



Affordable Housing Supply and Delivery Position Statement

November 2025

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1. Introduction

- 1.1 Affordable Housing¹ is defined as housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is essential for local workers) including social rent, affordable rent, discounted market sales housing and other affordable routes to home ownership.
- 1.2 The Wyre Local Plan (2011-2031) (incorporating partial update of 2022) was adopted in January 2023. It sets out the council's approach to the future provision of affordable housing in the borough.
- 1.3 This statement sets out the council's position on the supply of affordable housing and considers whether this is being delivered in accordance with Local Plan Policy HP3 on sites allocated for housing or mixed-use development and on other larger sites (10 or more units) since the Local Plan's adoption.
- 1.4 The data for this report is taken from the latest housing monitoring report and is base dated 31 March 2025. the housing monitoring report should be read alongside this position statement.

2. Background

- 2.1 The Housing Needs Assessment (HNA) published in May 2024 indicates an annual (net) need for 284 affordable dwellings between 2024-2031. The affordable housing need is not a target and identifies the scale of need. The study grouped the housing areas by sub-area as follows:

Table 1 – Sub-areas taken from the Housing Needs Assessment

Sub-area	Wards
Fleetwood	Mount, Park, Pharos, Rossall, Warren
Thornton-Cleveleys	Bourne, Cleveleys Park, Jubilee, Marsh Mill, Pheasant's Wood, Stanah, Victoria & Norcross
Poulton	Breck, Carleton, Hardhorn with High Cross, Tithebarn
Over Wyre	Hambleton & Stalmine, Pilling, Preesall
Rural South	Great Eccleston
A6 Corridor	Brock with Catterall, Calder, Garstang
Wyresdale	Wyresdale

- 2.2 Affordable housing is currently delivered through:
 - Policy HP3 (see table 2 below) which requires a proportion of affordable housing as part of certain market housing developments (new residential developments of 10 or more dwellings [net]);

¹ National Planning Policy Framework (NPPF) 2025 Annex 2 Glossary

- Policy HP4, which provides support for affordable housing to come forward in certain circumstances outside defined settlement boundaries, as an exception to other planning policies usually known as rural exception sites; or
- Schemes brought forward for entirely affordable housing, or for a proportion larger than policy thresholds, usually by Registered Providers.

Table 2 – Policy HP3 – Percentage of affordable housing provision for new residential developments of 10 dwellings (net) or more.

Settlement	% Affordable Housing	
	Brownfield	Greenfield
Fleetwood	0	0
Thornton, Cleveleys, Knott End/Preesall, Preesall Hill, Stalmine, Pilling	10	30
Poulton-le-Fylde, Hambleton, Garstang, Forton, Hollins Lane, Scorton, Cabus, Bowgreave, Catterall, Bilsborrow, Barton, Inskip, Churchtown/Kirkland, St Michaels, Great Eccleston, Calder Vale, Dolphinholme (Lower)	30	30

- 2.3 Policy HP3 is clear that affordable housing will be achieved through on-site provision, and the specific requirements have been informed by the Local Plan Viability Study. The Council has also published [Affordable Housing Guidance](#) for applicants which can be read in conjunction with the relevant policies in the local plan.
- 2.4 Where it has been demonstrated that on-site provision is not appropriate, a financial contribution of broadly equivalent value is required to be paid to the council to support the delivery of affordable housing elsewhere in the Borough. Monies paid in lieu will be directed to the [Affordable Housing Delivery Programme](#) and spent in accordance with the programme.
- 2.5 In circumstances where schemes are not considered to be financially viable to provide some form of affordable housing, such as where abnormal development cost arise, the council requires a financial viability assessment to be submitted as part of the planning application process to support this objective. The study is subject to scrutiny by consultants commissioned by the council to verify the information presented and advice on an appropriate level of provision on a case-by-case basis.
- 2.6 The HNA identifies the annual need, for each sub-area which is further broken down by affordable tenure (for clarity, Affordable ownership products are First Homes, Rent to Buy, Shared Ownership and Discount Market Housing; Affordable Rental is affordable rent and social rent) as follows:

Table 3 – Annual Affordable need broken down by tenure and sub-areas taken from the Housing Needs Assessment

Sub-area	Affordable Annual Net Need	Affordable ownership (AO) net need per annum	Affordable rental (AR) need per annum
Fleetwood	55	-1	56
Thornton-Cleveleys	100	10	90
Poulton	45	10	35
Over Wyre	32	2	30
Rural South	11	2	9
A6 Corridor	35	6	29
Wyresdale	7	3	4

2.7 The following sections and appendices set out the number of affordable dwellings completed, under construction or subject of an approved or pending planning application. This information indicates that the adopted Local Plan policies are being robustly implemented and the future delivery of affordable housing on allocated sites is consistent with that envisaged at the point of adoption of the Local Plan.

2.8 The council is mindful that in considering if a site has fulfilled the requirements for affordable housing provision, the payment of an appropriate financial contribution for off-site provision or the acceptance of a site-specific financial viability assessment indicating a lower level or no affordable housing on site, would be considered to have met policy requirements.

3. Affordable housing completions by sub-area 2021-2024/5

3.1 Table 4 below sets that 959 affordable dwellings were completed since 2021, of which 423 were affordable ownership (AO) and 536 were affordable/social rental (AR):

Table 4 – Affordable housing completions by tenure and sub-area

Sub-area	2021/22		2022/23		2023/24		2024/25	
	<u>AO</u>	<u>AR</u>	<u>AO</u>	<u>AR</u>	<u>AO</u>	<u>AR</u>	<u>AO</u>	<u>AR</u>
Fleetwood	0	16	0	0	12	0	32	0
Thornton-Cleveleys	0	3	6	39	73	48	47	89
Poulton	15	19	11	33	26	23	54	43
Over Wyre	3	23	0	0	8	58	18	1
Rural South	3	6	3	3	6	1	0	0
A6 Corridor	59	87	13	14	14	9	0	10

Wyresdale	15	9	0	0	0	0	5	2
TOTAL	95	163	33	89	139	139	156	145
	258		122		278		301	

4. Affordable housing supply deliverable by sub-area 2025/26-2030

4.1 Table 5 below indicates that 991 affordable dwellings are projected to be delivered on allocated and non-allocated sites between 2025/26 and 2029/30. Of which 455 are affordable ownership and 536 are affordable rental.

Table 5 – Affordable Housing supply deliverable in 5 years by tenure and sub-area

Sub-area	2025/26		2026/27		2027/28		2028/29		2029/30	
	<u>AO</u>	<u>AR</u>	<u>AO</u>	<u>AR</u>	<u>AO</u>	<u>AR</u>	<u>AO</u>	<u>AR</u>	<u>AO</u>	<u>AR</u>
Fleetwood	0	0	0	0	0	0	0	0	15	15
Thornton-Cleveleys	17	74	17	62	26	35	35	44	31	32
Poulton	25	21	36	19	11	9	13	12	12	10
Over Wyre	17	10	11	9	12	16	9	17	8	6
Rural South	6	4	14	10	17	13	17	13	14	12
A6 Corridor	5	5	9	9	16	14	20	19	13	14
Wyresdale	0	9	3	6	6	3	9	8	11	6
TOTAL	70	123	90	115	88	90	103	113	104	95
	193		205		178		216		199	

4.2 More detailed information on the specific sites which contribute to the affordable housing supply deliverable in 5 years is set out in [Appendix 1](#). The sites include large sites with planning permission (non-allocated); sites allocated with planning permission; and sites allocated for housing but with no current planning permission².

² For the purpose of monitoring sites allocated in the local plan, the affordable housing requirement is calculated by assuming it meets the policy position (HP3).

5. Comparing completions and supply to need

5.1 Table 5 and 6 shows the cumulative completions and supply against the need for each affordable tenure by sub-area, they are colour coded red for negative balances and green for positive balances.

Table 5 & 6 – Cumulative affordable housing completions and supply against need from 2021-30 broken down sub-area

Affordable Ownership

	Completions				Supply				
Sub-area	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
Fleetwood	1	2	15	48	49	50	51	52	68
Thornton-Cleveleys	-10	-14	49	86	93	100	116	141	162
Poulton	5	6	22	66	81	107	108	111	113
Over Wyre	1	-1	5	21	36	45	55	62	68
Rural South	1	2	6	4	8	20	35	50	62
A6 Corridor	53	60	68	62	61	64	74	88	95
Wyresdale	12	9	6	8	5	5	8	14	22

Affordable Rental

	Completions				Supply				
Sub-area	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
Fleetwood	-40	-96	-152	-208	-264	-320	-376	-432	-473
Thornton-Cleveleys	-87	-138	-180	-181	-197	-225	-280	-326	-384
Poulton	-16	-18	-30	-22	-36	-52	-78	-101	-126
Over Wyre	-7	-37	-9	-38	-58	-79	-93	-106	-130
Rural South	-3	-9	-17	-26	-31	-30	-26	-22	-19

A6 Corridor	58	43	23	4	-20	-40	-55	-65	-80
Wyresdale	5	1	-3	-5	0	2	1	5	7

6. Housing Register

6.1 Wyre Council is a partner of a Fylde Coast Choice Based Lettings System, called My Home Choice Fylde Coast. As part of the stock transfer to Regenda some years ago, Regenda also became the application processing partner for the Wyre area.

6.2 Whilst the Housing Register cannot indicate where people wish to live or what their desires are, it does demonstrate an overall number, which when monitored allows us to identify any trends that emerge, particularly in relation to bedroom requirements. It must also be noted that the housing register only relates to affordable/social rent so it does not capture those who may desire, require or be eligible for affordable ownership products.

6.3 As of September 2025, the housing register data is as follows:

Table 6 – Wyre Housing Register Data from My Home Choice Fylde Coast as of September 2025

Total Number of applications Registered with Regenda (processing partner for Wyre)			2081
Of which the number of applications Registered with Regenda that have a Wyre local connection			1374
Of which have been identified in housing need			367
Bedroom Size	Band A	Band B	Band C
1	0	68	39
2	0	86	60
3	2	46	32
4	1	10	15
5	0	7	1
TOTAL	3	217	147

6.4 Based on this data alone, the need shows for affordable/social rental products that 2 bedroom accommodation, followed by 1 bedroom then 3 and 4+ is required.

7. Conclusions

7.1 Whilst the annual need for affordable housing is not a target, at 284 dwellings per annum (net) this equates to 1136 for the period 2021-2024/25 and 1420 for the period 2025/26-2029/30. This is a total of 2556 for the period 2021/22-2029/30.

- 7.2 During the period 2021-2024/25 959 affordable dwellings were completed. Between 2025/26-2029/30 it is expected that 991 affordable dwellings will be completed. This is a total of 1950 for the period 2021/22–2029/30.
- 7.3 The tables above show that there is an over delivery of affordable ownership tenures in all sub-areas of the Borough. It also demonstrates that there is an under delivery of affordable rental tenures in every sub-area except Wyresdale.
- 7.4 There has been sufficient supply of rental products in the A6 corridor sub-area, however looking forward there will be an under supply of affordable rental housing from 2025/26 over the next five years.
- 7.5 The affordable housing monitoring contained within this report will be updated annually.
- 7.6 The outcome of this report will be a material consideration and considered by the Affordable Housing Delivery Officer in understanding the affordable housing tenure required by sub-areas.

Appendix 1 – List of sites which provided the evidence for this statement

Fleetwood			
Housing Monitoring Reference	Site	Number of affordable units (from 2021 onwards)	Years in which units delivered
2943	Marine View Apartments, 69-70 The Esplanade	16	2021/22
2813	West of Broadway	44	2023-2025
2984	Land bounded by Rede Avenue, Chatsworth Avenue & Princes Way	30 (plus 72 beyond next 5 year period)	2029+
Thornton-Cleveleys			
2260A Phase 2	Site of Thornton Cleveleys Football Club, Bourne Road	85	2022-2027
2260B	West of former power station, Thornton	70 (plus 60 beyond next 5 year period)	2027-2030+
2261B	North of Bourne Road, Thornton	210	2022-2025
2262C	Parcel Q Southern end of Hillhouse Site	0 (plus 2 beyond next 5 year period)	2030+
2260D	Land off Fleetwood Road North, Thornton	4	2026-2028
2687	Land off Norcross Lane, Cleveleys	9	2024/25
2726A	Land East of Lambs Road, Thornton	36	2022-2024
2726B Phase 2	East of Lambs Road, Thornton	80	2024-2028
2726B Phase 3	Land off Lambs Road, Thornton	62	2023-2030
2726C Phase 4	Land off Lambs Road and Raikes Road, Thornton	12	2027-2030
2814	Bt. Fleetwood Road North and Pheasants Wood, Thornton	45 (plus 2 beyond next 5 year period)	2025-2030+
2975	Former Sandpiper Pub, Cleveleys Avenue, Cleveleys	15	2021-2023
3027	Prospect Court, 76-77 Rossall Road, Cleveleys	10	2028/29
3101	Site of former Burn Naze Hotel, 1 Gamble Road, Thornton	27	2028-2030
2945	Land at Ormerod Street, Thornton	13	2025/26
Poulton			
1357A	Land off Garstang Road East, Poulton	117	2021-2027

Large 1357C	Adj. The Blossoms, Garstang Road East, Poulton	2	2029/30
2776	Land off Holts Lane, Poulton	9	2023-2029
2792	Land off Brockholes Crescent, Poulton	106	2024-2027
2815A	Land South of Tithebarn Street, Poulton	15	2025-2027
2815B	Land South of Blackpool Road and West of Poulton Road, Poulton	61	2022-2027
2815D	Land South of Blackpool Road (north of Berry's Lane), Poulton	8	2028-2030
Large 2983	East of Woodhouse Farm, Blackpool Road, Poulton	63 (plus 27 beyond next 5 year period)	2026-2030+
2815C	South of Blackpool Road, Poulton	6	2023-2025
2847	Land off Hardhorn Road, Poulton	5	2021/22
Over Wyre			
2568B	East of Carr End Lane, Stalmine	22	2024-2026
2568C	Land off Stricklands Lane, Stalmine	13	2028-2030
2760	Land at Arthurs Lane, Hambleton	62	2023-2027
3090	Golden Ball, School Lane, Pilling	6	2026-2029
Large 3105	Land East of Rosemount Avenue, Preesall	51	2027-2030
2727	North of Rosemount Avenue, Preesall	42	2023/24
2568A	South and West of Birch Grove, Stalmine	10	2021/22
2925	South of Rosslyn Avenue, Preesall	16	2021/22
2631	North of Garstang Road, Pilling	4	2025/26
Rural South			
2691D	South of A585 and NW of Copp Lane, Great Eccleston	102	2025-2030
2691E	Land adjacent to Gradwells Farm, Copp Lane, Great Eccleston	18 (plus 12 beyond next 5 year period)	2027-2030+
2691C	South of West End, Great Eccleston	4	2023/24
2691B	Land off Copp Lane, Great Eccleston	9	2021/22
2736B	South of Preston Road, Inskip	9	2022-2024

A6 Corridor			
2772	Rear of Shepherds Farm, Garstang Road, Barton	10	2027-2029
1567B	Utopia, Kepple Lane, Garstang	21	2027-2029
2767	West of A6/Nateby Crossing, Garstang	75	2025-2030
2787	Rear of 867 Garstang Road, Barton	0 (plus 8 beyond next 5 year period)	2030+
2817	West of Cockerham Road, Garstang	18 (plus 60 beyond next 5 year period)	2028-2030+
2770	Daniel Fold Farm (phase 2), Daniel Fold Lane, Catterall	24	2023-2025
2818	Prospect Farm, A6, Catterall	21	2022-2024
2702	Daniel Fold Farm, Daniel Fold Lane, Catterall	36	2021-2023
2771	Land off Garstang Road, Barton	22	2021/22
2773	Land at Garstang Road, Bowgreave	11	2021/22
2774	Garstang Country Hotel & Golf Club, Garstang Road, Bowgreave	24	2021/22
2775	Land off Calder House Lane, Bowgreave	13	2021/22
2683B	Westfield Avenue, Catterall	55	2021/22
Wyresdale			
2891A	North and South of School Lane, Forton	52 (plus 3 beyond next 5 year period)	2024-2030+
2819 (Part Parcel A & all of parcels C & D)	Forton Extension	16 (plus 28 beyond next 5 year period)	2028-2030+
2816	Land East of Hollins Lane, Forton	24	2021/22