

## **Wyre Council SHLAA 2017**

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**Appendix 1 - Assessment of Sites Removed at Sieve 1 SHLAA 2010**

Sites at the first sieve stage in 2010 and reassessed for the 2017 study. Some site areas, references and names may have been changed for the 2017 Assessment.

SHLAA ref	Site name	Location	Size (ha)	2010 first sieve reason for removal	2017 assessment
BAR_02	Land north of White Horse Lane	Barton	2.26	Not contiguous to existing built development	In a detached or isolated location.
BAR_03	Land south of White Horse Lane	Barton	2.22	Not contiguous to existing built development	In a detached or isolated location.
BOW_06	Bowgreave Rise	Bowgreave	1.06	Not contiguous to existing built development	Current use precludes development. Existing property and grounds in use as a home for the elderly owned by Lancashire County Council who have confirmed that the site is in active use and will be for the foreseeable future. Considered to be part of the built area of the settlement.
FWD_42	Land to rear of Langwood	Fleetwood	0.30	Completed in 09/10	n/a
FWD_46	Land at Rossall School (playing fields)	Fleetwood	15.78	Green Belt	Green Belt
FWD_47	Land opposite Rossall School	Fleetwood	3.54	Green Belt	Green Belt
FWD_48	Athletics Ground, Rossall School	Fleetwood	4.46	Green Belt	Green Belt
FOR_03	Land adjacent to Richmond Grove Farm, Stoney Lane	Forton	0.22	Not contiguous to existing built development	Below the study size threshold
GST_07	Former Surgery, Windsor Road	Garstang	0.16	Completed in 09/10	n/a

SHLAA ref	Site name	Location	Size (ha)	2010 first sieve reason for removal	2017 assessment
GST_10	Field South of Longmoor Lane	Garstang	1.46	Not contiguous to existing built development	In a detached or isolated location. Now part of site NAT_01.
GST_11	Field North of Cartmel Lane	Garstang	3.71	Not contiguous to existing built development	In a detached or isolated location. Now part of site NAT_03.
GST_14	Land on East side of Garstang Road, North of Bowgrave Rise	Garstang	1.60	Not contiguous to existing built development	Green infrastructure. Now site ref. BOW_14.
GST_15	Site 6, School Lane	Winmarleigh	0.48	Not contiguous to existing built development	Attached to the settlement. Included within the full assessment process.  Re-designated as WIN_07.
GST_16	Site 5, School Lane	Winmarleigh	0.55	Not contiguous to existing built development	Attached to the settlement. Included within the full assessment process.  Re-designated as WIN_08.
GST_17	Site 4 School Lane	Winmarleigh	0.58	Not contiguous to existing built development	Attached to the settlement. Included within the full assessment process.  Re-designated as WIN_04.
GST_18	Site 3, School Lane	Winmarleigh	0.21	Not contiguous to existing built development	Below the study size threshold
GST_19	Site 2, School Lane	Winmarleigh	0.58	Not contiguous to existing built development	Attached to the settlement. Included within the full assessment process.  Re-designated as WIN_05.
GST_20	Site 1, School Lane	Winmarleigh	0.37	Not contiguous to existing built development.	Below the study size threshold

<b>SHLAA ref</b>	<b>Site name</b>	<b>Location</b>	<b>Size (ha)</b>	<b>2010 first sieve reason for removal</b>	<b>2017 assessment</b>
GST_32	Woodacre Hall Farm, Hazelhead Lane, Barnacre	Garstang	0.26	Not contiguous to existing built development	Below the study size threshold
GST_39	Poulton's Farm, Longmoor Lane	Garstang	0.15	Not contiguous to existing built development	Below the study size threshold
GST_40	New House Farm, New House Lane	Winmarleigh	0.52	Not contiguous to existing built development	Re-sized to 0.26ha to reflect planning permissions. Below the study size threshold
GST_41	The Coach House, Church Lane	Winmarleigh	0.37	Not contiguous to existing built development	Below the study size threshold
GST_42	Island Farm, Island Lane, West of Garstang	Garstang	0.50	Not contiguous to existing built development	Conversion of agricultural buildings to 6 dwellings. Built.
KNO_17	Knott End Sea Centre, The Esplanade	Knott End/Preesall	0.11	Not contiguous to existing built development	Below the study size threshold
PFY_12	Normoss Farm	Poulton-le-Fylde	0.26	Green Belt	Below the study size threshold
PFY_15	Land adjacent to 72/80 Normoss Road	Poulton-le-Fylde	0.15	Green Belt	Below the study size threshold
PFY_16	Land to rear of 44-52 Normoss Road	Poulton-le-Fylde	0.92	Green Belt	Green Belt
PFY_17	Land north of Arundel Drive	Poulton-le-Fylde	9.62	Green Belt	Green Belt
PFY_18	Compley Farm, off Garstang Road West	Poulton-le-Fylde	12.18	Green Belt	Green Belt
PFY_25	Land on south east side of Garstang Road West	Poulton-le-Fylde	7.60	Green Belt	Green Belt
PFY_36	United Reformed Church,	Poulton-le-	0.18	Completed in 09/10	n/a

SHLAA ref	Site name	Location	Size (ha)	2010 first sieve reason for removal	2017 assessment
	Tithebarn Street	Fylde			
PFY_37	Queensway Lodge, Queensway	Poulton-le-Fylde	0.36	Completed in 09/10	n/a
PRE_02	Land west of Sandy Lane	Preesall Hill	2.63	Not contiguous to existing build development	Expanded to 11.42 ha. Flood risk issues.
PRE_04	Land south of Fern Brook Cottages, East of Back Lane	Preesall Hill	2.00	Not contiguous to existing build development	In a detached or isolated location.
SCO_05	Wyresdale Hall, Snowhill Lane	Scorton	1.61	Not contiguous to existing build development	In a detached or isolated location.
STM_04	Wyre Park, Rawcliffe Road	St.Michaels	0.34	Not contiguous to existing build development	Below the study size threshold
STM_08	Roe Farm House, Catterall Lane	St. Michaels	0.61	Completed in 09/10	n/a
STM_09	New House Farm, Hall Lane	St. Michaels	0.50	Not contiguous to existing build development	In a detached or isolated location.
THN_09	Land at Allt Nurseries, off Amounderness Way	Thornton	2.96	Green Belt	Green Belt
THN_11	Land at Illawalla, Skippool Road	Thornton	2.11	Green Belt	Green Belt
THN_13	Prospect Farm, Skippool Road	Thornton	3.54	Green Belt	Planning permission - 15/00753 - full application for 9 dwellings in the green belt on land occupied by agricultural buildings and farm house (on a smaller site). Approved 25/05/16.

**Appendix 2 - Assessment of Sites Removed at Sieve 2 SHLAA 2010**

Sites at the second sieve stage in 2010 and reassessed for the 2017 study. Some site areas, references and names may have been changed for the 2017 Assessment.

SHLAA ref	Site name	Location	Size (ha)	2010 second sieve reason for removal	2017 assessment
BOW_04	Land to north east of 37 Garstang Road	Bowgreave	0.61	Narrow site, no means of access shown.	Significant access constraint.
FWD_15	Site of former Fleetwood Pier	Fleetwood	0.28	Other uses may be acceptable but residential will not be allowed in this location.	Below the study size threshold
FWD_37	Car parking, King Street	Fleetwood	0.25	Narrow site, unable to develop for residential use.	Below the study size threshold
FWD_43	Land at Cardinal Allen High School Melbourne Avenue	Fleetwood	0.21	Surrounded by school uses.	Below the study size threshold
GST_04	Land to rear of Church Inn, Bonds Lane	Garstang	0.46	No means of access identified.	No means of access identified
GST_31	Land adjacent to the canal, off Canterbury Way	Garstang	0.34	Land required for open space as part of existing housing development.	Below the study size threshold
GST_46	Old Holly Farm, Cabus Nook Lane	Garstang	0.16	Other uses now proposed on site.	Below the study size threshold
PIL_17	Land comprising public toilets, playground, and open space, east of School Lane	Pilling	0.14	Land serves village centre with required.	Below the study size threshold
PIL_21	Land adjoining Damside Farm, rear of site PIL_12, South of Taylors Lane	Pilling	5.10	Land out of scale with the character of the existing.	New green infrastructure.
PFY_10	Former Petrol Station, 100 Garstang Road East	Poulton-le-Fylde	0.16	Other use now proposed on site with pp granted.	Below the study size threshold and retail permission implemented

SHLAA ref	Site name	Location	Size (ha)	2010 second sieve reason for removal	2017 assessment
PFY_29	Land west of Carlton St Hildas Primary School, Bispham Road	Poulton-le-Fylde	0.31	Major site development constraint, underground water storage tank.	Below the study size threshold
PFY_31	Land between Gerrard's Terrace and The Avenue	Poulton-le-Fylde	0.38	Land required for open space as part of existing planning approval.	Below the study size threshold.
PFY_32	Land at Donnington Road	Poulton-le-Fylde	0.53	Land integral to existing housing development.	Green infrastructure.
PFY_33	Land at Farnham Way	Poulton-le-Fylde	0.76	Land integral to existing housing development.	Green infrastructure.
SCO_02	Land adjoining Factory Brow and Wyresdale Crescent	Scorton	3.58	Land out of scale with the character of the existing village.	Included within the full assessment process.
SCO_03	Land adjoining Scorton Mill site, Factory Brow	Scorton	0.62	Land out of scale with the character of the existing village.	Included within the full assessment process.
SCO_04	Land adjoining Factory Brow	Scorton	0.65	Land out of scale with the character of the existing village.	In a detached or isolated location.
STA_11	Land south west of Stalmine CP School	Stalmine	1.67	Land out of scale with the character of the existing village.	Now included as part of STA_05 which has planning permission for 77 dwellings.
THN_03	Land to rear of 142-150 Fleetwood Road North	Thornton	0.12	Land not accessible.	Below the study size threshold
THN_14	Land off Bentley Green	Thornton	0.61	Existing pylons and overhead high voltage cables and insufficient land following required buffer.	Existing pylons and overhead high voltage cables and insufficient land following required buffer.
THN_34	Land east of Amounderness Way, off Bourne Way	Thornton	0.90	Major access constraints and narrow site.	Green infrastructure. Access constraints and narrowness of the site.
THN_38	Land opposite Hargate Road	Thornton	0.40	Existing allotments to be retained.	Green Infrastructure

### Appendix 3 – Completed Sites

Sites completed since the SHLAA of 2010. Some sites were developed for non-residential uses.

**Size** – measured in hectares (ha) (1 ha = 10,000 sq.m)

**Land type** - BF = brownfield land (previously developed land), CON = conversion, GF = greenfield land

SHLAA ref	Site name	Location	Size (ha)	Dwellings built	Land type	Notes
BOW_02	Land off Garstang Road	Bowgreave	0.52	20	GF	Completed residential development.
FWD_28	Former Gullivers PH, Laidley's Walk	Fleetwood	0.25	23	BF	Completed residential development.
GST_36	Canal Basin, Church Street	Garstang	0.46	18	BF	Completed residential development
GST_42	Island Farm, Island Lane, West of Garstang	Garstang	0.95	6	CON	Completed residential development
GST_48	Land at Moss Lane	Garstang	0.91	0	BF	Completed retail development.
GRE_18	West of Hall Lane	Great Eccleston	0.57	9	GF	Completed residential development.
HAM_06	Land north of Arthurs Lane	Hambleton	0.37	14	GF	Completed residential development.
KNO_11	West of Bourne Arms, Bourne May Road	Knott End/Preesall	0.33	40	CON	Completed residential development.
PRE_03	Fernhill public house, Park Hill	Preesall Hill	0.50	14	BF	Completed residential development.
STA_02	Land south of Stalmine Primary School, Off Birch Lane	Stalmine	0.49	16	GF	Completed residential development.
THN_15	Land at Poolfoot Farm	Thornton	11.42	0	GF	Completed community complex and training ground.

## Appendix 4 – Sites Under Construction and Technical Commencements

All of the sites listed below were under construction (table A4a) or have the benefit of a technical start (table A4b) as of 30<sup>th</sup> September 2016. There are seven sites listed where a technical start has been made but construction has ceased. In some cases there may be no visible evidence of construction. Where a technical start has been made the effect is to keep the planning permission live. For further detail on the land supply position as of 30<sup>th</sup> September, including five year supply, see the council's Housing Land Monitoring report at [http://www.wyre.gov.uk/info/200457/housing/1059/housing\\_evidence](http://www.wyre.gov.uk/info/200457/housing/1059/housing_evidence)

All sites under construction, and those with a technical start, are assumed to be suitable and available for development.

**HLM ref** – Wyre council Housing Land Monitoring reference

**Size** – measured in hectares (ha) (1 ha = 10,000 sq.m)

**Cap.** – site capacity based on approved scheme(s)

**Available** – site capacity minus completed dwellings (if any)

**Land type** - BF = brownfield land (previously developed land), COU = change of use, GF = greenfield land

**Planning history** – planning application references are given. There may be applications submitted but not listed here.

**Table A4a – Sites Under Construction as of 30<sup>th</sup> September 2016**

SHLAA ref	HLM ref	Site name	Location	Size (ha)	Cap.	Available	Land type	Planning history	Notes
BAR_04_01	2648	799 Garstang Road	Barton	1.08	29	29	GF/ BF	15/00072	Includes a property fronting Garstang Road. Net gain of 28 dwellings.
CTL_15	2532	Land at Stubbins Lane	Catterall	1.48	44	21	GF	14/00353 15/00193	
CTL_32	2282	Pickering Hotel, Garstang Road	Catterall	0.71	12	12	BF	13/00882 16/00431	13/00882 - full pp - 10 dwellings approved 17/3/16. 16/00431 - 2 additional dwellings approved 1/7/16.
FWD_31	0897	Fleetwood Docks	Fleetwood	14.11	336	48	BF	Various	Net area excluding access road = 10.40 ha.
FOR_02	2533	South of Ribblesdale Drive	Forton	1.28	27	11	BF	14/00518	

SHLAA ref	HLM ref	Site name	Location	Size (ha)	Cap.	Available	Land type	Planning history	Notes
GST_06_01	1567A	East of A6 & South of Kepple Lane	Garstang	6.81	130	130	GF	14/00266 15/00672	4.51ha excluding public open space.
GST_08	2477	Land north of The Toppings	Garstang	3.14	64	12	GF	13/00800	
GST_34	2204	Acresfield, A6	Garstang	2.29	43	24	GF	07/01280	Site area includes site facilities.
HAM_14	2681	East of Carr Lane	Hambleton	2.02	51	51	GF	15/00500	
INS_04	2577	South of Preston Road	Inskip	1.31	27	27	GF	14/00595 15/00497	
OUT_08	2391	2 Ash Villas, Lancaster Road	Out Rawcliffe	0.45	14	14	COU	11/00827	Change of use from industrial units (B2) to 14 live work units.
PIL_20	2606	Former Memorial Hall, Taylors Lane	Pilling	0.62	25	13	BF	14/00631	Affordable housing scheme submitted as part of the proposals to re-locate the village hall.
PFY_01	1061A	Land at Station Road	Poulton-le-Fylde	2.03	39	33	BF	07/00599 10/00855	07/00599 - outline approval for 83 dwellings granted 13/5/08 on the whole site. 10/00855 – reserved matters for 81 dwellings approved 3/6/11. Part of the site is being brought forward by a different developer - see PFY_01_01 (which has a technical start), hence the capacity of this part of the site has been amended.
PFY_13	2035	Land at Fylde Community College, Normoss Road	Poulton-le-Fylde	4.25	106	1	BF	12/00235	Previously developed site in the green belt virtually fully built out. Capacity is net of replacement dwellings (staff houses).

SHLAA ref	HLM ref	Site name	Location	Size (ha)	Cap.	Available	Land type	Planning history	Notes
THN_02	2452	Ashdell Nurseries, 112, Victoria Road East	Thornton	1.69	69	47	BF	14/00772	
THN_12	2531	South of Bourne Way, West of Fleetwood Road North	Thornton	3.34	100	67	GF	14/00131	
THN_16	2261A	Land North and East of Bourne Road	Thornton	8.83	288	76	BF	10/00215 15/00402	
THN_29	2599	Former Depot, Fleetwood Rd South	Thornton	0.67	21	21	BF	14/00772	

Table A4b – Technical Commencements as of 30<sup>th</sup> September 2016

SHLAA ref	HLM ref	Site name	Location	Size (ha)	Cap.	Available	Land type	Planning history	Notes
FWD_41	2045	Land adjacent to 19 Adelaide Street	Fleetwood	0.12	18	18	BF	04/00309	The site has had a planning permission (04/00309) since 2004 for the erection of a three storey building comprising retail units and first floor flats. Technical start but development ceased. Cleared site.
FWD_58	2005	30/32 Adelaide Street	Fleetwood	0.05	18	18	BF	04/00206	04/00207 - Demolition of existing shop units and storage area and construction of 18 self-contained flats and ground floor shop units. Full permission approved 05/05/04. 04/00206 is the conservation area consent approved on the same date. Technical start on 18 flats but development ceased. Cleared site.

SHLAA ref	HLM ref	Site name	Location	Size (ha)	Cap.	Available	Land type	Planning history	Notes
KNO_15	0744	Land North West of Pilling Lane, off Willow Close	Knott End	1.72	72	72	GF	01/00046 07/01245	A parcel of land left over from a larger development and therefore still has the original permission and is technically under construction. Site area represents the remaining land and the capacity also represents that remaining. 07/01245 - full permission for 30 apartments on part of the site approved 06/03/09 (the latter also has a technical commencement).
PIL_16	2170	Auction Mart, Lancaster Road	Pilling	1.11	30	30	GF	03/00953 07/01211 16/00097	16/00097 - application to amend a S106 to remove obligation to build affordable housing. Pending as of 30/9/16.
PFY_01_01	1061B	Land at Breck Road/Station Road	Poulton-le-Fylde	0.64	49	49	BF	07/00599 10/00855 13/00145	Split off from the original PLF_01 which is now under construction (39 dwellings out of an original permission for 81 dwellings). This part of the site is being brought forward by a different developer under 13/00145 - three-storey extra care living accommodation block for the elderly comprising of 49 apartments. Approved 4/7/13. Technical start March 2015.
PFY_44	1357C	Land east of Poulton Gardens, north of the Laurels (Land off Garstang Rd East)	Poulton-le-Fylde	1.02	21	21	GF	04/1484	Technical start in 2007 but nothing actually built.
THN_16_01	2261B	Land North and East of Bourne Road	Thornton	5.16	186	186	BF	12/00074	Separate part of the Bourne Way development with a technical commencement but no houses actually under construction.

## **Appendix 5 - Sites with a Residential Planning Permission or Minded to Approve Decision as of 30<sup>th</sup> September 2016**

Table A5a lists sites with an outstanding planning permission as of 30<sup>th</sup> September 2016. All are considered to be deliverable and developable. For further detail on the land supply position as of 30<sup>th</sup> September, including five year supply, see the council's latest Housing Land Monitoring report available at [http://www.wyre.gov.uk/info/200457/housing/1059/housing\\_evidence](http://www.wyre.gov.uk/info/200457/housing/1059/housing_evidence)

Table A5b lists sites where the council has made the decision to approve a scheme ("Minded to Approve" – MTA) but final issue of the decision notice is held pending the signing of a legal agreement usually relating to the provision of affordable housing or a financial contribution to school places or similar.

All sites with a planning permission (including those MTA) are considered to be suitable and available.

**HLM ref** – Wyre council Housing Land Monitoring reference

**Size** – measured in hectares (ha) (1 ha = 10,000 sq.m)

**Cap.** – site capacity based on approved scheme(s)

**Land type** - BF = brownfield land (previously developed land), COU = change of use, GF = greenfield land

**Planning history** – planning application references are given. There may be applications submitted but not listed here.

**Type** – planning permission type. O/l = outline, Full = full permission, r/m = reserved matters

**FZ** - Flood Zone using based on mapping provided by the Environment Agency via Lancashire County Council. Please note that flood zone designations can change and may be different from that shown. There may be other sources of flooding not captured by the mapping.

**SFRA cat** – Strategic Flood Risk Assessment - see main report

See main report page 19 for an explanation of other acronyms.

**Table A5a – Sites with an Outstanding Planning Permission as of 30<sup>th</sup> September 2016**

SHLAA ref	HLM ref	Site name	Location	Size (ha)	Cap.	Land type	Planning history	Type	FZ	SFRA cat	Notes
BOW_01	2578	Adjacent Garstang Country Hotel & Golf Club, Garstang Road	Bowgreave	0.49	7	GF	14/00321 15/00891	O/I O/I	1	n/a	Outline approval granted 2/10/14. Latest application covers a significantly larger area part of the grounds to Garstang Golf Club and is pending a decision. Site of 0.49ha includes a TPO, which gives 0.34ha total site area of netted off.
CAB_09	2611	Hillbank, Gubberford Lane	Cabus	0.68	6	GF/ BF	14/00785	O/I	1	n/a	Outline application showing 6 dwellings replacing one dwelling - net gain of 5 dwellings. Permitted 5/3/15.
CTL_05	2702	Daniel Fold Farm, Daniel Fold Lane	Catterall	5.00	122	GF	14/00681	O/I	1&2	A	14/00681 - outline application for 122 dwellings approved 11/5/16. Larger area that includes some of CTL_20 and includes additional land.
CTL_12	2683	Land bounded by Garstang Road, A6 and Joe Lane	Catterall	9.40	242	GF	15/00248	O/I	1	A	Outline application with all matters reserved other than access for mixed-use development comprising of up to 200 dwellings, plus up to 42 no. 1 bed independent living retirement apartments (Use Class C3), employment development, new village centre and a family pub. Approved 27/11/15. Residential proportion estimated to be 5.39ha.
CTL_28	2587	West of Nightingale Way	Catterall	0.60	9	BF	13/00607	O/I	2&3	n/a	Refused 9/6/14. Allowed on appeal 11/11/14. 3 year approval.

SHLAA ref	HLM ref	Site name	Location	Size (ha)	Cap.	Land type	Planning history	Type	FZ	SFRA cat	Notes
CLV_14	2687	North of Norcross Lane	Cleveleys	11.83	220	BF	13/00200	O/I	1	A	Application 13/00200 approved 8/12/15 for mixed use development. Approximately 150 residential dwellings would be provided in the form of flats and houses and up to 70 sheltered housing units to the south east of the site, adjacent to the local centre. Residential element is around 5.89ha.
FWD_13	1571	North of Jolly Sailor, Radcliffe Road	Fleetwood	0.40	14	BF	14/00835	Full	3	n/a	Vacant site. Approved 3/6/15.
FWD_57	2515	Wansbeck House, Chatsworth Avenue	Fleetwood	0.59	47	BF	13/00040	Full	2&3	n/a	Development of 72 extra care units replacing a 25 unit sheltered scheme. Net gain of 47. Full pp approved 10/2/14. Demolition of existing scheme required.
FOR_09	2612	South of School Lane	Forton	0.41	12	GF	13/00864	Full	1	n/a	Affordable housing scheme. Full approval granted 10/2/15 on appeal.
GST_06	1567B	South of Kepple Lane	Garstang	2.80	75	GF/ BF	14/00053	O/I	1,2 & 3	C	Currently partly a yard for showpeople. Residential development approved 7/4/14.
GRE_21	2691	Land off Copp Lane	Gt Eccleston.	4.63	90	GF	15/00576	O/I	1	A	Approved 27/1/16. Opposite a Scheduled Monument (Dovecote). 3.58ha if public open space, buffer and car parking is netted off.
HAM_16	2630	West of Carr Lane/Barrington Close	Hambleton	0.69	19	GF	14/00786 16/00166	O/I R/m	3	C	Approved 21/4/15. 16/00166 reserved matters for 19 dwellings permitted 5/7/16.

SHLAA ref	HLM ref	Site name	Location	Size (ha)	Cap.	Land type	Planning history	Type	FZ	SFRA cat	Notes
HLN_02	2605	Land North of Conder Mount, Hollins Lane	Hollins Lane	0.64	12	GF	14/00821 15/00972 16/00062 16/00383	O/I O/I Full Full	1	A	14/00821 outline residential permitted 5/2/15. Plan shows 14 dwellings. 15/00972 outline for one detached dwelling permitted 22/1/16. Forms a single plot covering what was previously shown as two plots. 16/00062 full permission for 10 dwellings on the remainder. Permitted 13/7/16. 15/00324 1 dwelling outside of the original boundary to the south but in the same ownership. 16/00383 full permission covering the adjacent plot and that permitted under 15/00972. Permitted 30/8/16. Included within the site boundary. 12 dwellings capacity in total.
HLN_03	2680	North of New Holly Hotel and Bodkin Cottage, Hollins Lane	Hollins Lane	2.03	19	GF	15/00449 15/00450 16/00835	O/I O/I O/I	1	A	15/00449 – on the Hollins Lane frontage only – sketch layout shows nine properties. Permitted 8/10/15. 15/00450 – layout shows 10 properties on the A6 frontage plus nine off Hollins Lane as approved under 15/00449 but part of the red edge. Approved 2/6/16. Does not cover the whole of the site therefore the net developable area is 0.69ha. 16/00835 - Outline application for a residential development of 38 dwellings on the whole site, with associated

SHLAA ref	HLM ref	Site name	Location	Size (ha)	Cap.	Land type	Planning history	Type	FZ	SFRA cat	Notes
											access from the A6 Lancaster Road. Pending as of 30/9/16.
HLN_04	2703	Land East of Hollins Lane	Hollins Lane	0.40	8	GF	15/00968	O/I	1	A	15/00968 - 8 dwellings on the Hollins Lane frontage of a larger site - approved 9/9/16. See HLN_04_01 for the remainder of the site.
PIL_30	2631	North of Garstang Road	Pilling	1.63	40	GF/BF	14/00526	O/I	3	D	Permitted 1/5/15
PFY_02_01	1357 D	Land North of 21 Little Poulton Lane	Poulton-le-Fylde	1.1	4	GF	15/00514 16/00842		1&3	n/a	Outline residential (4 dwellings shown on a indicative layout) on the road frontage approved 6/1/15. 16/00842 outline application for 4 dwellings on a larger parcel of land. Pending as of 30/9/16.
PFY_43	2700	East of Carr Head Lane	Poulton-le-Fylde	5.30	100	GF	14/00607	O/I	1	A	100 dwellings approved on appeal 20/1/16. Access via demolition of a house on Carr Head Lane. Net capacity therefore 99 dwellings.
PFY_45	2719	Land off Moorland Road (Rear of St. Johns Hall)	Poulton-le-Fylde	1.95	49	GF	15/00685 16/00225	O/I O/I	1&3	C	15/00685 - outline application for 49 dwellings refused 11/12/15. 16/00225 for 49 dwellings is a re-submission. Approved 25/7/16.
PFY_67	2580	Fairfied Nurseries	Poulton-le-Fylde	1.18	5	BF	14/00429 15/00832	O/I O/I	1	A	Planning application 14/00429 seeking outline permission for 14 dwellings approved however with a note that the reserved matters should be for no more than 5 dwellings. Later o/l application - 15/00832 - for 15 dwellings refused

SHLAA ref	HLM ref	Site name	Location	Size (ha)	Cap.	Land type	Planning history	Type	FZ	SFRA cat	Notes
											7/1/16 on basis of visual impact & over development. Appeal decision pending as of 30/9/16.
PFY_69	2300	Royal Oak, 64 Breck Road	Poulton-le-Fylde	0.12	12	BF/CON	14/00928	Full	1	n/a	Part demolition of the existing building, inclusion of a third storey to the side elevation, two storey side extension and conversion into 12 apartments. Full permission approved 02/02/15.
PFY_70	2389	Brimelows Garage, 54 Hardhorn Road	Poulton-le-Fylde	0.14	13	BF	11/00765 15/00166	O/I R/m	1	n/a	15/00166 - reserved matters application for the appearance and landscaping of 7 town houses and 6 apartments following outline application 11/00765. Approved 14/01/16. Replaces one dwelling so 12 dwellings net.
STA_04	2581	North East of Mill Lane, Stalmine	Stalmine	1.22	9	GF	14/00532 15/00868 16/00293	O/I R/m R/m	1	n/a	Outline for 9 dwellings and access approved 23/10/14 (14/00532). Plots coming forward individually.
STA_05	2568	South and West of Birch Grove	Stalmine	3.44	77	GF	14/00226 16/00363	O/I Full	1	n/a	Approved 13/8/14. New application 16/00363 is for 89 dwellings. Decision pending as of 30/9/16.
THN_13	2713	Prospect Farm, Skippool Road	Thornton	0.61	9	BF	15/00753	Full	1	n/a	15/00753 - Full application for 9 dwellings in the green belt on land occupied by agricultural buildings and farm house. Net gain of 8. Approved 25/05/16. Site area includes the access road.

SHLAA ref	HLM ref	Site name	Location	Size (ha)	Cap.	Land type	Planning history	Type	FZ	SFRA cat	Notes
THN_40	2726	East of Lambs Rd	Thornton	5.80	165	GF	14/00553	O/I	1	A	14/00553 outline application for 165 dwellings refused. Approved on appeal 21/9/16.

Table A5b – Sites Awaiting the Signing of a S106 Agreement as of 30<sup>th</sup> September 2016

SHLAA ref	HLM ref	Site name	Location	Size (ha)	Cap.	Land type	Planning history	Type	FZ	SFRA cat	Notes
BOW_12	2490	Bowgreave House Farm, Garstang Road	Bowgreave	1.31	30	GF/ BF	15/00040	O/I	1	A	Planning committee 5th August 2015 resolved to grant outline planning permission for residential development (15/00040) subject to the signing of a Section 106 agreement. Issues - Made ground and infilled pond – ground investigations may be necessary. Line of a Roman Road and ditch may cross the site – archaeological investigation may be necessary. Access and sightlines issues need to be addressed.
CTL_31	2728	Catterall Lodge Farm, A6	Catterall	0.96	10	BF	16/00055	Full	1	n/a	Full application for the erection of eight new dwellings and the conversion of existing stone barn to form two dwellings (following the demolition of existing outbuildings and glass houses). Application Minded to Approve subject to the signing of a Section 106 agreement relating to an educational contribution.

SHLAA ref	HLM ref	Site name	Location	Size (ha)	Cap.	Land type	Planning history	Type	FZ	SFRA cat	Notes
KNO_05	2727	North of Rosemount Av	Knott End	1.27	44	GF	16/00010	O/I	3	C	Minded To Approve decision 1/6/16 pending S106 on affordable housing. The site lies less than 300m from the Morecambe Bay coast which carries Ramsar, SSSI, SPA and SAC designations.
PFY_02	1357A	Land off Garstang Road East	Poulton-le-Fylde	24.80	516	GF	15/00298	O/I	1 & 3	C	Allocated in the 1999 Adopted Local Plan. Current planning application - 15/00298 - full application for 516 dwellings. Approved subject to S106 agreement 2/3/16 to secure education and sustainability contributions, affordable housing and public open space. 1.2km from the River Wyre which is designated a SSI, SPA and Ramsar site.

## Appendix 6 – Suitability Assessment Sieved Out Sites (Sieve 1)

**Size** – total site size measured in hectares (ha) (1 ha = 10,000 sq.m)

**NDA** – Net Developable Area in hectares (see main report)

**Cap.** – site capacity i.e. the **estimated** number of dwellings that could be achieved based on assumptions set out in the main report. **Actual capacity may be different should the site be deemed appropriate for development in the future.**

**Land type** - BF = brownfield land (previously developed land), GF - greenfield land

**FZ** - Flood Zone using based on mapping provided by the Environment Agency via Lancashire County Council. Please note that flood zone designations can change and may be different from that shown. There may be other sources of flooding not captured by the mapping.

**SFRA cat** – Strategic Flood Risk Assessment - see main report for explanation.

See main report page 19 for an explanation of other acronyms.

SHLAA ref	Site name	Location	Size (ha)	NDA (ha)	Cap.	Land type	FZ	SFRA cat.	Exclusion reason	Notes
BAR_02	Land North of White Horse Lane	Barton	2.26	1.81	54	GF	1	A	In a detached or isolated location.	White House Lane is narrow with no footpath at this point. The A6 is bridged over a railway less than 100m to the south.
BAR_03	Land South of White Horse Lane	Barton	2.26	1.81	54	GF	1	A	In a detached or isolated location.	White House Lane is narrow with no footpath at this point. The A6 is bridged over a railway less than 100m to the south. The site is crossed by electricity power line infrastructure and has a large pylon on the western boundary.
BAR_05	Land off Garstang Rd, North of White Horse Lane	Barton	4.30	2.58	77	GF	1	A	In a detached or isolated location.	

SHLAA ref	Site name	Location	Size (ha)	NDA (ha)	Cap.	Land type	FZ	SFRA cat.	Exclusion reason	Notes
BIL_01	Land bounded By A6 and Railway Line	Bilsborrow	2.00	1.6	48	GF	1, 2 & 3	D	Flood risk.	
BIL_03	Garstang Road	Bilsborrow	0.67	0.54	16	BF	2 & 3	n/a	Current use precludes development	In active use as a car dealership. Reconsider if the current use ceases. Mostly FZ3 with railway to the rear.
BIL_06	West of the Willows	Bilsborrow	0.66	0.53	16	GF	3	D	Flood risk.	
BIL_08	Land to the West of Moss Lane	Bilsborrow	3.50	2.8	84	GF	1	n/a	In a detached or isolated location.	n/a
BIL_09	Land south of St Michaels Rd	Bilsborrow	2.74	2.19	66	GF	1	n/a	In a detached or isolated location.	n/a
BIL_10	Land at Myerscough Lodge, St Michaels Rd	Bilsborrow	9.37	5.62	169	GF	1, 2, 3	n/a	In a detached or isolated location.	Approval for educational use (15/00636) with further application pending (16/00328).
BIL_11	Land at Primrose Hill Farm, St Michaels Rd	Bilsborrow	9.36	5.62	169	GF	1	n/a	In a detached or isolated location.	Development of the area closest the Bilsborrow constrained by presence of overhead electricity infrastructure.
BIL_12	Greenlands, Garstang Rd	Bilsborrow	1.53	1.22	37	GF/ BF	2 & 3	D	Flood risk.	n/a
BIL_18	East of Sycamore Road	Bilsborrow	0.94	0.75	22	GF	1	n/a	Green infrastructure.	Public open space.
BIL_19	Land to the rear of Feldwood, St.Michaels Road	Bilsborrow	1.83	1.46	44	BF	1, 2 & 3	n/a	In a detached or isolated location.	Garden nursery adjacent to Myerscough Collage.
BIL_20	Ashlea Cottage Nursery, St Michaels Road	Bilsborrow	0.67	0.54	16	BF	1 & 3	n/a	In a detached or isolated location.	Garden nursery.

SHLAA ref	Site name	Location	Size (ha)	NDA (ha)	Cap.	Land type	FZ	SFRA cat.	Exclusion reason	Notes
BOW_06	Bowgreave Rise	Bowgreave	1.06	0.85	26	BF	1	n/a	Current use precludes development.	Existing property and grounds in use as a home for the elderly owned by Lancashire County Council who have confirmed that the site is in active use and will be for the foreseeable future. Reconsider if position changes.
BOW_11	Calder House Lane	Bowgreave	3.56	2.85	86	GF	1	A	In a detached or isolated location.	
BOW_13	East Bowgreave	Bowgreave	8.54	5.12	154	GF	1	A	In a detached or isolated location.	Although the rear boundary of Garstang Community Academy abuts the site it is isolated from the main part of the village and can only be accessed along a narrow rural lane without a public footpath.
BOW_14	Land on East side of Garstang Road, North of Bowgreave Rise	Bowgreave	1.63	1.30	39	GF	1	n/a	Green infrastructure.	Public open space.
CAB_02	Toppings Farm, Cabus	Cabus	8.24	4.94	148	GF	1	n/a	In a detached or isolated location.	
CAB_10	South West Cabus	Cabus	29.13	17.48	524	GF	1	A	Scale.	Extensive area of countryside west of Cabus and north of Garstang.
CLD_05	Cricket Ground, Calder Vale	Calder Vale	1.26	1.01	30	GF	1	n/a	In a detached or isolated location.	Former cricket ground.
CLD_06	Corner of Strickens Lane/Calder Vale Road	Calder Vale	2.33	1.86	56	GF	1	A	In a detached or isolated location.	

SHLAA ref	Site name	Location	Size (ha)	NDA (ha)	Cap.	Land type	FZ	SFRA cat.	Exclusion reason	Notes
CTL_09	Lodge Park, Catterall Gates Lane	Catterall	0.94	0.75	23	BF	1	n/a	Current use precludes development.	Residential lodges.
CTL_23	Land north of Duckworth Bridge	Catterall	4.34	2.6	78	GF	1, 2 & 3	D	Flood risk.	Designated as a Defined Open Area in the 1999 Local Plan (Policy SP12).
CTL_24	Stubbins Farm	Catterall	16.66	10	300	GF	1, 2 & 3	D	In a detached or isolated location. Flood risk.	
CTL_25	Little Stubbins	Catterall	1.35	1.08	32	GF	1, 2 & 3	C	In a detached or isolated location.	
CHU_03	South of Ainspool Lane	Churchtown	6.36	3.82	115	GF	3	D	Flood risk.	
CHU_04	North of The Avenue	Churchtown	3.25	2.6	78	GF	1, 2 & 3	D	Flood risk.	
CHU_05	South of The Avenue	Churchtown	5.51	3.31	99	GF	2 & 3	D	Flood risk.	Includes a school playing field.
CHU_06	Land South of Tarnacre Lane	Churchtown	1.61	1.29	38	GF	3	D	Flood risk.	
CLV_01	Tram siding, adj. to Cumberland Av/ Dorset Av	Cleveleys	0.64	0.51	15	BF	2	n/a	Current use precludes development	Operational tram infrastructure with the Dorset Av Industrial Estate to the rear.
CLV_08	Land between Berwick Ave and Croasdale Drive	Cleveleys	1.45	1.16	35	GF	2	C	Green infrastructure.	Public open space.
CLV_09	Dorset Avenue Industrial Estate	Cleveleys	2.17	1.74	52	BF	2	n/a	Current use precludes	Industrial estate in use.

SHLAA ref	Site name	Location	Size (ha)	NDA (ha)	Cap.	Land type	FZ	SFRA cat.	Exclusion reason	Notes
									development.	
CLV_14_01	Norcross, Norcross Lane	Cleveleys	6.79	4.07	122	GF	1	n/a	Green Belt	
FWD_24	Land at Rossall School, Broadway	Fleetwood	4.26	2.56	77	BF	3	C	Green Belt. Current use precludes development.	School use.
FWD_29	Milton Street Community Centre	Fleetwood	0.57	0.46	13	BF	3	n/a	Current use precludes development.	Owned by Lancashire County Council. In operational use and no firm plans for redevelopment.
FWD_32	Eskdale Avenue	Fleetwood	0.6	0.48	14	BF	2 & 3	C	Green infrastructure.	Public open space. Sub-station just outside of the site boundary.
FWD_33	Open Space North of Roundhay	Fleetwood	1.8	1.44	43	GF	3	C	Green infrastructure.	Public open space.
FWD_36	Land at Larkholme Parade	Fleetwood	0.46	0.37	11	GF	3	n/a	Green infrastructure.	Small island of open space within a housing area. The land is subject to a restrictive covenant which prevents development.
FWD_46	Land South of West Way	Fleetwood	6.18	3.71	111	GF	2	C	Green Belt.	Owned by Rossall School. Submitted through the Issues and Options document (ref: 970). Site boundary reduced from that shown in the 2010 SHLAA and is based on the Issues and Options submission.

SHLAA ref	Site name	Location	Size (ha)	NDA (ha)	Cap.	Land type	FZ	SFRA cat.	Exclusion reason	Notes
FWD_47	Land Opposite Rossall School	Fleetwood	3.55	2.84	85	GF	2	n/a	Green Belt.	Part of an extensive Biological Heritage Site
FWD_48	North of Osborne Grove	Fleetwood	4.46	2.68	80	GF	2	C	Green Belt.	Land associated with Rossall School and in the Green Belt.
FWD_56	Cardinal Allen School Grounds	Fleetwood	4.79	2.87	86	GF	2	n/a	Green Belt Current use precludes development	Green Belt but removal recommended by the GB study. The vast majority consists of school ground and hence the current use precludes development
GST_09	Land north of Longmoor Lane	Garstang	2.33	1.86	56	BF	1	A	Current use precludes development	Site in existing employment use. Site boundary taken from the 2014 CFS submission.
GST_25_03	Land at Grasmere, Nateby Crossing Lane	Garstang	1.57	1.26	38	GF	1	A	In a detached or isolated location.	Part of a wider area north west of Garstang but disconnected from the urban area.
GST_28	Industrial Estate South of Green Lane West	Garstang	2.58	2.06	62	BF	1	n/a	Current use precludes development.	Industrial estate in use.
GST_49	Land adjacent to Mill Cottage, Bonds Lane	Garstang	0.56	0.45	14	GF	2	n/a	Current use precludes development.	Appears to be in use as the private gardens of residential properties.
GST_54	Land off Castle Lane Garstang (LOT B)	Garstang	3.19	2.55	77	GF	1 & 2	C	In a detached or isolated location.	The site is landlocked and would need other land to come forward to provide access to Castle Lane which itself is constrained by its narrowness.
GST_59	Land East of Cockerham Rd	Garstang	5.25	3.15	94	GF	1	A	In a detached or isolated location.	Area of land north of Garstang. Contains a complex of agricultural

SHLAA ref	Site name	Location	Size (ha)	NDA (ha)	Cap.	Land type	FZ	SFRA cat.	Exclusion reason	Notes
										buildings set within a field system.
GST_66	Former Highways Depot, Green Lane West	Garstang	0.49	0.39	12	BF	1	n/a	Current use precludes development.	Lancashire County Council depot, now closed but located within the Green Lane West industrial area - an employment site that scores highly in the Employment Land Review 2012.
GST_69	Land East of Green Lane East	Garstang	1.64	1.31	39	GF	1	A	In a detached or isolated location.	Part of a planning application for 183 dwellings and a 3G pitch on a larger area of land but in itself isolated with limiting access.
GST_70	Land North of Castle Lane	Garstang	3.44	2.75	83	GF	2 & 3	D	Flood risk.	
GST_71	South West of Castle Lane	Garstang	0.81	0.65	20	GF	1 & 2	C	Current use precludes development.	School playing field.
GST_73	Lynwood, West of Preston Lancaster New Road	Garstang	0.67	0.54	16	GF	1	A	In a detached or isolated location.	Field with sheds/barns situated to the rear of a residential property itself located along a long cul-de-sac. Submitted through the Issues and Options consultation for inclusion within a broader area of potential development but isolated in itself.
GST_74_02	Land at Cross House Farm, West of the A6	Garstang	14.48	8.69	261	GF	1	A	In a detached or isolated location.	Area of fields to the south west of Garstang but more isolated than land directly to the north.
GRE_22	Raikes Brook Farm	Gt Eccleston	1.62	1.30	39	GF	3	D	Flood risk.	Two houses approved and built on part of the site which leaves access to the remainder in doubt.

SHLAA ref	Site name	Location	Size (ha)	NDA (ha)	Cap.	Land type	FZ	SFRA cat.	Exclusion reason	Notes
HAM_07	Field east of Dineklyn, Marsh Lane	Hambleton	0.51	0.41	12	GF	3	D	Flood risk.	Maps show this as Jubilee Playing Fields but it is currently vacant land.
HAM_10	Corner off Church Lane/Grange Rd	Hambleton	1.46	1.17	35	GF	1	n/a	Green infrastructure.	Bob Williamson Park.
HAM_12	Corner of Bull Park Lane/Shard Lane	Hambleton	2.91	2.33	70	BF/ GF	3	C	In a detached or isolated location.	Farm house, buildings and fields.
HAM_13	Land at Salt Marsh Lane, Hambleton	Hambleton	7.52	4.51	135	GF	3	n/a	Current use precludes development. Flood risk.	Commercial fishing lakes. Previous planning application on NE corner for 13 affordable dwellings refused and appeal dismissed on impact on character and appearance (as a result of raised ground levels to address flood risk. Wyre BC TPO 1 (Land off Salt Marsh Lane, Hambleton) 2012 W1 - Mixed deciduous wood (extensive area within the site).
HAM_20	Wardley's View, Kiln Lane, Hambleton	Hambleton	0.77	0.62	19	GF	1	n/a	In a detached or isolated location.	Originally a small SHLAA site - HAM_11 - now enlarged through the 2014 CFS. Submitted with a suggestion from the owner that part of the site be given over to a HGV turning area.
HAM_22	Shard Lane	Hambleton	3.04	2.43	73	GF	3	D	Flood risk.	
HAM_23	South of Marsh Lane, Parcel 1	Hambleton	5.43	3.26	98	GF	3	D	Flood risk.	

SHLAA ref	Site name	Location	Size (ha)	NDA (ha)	Cap.	Land type	FZ	SFRA cat.	Exclusion reason	Notes
HAM_24	South of Marsh Lane, Parcel 2	Hambleton	1.94	1.55	46	GF	3	D	Flood risk.	
HAM_25	Old Bridge Lane	Hambleton	1.04	0.83	25	GF	1, 2 & 3	n/a	In a detached or isolated location.	
HAM_26	South of Shard Road	Hambleton	4.02	2.41	72	GF	1, 2 & 3	n/a	In a detached or isolated location.	
HAM_27	Land East of Carr Lane/North of Sower Carr Lane	Hambleton	1.40	1.12	34	GF	3	n/a	In a detached or isolated location.	Close to existing properties at Cold Row and a park home site but detached from the main settlement of Hambleton.
HAM_28	South Hambleton	Hambleton	32.39	19.43	5.83	GF/BF	1 & 3	D	Flood risk.	A broad area that is mostly made up of agricultural land but also includes farm buildings and residential properties.
INS_01	Carr House Farm	Inskip	0.60	0.48	14	GF/BF	1	A	Current use precludes development.	Ethylene pipeline runs to the east of the site.
INS_03	School Lane	Inskip	17.44	10.46	314	GF	1, 2 & 3	D	Flood risk.	Ethylene pipeline crosses through the heart of the site on a SW/NE axis. Capacity based on full site.
INS_08	South of Derby Arms (Preston Rd)	Inskip	5.67	3.4	102	GF	1	A	In a detached or isolated location.	Ethylene pipeline crosses through the heart of the site on a SW/NE axis. Capacity based on full site.
KNO_16	Car Park off Quaile Holme Road	Knott End	0.61	0.49	15	BF	3	n/a	Current use precludes development.	Public car park.

SHLAA ref	Site name	Location	Size (ha)	NDA (ha)	Cap.	Land type	FZ	SFRA cat.	Exclusion reason	Notes
KNO_18	The Gables Stable Yard (AKA Four Acres Farm)	Knott End	0.45	0.36	11	GF	2 & 3	n/a	In a detached or isolated location.	
KNO_19	Land adjacent to Willows Farm, Tongues Lane	Knott End	2.68	2.14	64	GF	3	D	Flood risk.	Isolated in terms of access but could be developed with KNO_10.
KNO_20	Rosslyn Av, Preesall	Knott End	0.58	0.46	14	GF	2 & 3	D	Flood risk.	
KNO_21	Selbys Pig Farm, Little Tongues Lane	Knott End	2.41	1.93	58	GF	3	n/a	In a detached or isolated location.	
NAT_01	South Nateby	Nateby	14.58	8.75	263	GF	1	A	Out of scale with the existing built form.	Significantly larger than the adjacent residential area.
NAT_03	North Nateby	Nateby	23.06	13.84	415	GF	1	A	Out of scale with the existing built form.	Significantly larger than the adjacent residential area.
OUT_03	Sandy Lane, Off Crookgate Lane	Out Rawcliffe	9.74	5.84	175	GF	1	n/a	Out of scale with the existing built form.	Significantly larger than the adjacent residential area.
OUT_04	The Northern Liner Co., Lancaster Road	Out Rawcliffe	4.84	2.9	87	BF	3	D	In a detached or isolated location. Flood risk.	
OUT_06	Sunnycroft/Rose Cottage, Turkey St	Out Rawcliffe	0.64	0.51	15	GF	1	n/a	In a detached or isolated location.	
OUT_07	Valliants Equestrian Centre, East of Lancaster Road	Out Rawcliffe	2.38	1.90	57	BF/ GF	1	n/a	In a detached or isolated location.	Change of use to B8 use permitted 11/12/14 (14/00751). However later I&O representation seeks housing use.

SHLAA ref	Site name	Location	Size (ha)	NDA (ha)	Cap.	Land type	FZ	SFRA cat.	Exclusion reason	Notes
PIL_05	Land off Field Edge Lane, Pilling	Pilling	1.19	0.95	28	GF	3	D	Flood risk.	14/00475 - permission for a commercial building on part of the site. Part is a field submitted through the Call for Sites process.
PIL_06	Land adjacent to Meadowdene, Lancaster Road	Pilling	0.54	0.43	13	GF	3	D	Flood risk.	
PIL_09	Land at Libby Lane, West of Fluke Hall Lane	Pilling	1.52	1.22	37	GF	3	D	Flood risk.	
PIL_10	Land adjacent to Sandy Brae, School Lane	Pilling	0.50	0.4	12	GF	3	D	Flood risk.	
PIL_14	Land Adj the Workshop Lancaster Road	Pilling	4.01	2.41	72	GF	3	D	Flood risk.	
PIL_21	Land adjoining Damside Farm rear of site PIL_12, South of Taylors Lane, Pilling	Pilling	5.09	3.05	91	GF	3	D	Flood risk.	See PIL_12. Part of the site for new public open space and hall.
PIL_22	Land to the south of Fluke Hall Lane, Pilling	Pilling	1.49	1.19	36	GF	3	n/a	In a detached or isolated location.	
PIL_24	Taylors Lane, Damside	Pilling	0.46	0.37	11	GF	3	D	Flood risk.	
PIL_26	Northern Liner Co., Carr Lane	Pilling	2.12	1.7	51	BF	3	D	In a detached or isolated location. Flood risk.	
PIL_27	Pinewood, Garstang Road	Pilling	3.76	3.01	90	GF	3	D	Flood risk.	

SHLAA ref	Site name	Location	Size (ha)	NDA (ha)	Cap.	Land type	FZ	SFRA cat.	Exclusion reason	Notes
PIL_28	Land adj. Glenlea, Garstang Road	Pilling	1.75	1.4	42	GF	3	D	Flood risk.	
PIL_31	Land to East of Lancaster Road	Pilling	3.18	2.54	76	GF	3	D	Flood risk.	
PIL_32	Land behind Laharna, Lancaster Road	Pilling	1.47	1.18	35	GF	3	n/a	Flood risk.	Not considered by the SFRA but Pilling as a general location is considered to have significant flood risk issues. Surrounded by sites in SFRA class D.
PIL_33	Abrams House Farm (North), Smallwood Hey Rd	Pilling	0.55	0.44	13	GF	3	D	Flood risk.	
PIL_35	Field House, Off Lancaster Rd	Pilling	4.56	2.74	82	GF	3	D	Flood risk.	
PIL_36	Land off Carr Lane	Pilling	1.79	1.43	43	GF	3	D	Flood risk.	
PIL_37	Land West of Lancaster Road, Stakepool	Pilling	2.77	2.22	67	GF	3	D	Flood risk.	
PIL_38	Central Pilling	Pilling	13.85	8.31	249	GF	3	D	Flood risk.	
PIL_39	North Pilling	Pilling	13.24	7.94	238	GF	3	D	Flood risk.	
PFY_05	Land at Fouldrey Avenue	Poulton-le-Fylde	6.61	3.96	119	BF	3	D	Flood risk.	
PFY_16	Land to the rear of 44-52 Normoss Road	Poulton-le-Fylde	0.94	0.75	22	GF	n/a	n/a	Green Belt	
PFY_17	Land north of Arundel Drive, Carleton	Poulton-le-Fylde	9.56	5.74	172	GF	n/a	n/a	Green Belt	

SHLAA ref	Site name	Location	Size (ha)	NDA (ha)	Cap.	Land type	FZ	SFRA cat.	Exclusion reason	Notes
PFY_18	Compley Farm, off Garstang Road West	Poulton-le-Fylde	12.18	7.31	219	GF/BF	n/a	n/a	Green Belt	A major part of the site is in use as a caravan/park home site.
PFY_25	Land on the SE side of Garstang Road West	Poulton-le-Fylde	7.61	4.56	137	GF	n/a	n/a	Green Belt	
PFY_32	Land at Donnington Road	Poulton-le-Fylde	0.53	0.42	13	GF	1	n/a	Green infrastructure	Incidental open space associated with a housing area.
PFY_33	Land at Farnham Way	Poulton-le-Fylde	0.76	0.61	18	GF	1	n/a	Green infrastructure	Incidental open space associated with a housing area. Irregularly shaped.
PFY_48	Land at 118 Bispham Road, Carleton	Poulton-le-Fylde	1.96	1.57	47	GF	1	n/a	Green Belt	
PFY_49	Land to the rear of 116 Bispham Rd, Carleton	Poulton-le-Fylde	1.49	1.19	36	GF	1	n/a	Green Belt	
PFY_51	Berrys Lane/Tithebarn St	Poulton-le-Fylde	0.96	0.77	23	GF	2 & 3	C	Green Belt	Part of a larger area considered in the Wyre Green Belt study as not fulfilling the purposes of the Green Belt. To be reviewed through the local plan process.
PFY_52	Land off Normoss Rd, Poulton-le-Fylde	Poulton-le-Fylde	1.20	0.96	29	BF	1	n/a	Green Belt	07/01425/LAWE Certificate of lawful use for existing use as landscape gardening business, including storage and horticulture granted 1/2/08.
PFY_53	Off Linderbreck Lane, Hardhorn	Poulton-le-Fylde	4.75	2.85	86	GF	1	A	In a detached or isolated location.	In itself would represent an intrusion of development into a wider area of countryside. No clearly achievable access for the size of site - only access point is along a narrow track.

SHLAA ref	Site name	Location	Size (ha)	NDA (ha)	Cap.	Land type	FZ	SFRA cat.	Exclusion reason	Notes
PFY_54	Fairfield Rd, Hardhorn	Poulton-le-Fylde	1.11	0.89	27	GF	1	n/a	In a detached or isolated location.	Call for site submission that crosses the borough boundary into Fylde. 1.11ha in Wyre out of a total site area of 2.14 ha. Fairfield Nurseries (PFY_67) opposite subject to a planning approval for residential although this was on previously developed land and adjacent to residential properties. No pedestrian footway access to the village.
PFY_57	Land to the north of Myrtle Rd	Poulton-le-Fylde	6.15	3.69	111	GF	1&3	n/a	Green Belt	
PFY_59	Avenue Road, Normoss	Poulton-le-Fylde	6.34	3.8	114	GF	1	n/a	Green Belt	
PFY_60	Land at Pool Lodge Farm, Shirley Heights	Poulton-le-Fylde	0.57	0.46	14	GF/ BF	1,2 &3	n/a	Green Belt	15/00673 for 4 dwellings refused 3/12/15 on Green Belt grounds. 16/00702 for 3 dwellings on the footprint of existing structures on an area of some 0.19ha. Pending as of 30th September 2016.
PFY_61	Normoss Farm, Normoss Road	Poulton-le-Fylde	1.71	1.39	42	GF/ BF	1	n/a	Green Belt	15/00297 – full application for 21 dwellings on footprint of existing farm and caravan park (part of the site) pending as of 30th September 2016.
PFY_63	Bispham Rd	Poulton-le-Fylde	4.44	2.66	80	GF	1	n/a	Green Belt	

SHLAA ref	Site name	Location	Size (ha)	NDA (ha)	Cap.	Land type	FZ	SFRA cat.	Exclusion reason	Notes
PFY_64	Land East of Blackpool Road	Poulton-le-Fylde	1.74	1.39	42	GF	1	C	Green Belt	Part of a larger area considered in the Wyre Green Belt study as not fulfilling the purposes of the Green Belt. To be reviewed through the local plan process.
PFY_65	Moorfield Av	Poulton-le-Fylde	2.67	2.14	64	GF	1	C	Green Belt	Part of a larger area considered in the Wyre Green Belt study as not fulfilling the purposes of the Green Belt. To be reviewed through the local plan process.
PFY_68	Tithebarn Street	Poulton-le-Fylde	1.25	1.00	30	GF	1, 2 & 3	C	Green Belt	Part of a larger area considered in the Wyre Green Belt study as not fulfilling the purposes of the Green Belt. To be reviewed through the local plan process.
PFY_71	Land South of Blackpool Road	Poulton-le-Fylde	54.50	32.70	981	GF	1, 2 & 3	C	Green Belt	The Wyre Green Belt Review has recommended that the GB status should be removed, although removed from further consideration within the SHLAA process as its Green Belt status remains current. To be considered through the local plan process. See also PFY_51, PFY_64, PFY_65 and PFY_68. Includes a Biological Heritage Site.
PRE_02	West of Sandy Lane, Preesall	Preesall Hill	11.42	6.85	205	GF	1, 2 & 3	D	Flood risk.	Detached from the main area of Preesall Hill but some of the site is adjacent to the urban area of Knott-End. Extensive FZ2 and 3 coverage.

SHLAA ref	Site name	Location	Size (ha)	NDA (ha)	Cap.	Land type	FZ	SFRA cat.	Exclusion reason	Notes
PRE_04	Land south of Fern Brook Cottages, East of Back Lane, Preesall	Preesall Hill	1.50	1.2	36	BF	1	n/a	In a detached or isolated location.	Shown as a larger site in the 2010 SHLAA. Current boundary taken from the 2012 CFS. Narrow access along Back Lane.
PRE_05	Land off Cemetery Lane, Preesall Park	Preesall Hill	0.55	0.44	13	GF	3	D	In a detached or isolated location. Flood risk.	
PRE_06	Land off Hall Gate Lane, Preesall Park	Preesall Hill	4.66	2.8	84	GF	3	n/a	In a detached or isolated location.	
PRE_12	Land off Cart Lane and Green Lane, Preesall Hill	Preesall Hill	2.03	1.62	49	GF/ BF	2 & 3	D	Flood risk.	
SCO_04	Land adjoining Factory Brow	Scorton	0.66	0.53	16	GF	1	A	In a detached or isolated location.	Long and narrow site with a brook running the length of it. In itself detached from the village. No pedestrian footway access to the village. Conservation area to the southern boundary.
SCO_05	Wyresdale Hall, Wyresdale Park Estate, Snowhill Lane	Scorton	0.6	0.48	14	BF	1	n/a	In a detached or isolated location.	
SCO_07	West Scorton	Scorton	13.62	8.17	245	GF	2 & 3	D	Flood risk.	
STA_17	Land off Hallgate Lane	Stalmine	1.63	1.30	39	BF	1	A	Green Infrastructure.	Submitted through the CFS exercise by the owners. Site contains car park, club house and football pitch.

SHLAA ref	Site name	Location	Size (ha)	NDA (ha)	Cap.	Land type	FZ	SFRA cat.	Exclusion reason	Notes
STA_19	Back Lane, Stalmine	Stalmine	0.79	0.63	19	GF	1	n/a	In a detached or isolated location.	
STM_03	Land bounded by River Wyre & A586	St Michaels	3.47	2.78	83	GF	2&3	D	Flood risk.	Situated on the banks of the River Wyre. 1999 Local Plan SP12 - Defined Open Area designation. TO and listed buildings in close proximity
STM_07	Land north of River Wyre at St. Michael's Bridge	St Michaels	1.29	1.03	31	GF	3	D	Flood risk.	Situated on the banks of the River Wyre. Tree Preservation Order and listed buildings in close proximity.
STM_09	New House Farm, Hall Lane	St Michaels	0.50	0.4	12	GF	1	n/a	In a detached or isolated location.	
STM_11	Open space/Playground, end off Apple Tree Close	St Michaels	0.49	0.39	12	GF	3	n/a	Green infrastructure.	Recreation space and play ground.
STM_18	Land North of Post Office Row	St Michaels	2.92	2.34	70	GF	2&3	D	Flood risk.	Includes site STM_01 and site STM_06.
THN_09	Land at Allt Nurseries, off Amounderness Way	Thornton	2.96	2.37	71	GF/BF	3	n/a	Green Belt	
THN_11	Land at Illawalla, Skippool Road	Thornton	2.10	1.68	50	GF	1	n/a	Green Belt	14/00971 - Outline application for the erection of one dwelling on part of the site. Refused 26th February 2015 - Green Belt.
THN_17	Land East of Heys Street	Thornton	0.60	0.48	14	GF	3	C	Green infrastructure.	Public open space and shallow plot depth. Employment designation as part of Red Marsh Industrial Estate in

SHLAA ref	Site name	Location	Size (ha)	NDA (ha)	Cap.	Land type	FZ	SFRA cat.	Exclusion reason	Notes
										the Area Action Plan and TREC14 in the Local Plan. Previous full planning permission for 15 dwellings (Wyre Housing Association) in 1998 - 97/0831.
THN_23_01	Land North of Bourne Way	Thornton	2.80	2.24	67	GF	3	C	Green infrastructure.	Playing fields and open space.
THN_24	Linden Ave/Branksome Ave Thornton	Thornton	1.94	1.55	47	GF	3	n/a	Green infrastructure.	
THN_34	Land East of Amounderness Way	Thornton	0.90	0.72	22	GF	2&3	n/a	Green infrastructure.	Narrow backland site fronting Amounderness Way and providing a buffer between the road and housing immediately east of the site.
THN_38	Land opposite Hargate Road	Thornton	0.40	0.32	10	GF	3	C	Green infrastructure.	Allotments accessed through a residential area. Adjacent to the rear of industrial units associated with Red Marsh Industrial Estate. 02/92/01728 application in 1992 for 14 houses refused on loss of open space and buffer function
THN_42	Amounderness Way/Anchorsholme Lane	Thornton	10.98	6.59	198	GF	1&3	n/a	Green Belt	
THN_44	North of Amounderness Way	Thornton	0.94	0.75	23	GF	1,2 &3	n/a	Green Belt	Mostly FZ3.
THN_46	Land at Millfield High, New Lane (Braemar Av)	Thornton	5.23	3.14	94	GF	3	n/a	Green Belt	

SHLAA ref	Site name	Location	Size (ha)	NDA (ha)	Cap.	Land type	FZ	SFRA cat.	Exclusion reason	Notes
THN_47	Fleetwood Road South	Thornton	2.72	2.18	65	GF	3	n/a	Green Belt	
THN_49	Land at Skippool Road	Thornton	1.18	0.94	28	GF	1	n/a	Green Belt	14/00845 outline for 10 dwellings refused 15th January 2015 - Green Belt and access issues.
WIN_01	Adj Gardeners Cottage, Winmarleigh Hall, Church Lane	Winmarleigh	1.21	0.97	29	GF	1	n/a	In a detached or isolated location.	Significant Tree Preservation Order coverage - partly within the site and partly adjacent.

## Appendix 7 – Suitability Assessment Sieved Out Sites (Sieve 2)

**Size** – total site size measured in hectares (ha) (1 ha = 10,000 sq.m)

**NDA** – Net Developable Area in hectares (see main report)

**Cap.** – site capacity i.e. the **estimated** number of dwellings that could be achieved based on assumptions set out in the main report. **Actual capacity may be different should the site be deemed appropriate for development in the future.**

**Land type** - BF = brownfield land (previously developed land), GF - greenfield land

**FZ** - Flood Zone using based on mapping provided by the Environment Agency via Lancashire County Council. Please note that flood zone designations can change and may be different from that shown. There may be other sources of flooding not captured by the mapping.

**SFRA Cat** – Strategic Flood Risk Assessment – see main report for explanation.

See main report page 19 for an explanation of other acronyms.

SHLAA ref	Site name	Location	Size (ha)	NDA (ha)	Cap.	Land type	FZ	SFRA cat.	Exclusion reason	Notes
BIL_07	Brook House Nurseries and adjacent land, Garstang Rd	Bilsborrow	24.44	16.64	440	GF	1&2	A	Access constraint.	Large area of land east of Bilsborrow that includes Brook House Nurseries (the latter put forward through the Call for Sites process). Situated between the M6, which forms the eastern boundary, and West Coast Mainline, which forms the western boundary and acts as a barrier to the main body of Bilsborrow. Restricted access from the A6 along a very narrow lane serving the nursery. Access from Bilsborrow Lane restricted at junction with the A6.

SHLAA ref	Site name	Location	Size (ha)	NDA (ha)	Cap.	Land type	FZ	SFRA cat.	Exclusion reason	Notes
BOW_04	Land to the rear of High Gables	Bowgreave	0.86	0.69	21	GF	1	A	Access constraint.	Tree Preservation Order adjacent to the site. Refused applications on highway grounds. History of refused applications and a dismissed appeal with highway matters a key consideration. See applications 14/00393, 14/00824. Outline application 16/00226 for two dwellings on part of the site approved 4/8/16. At present there is insufficient certainty that the whole site can be satisfactorily accessed.
CTL_04	Land north of Catterall Gates Lane, former Brierkrete site	Catterall	3.21	2.57	77	GF	2&3	n/a	Unsuitable location for residential use.	Backland site adjacent to an employment area. 12/00625 full planning application for the building for B1 and B2 use approved 30/1/13.
FWD_23	Land at Copse Road	Fleetwood	0.79	0.63	19	GF	3	C	Unsuitable location for residential use.	Site in an existing employment area with tram line to the rear.
GST_04	Land to rear of Church Inn, Bonds Lane	Garstang	0.46	0.37	11	GF	1	n/a	Access constraint.	Additional land required to provide access. Adjacent to Church of St Mary and St Michael, Bonds. Roman Catholic Church - Listed Grade II.
GST_50_01	Rear of Cabus Terrace ("Hospital" field)	Garstang	1.31	1.05	32	GF	1	A	Access constraint.	Land in Wyre Council ownership but no suitable access without additional land. Outline planning application for 183 dwellings and 3G pitch (16/00230) pending.

SHLAA ref	Site name	Location	Size (ha)	NDA (ha)	Cap.	Land type	FZ	SFRA cat.	Exclusion reason	Notes
GST_50_02	Land to rear of Houghtons filling station	Garstang	1.12	0.90	27	GF	1	A	Access constraint.	No suitable access without additional land.
KNO_05_02	Land to the Rear of 60-66 Pilling Lane	Knott-End	0.96	0.77	23	GF	3	C	Access constraint.	Uncertain that the site can be adequately accessed.
PIL_12	Land adjoining Damside Farm, South of Taylors Lane	Pilling	2.15	1.72	52	GF	3	n/a	Non-residential development proposed.	14/00642/OUTMAJ and 14/00642/FULMAJ for new Memorial Hall, car parking and recreation open space. Approved 6/1/15. Also see site PIL_21 which is part of the proposal in its entirety.
PFY_24	Land north of Fairfield Road (South Poulton-Le-Fylde)	Poulton-le-Fylde	120.3	72.18	2,165	GF	1&3	A	New strategic road infrastructure likely to be required to service the site. No plans or funding in place.	If developed this site would represent a large extension to Poulton-le-Fylde. Gas pipeline runs through the east of the site on a north/south axis.
SCO_06	Land east of Scorton Church and School	Scorton	0.91	0.73	22	GF	1	n/a	Uncertain developability - shape and topography.	Long thin backland site that slopes steeply from the A6 down towards the village. Note close proximity to the M6. Within Scorton Conservation Area. Various listed buildings in the vicinity of the site. Previous proposals withdrawn owing to lack of viability.
STA_04_01	Land East of Yew Tree Farm	Stalmine	3.91	3.13	63	GF	1	A	No clear means of access.	Backland agricultural site associated with the adjacent farm but with no clear means of suitable access.

SHLAA ref	Site name	Location	Size (ha)	NDA (ha)	Cap.	Land type	FZ	SFRA cat.	Exclusion reason	Notes
STA_06	Land south of Grange Lane and west of Occupation Lane	Stalmine	0.43	0.34	10	GF	1	A	Tree Preservation Order. Access	Extensive Tree Preservation Order (TPO) coverage makes access problematic - planning application withdrawn on this basis. 16/00087 for residential development withdrawn - impact on TPO which also has implications for site access.
THN_14	Land off Bentley Green	Thornton	1.39	1.11	33	GF	3	n/a	Pylons and overhead lines	Pylons and overhead lines associated with adjacent electricity distribution facility. Previously a smaller 2010 SHLAA site. Current site based on larger Call for Site submission.
THN_18	Land east of Railway, Hillhouse site	Thornton	20.78	12.47	374	BF	1,2 & 3	C	No clear means of access.	10/00215 - 267 dwellings approved 14/10/10 but no dwellings or plans for this part of the site. Recommended for de-allocation from employment use in Employment Land Review 2012. At present can only accessed through the Hillhouse secure site. Gas pipeline to the southern boundary.
THN_19	Land at Roscoe Avenue	Thornton	2.78	2.22	67	GF	3	C	Pylons and overhead lines.	Electricity pylons cross the site close to Roscoe Av. Industrial uses within the Hillhouse area directly north.
THN_25	Rugby Club, Fleetwood Road North	Thornton	1.25	1.00	30	GF	3	n/a	Access.	Allocated site for residential development in the 1999 Local Plan. Previous recreational uses appear to have ceased. Access is narrow through a gap between two houses.