Affordable Housing Supply and Delivery Position Statement

November 2026

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1. Introduction

1.1 Affordable Housing[1] 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 or national military housing needs); and which complies with one of more of the following definitions: a) social rent b) other affordable housing for rent c) discount market sales housing d) 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 2026. 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 Mlill, 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:

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

- 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]);
- 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 2022-2025/6

3.1 Table 4 below sets that 991 affordable dwellings were completed since 2022, of which 432 were affordable ownership (AO) and 559 were affordable/social rental (AR):

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

Sub-area	2022/23		2023/24		2024/25		2025/26	
	AO	AR	AO	AR	AO	AR	AO	AR
Fleetwood	0	0	12	0	32	0	0	0
Thornton-Cleveleys	6	39	73	48	56	80	14	122
Poulton	11	33	26	19	54	43	44	33
Over Wyre	0	0	8	58	18	1	25	16
Rural South	3	3	6	1	0	0	10	0

A6 Corridor	13	14	14	9	0	10	2	10
Wyresdale	0	0	0	0	5	2	0	18
TOTAL	**33**	**89**	**139**	**135**	**165**	**136**	**95**	**199**
	122		**274**		**301**		**294**	

4. Affordable housing supply deliverable by sub-area 2026/27-2030/2031

4.1 Table 5 below indicates that 849 affordable dwellings are projected to be delivered on allocated and non-allocated sites between 2026/27 and 2030/31. Of which 402 are affordable ownership and 447 are affordable/social rental.

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

Sub-area	2026/27		2027/28		2028/29		2029/30		2030/31	
	AO	AR	AO	AR	AO	AR	AO	AR	AO	AR
Fleetwood	0	0	0	0	25	25	11	41	0	0
Thornton-Cleveleys	16	25	23	27	25	56	23	42	14	18
Poulton	17	11	14	12	11	10	11	9	9	9
Over Wyre	11	11	10	14	11	13	11	1	1	1
Rural South	13	11	16	14	16	14	13	13	3	3
A6 Corridor	21	10	13	12	11	9	12	10	6	7
Wyresdale	3	5	6	2	9	4	11	4	6	4
TOTAL	**81**	**73**	**82**	**81**	**108**	**131**	**92**	**120**	**39**	**42**
	154		**163**		**239**		**212**		**81**	

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 [23].

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 2022-31 broken down sub-area

Affordable Ownership

	Completions				Supply				
Sub-area	**2022/23**	**2023/24**	**2024/25**	**2025/26**	**2026/27**	**2027/28**	**2028/29**	**2029/30**	**2030/31**
Fleetwood	1	14	47	48	49	50	76	88	99
Thornton-Cleveleys	-4	59	105	109	115	128	143	156	160
Poulton	1	17	61	95	102	106	107	108	107
Over Wyre	-2	4	20	43	52	60	69	78	77
Rural South	1	5	3	11	22	36	50	61	62
A6 Corridor	7	15	9	5	20	27	32	38	38
Wyresdale	-3	-6	-4	-7	-7	-4	2	10	13

Affordable Rental

	Completions				Supply				
Sub-area	**2022/23**	**2023/24**	**2024/25**	**2025/26**	**2026/27**	**2027/28**	**2028/29**	**2029/30**	**2030/31**
Fleetwood	-56	-112	-168	-224	-228	-336	-367	-382	-438

[3] 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).

Thornton-Cleveleys	-51	-93	-103	-71	-136	-199	-233	-281	-353
Poulton	-2	-18	-10	-12	-36	-59	-84	-110	-136
Over Wyre	-30	-2	-31	-45	-64	-80	-97	-126	-155
Rural South	-6	-14	-23	-32	-30	-25	-20	-16	-22
A6 Corridor	-15	-35	-54	-73	-92	-109	-129	-148	-170
Wyresdale	-4	-8	-10	4	5	3	3	3	3

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 does not 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. Similarly, not all affordable/social rental homes are advertised and allocated through the housing register.

6.3 As of September 2026, the housing register data is as follows:

Table 6 – Wyre Housing Register Data from My Home Choice Fylde Coast as of September 2026

Total Number of applications Registered with Regenda (processing partner for Wyre)	**3063**
Of which the number of applications Registered with Regenda that have a Wyre local connection	2895
Of which have been identified in housing need (Band A, B or C)	869
Bedroom Size Required	**Number of applicants in housing need**
1	326
2	280
3	170
4	72
5	20
6	1

6.4 The table above shows the greatest need for affordable/social rental homes is 1 bedroom accommodation, closely followed by 2 bedrooms then 3 and 4+ bedrooms respectively.

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 2022-2025/26 and 1420 for the period 2026/27-2030/31. This is a total of 2556 for the period 2022-2030/31.

7.2 During the period 2022-2025/26 991 affordable dwellings were completed. Between 2026/27-2030/31 it is expected that 849 affordable dwellings will be completed. This is a total of 1840 for the period 2022/23–2030/31.

7.3 The tables above show that there is an over delivery of affordable ownership tenures and an under delivery of affordable rental tenures in all sub-areas of the Borough except in Wyresdale.

7.4 The affordable housing monitoring contained within this report will be updated annually.

7.5 The outcome of this report will be a material consideration and considered by the Housing Strategy Manager in understanding the affordable housing tenure required by sub-areas.

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

Housing Monitoring Reference	Site	Number of affordable units (from 2022 onwards)	Years in which units delivered
Fleetwood			
2813	West of Broadway	44	2023-2025
2984	Land bounded by Rede Avenue, Chatsworth Avenue & Princes Way	102	2028-2030
Thornton-Cleveleys			
2260A Phase 2	Site of Thornton Cleveleys Football Club, Bourne Road	85	2022-2026
2260B	West of former power station, Thornton	100 (plus 26 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	47	2026-2031
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	88	2022-2027

Large 1357C	Adj. The Blossoms, Garstang Road East, Poulton	2	2029/30
2776	Land off Holts Lane, Poulton	9	2026-2029
2792	Land off Brockholes Crescent, Poulton	106	2024-2026
2815A	Land South of Tithebarn Street, Poulton	15	2025-2027
2815B	Land South of Blackpool Road and West of Poulton Road, Poulton	61	2022-2026
2815D	Land South f Blackpool Road (north of Berry's Lane), Poulton	8	2027-2029
Large 2983	East of Woodhouse Farm, Blackpool Road, Poulton	81 (plus 9 beyond next 5 year period)	2026-2030+
2815C	South of Blackpool Road, Poulton	6	2023-2025
Over Wyre			
2568B	East of Carr End Lane, Stalmine	22	2024-2026
2568C	Land off Stricklands Lane, Stalmine	13	2026-2031
2760	Land at Arthurs Lane, Hambleton	62	2023-2026
3090	Golden Ball, School Lane, Pilling	6	2027-2029
Large 3105	Land East of Rosemount Avenue, Preesall	51	2026-2029
2727	North of Rosemount Avenue, Preesall	42	2023/24
2631	North of Garstang Road, Pilling	4	2026/27
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	24 (plus 6 beyond next 5 year period)	2027-2031+
2691C	South of West End, Great Eccleston	4	2023/24
2736B	South of Preston Road, Inskip	9	2022-2024
A6 Corridor			
2772	Rear of Shepherds Farm, Garstang Road, Barton	10	2026-2028
1567B	Utopia, Kepple Lane, Garstang	21	2026-2029
2767	West of A6/Nateby Crossing, Garstang	75	2025-2030

2787	Rear of 867 Garstang Road, Barton	4 (plus 4 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	3	2022/23
2771	Land off Garstang Road, Barton	12	2022/23
Wyresdale			
2891A	North and South of School Lane, Forton	55	2024-2031
2819 (Part Parcel A & all of parcels C & D)	Forton Extension	24 (plus 20 beyond next 5 year period)	2028-2030+