse (Use Class C3) (Resubmission of application 23/00473/COUMA) Change of use of the ground floor from commercial/business use (Class E (g)) to learning facility for | 0.01 | 0.01 | 125 | 0 | 0 | 0 | 0 | 125 |
| UL | Fylde, Lancashire, FY6 7YU | the provision of education (Class F1 (a)) (Re-submission of planning application 21/00895/FUL) | 0.24 | 0.24 | 187 | 0 | 0 | 0 | 0 | 187 |
| 24/00258/ COUMA | St Georges Chambers, 2 St Georges Avenue, Thornton Cleveleys, Lancashire, FY5 3NH | Prior notification (under Class MA) for a change of use of upper floor offices (Use Class E) to 2. no flats (Use Class C3) | 0.0052 | 0.0052 | 97 | 0 | 0 | 0 | 0 | 97 |
| 24/00233/F UL | Old Telephone Exchange, Copp Lane, Great Eccleston, Lancashire, PR3 OYN | Erection of one detached dwelling (following demolition of existing redundant B2 (industrial) workshop) | 0.02 | 0.02 | 0 | 0 | 0 | 70 | 0 | 70 |
| 23/01149/F UL | 132 - 138 Fleetwood Road North, Thornton Cleveleys, Lancashire, FY5 4BL | Construction of a replacement petrol station and car wash (following demolition of existing petrol station kiosk building), extension to and conversion of existing car repair building to | 0.0165 | 0.0165 | 0 | 0 | 0 | 165 | 0 | 165 |



| | | create a new kiosk building and associated car parking and | | | | | | | | |
|--------------------|--|---|--------|--------|-----|---|-----|------------|-----|--------|
| | | landscaping | | | | | | | | |
| 24/00794/ COUMA | 3 Lockwood Avenue, Poulton- Le-Fylde, Lancashire, FY6 7AB | Prior notification (under Class MA) for a proposed change of use of the existing building from a vacant commercial office space (Use Class E) to six self-contained residential apartments (Use Class C3) | 0.04 | 0.04 | 454 | 0 | 0 | 0 | 0 | 454 |
| 24/00785/F UL | 117 Lord Street, Fleetwood, Lancashire, FY7 6LB | Proposed change of use of first and second floors from office use to 2 dwellings (C3), and erection of rear staircase and ground floor extension | 0.009 | 0.009 | 132 | 0 | 0 | 0 | 0 | 132 |
| Total | | | 4.3107 | 10.544 | 995 | 0 | 310 | 16,8 54 | 442 | 17,126 |

^{*}Note – Large scale employment loss of an additional 2ha from the allocation of Clarke House at Norcross for housing (SAI/9) is reported in Table 11 Employment Land Supply (gross) and therefore taken off the supply.



Appendix 5: Site Plans for Allocated Employment Sites

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 1.9 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).

The following plans should be used in conjunction with the Adopted Wyre Local Plan (2011- 2031) Policies Map (available using search Local plan 2011-2031 – Wyre Council, on the Council's website).

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.

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

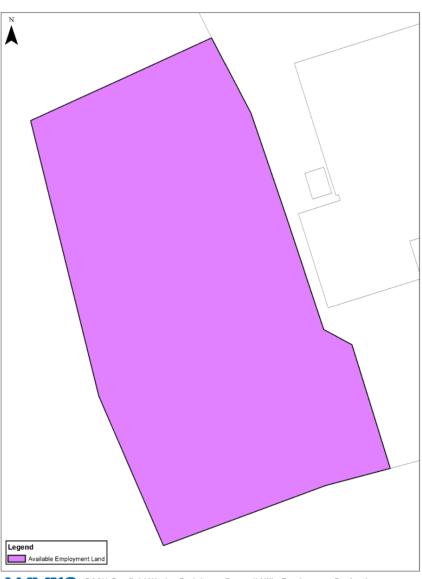
- · SA2/1 Carrfield Works, Park Lane
- · SA2/2 Riverside Industrial Park
- · SA2/3 South of Goose Lane
- · SA3/1 Fleetwood Dock and Marina
- · SA3/3 Land West of Great Eccleston
- · SA3/4 Forton Extension
- · SA3/5 Land West of the A6
- · SA4 Hillhouse Technology Enterprise Zone



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.



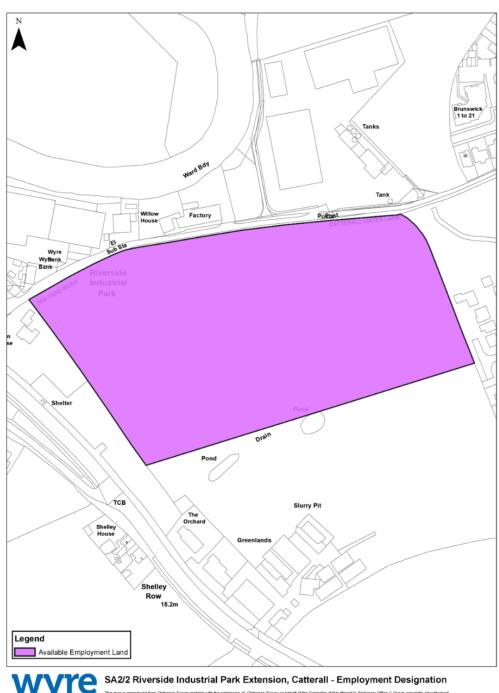
SA2/1 Carrfield Works, Park Lane



SA2/1 Carrfield Works, Park Lane, Preesall Hill - Employment Desigation
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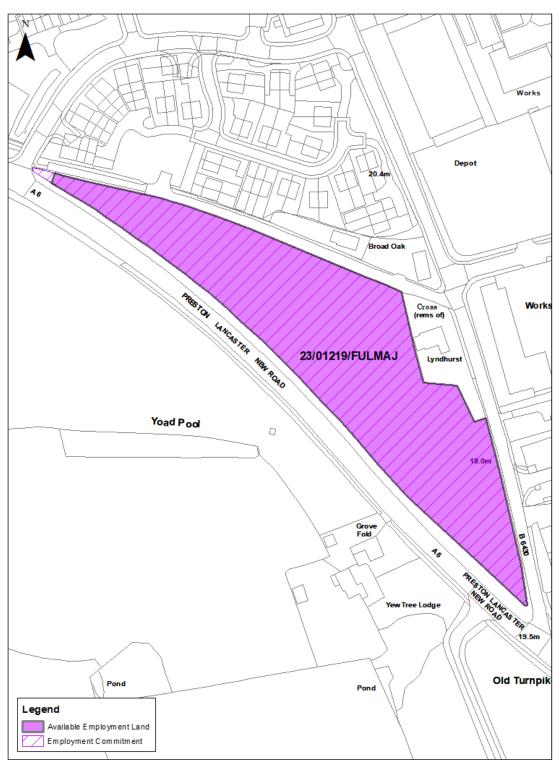
SA2/2 Riverside Industrial Park



SA2/2 Riverside Industrial Park Extension, Catterall - Employment Designation
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SA2/3 South of Goose Lane



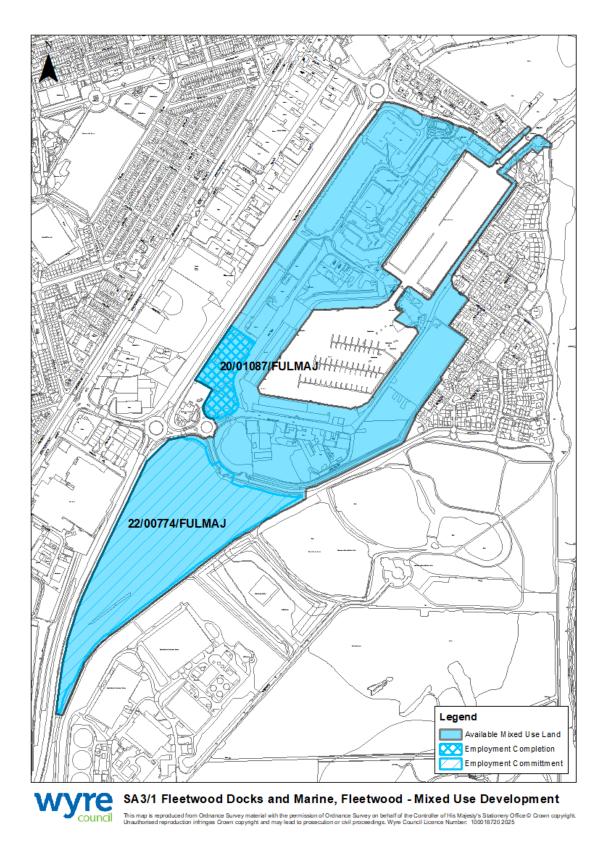


SA2/3 South of Goose Lane, Catterall - Employment Designation

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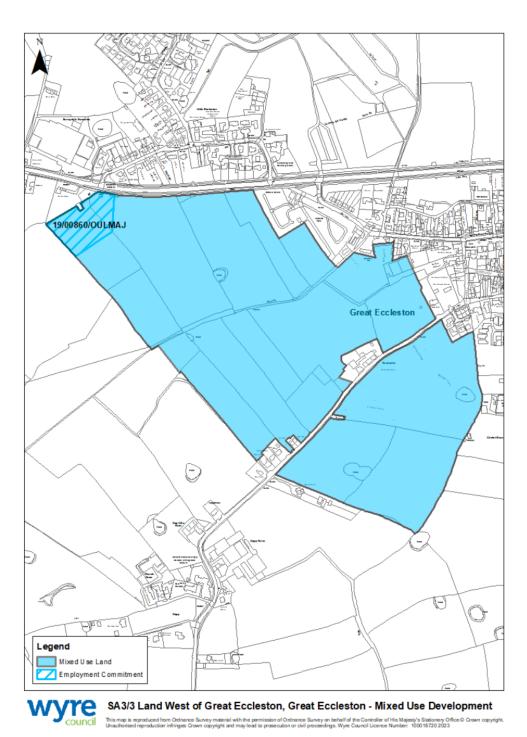
SA3/1 Fleetwood Dock and Marina



Please note – The total area allocated in the Adopted Local Plan for site SA3/1 is 7.5ha, however the site allocation Planning permission 22/00774/FULMAJ has been granted for 8.1ha of employment development for employment purposes.



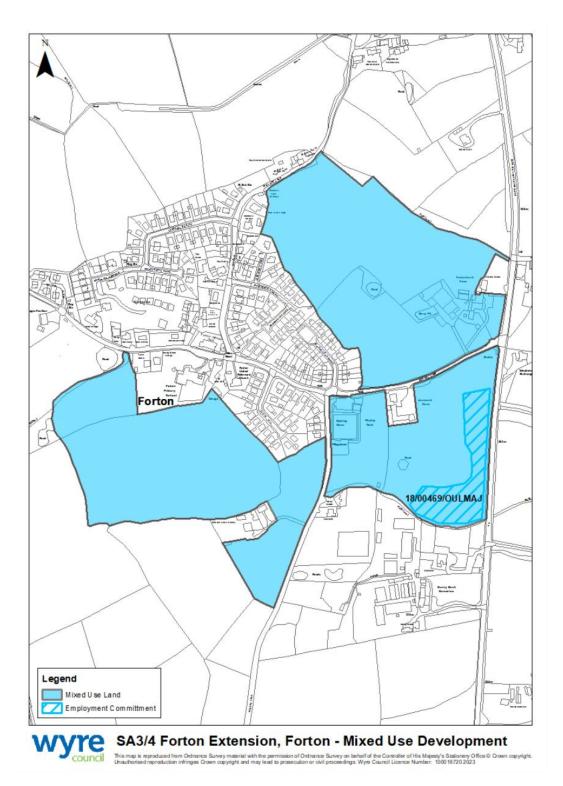
SA3/3 Land West of Great Eccleston



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 - <u>Masterplan sites – Wyre Council</u> – 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.



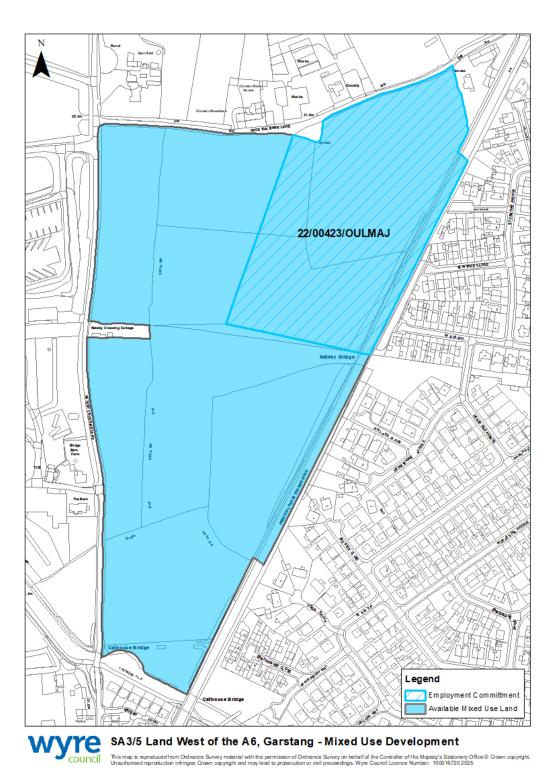
SA3/4 Forton Extension



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 <u>Masterplan sites – Wyre Council</u> – a planning application (18/00469/OULMAJ) that includes the location of the 1ha of employment land was granted outline permission on 8 November 2021.



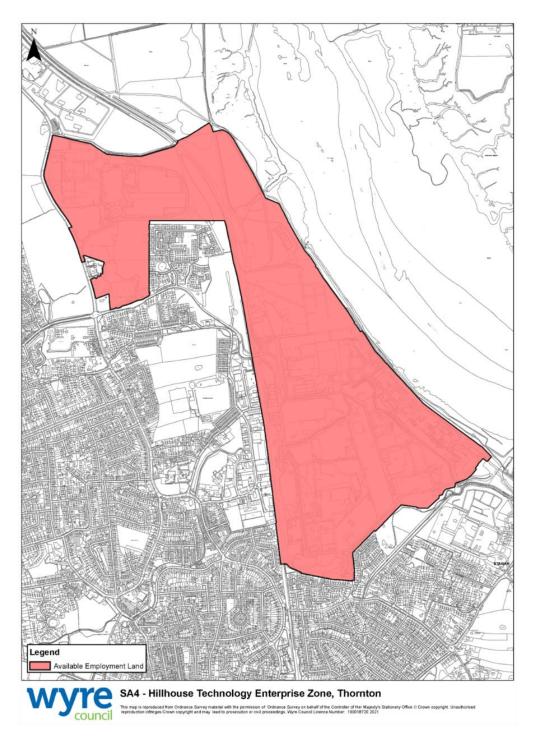
SA3/5 Land West of the A6



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 <u>Masterplan sites – Wyre Council</u> – a planning application (22/00423/OULMAJ) that includes the location of the 4.68ha of employment land was granted outline permissions on 22 April 2022. Reserved matter consent has also been granted by application 20/00340/RELMAJ however the employment part of the scheme has not commenced at the time of this report.



SA4 Hillhouse Technology Enterprise Zone



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. Work has started on reviewing the adopted Masterplan.