



Employment Land Monitoring Report 2025-2026

Wyre Council

Wyre Local Plan Evidence Base

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Issue Date	29 October 2026
Version/Issue Number	1
Document Status	Final
Covers Monitoring Period	1 April 2025 -31 March 2026
Author	Planning Policy Team

Amendment Record

N/A

N/A

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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. The sites remain unchanged in the Wyre Local Plan (2011-2031) (incorporating partial update of 2022). 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 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 2025 to 31 March 2026;
 - Details of all known employment land losses from 1 April 2025 to 31 March 2026;
 - Details of all known employment land commitments at 31 March 2026; 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 and following years will differ from years prior. 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. From 1 April 2025 open outdoor caravan storage will no longer be included in the monitoring reported, unless this storage is in association with an existing caravan business. Following the ELR 2024 it is considered that outdoor caravan storage not associated with existing caravan businesses is not meeting the purpose of the Councils employment monitoring which is to monitor traditional employment provision.
- 1.8. 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.
- 1.9. It must also be noted the total figures in this report have been rounded to the nearest two decimal places where appropriate for consistency.
- 1.10. The Council monitors gross site area (hectares) and additional net floorspace (sqm) therefore measuring newly developed or occupied space. Where there has been an application permitted which includes intensification of an existing employment site, only net additional floorspace is recorded as the site area already exists and would be misrepresentative (see section 4.1 of this report for full details). Under this monitoring approach the Council does not have to monitor losses. However, the Council includes losses in this monitoring report to provide a comprehensive overview and recording of when and how losses have occurred (for example through conversions, demolition, redevelopment).

Use Classes Order

- 1.11. 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. Use Classes B2 (General Industrial) and B8 (Storage or distribution) remain.
- 1.12. 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).
- 1.13. 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(updated 7 February 2025). A new version of the NPPF has been published more recently in August 2026. For monitoring year 2025-2026 (from 1 April 2025 - 31 March 2026) to which this monitoring report relates, the NPPF 2024 was in place. The NPPF sets out the Government's planning policies and how these are to be applied.
- 2.2. The NPPF 2024 stated 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 2024 was to proactively contribute to the achievement of sustainable development and create the conditions in which businesses can invest, expand and adapt. The 2024 NPPF stated 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.
- 2.6. For future monitoring years the new NPPF 2026 and its core principles will be relevant. The new NPPF puts greater emphasis on supporting economic growth.

Wyre's Development Plan

- 2.7. 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

- 2.8. 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.
- 2.9. 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.
- 2.10. 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.
- 2.11. The Employment Land Monitoring Report monitors the employment land supply, which includes employment allocations in the adopted Wyre Local Plan.

Authorities Monitoring Report

- 2.12. 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. This is published annually by the Council.

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

- 2.13. 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.

- 2.14. 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)

- 2.15. 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.
- 2.16. 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.
- 2.17. In terms of sub-market areas, the ELR maintains the findings of previous evidence in that there are still three employment sub-market areas in the borough (Wyre Peninsula; A6 Corridor; and Rural Areas).

Hillhouse Technology Enterprise Zone

- 2.18. 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 fluoropolymers).

- 2.19. There are existing vacant parcels of land and areas of land available for redevelopment, including land within the secure part of the site.
- 2.20. 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 and is ongoing into 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 Country 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:
- 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	Hillhouse Technology Enterprise Zone	Thornton	13.00
	A6 Corridor		

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.

SA2/2	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.

**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.

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 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 that study and subsequent updates. Table 2 below provides a full list of existing employment areas.

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.

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
Hillfoot Farm	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.

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.

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 Land Take Up on Allocated Sites

- 4.3. As shown in table 3, during 2025-2026, there was 0.1 hectares gross take up and 229.6 additional square metres developed on one 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) E(g)(i)	Gross Take up (sqm) E(g)(ii)	Gross Take up (sqm) E(g)(iii)	Gross Take up (sqm) B2	Gross Take up (sqm) B8	Total Net Take Up (sqm)
SA4 - Hillhouse Technology Enterprise Zone	0.1	47	0	0	0	182.6	229.6
Total	0.1	47	0	0	0	182.6	229.6

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 4.3.

- 4.5. As shown in table 4, during 2025-2026, there was 0 hectares gross take up and 646 square metres net take up within three existing employment areas. This square metre take up has arisen through intensification (new build, extensions 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) E(g)(i)	Gross Take up (sqm) E(g)(ii)	Gross Take up (sqm) E(g)(iii)	Gross Take up (sqm) B2	Gross Take up (sqm) B8	Total Net Take Up (sqm)
Copse Road, Fleetwood	0	0	0	0	166	0	166
Dorset Avenue, Thornton-Cleveleys	0	0	0	0	0	160	160
Red Marsh Industrial Estate, Thornton-Cleveleys	0	0	0	320	0	0	320
Total	0	0	0	320	166	160	646

Other Employment Land Take Up

- 4.6. As shown in table 5, during 2025-2026, there was 0.77 gross (hectares) take up and 4,271 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) E(g)(i)	Gross Take Up (sqm) E(g)(ii)	Gross Take Up (sqm) E(g)(iii)	Gross Take Up (sqm) B2	Gross Take Up (sqm) B8	Total Net Take Up (sqm)
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⁴ Some applications recorded as no gross take up (0 hectares), see paragraph 4.1.

11	0.77	198	187	124	1,364.8	2,397.42	4,271.2
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Gross take up on previously developed land (PDL)

4.7. In total, an additional 0.87 hectares (gross) was developed during 2025-2026. Table 6 illustrates 24 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, or through new build expansion to existing businesses. 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)	0.1	0	0.11	0.21
Greenfield	0	0	0.66	0.66
Percentage on PDL (%)				24

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 2025-2026, with 12 percent of land taken up within the Wyre Peninsula, 32 percent within the A6 corridor and 56 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	0.1	12
A6 Corridor	0.28	32
Rural Area	0.49	56
Total	0.78	100

Total Employment Land Take up since 2011

4.9 Table 8 illustrates gross take up (hectares) between 2011 and 2026 was 22.43 hectares. This equates to an annual average take up of 1.5 hectares per annum. In terms of allocated sites⁵, there has been a total take up of 5.55 hectares, equating to 0.37 hectares per annum. In terms of unallocated sites, there has been a total take up of 16.88 hectares, equating to 1.13 hectares per annum.

Table 8: Gross (Ha) Employment Land Completions, 2011- 2026

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
2025/26	0.10	0	0.77	0.87
Total	5.55	5.2	11.68	22.43

Employment Land Losses, 2011-2026

4.10 As shown in table 9, during 2025-2026, there was 1.66 hectares of employment land lost to other uses. Since 2011, there has been a total of 21.65 hectares lost to other uses equating to 1.44 hectares per annum.⁷ In the year 2024-2025 the large-scale loss of 10.04ha in 2024-2025 is due to the loss of the employment use at the former DWP site at Norcross Lane, which has been demolished and where housing has now been completed. Over the Plan

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).

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

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.

period the losses to date, including the additional 2ha loss at Norcross factoring into the employment supply table, do not exceed the expected losses factored into the employment Objectively Assessed Need (OAN) in the Adopted Local Plan.

- 4.11 As set out in section 1.4 of this report, 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- 2026

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
2025/26	0	0	1.66	1.66
Total	2.2	1.36	18.36	21.65

5. Employment Land Availability

Employment Land Availability on Allocation Sites

5.1 This document identifies the range of employment sites on offer to potential developers. As at 31 March 2026 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 5.⁸

⁸ Planning permission for employment use has been granted on site SA1/25 originally allocated for housing. For the avoidance of doubt, whilst this is an allocated site, it was not originally allocated for

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

Ref	Site Name	Locality	Hectares available (uncommitted)	Hectares committed ⁹	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 ¹⁰	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.

5.2 As at 31 March 2026, there were 41 commitments totalling approximately 21.40 hectares (gross) and providing an additional 76,259.81 sqm floorspace (net). These are planning permissions granted but the development has not been completed.

5.3 Of the 41 commitments, 9 are within allocated sites (across 6 allocations), 12 are within existing employment areas and the remaining 20 are other sites located around the borough. More details can be seen in Appendix 3.

5.4 However, there are an additional 17 commitments which include a loss of employment land, totalling approximately 2.75 hectares (gross) and

employment use. Therefore, this site is included in the 'Other' category of the commitments in Appendix 3.

⁹ Land committed through planning permissions granted.

¹⁰ 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.

12.406.07sqm floorspace (net). Of the 17 commitments, 3 commitments are on allocated sites (on two separate allocations), 2 are within existing employment areas and the remaining 12 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 58.59 hectares. This is made up of commitments at 31 March 2026, in addition to allocations in the Local Plan.

Table 11: Employment Land Supply (gross)

	Hectares
Completions 1 April 2011 – 31 March 2026	22.43
Commitments	21.40
<i>Allocated:</i>	16.11
<i>Wyre Peninsula</i>	8.93
<i>A6 Corridor</i>	5.18
<i>Rural Area</i>	2.00
<i>Unallocated sites</i>	5.29
<i>Wyre Peninsula</i>	0.15
<i>A6 Corridor</i>	3.76
<i>Rural Area</i>	1.38
Allocations (excluding commitments)	16.76
<i>Wyre Peninsula</i>	13.00
<i>A6 Corridor</i>	3.42
<i>Rural Area</i>	0.34
Large scale employment loss¹¹	-2
Total employment land supply	58.59

¹¹ 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 2026 (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	Take up 2025/26	Available for take up
Carrfield Work, Preesall Hill	SA2/1	0	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	0	3.42
South of Goose Lane, Catterall	SA2/3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.50 ¹²
Fleetwood Dock and Marina, Fleetwood	SA3/1	0	0	0	0	0	0	0	0	0	0	1.18	0	0	0	8.1 ¹³
Joe Lane, Catterall	SA3/2	0	0	0	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	0	0	0	1.00
Forton Extension, Forton	SA3/4	0	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	0	4.68
Hillhouse Technology Enterprise Zone, Thornton	SA4	1.14	0	0	0	0.84	0	0.46	0	0	0	0	0	0	0.1 ¹⁵	13.00
		1.14	0	0	0	0.84	0	0.46	0	0	0	1.18	0	0		32.04

¹² 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.

¹³ 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.

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

¹⁵ This take up is not within the 13ha part of Hillhouse envisaged in the Masterplan and mentioned in the Adopted Local Plan for employment uses. The 13ha part of Hillhouse still remains available for employment take up.

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, B2 industry, and B8 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 from 2019 was not unexpected in the years following the adoption of the Local Plan and due to the potential lead in time for delivery. This may have also be associated with the Covid-19 pandemic or market conditions which hit less than a year after the adoption of the Plan. Since the start of the Plan period from 2011 there has been a moderate amount of take-up on allocated employment sites overall. In recent years there have been numerous planning permissions granted on allocated sites. 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, since 2019 there has also been a low level of completions on these windfall sites. 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 2025 to 31 March 2026

Application Number	Reference (if applicable)	Site	Proposal	Gross Take Up (Ha) ¹⁶	Net Gross Take Up (Ha)	Take Up (gross sqm) E(g)(i) ¹⁷	Take Up (gross sqm) E(g)(ii) ¹⁸	Take Up (gross sqm) E(g)(iii) ¹⁹	Take Up (gross sqm) B2	Take Up (gross sqm) B8	Total Take Up (net sqm)
Existing Employment Allocation											
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 ²⁰
24/00423/FUL	SA4	Shakespeare Monofilament Uk Ltd Plot 9, Enterprise	Proposed installation of 2 storage containers	0.10	0.10	0	0	0	0	182.6	182.6

¹⁶ 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. This is the same for the Gross Take Up and Net Gross Table Up for all tables in the Appendices.

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

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

¹⁹ Use Class B1 Business was revoked from 1 September 2020. Effectively, B1(c) has been replaced with new Class E(g)(iii)

²⁰ This is the net additional take up after the loss of the existing gatehouse.

		Way, Fleetwood, Lancashire, FY7 8RY									
Existing Employment Area											
16/00496/FUL	Copse Road, Fleetwood	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
24/00166/FUL	Dorset Avenue, Thornton-Cleveleys	Cavitech Solutions Ltd, Dorset Avenue, Thornton Cleveleys, Lancashire, FY5 2DB	Erection of commercial storage building (B8) in conjunction with existing business	0.00	0.00	0	0	0	0	160	160
25/00139/FUL	Red Marsh	Clement Dickens And Son, Brookside, Thornton Cleveleys, Lancashire, FY5 4BG	Change of use of a vacant industrial building (B2) to a surfactant manufacturing unit (Class Use E(g)(iii)) with additional cosmetic refurbishment works	0.00	0.00	0	0	320	0	0	320 ²¹
Other											
14/00475/FUL		Siromer Tractors Taylors Lane	Erection of building for storage (B8)	0.2	0.2	0	0	0	0	506	506

²¹ 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)(iii) of 320sqm and loss of B2 of 320sqm. Overall, no net loss or gain.

		Industrial Estate Taylors Lane Pilling Preston Lancashire PR3 6AB									
17/00799/FUL		ND Civils Hillfield Sower Carr Lane Hambleton Poulton- Le-Fylde Lancashire FY6 9DJ	Erection of and extension to create 2 no. industrial (B2 use) units	0.00	0.00	0	0	0	704	0	704
19/00457/FULMAJ		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	0.28	0.28	124	124	124	374	374	1,120
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

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
23/01026/FUL		Hoofcount, Site Off 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	0.06	0	0	0	116.21	367.37	483.58
23/01178/FUL		Spout House, Hollins 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
24/00757/FUL		Land Adjoining Heatherlea,	Change of use of a former agricultural building to uses	0.034	0.034	0	63	0	0	236	299

		Garstang Road, St Michaels, Lancashire	falling within Class B8 (storage and distribution) and Class E(g(iii)) (light industrial) (retrospective)								
24/00925/FUL		Four Winds, Cartmell Lane, Nateby, Preston, Lancashire, PR3 0LJ	Change of use of agricultural land and domestic curtilage to Class B8 (storage or distribution) and erection of a B2 (general industrial) outbuilding (retrospective)	0.0901	0.0901	0	0	0	15.55	255	270.55
25/00896/FUL		South Works, Kenlis Road, Barnacre, Preston, Lancashire, PR3 1GD	Siting of 16 storage containers (B8) (Retrospective)	0.00	0.00	0	0	0	0	172.05	172.05
Total				0.874	0.874	245	187	444	1,530.8	2,740.02	5,146.82

Appendix 2: Employment Land Losses

7.2 Employment land losses, 1 April 2025 to 31 March 2026

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) E(g)(iii)	Loss (gross sqm) B2	Loss (gross sqm) B8	Total Loss (net sqm)
Employment Allocations											
-	-	-	-	-	-	-	-	-	-	-	-
Existing employment area											
18/00211/FULMAJ	Taylors Lane	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
25/00139/FUL	Red Marsh	Clement Dickens And Son, Brookside, Thornton Cleveleys, Lancashire, FY5 4BG	Change of use of a vacant industrial building (B2) to a surfactant manufacturing unit (Class Use E(g)(iii)) with additional cosmetic refurbishment works	0.00	0.00	0	0	0	320	0	320 ²²
25/00434/FUL	Poulton	Unit M, Cocker Avenue, Poulton-Le-	Retrospective application for change of use from	0.00	0.00	0	0	0	272	0	272

²² Also features in the employment land completions. The proposal includes both take up and loss of part of employment use. Loss of B8 of 584sqm. But take up of E(g)(iii) of 320sqm and loss of B2 of 320sqm. Overall, no net loss or gain.

		Fylde, Lancashire, FY6 8JU	General Industrial (Class B2) to a football training academy and outdoor yoga studio (Use Class E (d))								
Other											
23/00688/FUL		187 Breck Road, Poulton-Le-Fylde, Lancashire, FY6 7YU	Change of use of the ground floor from commercial/business use (Class E (g)) to learning facility for the provision of education (Class F1 (a)) (Re-submission of planning application 21/00895/FUL)	0.15	0.15	187	0	0	0	0	187
14/00526/OUTMAJ & 16/00317/OUTMAJ		Land At Garstang Road, Pilling, PR3 6AQ	Outline planning application for erection of up to 40 dwellings	1.51	1.51	0	0	0	6,220	0	6,220 ²³
Total				1.66	1.66	187	0	310	6.812	0	7,309

²³ Housing site has been developed out with 37 dwellings, rather than 40. Part of the site has been permanently retained for employment. Whole site 1.63ha. Originally contained 6,520sqm B2 floorspace. 0.12ha permanently retained in employment use including one 300sqm unit (unit since extended separately after implementations of the housing permission). Overall loss therefore 1.51ha, and 6,220sqm B2.

Appendix 3: Employment Land Commitments

7.3 Employment land commitments, at 31 March 2026.

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)	Site	Proposal	Gross Take Up (Ha)	Net Gross Take Up (Ha)	Take Up (gross sqm) E(g)(i)	Take Up (gross sqm) E(g)(ii)	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/OULMA J (and 20/00340/RELMA J)	SA3/5	Land To The West Of The A6 (Preston/Lancaster New Road) Bounded By Nateby Crossing Lane & Croston Barn Lane Nateby Garstang PR3 1DY	Outline planning permission for the erection of up to 270 dwellings, 4.68 ha of Employment (B1 & B8) uses, convenience store (up to 375m ² sales area) and coffee shop (up	4.68	4.68	3,316	0	0	8,125	0	11,441 ²⁴

²⁴ The gross hectare figure has been converted to a sqm using a 40% plot ratio. The reserved matters has been approved since the dates relevant to the 2024-25 Employment Monitoring Report and has set the floorspace figures. The floorspace approved is lower than expected in the outline application due to inclusion of large scale units which require greater vehicle manoeuvring/turning and parking requirements externally. The total floorspace figure reported does not include one 340sqm unit which could be used for retail purposes.

			to 235m2 sales)								
23/01219/FULMA J	SA2/3	Land Off, Garstang Bypass Road, Claughton-On-Brock, Lancashire, PR3 0PU	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	1,661.5
18/00469/OULMA J	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	1.00	1.00	667	667	666	2,000	0	4,000

			access off School Lane applied for as a detailed matter (all other matters reserved)								
19/00860/OULMA J	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
22/00774/FULMA J	SA3/1	Land South Of, Windward Avenue, Fleetwood, Lancashire	Erection of a building for the manufacture and distribution of lozenges containing main production area, warehouse,	8.1	8.1	1,772. 5	30,888. 7	0	0	271	32,932.2

			engineering and services area, an office block for staff, a link area containing staff canteen and staff facilities, the erection of a detached security lodge/gate								
23/00405/FUL and 25/00934/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, and, Change of use of existing B8 buildings to flexible B2/B8 use	0.00	0.00	0	0	0	171	172.2	343.2 ²⁵
23/01099/FUL	SA4	Hillhouse International Works, Fleetwood Road North, Thornton Cleveleys,	Erection of a building for vehicle repairs and servicing, with ancillary offices,	0.03	0.03	0	0	0	173.7	0	173.7

²⁵ 23/00405/FUL planning application granted for erection of buildings for B8 use floorspace 343.2sqm. Application 25/00934/FUL granted for change of use to flexible B2/B8 with 171sqm as B2 and 172.2sqm remaining as B8.

		Lancashire, FY5 4QD	following demolition of existing building, and change of use of land for vehicle parking (sui generis).								
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
24/00516/FUL	SA4	Unit 1, Enterprise Way, Fleetwood, Lancashire, FY7 8RY	Proposed extension to existing industrial unit	0.73	0.73	0	0	0	192	0	192
Existing employment areas (excluding allocations)											
18/00334/FULMA J	Copse Road	Lofthouse Of Fleetwood Ltd Maritime Street	Construction of a new staff and visitor car	0.00	0.00	0	0	0	2,952	0	2,952

		Fleetwood Lancashire FY7 7LP	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								
20/00635/FUL	Poulton	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
22/00886/FUL	Claughton (Brockholes) Industrial Estate	Claughton Industrial Estate, Brockholes Way, Claughton-On-Brock, PR3 0PZ	Construction of B8 industrial building, access road and associated car parking	0.25	0.25	0	0	0	0	1,053	1,053
23/00432/FUL	Poulton	Land At Tarmac Concrete Plant, Aldon Industrial	Erection of 5 no. commercial	0.00	0.00	0	0	465.71	0	0	465.71

		Estate, Aldon Road, Poulton-Le-Fylde, FY6 8DU	units with mezzanine space (Use Classes E(g) (iii) industrial process), carparking and associated external works								
23/00968/FUL	Longacres	Selby Bespoke Joinery, Longacres Business Park, Back Lane, Stalmine, Poulton-Le-Fylde, Lancashire, FY6 0FF	Proposed extensions to existing joiners workshop to provide ancillary storage space, including a timber storage area	0.00	0.00	0	0	0	0	120	120
23/00386/FUL	Old Coal Yard	The Old Coal Yard, Hall Gate Lane, Preesall, Lancashire, FY6 0PJ	Erection of 3.no additional commercial units (B8), extension to existing car park and alterations to vehicular access, following demolition of existing cottage and	0.00	0.00	0	0	0	0	272	272

			provision of new footpath along Hall gate Lane								
24/00315/FUL	Poulton	Unit 20, Cocker Avenue, Poulton-Le-Fylde, Lancashire, FY6 8JU	Proposed extension to existing building to provide storage space (B8) and additional loading bays in association with existing meat processing business.	0.00	0.00	0	0	0	0	696	696
23/00648/FUL	Poulton	Land At Robson Way, Poulton-Le-Fylde, Blackpool, Lancashire, FY3 7PP	Proposed storage building for blast cleaning equipment for existing business use	0.10	0.10	0	0	0	0	392	392
24/00020/FUL	Nateby Technology Park	Nateby Technology Park, Cartmell Lane, Nateby, Lancashire, PR3 0LU	Change of use of existing building from inspections and minor repairs for associated taxi and bus fleet	0.00	0.00	0	0	0	0	154.7	154.7

			business (restricted B2) to use for disassembly of cars (B2) (retrospective), extension of existing industrial building for storage of car parts (B8)								
24/00972/FUL	Red Marsh	Imperial House , Butts Close, Thornton Cleveleys, Lancashire, FY5 4HT	Demolition of existing engineering workshop and the erection a new factory extension (Class B8) for storage and distribution	0.00	0.00	0	0	0	0	570	570
25/00288/FUL	Claughton (Brockholes) Industrial Estate	Claughton Industrial Estate Brockholes Way Claughton-on-Brock Preston Lancashire PR3 0PZ	Erection of 5 no. industrial units (E(c)(iii), E(g)(iii) and B8 use)	0.00	0.00	0	0	300	0	150	450

25/00385/FUL	Poulton	Aldon House Aldon Road Poulton-Le-Fylde Lancashire FY6 8JL	Proposed erection of replacement commercial building (B8)	0.00	0.00	0	0	0	0	26	26 ²⁶
Other											
11/00827/FULMA J and 17/00567/FUL		Formerly Interblast Ltd, 2 Ash Villas, Lancaster Road, Out Rawcliffe, Preston, Lancashire, PR3 6BL	Site re-configuration works to create an additional live-work unit and provide minor external works	0.28	0.00	60	60	61	179	179	539 ²⁷
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

²⁶ Site has take-up of 210sqm B8. Loss of 184sqm B8. Overall net take up of 26sqm reported.

²⁷ Application also included in Appendix 4, take up of sqm is higher than loss but take up of hectares is lower than loss (ie, 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.

17/00245/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 and the realignment of the existing access track.	0.13	0.13	118	0	0	0	144	262
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

20/00497/LMAJ		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 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	2.25	2.25	0	0	0	2,031	3,031	5,062
20/00639/FULMA J		Riverside Industrial Park, Catterall Gates Lane, Catterall,	The erection of a module office pod (B1a), access road,	0.43	0.43	388	0	0	0	0	388

		Lancashire, PR3 0HP	and parking in association with the existing Collinson business (resubmission of 19/01167/LMAJ)								
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 processes appropriate to a residential area	0.00	0.00	64	64	64	0	0	192 ²⁸
22/00655/FUL		Unit 1, North Forge, Garstang Road, Bilsborrow, Preston,	Erection of B2 Industrial Unit (Valeting/MOT) in association	0.00	0.00	0	0	0	544	0	544

²⁸ Features in both committed take up and committed loss tables. Take up 192sqm (E(g) uses. Loss 192sqm B8. Change of use between employment uses but no overall loss.

		Lancashire, PR3 ORD	with existing business								
23/00904/FUL		Stanah House Farm, 87 Stanah Road, Thornton Cleveleys, Lancashire, FY5 5LW	Proposed change of use of agricultural barn to retail (E(a)), storage (B8), rug wash and staff welfare facilities	0.016	0.016	0	0	0	0	125	125
23/00170/FUL		The Croft, Nateby Crossing Lane, Nateby, Preston, Lancashire, PR3 0JJ	Erection of a B8 storage building ancillary to existing landscaping and groundwork business	0.00	0.00	0	0	0	0	150	150
23/01044/FUL		Hillfield, Sower Carr Lane, Hambleton, Poulton-Le-Fylde, Lancashire, FY6 9DJ	Erection of a building for use as offices and storage (sui generis) following removal of redundant dwelling	0.08	0.08	74	0	0	0	74	148

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	0.019 2	0.019 2	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 and service use (Use Class E(c) (services), E(g) (i)(offices) and (ii)(research and development))	0.03	0.03	349.2	0	0	0	0	349.2
24/00430/COUR		Barn Hill Farm, Lancaster Road, Pilling, Preston, Lancashire, PR3 6SR	Prior approval for change of use of existing agricultural building to a flexible	0.1	0.1	87	87	87	87	87	435 ²⁹

²⁹ Approved as flexible use across the use classes.

			commercial use consisting of 3 units for Class E(g) (i) offices, (ii) research and development, (iii) industrial processes, and Class B8 under Class R of Part 3 of Schedule 2								
23/00735/FUL		Brick House Farm, Brick House Lane, Hambleton, Poulton-Le-Fylde, Lancashire, FY6 9BG	Erection of storage building, extension to overflow car park, and provision of a play area for holiday guests, to include play equipment.	0.43	0.43	0	0	0	0	54	54
24/01083/OUT		Red Rose Garage, Lancaster New Road, Cabus, Preston, Lancashire, PR3 1NL	Outline application for the erection of a B8 storage building and amended access	0.00	0.00	0	0	0	0	747	747 ³⁰

³⁰ Features in both committed take up and committed losses. Take up of 747sqm B8. Loss of 222sqm B2.

			following demolition of existing buildings (access, appearance, layout and scale applied for with landscaping as a reserved matter)								
25/00337/FUL		The Warehouse Complex Shard Lane Hambleton Poulton-le-Fylde Lancashire FY6 9BX	Proposed erection of a building for storage and distribution, ancillary to the existing storage and distribution business (B8) with hardstanding for access/parking	0.075	0.075	0	0	0	0	325	325
25/00747/FULMAJ		Norbreck House Cockerham Road Forton Lancaster Lancashire LA2 0HE	Erection of building for agricultural contractor's storage (B8) in association	0.286 6	0.286 6	0	0	0	0	1,044	1,044

			with an existing agricultural contractor's depot, and engineering of drainage pond								
25/00781/FUL		G France Ltd Carr Lane Pilling Preston Lancashire PR3 6HH	Proposed erection of light industrial and storage building (E.g)iii/B8) following demolition of existing storage building.	0.11	0.11	0	0	147.5	0	147.5	295 ³¹
23/00729/FULMA J	Site SA1/25 ³²	Land South Of Rostock Dairy, Garstang Road, Barton, PR3 5AA	Hybrid application seeking full planning permission for the erection of buildings for expansion of the existing JJ Sandhams, 7 no. commercial units (Class	0.69	0.69	201	0	1,828	0	0	2,029

³¹ Features in both committed take-up and committed loss. Additional land take up of 0.11ha. Take up of 295sqm (E(g)(iii) and B8. Loss of 60sqm B8. Overall 235sqm take-up.

³² Housing allocation SA1/25 Barton. Now has full planning permission for employment use and outline for Class E(a) use.

			E(g) (iii)) and outline planning permission for a convenience store (Class E(a))								
Total				21.40	21.40	8,329. 7	32,211. 7	4,063.2 1	18,250. 7	13,404. 5	76,259.8 1

Appendix 4: Employment Land Committed Losses

7.4 Employment land committed losses, at 31 March 2026.

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) ¹⁹	Net Gross Loss (Ha) ²⁰	Loss (gross sqm) E(g)(i)	Loss (gross sqm) E(g)(ii)	Loss (gross sqm) E(g)(iii)	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

Existing Employment areas (excluding allocations)											
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 ³³
25/01049/FULMAJ		6 Beacon Road Poulton-Le-Fylde Lancashire FY6 8JE	Change of use of joinery workshop (B2) (groundfloor) to 1 no. storage unit (B8) and 1 no. gym (E(d)) with alterations to front elevation	0.00	0.00	0	0	0	1,200	0	1,200
Other											

³³New units, less floorspace than those for demolition. Overall net loss of 250sqm.

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 ³⁴
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 processes appropriate to a residential area	0	0	0	0	0	0	192	0 ³⁵
23/00642/COUMA		First Floor, 65 Church Street, Garstang, Preston, Lancashire, PR3 1YA	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)	0.01	0.01	125	0	0	0	0	125
24/00258/COUMA		St Georges Chambers, 2 St Georges Avenue,	Prior notification (under Class MA) for a change of use of upper floor offices	0.0052	0.0052	97	0	0	0	0	97

³⁴ Application also included in Appendix 3, take up of sqm is higher than loss but take up of hectares is lower than loss (ie, intensification on a 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.

³⁵ Take up of E(g) 192 sqm and loss of 192 sqm B8. Change of use between employment uses. Overall, there is no net loss.

		Thornton Cleveleys, Lancashire, FY5 3NH	(Use Class E) to 2. no flats (Use Class C3)								
23/01149/FUL		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 create a new kiosk building and associated car parking and landscaping	0.0165	0.0165	0	0	0	165	0	165
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/FUL		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	0.009	0.009	132	0	0	0	0	132

			and ground floor extension								
24/00246/FUL		Thorpeys Takeaway, Lancaster Road, Cabus, Preston, Lancashire, PR3 1AD	Demolition of existing buildings and erection of two new buildings providing a total of four commercial (Class E) units with associated parking, access areas and landscaping	0.33	0.33	0	0	0	0	97	97
24/01083/OUT		Red Rose Garage, Lancaster New Road, Cabus, Preston, Lancashire, PR3 1NL	Outline application for the erection of a B8 storage building and amended access following demolition of existing buildings (access, appearance, layout and scale applied for with landscaping as a reserved matter)	0.00	0.00	0	0	0	222	0	222 ³⁶
24/01078/FUL		9 Rossall Road Thornton Cleveleys Lancashire FY5 1AP	Change of use of part of existing ground floor office space (Class E) and first floor to create one residential flat (Class C3)	0.00	0.00	95.7	0	0	0	0	95.7

³⁶ Features in both committed take up and committed losses. Take up of 747sqm B8. Loss of 222sqm B2. Overall take-up of 525sqm B8.

26/00019/FUL		Armistead Barnett And Co Market Place Garstang Preston Lancashire PR3 1ZA	Change of use of first and second floor from office (Class Eg) to 2 no. self-contained flats (Class C3) and insertion of roof lights to front	0.00	0.00	693	0	0	0	0	693
25/00781/FUL		G France Ltd Carr Lane Pilling Preston Lancashire PR3 6HH	Proposed erection of light industrial and storage building (E.g)iii/B8) following demolition of existing storage building.	0.00	0.00	0	0	0	0	60	60 ³⁷
Total				2.75	2.47	1,596.7	0	0	11,686	599	12,406.7

*Note – Large scale employment loss of an additional 2ha from the allocation of Clarke House at Norcross for housing (SA1/9) is reported in Table 11 Employment Land Supply (gross) and therefore taken off the supply.

³⁷ Features in both committed take-up and committed losses. Additional land take-up of 0.11ha. Take up of 295 sqm E(g)(iii) and B8. Loss of 60sqm B8. Overall take-up of 235sqm.

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 1.11 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).

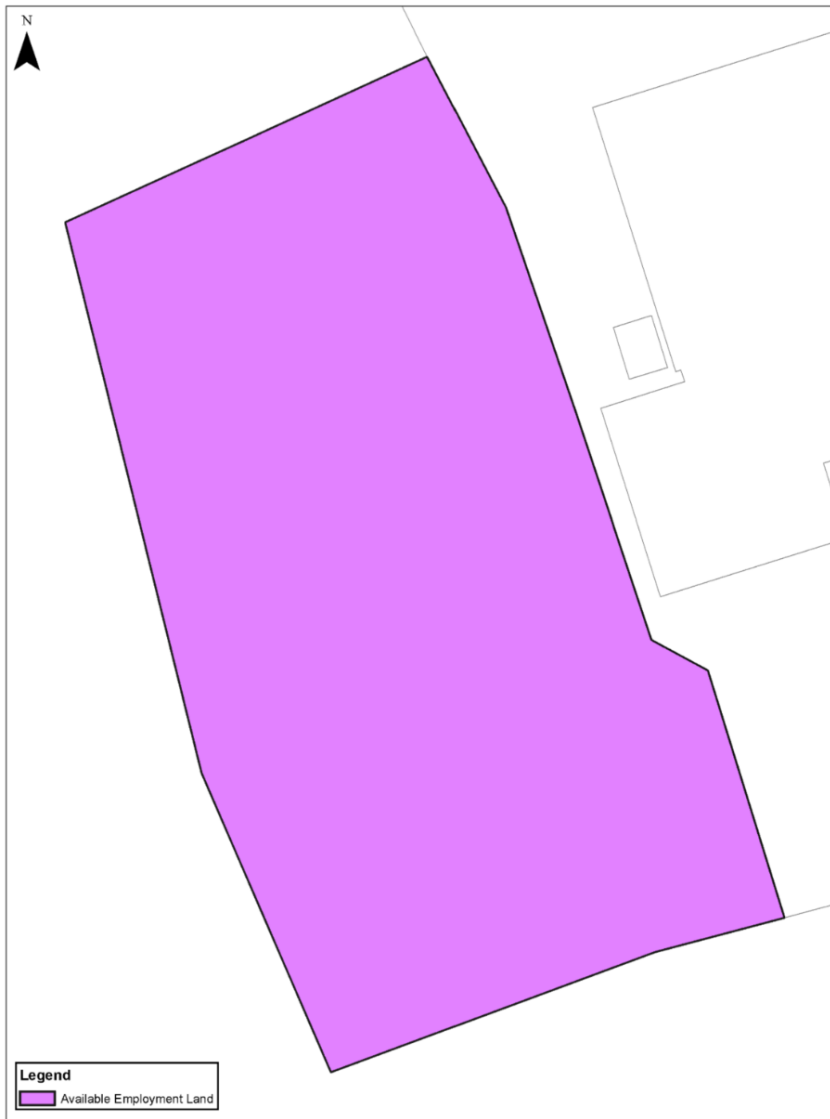
Some sites may have planning permission but might not have commenced or development is not yet completed. The site boundaries will be updated in future reports to reflect the current site status.

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

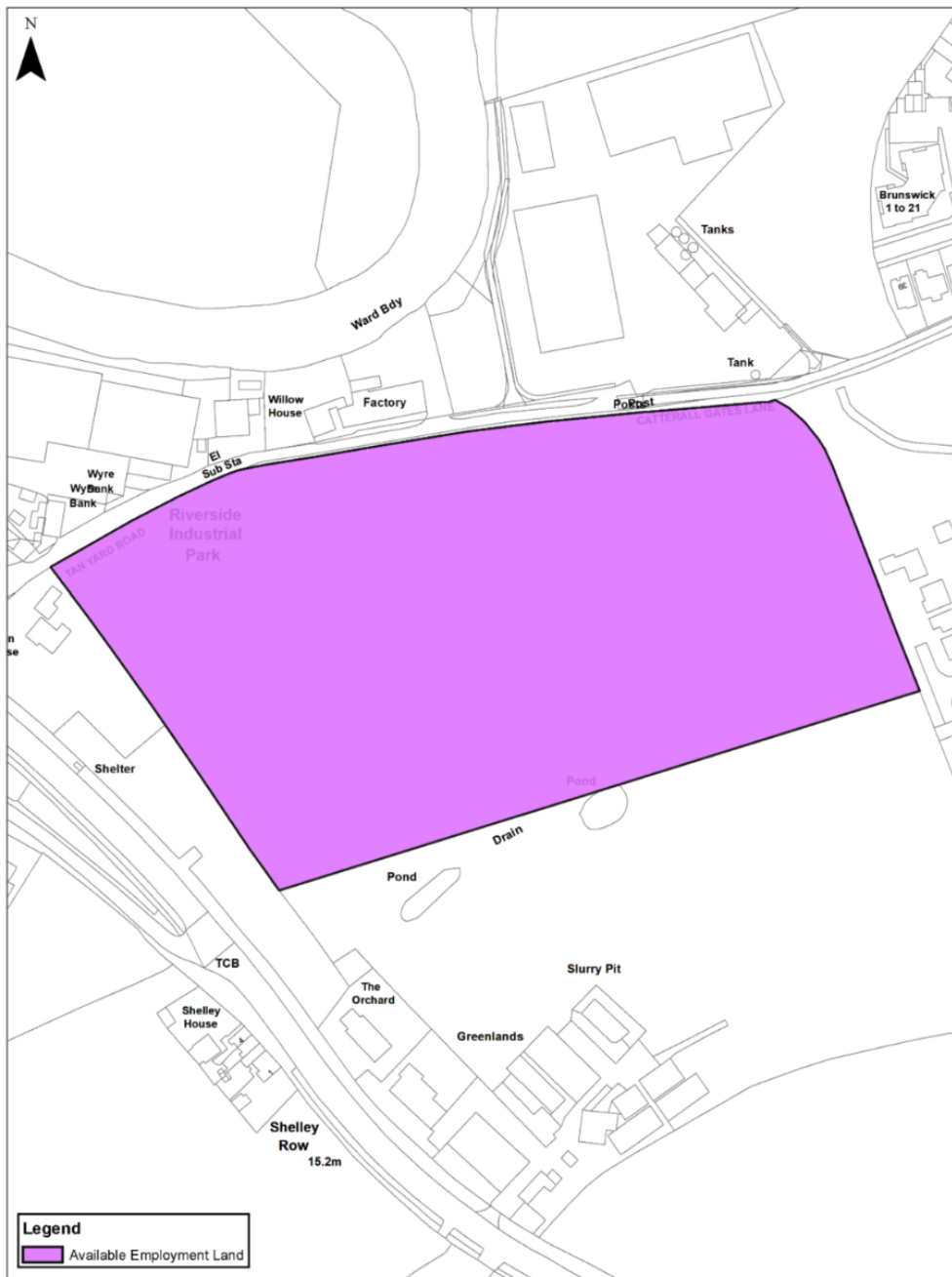
- SA2/1 Carrfield Works, Park Lane
- SA2/2 Riverside Industrial Park
- SA2/3 South of Goose Lane
- SA3/1 Fleetwood Dock and Marina
- SA3/3 Land West of Great Eccleston
- SA3/4 Forton Extension
- SA3/5 Land West of the A6
- SA4 Hillhouse Technology Enterprise Zone

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.

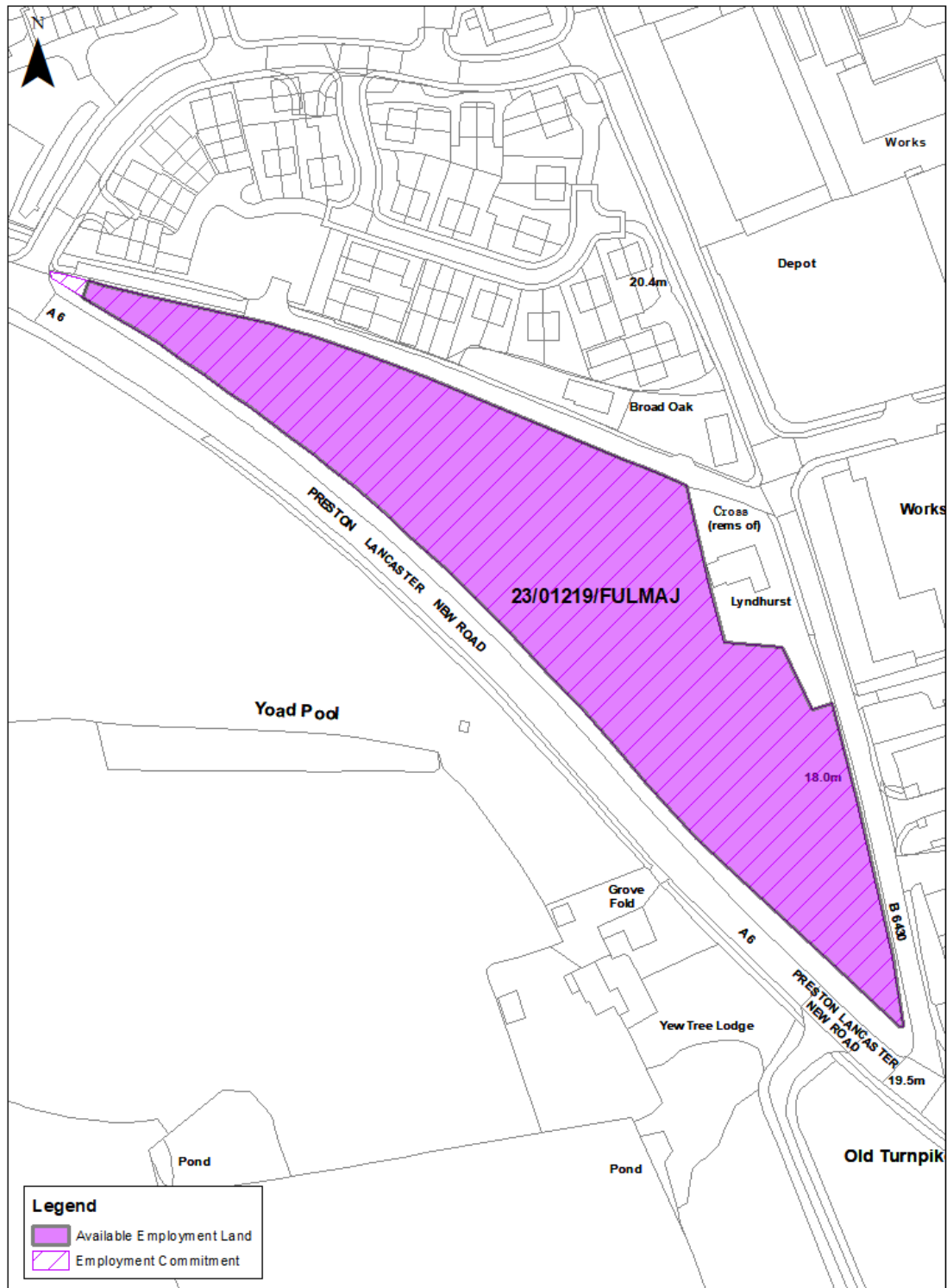
SA2/1 Carrfield Works, Park Lane



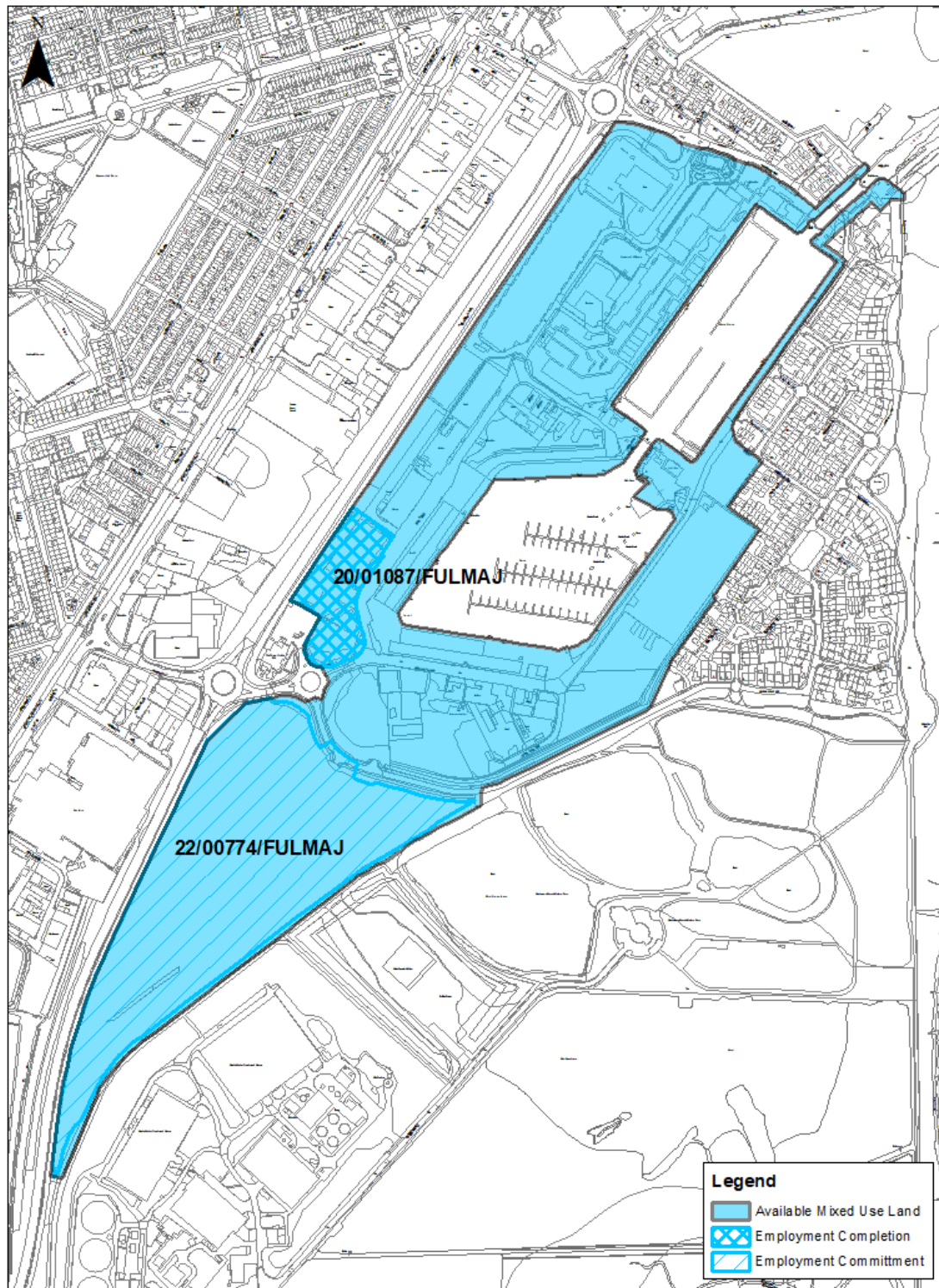
SA2/2 Riverside Industrial Park



SA2/3 South of Goose Lane

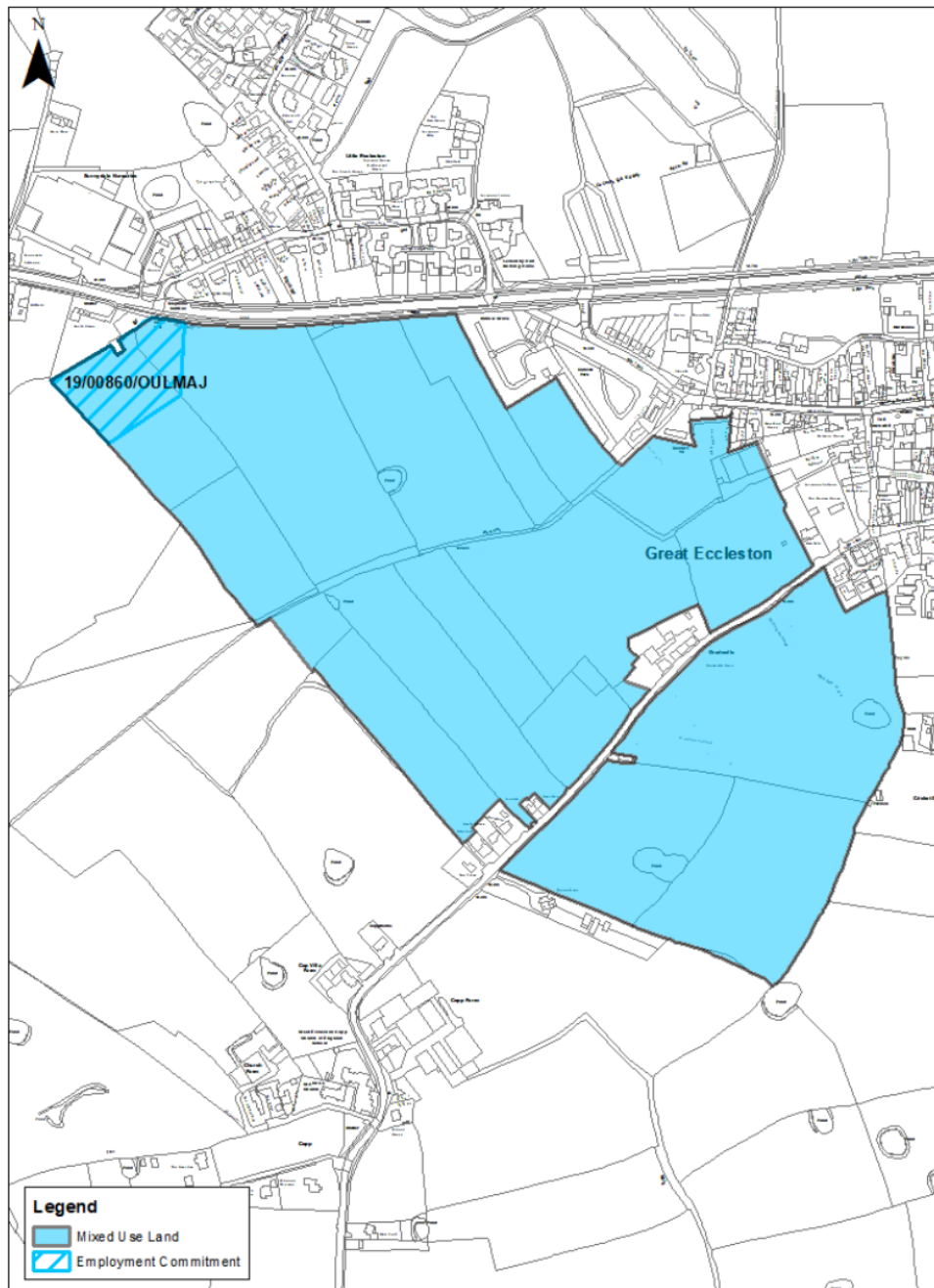


SA3/1 Fleetwood Dock and Marina



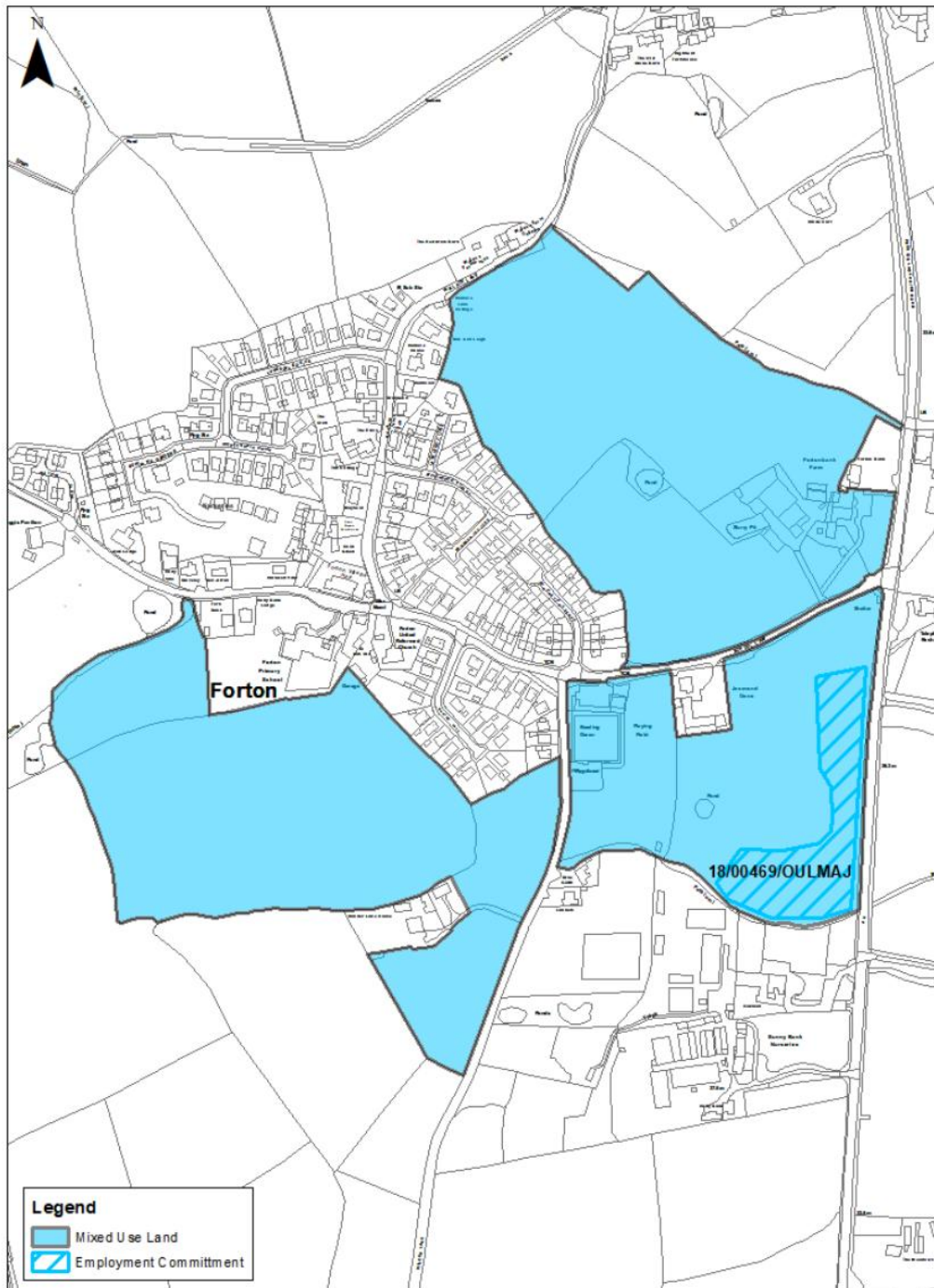
Please note – The total area allocated in the Adopted Local Plan for site SA3/1 is 7.5ha, however the site allocation Planning permission 22/00774/FULMAJ has been granted for 8.1ha of employment development for employment purposes.

SA3/3 Land West of Great Eccleston



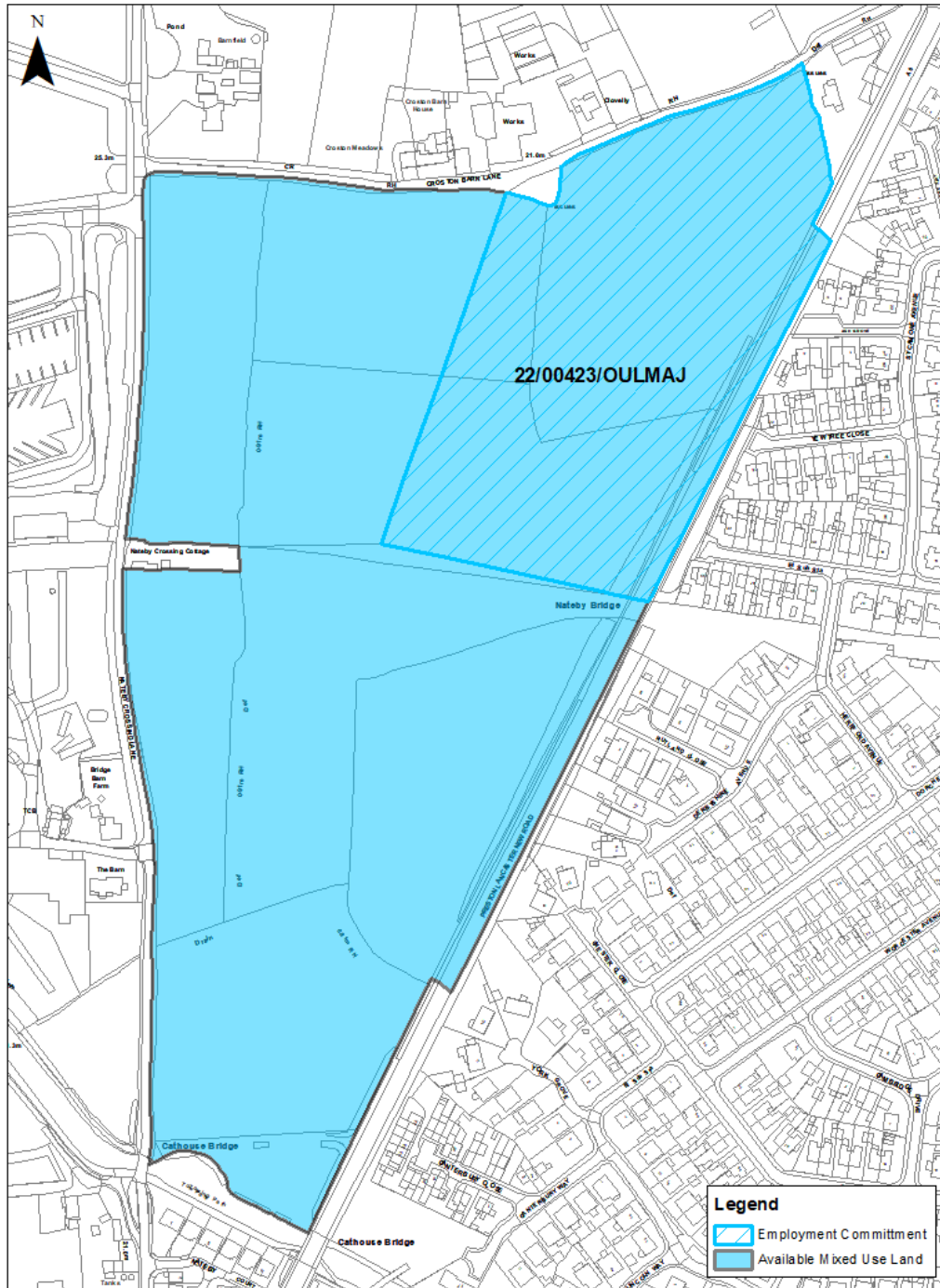
Please note – The allocation is for mixed use, a masterplan for the site has been prepared that illustrates which section of the site is available for employment purposes - [Masterplan sites – Wyre Council](#) – a planning application (19/00860/OULMAJ) that includes the location of the 1ha of employment 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



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



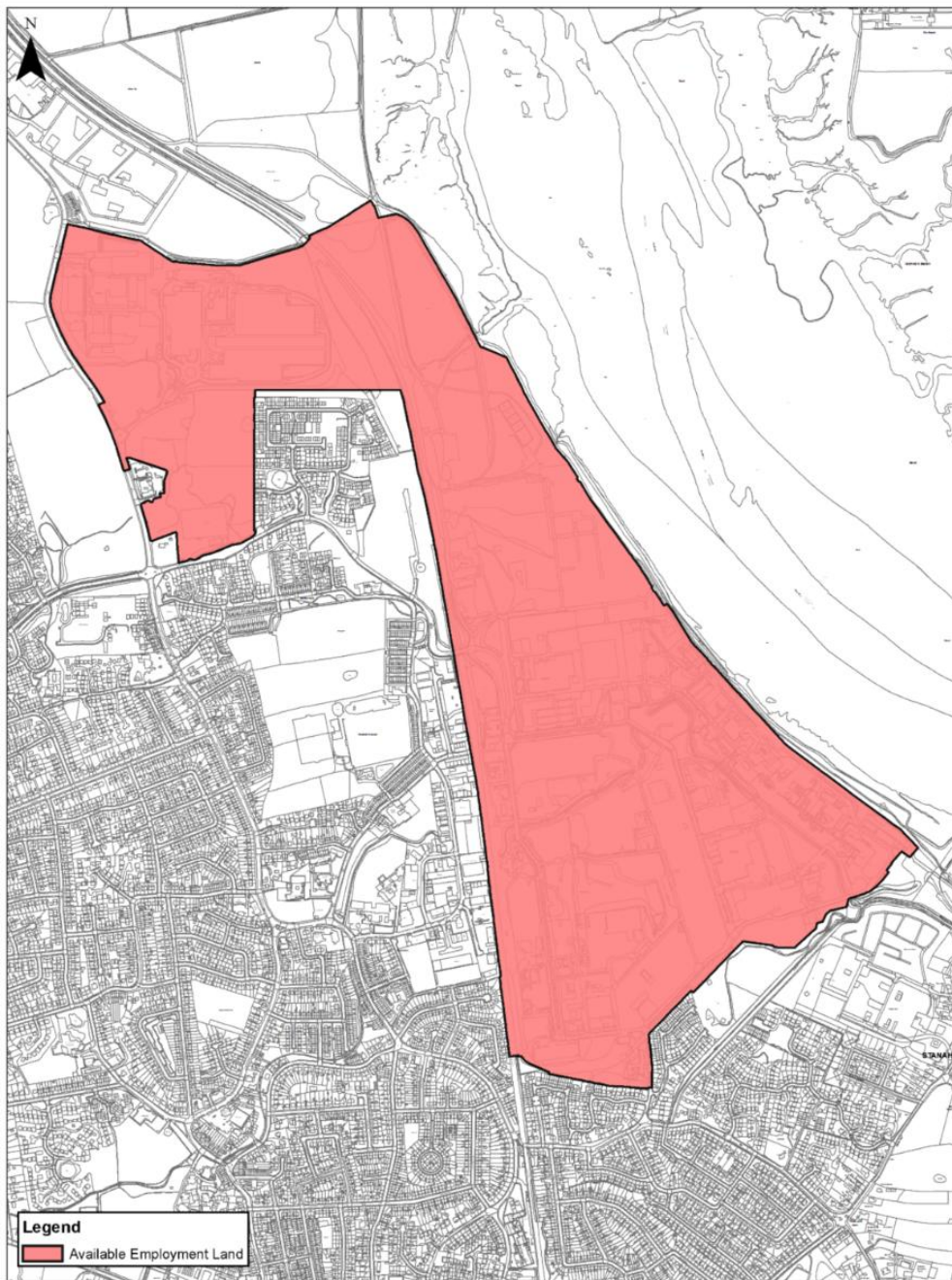
wyre council **SA3/5 Land West of the A6, Garstang - Mixed Use Development**

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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 (22/00423/OULMAJ) that includes the location of the 4.68ha of employment land was granted outline permissions on 22 April 2022.

Reserved matters consent has also been granted on SA3/5 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.