

Plan for Fylde - Plan for the Future

Fylde Council
Business & Industrial Land Schedule

Base date 31 March 2023





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1.0 Introduction

1.1 Employment Land Availability

- 1.1.1 Fylde's economy is growing. The Fylde Employment Land and Premises Study (2012) bases the requirement for Fylde's future employment land on the evidence of average annual take-up rate experienced by Fylde Council since 1989. This is considered to be a long term trend. If the long term trends continue, the study recommends that Fylde Council will need to cater for an expected annual take-up of 2.7ha rolled forward to the end of the plan period. This has been corrected to exclude *sui generis* development. Consequently, the average take up rate of 2.22ha for Fylde results in a requirement of 46.6ha for the plan period.
- 1.1.2 The amount and type of employment land required to promote the economic health of the area and support the supply of job opportunities for its residents is addressed by Policy EC1 of the Fylde Local Plan to 2032 (incorporating Partial Review) adopted December 2021 (Fylde Local Plan). In doing so, it is recognized that Blackpool functions within the wider Fylde Coast Sub-Region employment market and the future employment forecasts for Fylde cannot be met in isolation without also jointly considering the requirements for the Sub-Region. It is acknowledged that Blackpool's administrative area is characterized by a tightly constrained boundary. Discussions between Blackpool and Fylde Councils have identified that Blackpool Council requires Fylde Council to provide 14 Ha of employment land within Fylde Borough, to meet Blackpool's requirement up to 2027. This requirement will be added to the Fylde employment land requirement of 46.6 Ha. Consequently, this results in a combined requirement of employment land for Fylde and Blackpool, for the Plan period, of 60.6 Ha.
- 1.1.3 Between April 2011 and March 2015, 3.0 Ha of business and industrial land was developed in Fylde as a matter of fact. A further 11.0 Ha of business and industrial land either had planning permission or was under construction. Between April 2011 and March 2015, 15.3 Ha of land was lost to business and industrial use. Consequently, this results in an adjusted requirement for employment land in Fylde, up to 2032, of 62.0 Ha as summarized in table 2 below.

Table 2: Business and Industrial Land Requirement (April 2015 – March 2032)

	Hectares
i) Business and Industrial Land Requirement	60.6
ii) Land developed 2011-2015	3.0
iii) Land under construction	2.0
iv) Land with planning permission	8.9
iv) Land lost to business and industrial use (2011-2015)	15.3
Adjusted Business and Industrial land requirement 60.6 – (3.0 + 2.0 + 8.9) + 15.3	62.0

1.2 Policy EC1

Overall Provision of Employment Land and Existing Employment Sites

- 1.2.1 Policy EC1 of the Fylde Local Plan provides sites for 62 ha of new employment land to be delivered during the plan period. The following sites are allocated and identified on the **Policies Map including Inset Plans** accompanying the plan.

Site	Area (Ha)	Appropriate Use Classes
ES1 - Queensway Industrial Estate, Snowden Road, St. Annes	3.8	B1(a), B1(b), B1(c), B2, B8
ES2 - Dock Road, Lytham	0.9	B1(a), B1(b), B1(c), B2, B8
ES3 - Boundary Road, Lytham	0.7	B1(a), B1(b), B1(c), B2, B8
MUS3 - Mill Farm Sports Village, Fleetwood Road, Wesham (mixed use: employment and leisure)	1.1	B1(a), B1(b), B1(c), B2, B8 and (D2)
ES4 - Blackpool and Fylde Industrial Estate, Whitehills	2.4	B1(a), B1(b), B1(c), B2, B8
ES5 - Blackpool Airport Enterprise Zone, Squires Gate	14.5	B1(a), B1(b), B1(c), B2, B8 (to be determined through a masterplan for the Enterprise Zone)
ES6 - DWP, Brunel Way, Whitehills	4.9	B1(a), B1(b), B1(c), B2, B8
ES7 - Whitehills Business Park, Whitehills	5.6	B1(a), B1(b), B1(c), B2, B8
MUS1 - Cropper Road East, Whitehills (mixed use: Housing and employment)	5.7	B1(a), B1(b), B1(c), B2, B8
MUS2 - Whyndyke Garden Village, Preston New Road, Whitehills (mixed use: housing and employment)	20.0	B1(a), B1(b), B1(c), B2, B8
ES8 - Naze Lane, Freckleton	2.4	B1(a), B1(b), B1(c), B2

- 1.2.2 Appropriate uses for each site are listed in the table above. In these locations, development proposals for alternative uses to those listed above will be resisted, unless it is demonstrated to the satisfaction of the Council that there is no reasonable prospect of the site being used for the specified purposes, having satisfied the test of Policy GD8. Proposals for alternative uses will also have to satisfy the requirements of other policies of the plan, in particular Policy GD7.

1.3 Existing Employment Sites

- 1.3.1 Within the existing business and industrial areas, listed below, land and premises will be retained within the acceptable use classes shown in table below, unless it is demonstrated to the satisfaction of the Council that there is no reasonable prospect of the site being used for those purposes, having satisfied the test of Policy GD8. Proposals for alternative uses will also have to satisfy the requirements of other policies of the Plan, in particular Policy GD7.

Site	Appropriate Use Classes
Queensway Industrial Estate, Snowden Road, St. Annes	B1(a), B1(b), B1(c), B2, B8
Blackpool Airport, Squires Gate	B1(a), B1(b), B1(c), B2, B8
Scafell Road, Snowden Road/Everest Road, St. Annes	B1(a), B1(b), B1(c), B2, B8
Preston Road, Lytham	B1(a), B1(b), B1(c), B2, B8
Dock Road, Lytham	B1(a), B1(b), B1(c), B2, B8
Boundary Road, Lytham	B1(a), B1(b), B1(c), B2, B8
Naze Lane, Freckleton	B1(a), B1(b), B1(c), B2, B8
Kirkham Trading Park, Kirkham	B1(a), B1(b), B1(c), B2, B8
Progress Mill, Orders Lane, Kirkham	B1(a), B1(b), B1(c), B2, B8
Marquis Street/Richard Street, Kirkham	B1(a), B1(b), B1(c), B2, B8
Whitworth Street, Wesham	B1(a), B1(b), B1(c), B2, B8
Westinghouse Springfield, Salwick	B1(a), B1(b), B1(c), B2, B8
BAE Systems, Warton	B1(a), B1(b), B1(c), B2, B8
Blackpool and Fylde Industrial Estate, Whitehills	B1(a), B1(b), B1(c), B2, B8
Whitehills Park, Whitehills	B1(a), B1(b), B1(c), B2, B8
AXA/AEGON Offices, Ballam Road, Lytham	B1(a), B1(b), B1(c)
Jubilee House, Lytham	B1(a), B1(b), B1(c)
St George's Park, Kirkham	B1(a), B1(b), B1(c), B8
Fairfield Research Station, Greenhalgh	B1(a), B1(b), B1(c)
Former RAF Camp, Hillock Lane, Warton	B1(a), B1(b), B1(c)
Land Registry, Warton	B1(a), B1(b), B1(c)
Brook Mill, Station Road, Wrea Green	B1(a), B1(b), B1(c), B2, B8
Clifton Marsh Depot, Clifton	B1(a), B1(b), B1(c), B2, B8
Mill Farm, Wesham	B1(a), B1(b), B1(c), B8
Wareing's Site, Blackpool Road, Kirkham	B1(a), B1(b), B1(c), B2, B8
Peel Hall Business Village, Westby	B1(a), B1(b), B1(c), B8
Braithwaites Yard Business Park, Warton	B1(a), B1(b), B1(c), B8
Mythop Lodge, Weeton with Preese	B8
Freckleton Boatyard, Freckleton	B1(c), B8
Dingle Farm Rural Business Park, Newton	B1(c), B8

2.0 Relevant Policy

2.1 National Planning Policy Framework 2021 (The Framework)

- 2.1.1 The National Planning Policy Framework (the Framework) 2021 sets out the Government's planning policies and how these are to be applied.
- 2.1.2 Chapter 6 Paragraphs 81-85 Building a strong, competitive economy including 'Supporting a prosperous rural economy', states that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalize on their performances and potential.
- 2.1.3 The Town and Country Planning (Use Classes)(Amendment)(England)Regulations 2020, amend the Town and Country (Use Classes) Order 1987 and introduce significant changes to the system of 'use classes'. In force from September 2020, the core changes include the recalibration of the classification of property. Classes A, B1 and D1, applicable to retail, office and non-residential institutions and assembly and leisure uses respectively, are removed and new classes introduced in their place. The new Class E encompasses commercial, business and service, while the new F.1 and F.2 apply to learning and non- residential institutions and local community respectively. The Council has decided to carry on using the Performance Monitoring Framework in the Fylde Local Plan, for continuity, therefore for monitoring purposes it is continuing to use the previous use classes system. This will be reviewed when the Fylde Local Plan is reviewed.

2.2 The Development Plan

- 2.2.1 The Fylde Local Plan together with the Joint Lancashire Minerals and Waste Core Strategy DPD 2009 and the Joint Lancashire Minerals and Waste Local Plan Site Allocations and Development Management Policies DPD form the statutory Development Plan for the Borough of Fylde as a whole. Within the parish of St. Anne's on the Sea, the St Anne's on the Sea Neighbourhood Development Plan forms part of the Development Plan. Within the parish of Bryning with Warton the Bryning with Warton Neighbourhood Plan also forms part of the Development Plan.

2.3 Authority Monitoring Report (AMR)

- 2.3.1 The Authority Monitoring Report (AMR) (formerly referred to as the Annual Monitoring Report) is a statutory document, which monitors both the production and implementation of policy. The last AMR was produced in 2020. The AMR has been updated to reflect the Performance Monitoring Framework provided by Appendix 8 of the adopted Fylde Local Plan.

2.4 Fylde Employment Land and Premises Study 2012

- 2.4.1 The Employment Land and Premises Study was commissioned to provide robust evidence to underpin and inform the Council's Local Plan. It analyses employment land demand, supply and need to 2030. AECOM and BE Group were the consultants appointed to compile the report. It was carried out during 2012.

The Study comprises five main elements:

- An assessment of the Borough's economy that informs the amount, location and type of employment land and premises required to facilitate its development and growth
- A review of the current portfolio of employment land and premises
- Identification and appraisal of additional potential employment land which could be used to meet the Borough's future land needs
- An assessment of the potential impact of major public and private sector development proposals, notably the Enterprise Zone at Warton
- Recommendations on the future allocation of employment land and premises to maintain the Borough's economic growth.

- 2.4.2 The Fylde Employment Land and Premises Study 2012 is available to view via this link:

<https://new.fylde.gov.uk/resident/planning/planning-policy-local-plan/adopted-local-plan-to-2032/comprehensive-list-of-evidence/> document ED041a.

2.5 The Lancashire Enterprise Zones at Blackpool Airport, Blackpool and BAE Systems, Warton

- 2.5.1 In Autumn 2011 the Warton Aerodrome site, along with the Salmesbury Aerodrome site, was awarded Enterprise Zone Status. It is known as the Lancashire Advanced Engineering and Manufacturing Enterprise Zone and incorporates land at both Aerodrome sites.

- 2.5.2 The Aerodrome at Warton has been split into three Enterprise Zone areas;

North Enterprise Zone – 39.7ha

South East Enterprise Zone – 21.3ha

South West Enterprise Zone – 13.5ha

- 2.5.3 The airfield which measures 157.5ha lies outside the Enterprise Zone.

- 2.5.4 The development of the Warton Enterprise Zone is managed and co-ordinated through the Lancashire Enterprise Partnership in association with BAE Systems as the landowner. These bodies are part of the Enterprise Zone Governing Committee.

- 2.5.5 In 2014 the Council adopted the Lancashire Advance Engineering & Manufacturing Enterprise Zone Phase 1 Site Consultation Masterplan (Warton EZ Masterplan). The document which was published by BAE Systems provides a framework for the delivery of the long-term strategic objectives of the Enterprise Zone within the area known as Phase 1 of the Warton site. This Masterplan provides the broad strategic context for current and future Local Development Orders LDOs).

- 2.5.6 The Council adopted an LDO for the Enterprise Zone at Warton (LDO Warton No 1 2015). The 2015 LDO is, in effect, an extension of the previous Order with amendments to reflect the 2014 Masterplan, to increase the period of operation for a further nine years and to take account of updated legislation.
- 2.5.7 Blackpool Airport Enterprise Zone was approved by Government in November 2015 and became operational from 1st April 2016. The Enterprise Zone has a twenty year lifespan and covers an area of some 141ha much of which encompasses a large portion of the operational airfield, significant parts of which sit within designated greenbelt.
- 2.5.8 The development of the Blackpool Airport Enterprise Zone is being led by Blackpool Council, there is a draft masterplan for the Enterprise Zone. Playing Pitches adjacent to Common Edge Road have been moved south to free up an area adjacent to the existing employment area (the south east corner of the Enterprise Zone.) There will be a new access opposite the Lytham St Annes Garden Centre. The completion of this has been delayed until September 2023, as this is one of the main routes in and out of St Annes in the summer holiday season.

3.0 Current Employment Land Take Up and Availability

3.1 Fylde's Employment Land and Existing Employment Sites

3.1.1 Policy EC1 of the Local Plan identifies Employment Land and Existing Employment Sites. The Fylde Local Plan provides sites for 62 ha of new employment land to be delivered during the plan period. The sites listed in Table A below are allocated and identified on the Policies Map including Inset maps that accompany the Fylde Local Plan. The sites listed in Table B are Existing employment sites.

Table A: Strategic Policy EC1 Overall Provision of Employment Land and Existing Employment Sites

Site Name	Area (Ha)	Appropriate
ES1 - Queensway Industrial Estate, Snowden Road, St. Annes	3.8	B1(a), B1(b), B1(c), B2, B8
ES2 - Dock Road, Lytham	0.9	B1(a), B1(b), B1(c), B2, B8
ES3 - Boundary Road, Lytham	0.7	B1(a), B1(b), B1(c), B2, B8
MUS3 - Mill Farm Sports Village, Fleetwood Road, Wesham (mixed use: employment and leisure)	1.1	B1(a), B1(b), B1(c), B2, B8 and (D2)
ES4 - Blackpool and Fylde Industrial Estate, Whitehills	2.4	B1(a), B1(b), B1(c), B2, B8
ES5 - Blackpool Airport Enterprise Zone, Squires Gate	14.5	B1(a), B1(b), B1(c), B2, B8 (to be determined through a masterplan for the Enterprise Zone)
ES6 - DWP, Brunel Way, Whitehills	4.9	B1(a), B1(b), B1(c), B2, B8
ES7 - Whitehills Business Park, Whitehills	5.6	B1(a), B1(b), B1(c), B2, B8
MUS1 - Cropper Road East, Whitehills (mixed use: Housing and employment)	5.7	B1(a), B1(b), B1(c), B2, B8
MUS2 - Whyndyke Garden Village, Preston New Road, Whitehills (mixed use: housing and employment)	20.0	B1(a), B1(b), B1(c), B2, B8
ES8 - Naze Lane, Freckleton	2.4	B1(a), B1(b), B1(c), B2

Table B – Existing Employment Sites in the Fylde Local Plan .

Site	Appropriate Use Classes
Queensway Industrial Estate, Snowden Road, St. Annes	B1(a), B1(b), B1(c), B2, B8
Blackpool Airport, Squires Gate	B1(a), B1(b), B1(c), B2, B8
Scafell Road, Snowden Road/Everest Road, St. Annes	B1(a), B1(b), B1(c), B2, B8
Preston Road, Lytham	B1(a), B1(b), B1(c), B2, B8
Dock Road, Lytham	B1(a), B1(b), B1(c), B2, B8
Boundary Road, Lytham	B1(a), B1(b), B1(c), B2, B8
Naze Lane, Freckleton	B1(a), B1(b), B1(c), B2, B8
Kirkham Trading Park, Kirkham	B1(a), B1(b), B1(c), B2, B8
Progress Mill, Orders Lane, Kirkham	B1(a), B1(b), B1(c), B2, B8
Marquis Street/Richard Street, Kirkham	B1(a), B1(b), B1(c), B2, B8
Whitworth Street, Wesham	B1(a), B1(b), B1(c), B2, B8
Westinghouse Springfield, Salwick	B1(a), B1(b), B1(c), B2, B8
BAE Systems, Warton	B1(a), B1(b), B1(c), B2, B8
Blackpool and Fylde Industrial Estate, Whitehills	B1(a), B1(b), B1(c), B2, B8
Whitehills Park, Whitehills	B1(a), B1(b), B1(c), B2, B8
AXA/AEGON Offices, Ballam Road, Lytham	B1(a), B1(b), B1(c)
Jubilee House, Lytham	B1(a), B1(b), B1(c)
St George's Park, Kirkham	B1(a), B1(b), B1(c), B8
Fairfield Research Station, Greenhalgh	B1(a), B1(b), B1(c)
Former RAF Camp, Hillock Lane, Warton	B1(a), B1(b), B1(c)
Land Registry, Warton	B1(a), B1(b), B1(c)
Brook Mill, Station Road, Wrea Green	B1(a), B1(b), B1(c), B2, B8
Clifton Marsh Depot, Clifton	B1(a), B1(b), B1(c), B2, B8
Mill Farm, Wesham	B1(a), B1(b), B1(c), B8
Wareing's Site, Blackpool Road, Kirkham	B1(a), B1(b), B1(c), B2, B8
Peel Hall Business Village, Westby	B1(a), B1(b), B1(c), B8
Braithwaites Yard Business Park, Warton	B1(a), B1(b), B1(c), B8
Mythop Lodge, Weeton with Preese	B8
Freckleton Boatyard, Freckleton	B1(c), B8

Dingle Farm Rural Business Park, Newton	B1(c), B8
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The seven sites below are identified on the Policies map as existing employment sites.

Clifton Business Park, Preston New Road, Newton with Clifton

Cherry Blossom Farm, Blackpool Road, Newton with Clifton

Coppice Farm Land, West Moss Lane, Westby with Plumpton

The Crossroads Business Park, Blackpool Road, Kirkham

Town Hall/Public Offices, St Annes Road West, Clifton Drive South, St. Annes

Gorst Farm, Lodge Lane, Elswick – Planning Permission expired

Daisy Meadow Farm, New Hey Lane, Newton with Clifton – Planning Permission expired Building Regulations application withdrawn.

It should be noted that where there is a discrepancy between the written text of a Local Plan and the Policies Map the written text takes precedence in the interpretation of policies. However, for the purposes of monitoring take up on existing employment sites, it has been decided to include the sites on the Policies Map (but not in the text of the Local Plan).

3.2 Employment Land Take Up between 1 April 2011 and 31 March 2023

- 3.2.1 In order to monitor take up rate (completions), information was compiled by viewing planning permissions/Building Regulation applications approved/complete, both during and prior to the study period.
- 3.2.2 Table C below shows take up (completions) on allocated sites as identified in Table A earlier in this report, it also shows changes to existing employment sites identified in Table B. Table D below also shows completions that have occurred for sites not within EC1, these are referred to as employment opportunities (Policy EC2 of the Fylde Local Plan).

Table C: Gross (Ha) Employment Land Take Up

Year(s)	EC1 Employment Land (table A)	EC1 Existing Employment Sites (table B)	EC2 Employment Opportunities
2011/12	0	0	0.043
2012/13	0.4	0	0.011
2013/14	0.4	0.71	0.71
2014/15	0.175	0.09	0.5
2015/16	0.07	0.70	1.33

2016/18	2.52	0.00	2.05
2018/23	2.64	4.74	4.11

SUMMARY TABLES SHOWING AMOUNT OF LAND (ha) WITH PLANNING PERMISSION OR UNDER CONSTRUCTION – EC1		
New Employment Land		
Land Under Construction at 31 March 2023		0.00
Land with Planning Permission at 31 March 2023 (not commenced)		22.74
Existing Employment Sites		
Land Under Construction at 31 March 2023		0.01
Land with Planning Permission at 31 March 2023 (not commenced)		5.4

3.3 Employment Opportunities

- 3.3.1 The Council recognizes that, in addition to the locations referred to in Policy EC1, there will be instances where proposals for business and industrial development come forward in other locations as referred to in Policy EC2 of the Fylde Local Plan
- 3.3.2 As of 31st March 2023 a total of 0.23 hectares of additional employment land (not identified in EC1) has received Planning Permission or is under construction (EC2), see below.

Table D: Employment Opportunities

Location	Hectares
With Planning Permission	
Rossall Road, Rutland Road, Lytham St Annes, Lancs	0.07
Land to rear of 42 Station Road, Medlar with Wesham	0.005
Rear of 52 Kirkham Road, North of Bypass, Freckleton	0.138
Under Construction	
16b Church Road, St Annes – 20/0356	0.011
Summary	
Development completed (see table E below) 1 April 2018 - 31 March 2023	4.12
Land with Planning Permission	0.21
Sites under construction	0.01
Total (employment opportunity commitments)	0.22

Table E EC2 Employment Opportunities Completed 2018-2023 (see Table C)		
Bradkirk Hall Farm, Weeton Road, Medlar with Wesham 16/0738	Conversion of a series of agricultural building to enable their use as Class B1/B2/B8 units. Construction of new access track	2.29
Mill House, Mill Lane, Warton 17/0647	Erection of extended single storey building as workshop/car repair garage (Class B2) to replace existing	0.02
Preese Hall Farm, Extension off Todderstaff Road, Weeton 17/0994	Change of use of part of agricultural building to use as storage B8	0.02
Preese Hall Farm, Extension off Todderstaff Road, Weeton 18/0040	Retrospective application of erection of 1 no. building for storage and distribution us (class B8) and proposed extension of existing building for storage and distribution use (Class B8)	0.21
Ream Hills Farm, Mythop Road, Weeton 17/0149	Erection of terrace of single storey building for 215m2 Industrial (Class B2) space and 1,130m2 storage (Class B8) space.	1.23
23 Moor Street, Kirkham, Preston 18/0676	Change of use of land and buildings to an auto electricians (within class B1c)	0.02
Brackenwood Nurseries Ltd, Bradshaw Lane, Greenhalgh 19/0590	Change of use of land and building from garden centre (Use class A1) to provide safety services depot (Use Classes B1 & B8)	0.14
Basement to 51 Woodlands Road, Lytham St. Annes 20/0280	Retrospective Application for change of use of basement from storage associated with beauty salon at ground floor to form a separate unit in a mixed use as an office (Class B1a) and storage (Class B8)	0.01
Shorrocks Farm, Roseacre Road, Treales, Roseacre & Wharles 21/0545	Change of use of agricultural building to a mixed use within classes E(G) (Business) and/or B8 (Storage or distribution) including associated external alteration to building and formation of 29 space vehicle parking – part retrospective	0.06

South View Farm, Greenhalgh Lane, Greenhalgh 21/0650	Certificate of Existing Lawful Use or Development for the use of the building for class B8 storage within the terms of the Town and Country Planning (Use Classes) Order 1987 (as amended)	0.07
Queensway Chapel, Walter Avenue, Lytham St Annes 21/0679	Change of use of building from place of worship (Use Class F1) to a mix of light industrial (Use Class E (G) (iii)) and storage and distribution (Use Class B8) uses including installation of roller shutter door to rear elevation.	0.05

These sites total 4.12 ha, they are listed in order to provide more detail of an emerging trend whereby employment development is taking place on new sites, particularly on farms.

3.4 Existing Employment Land developed for Housing

3.4.1 Since the start of the Plan period two existing employment sites have been lost to Housing see Table 2: Business and Industrial Land Requirement (iv) of Policy EC1 of the Fylde Local Plan.

Table F– Employment Land developed for Housing

Electronic Data Systems, Heyhouses, St. Annes (Mixed use Housing/Retail)	7.45
GEC Marconi, Lytham Road, Warton (Part of BAE Employment Site) (Housing)	7.82

3.5 Provision of Employment Land Policy EC1 of the Fylde Local Plan .

- 3.5.1 It must be noted that employment land is not owned by Fylde Council and any further information required should be established through the appropriate land owners. **Some boundaries may have changed. The plans in Appendix 1 should be used for illustrative purposes only.**
- 3.5.2 Allocating land for employment identifies sites where employment creating developments would be acceptable or encouraged. The categories of land use applicable for monitoring purposes are those defined by the Local Plan as B1 (business), B2 (general industry), and B8 (storage and distribution) in the Town and Country Planning (Use Classes) Order, 1987 (as amended) see Policy EC1 Overall Provision of Employment and Existing Employment Sites.
- 3.5.3 The Town and Country Planning (Use Classes)(Amendment)(England)Regulations 2020, amend the Town and Country (Use Classes) Order 1987and introduce significant changes to the system of 'use classes'. In force from September 2020, the core changes include the recalibration of the classification of property. Classes A, B1 and D1, applicable to retail, office and non-residential institutions and assembly and leisure uses respectively, are removed and new classes introduced in their place. The new Class E encompasses commercial, business and service, while the new F.1 and F.2 apply to learning and non- residential institutions and local community respectively. The Council has decided to carry on using the Performance Monitoring Framework in the Local Plan, for continuity, therefore for monitoring purposes it is continuing to use the previous use classes system. This will be reviewed when the Local Plan is reviewed.

Fylde Council - Business and Industrial Land Schedule March 2023

3.6 - TableG: Take up rates on Employment Land (hectares) in Fylde, April 2011 to March 2023

Fylde Local Plan to 2032 Site Name	Use Class	Area Ha	Take up/ Completion 2011/12	Take up/ Completion 2012/13	Take up/ Completion 2013/14	Take up/ Completion 2014/15	Take up/ Completion 2015/16	Take up/ Completion 2016/18 * 2 years	Take up/ Completion 2018/23 * 5 years	Planning Permission Granted	Available for take up
EC1 Allocated Employment Sites											
ES1 - Queensway, St Annes	B1,B2,B8	3.8	0	0	0	0	0	0	0	0	3.8
ES2 - Dock Road, Preston Road Lytham	B1,B2,B8	0.9	0	0	0	0	0	0	0.52	0	0.145
ES3 - Boundary Road, Lytham	B1,B2,B8	0.7	0	0	0	0	0	0	0	0.7	0
MUS3 – Mill Farm Sports Village, Fleetwood Road, Wesham (mixed use: employment and leisure)	B1(a), B1(b), B1(c),B2, B8	1.1	0	0	0	0	0	1.1	0	0	0
ES4 - Blackpool Fylde Industrial Estate	B1,B2,B8	2.4	0	0	0	0	0	0	0	0	2.4
ES5 – Blackpool Airport Enterprise Zone, Squires Gate	B1(a), B1(b), B1(c),B2, B8 (to be determined through a masterplan for the Enterprise Zone)	14.5	0	0	0	0	0	0	0	0	14.5
ES6 – DWP, Brunel Way, Whitehills	B1(a), B1(b), B1(c),B2, B8	4.9	0	0	0	0	0	0	0	0	4.9
ES7 - Whitehills Park (Phase 2)	B1,B2,B8	5.6	0	0.4	0.4	0.175	0.07	1.42	2.12	0	4.9

The available for take up has increased due to Planning Permissions that have expired.											
MUS1 – Cropper Road East, Whitehills (Mixed use: Housing and employment)	B1(a), B1(b), B1(c),B2, B8	5.7	0	0	0	0	0	0	0	2.4	3.3
MUS2 – Whyndyke Garden Village, Preston New Road, Whitehills (mixed use: housing and employment)	B1(a), B1(b), B1(c),B2, B8	20.0	0	0	0	0	0	0	0	0	20.0
ES8 - Naze Lane, Freckleton	B1(a), B1(b), B1(c),B2	2.4	0	0	0	0	0	0	0	0	2.4

4.0 Conclusions

The main purpose of this document is monitor the take-up of allocated employment land in relation to the Performance Monitoring Framework in Appendix 8 of the Fylde Local Plan at Indicator Number 5.

4.1 Local Plan Policy Performance Monitoring Outcome

EC1: Overall Provision of Employment Land and Existing Employment Sites.

Performance Monitoring Indicator(s) Employment land take-up: cumulative take-up of allocated employment land for employment development from the start of the plan period on 1 April 2011, compared to the gross requirement of 60.6 ha (gross requirement) during the plan period divided pro- rata.

Target/Policy Outcome Cumulative take-up of land for employment development from the start of the plan period on 1 April 2011, to be at least 90% of the requirement of **60.0** ha (gross requirement) at the end of the plan period.

Trigger for Action Cumulative take up of allocated employment land for employment development less than 50% of the expected pro-rata amount, or more than 150% of the expected pro-rata amount.

Contingency/Action Where take up of allocated employment land for employment development is higher than expected, consider review of allocation policies. Where take-up is lower, consider whether there are obstacles to take-up on particular sites that could be overcome.

Key Delivery Partners Fylde Council, Businesses, Developers, Investors and Infrastructure Providers.

- 4.1.1 Table G below shows actual take up compared to the pro-rated annual requirement year by year. From 2011-2023 it was anticipated that $12 \times 2.88 = 34.56\text{ha}$ would be taken up. In reality 8.23ha have been taken up (EC1). That is $8.23/34.56 \times 100 = 28\%$ which is lower than anticipated.
- 4.1.2 In relation to the **Trigger for Action** the cumulative take up of allocated employment land is less than 50% of the expected pro-rated amount. Therefore, consideration needs to be given as to whether there are obstacles to delivery on particular sites that could be overcome.
- 4.1.3 However, although take up is low on allocated site there are completions on existing employment areas, 4.74ha and on windfall sites (Employment Opportunities) 4.12ha. 3.88ha of the 4.12ha is on farms, that is 94%.

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Performance Monitoring Framework Local Plan to 2032 – Indicator Number 5

Table G	Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10	Y11	Y12	Y13	Y14	Y15	Y16	Y17	Y18	Y19	Y20	Y21	Cumulative Total	
	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32		
Actual Take Up	3.0				0.07	2.52		2.64															
Pro-rated annual requirement	2.88	2.88	2.88	2.88	2.88	2.88	2.88	2.88	2.88	2.88	2.88	2.88	2.88	2.88	2.88	2.88	2.88	2.88	2.88	2.88	2.88	2.88	60.6

4.1.3 It should be noted in Table C the total for EC1 take-up for 2011/12 – 2014/15 is 0.975. The 0.975 is part of the 3ha total taken up from 2011-2015 as explained at para 1.1.3 and Table 2.

Reasons for Low Delivery Rates on Allocated Sites

- 4.1.4** The national economy has stalled because of uncertainty surrounding Brexit, which will have impacted on the take up of employment land on the Fylde Coast. The Covid pandemic has also affected delivery during 2020 – 2022. 14.4 ha should have been taken up from 2018-2023 on allocated sites. Only 2.64ha were delivered on allocated sites in this period.
- 4.1.5** The delivery of the Warton Enterprise Zone needs the completion of the Preston Western Distributor Road, until this has been completed poor access from the motorway network will delay delivery of the employment sites at this location. Blackpool Airport Enterprise Zone also needs infrastructure. However, construction of the access has started. The other large allocation is at Whyndyke Farm. The access to this site needs agreeing, and this has stalled its delivery.
- 4.1.6** The Council will continue to monitor take up of allocated employment land on the allocated employment sites annually. The Council will continue to address the obstacles to delivery which are within its control.
- 4.1.7** Fylde's economy is growing, 11.5ha has been delivered in the last five years, however, 4.74ha of that is on existing sites and may be one business being replaced by another. Although delivery is low on allocated sites (2.64ha 23%), 4.74ha (41%) has been delivered on existing employment sites and 4.12ha (36%) on employment opportunity sites.
- 4.1.8** Of the 4.12ha on employment opportunity sites, 3.88ha is on farms, that is 94%. There is obviously a demand for sites for employment premises, approximately a third of which is being met on farms. This is a trend which needs to continue to be monitored and taken into account when the plan is due for review.

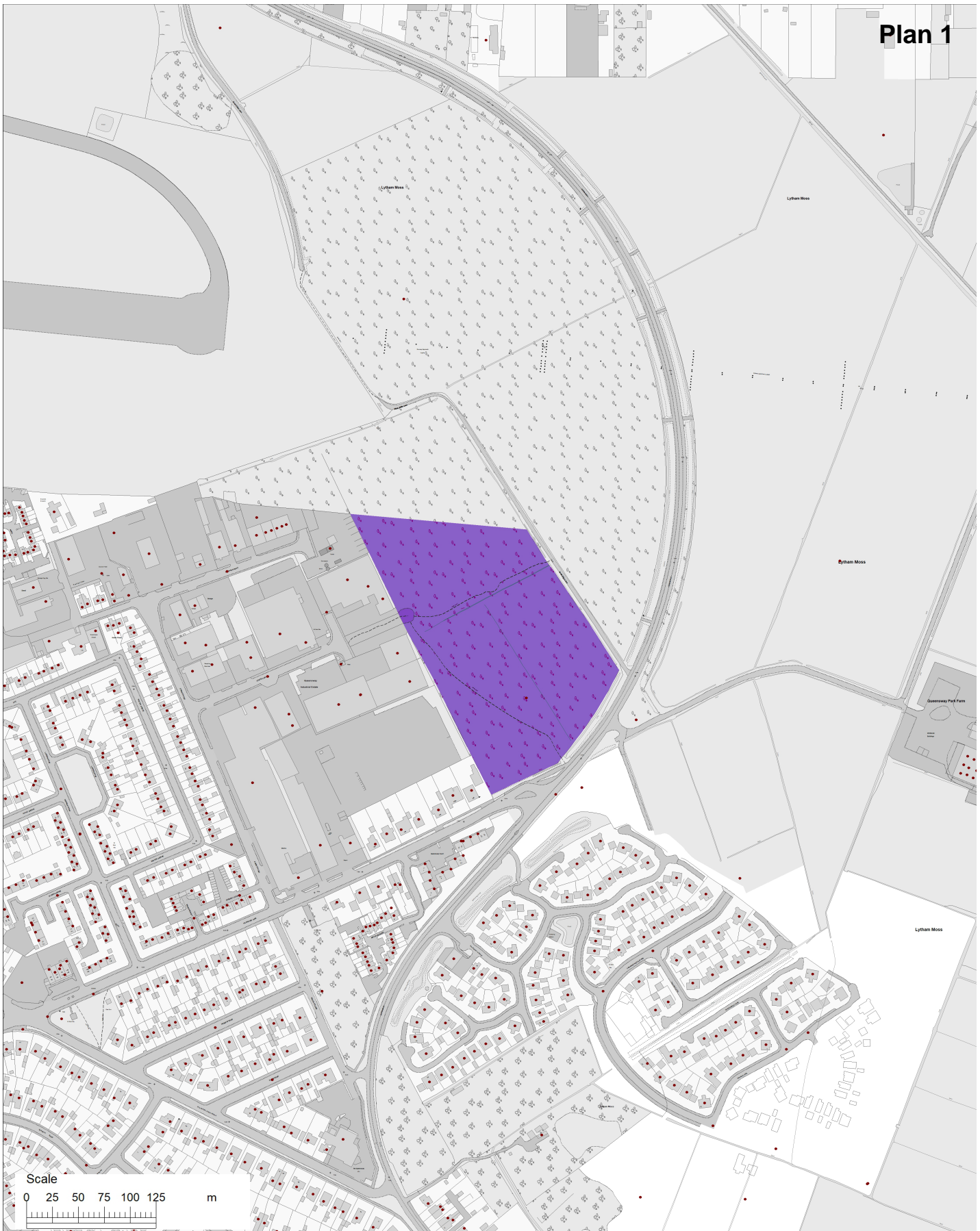
Appendix 1: Site Plans for available Employment Land.

The sites identified in Appendix 1 are sites on Employment Land where land is still available to develop as listed in the table below:

Table H: Employment Land available		
Plan 1 - ES1 - Queensway Industrial Estate, Snowden Road,	St. Annes	3.8
Plan 2 - ES2 - Dock Road, Lytham	Lytham	0.14
Plan 3 - ES4 - Blackpool and Fylde Industrial Estate, Whitehills	Westby	2.4
Plan 4 - ES5 - Blackpool Airport Enterprise Zone, Squires Gate	Blackpool	14.5
Plan 5 - ES6 - DWP, Brunel Way, Whitehills	Westby	4.9
Plan 6 - ES7 - Whitehills Business Park, Whitehills	Westby	4.9
Plan 7 - MUS1 - Cropper Road Est, Whitehills (mixed use: Housing and employment)	Westby	3.3
Plan 8 - MUS2 - Whyndyke Garden Village, Preston New Road, Whitehills (mixed use: housing and employment)	Westby	20.0
Plan 9 - ES8 - Naze Lane Industrial Estate, Freckleton	Freckleton	2.4



Plan 1



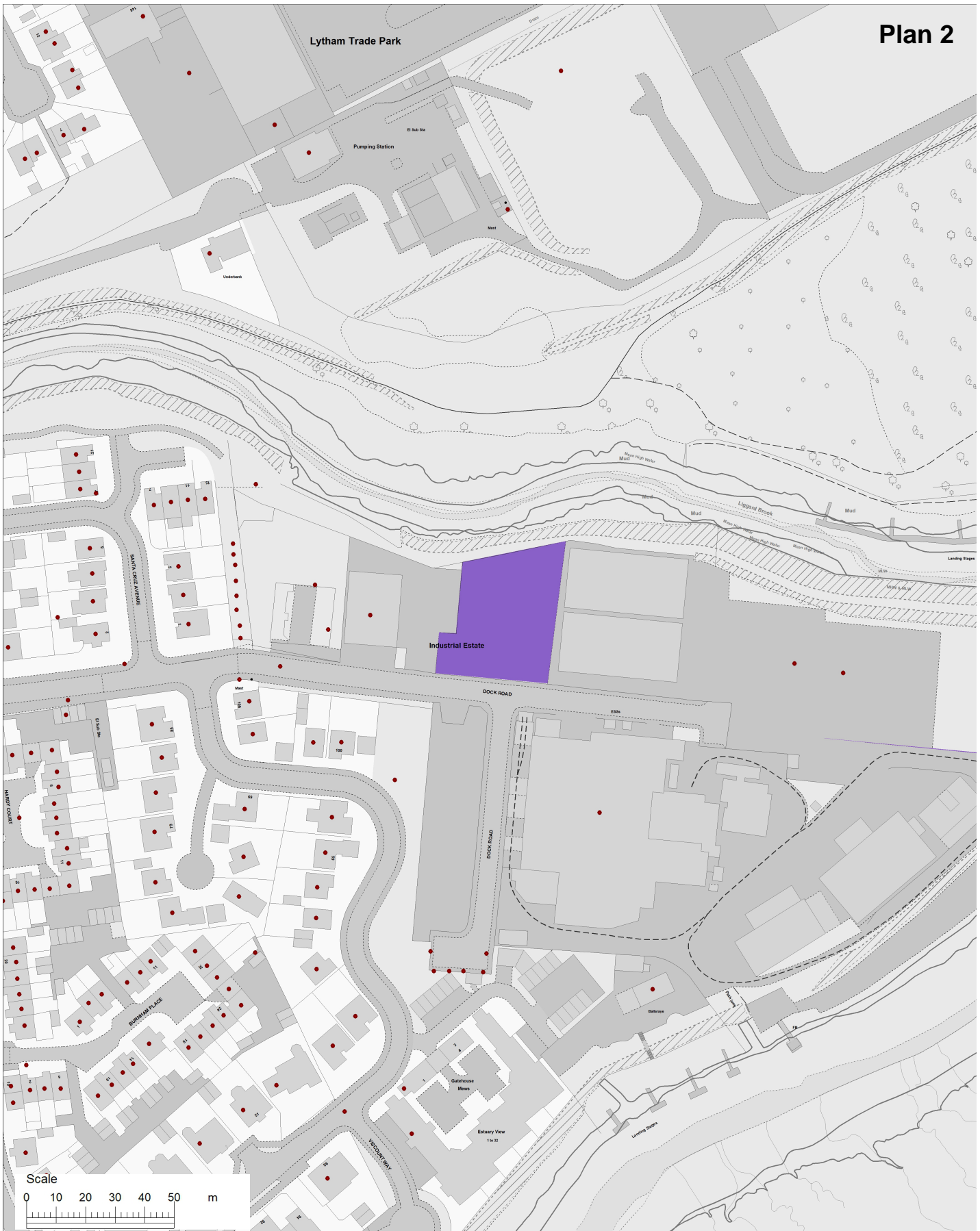
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Queensway Industrial Estate, Snowdon Road, Lytham St Annes - ES1

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Plan 2



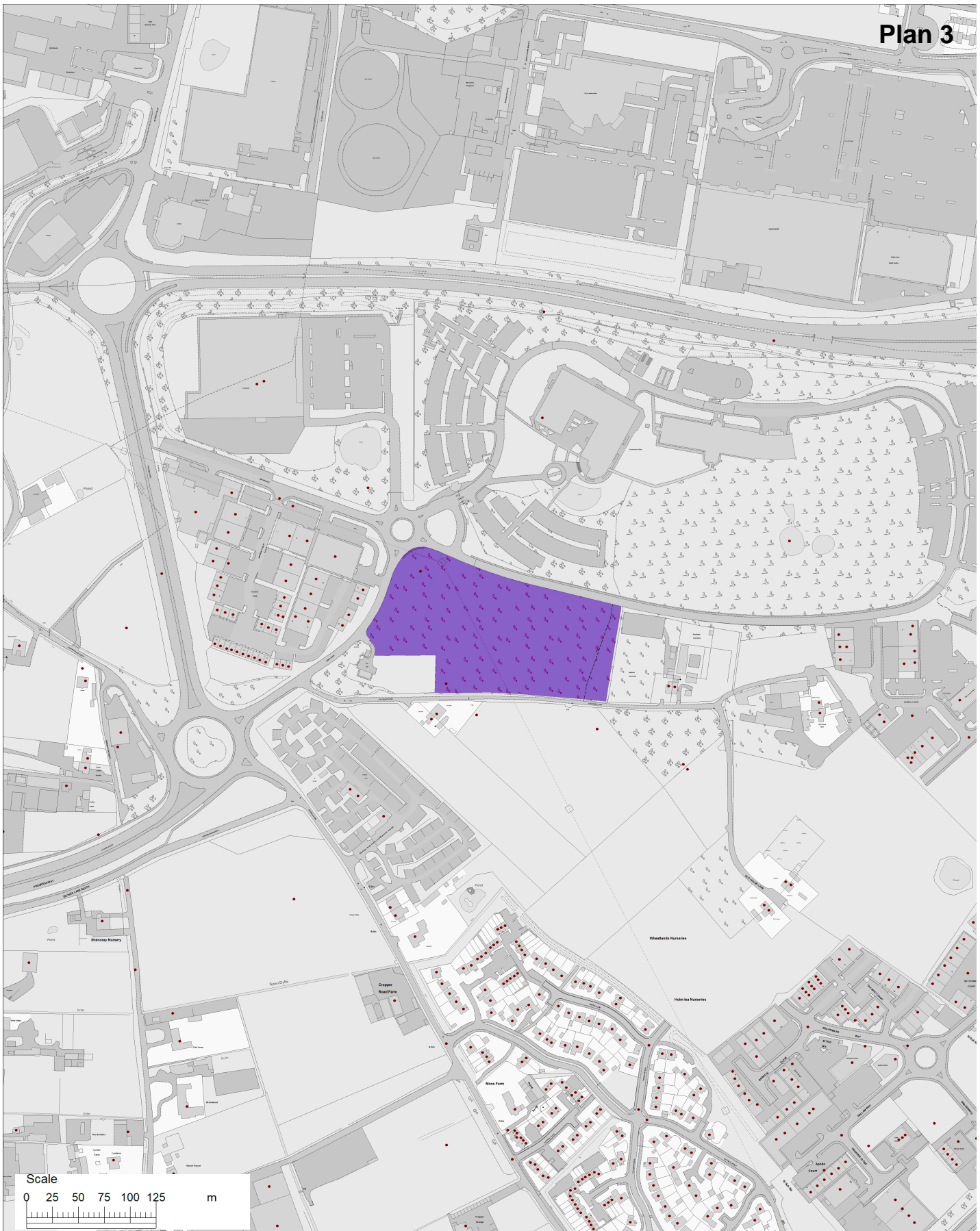
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Dock Road, Lytham - ES2

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Plan 3



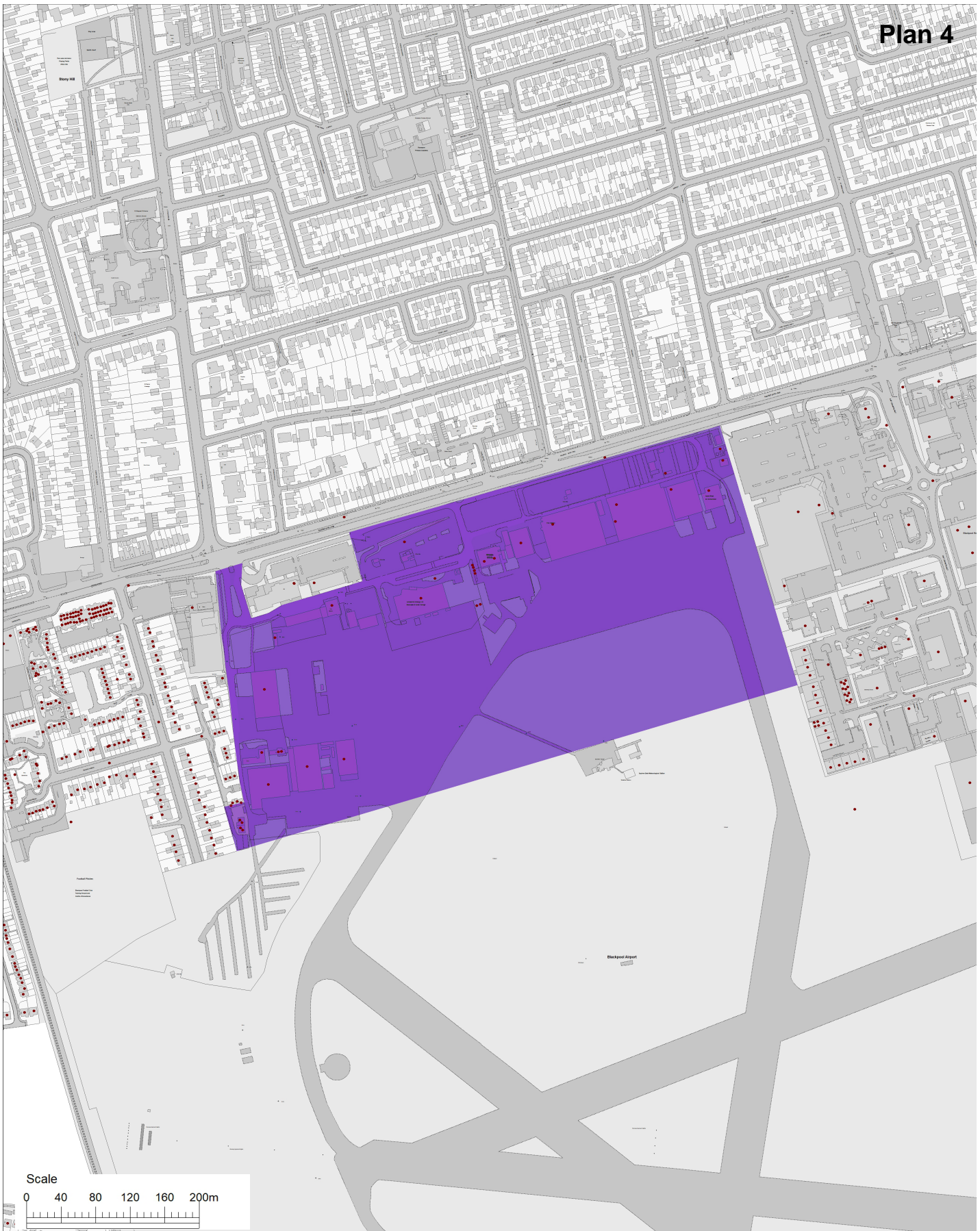
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Blackpool and Fylde Industrial Estate, Whitehills - ES4

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Plan 4



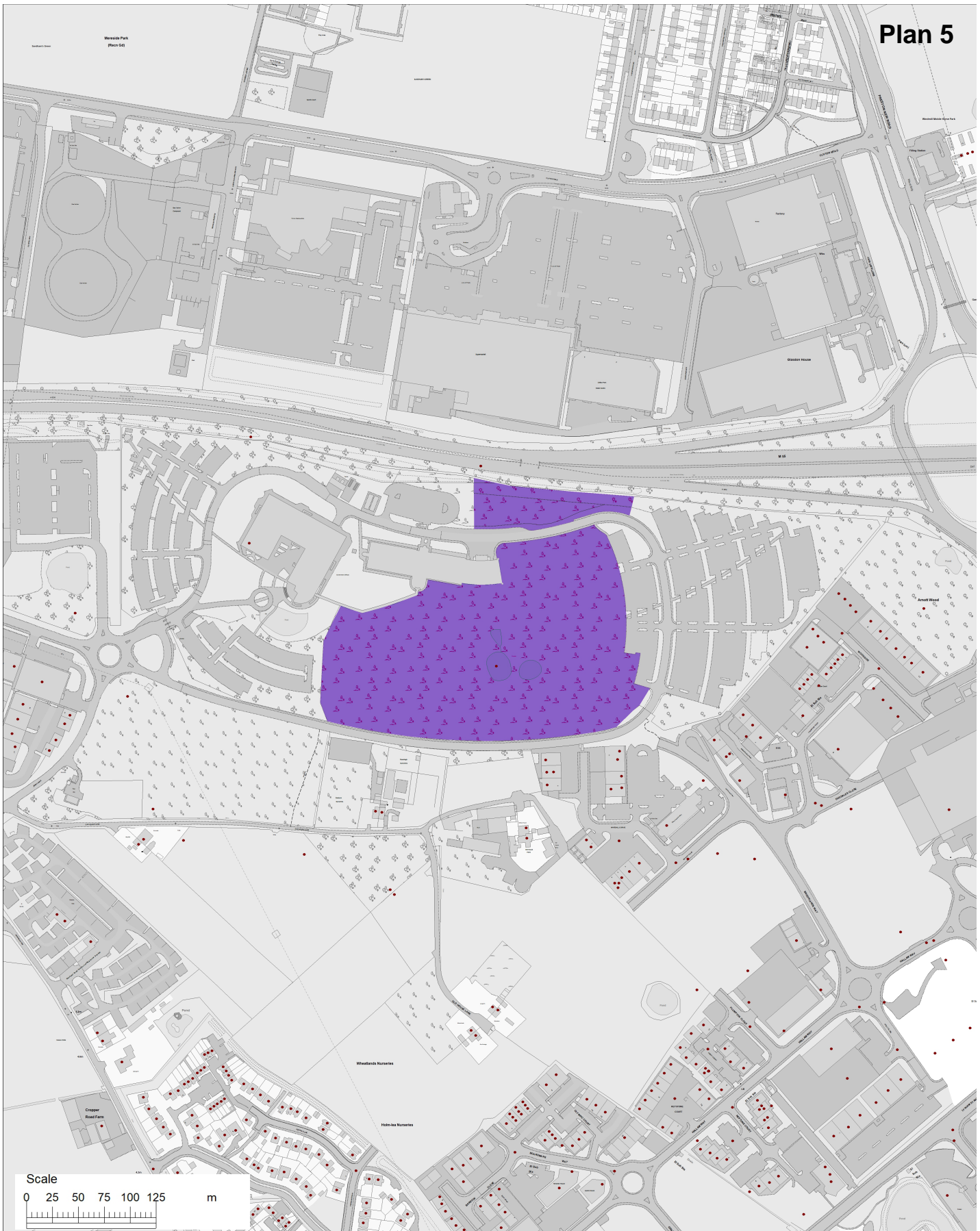
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Blackpool Airport Enterprise Zone, Squires Gate - ES5

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Plan 5



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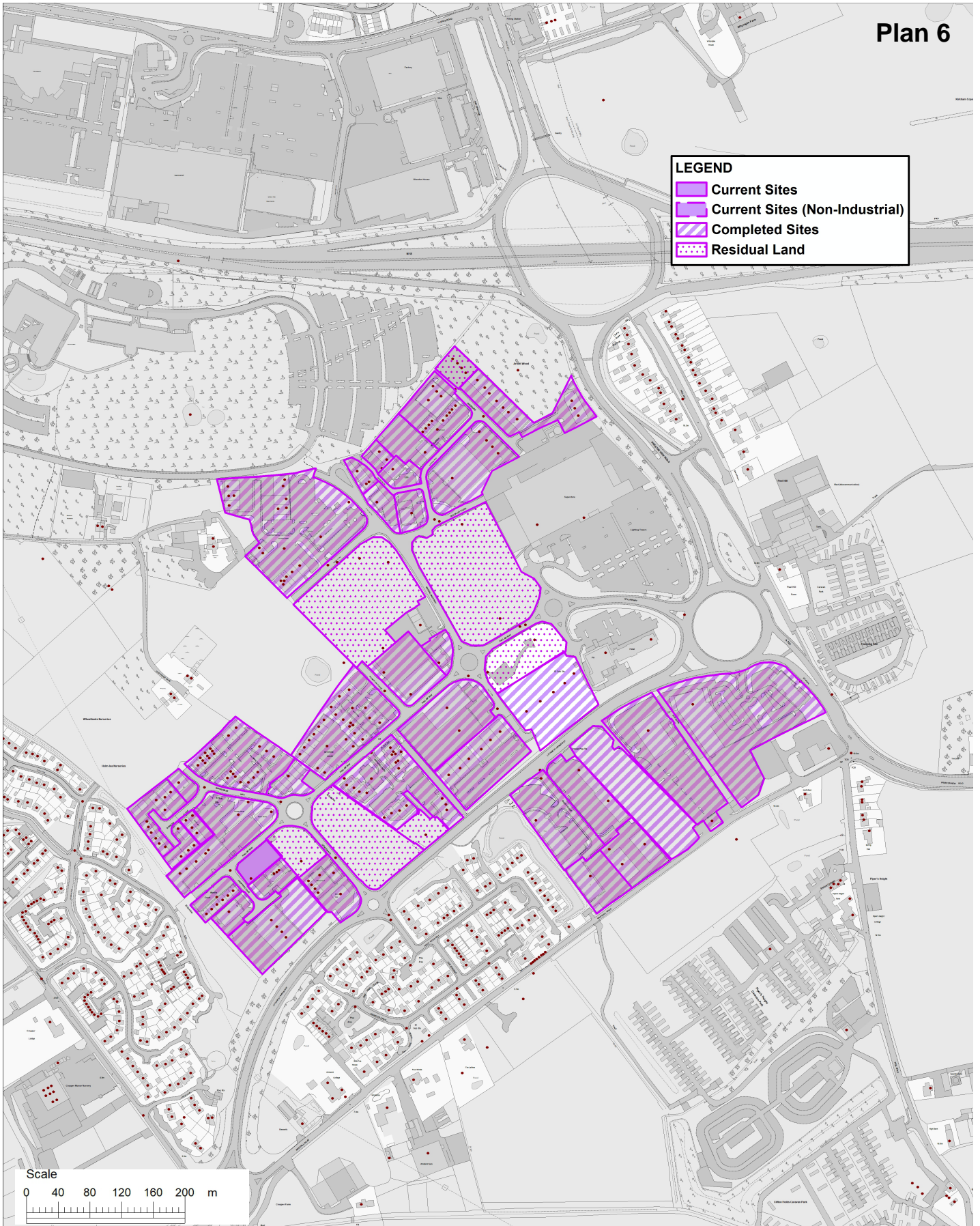
DWP, Brunel Way, Whitehills - ES6

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LEGEND

- Current Sites
- Current Sites (Non-Industrial)
- Completed Sites
- Residual Land



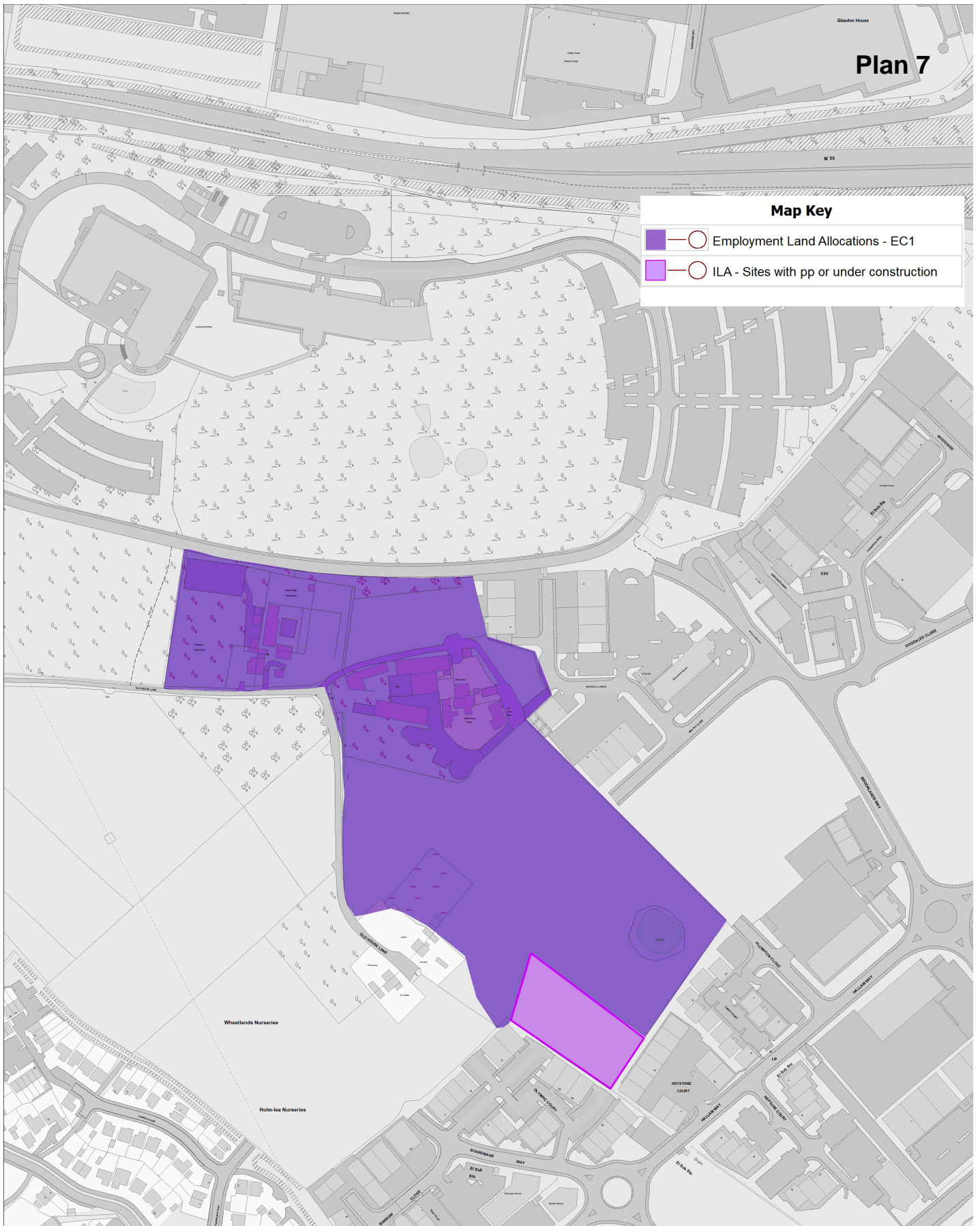
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Whitehills Business Park, Whitehills - ES7

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Map Key

-  Employment Land Allocations - EC1
-  ILA - Sites with pp or under construction



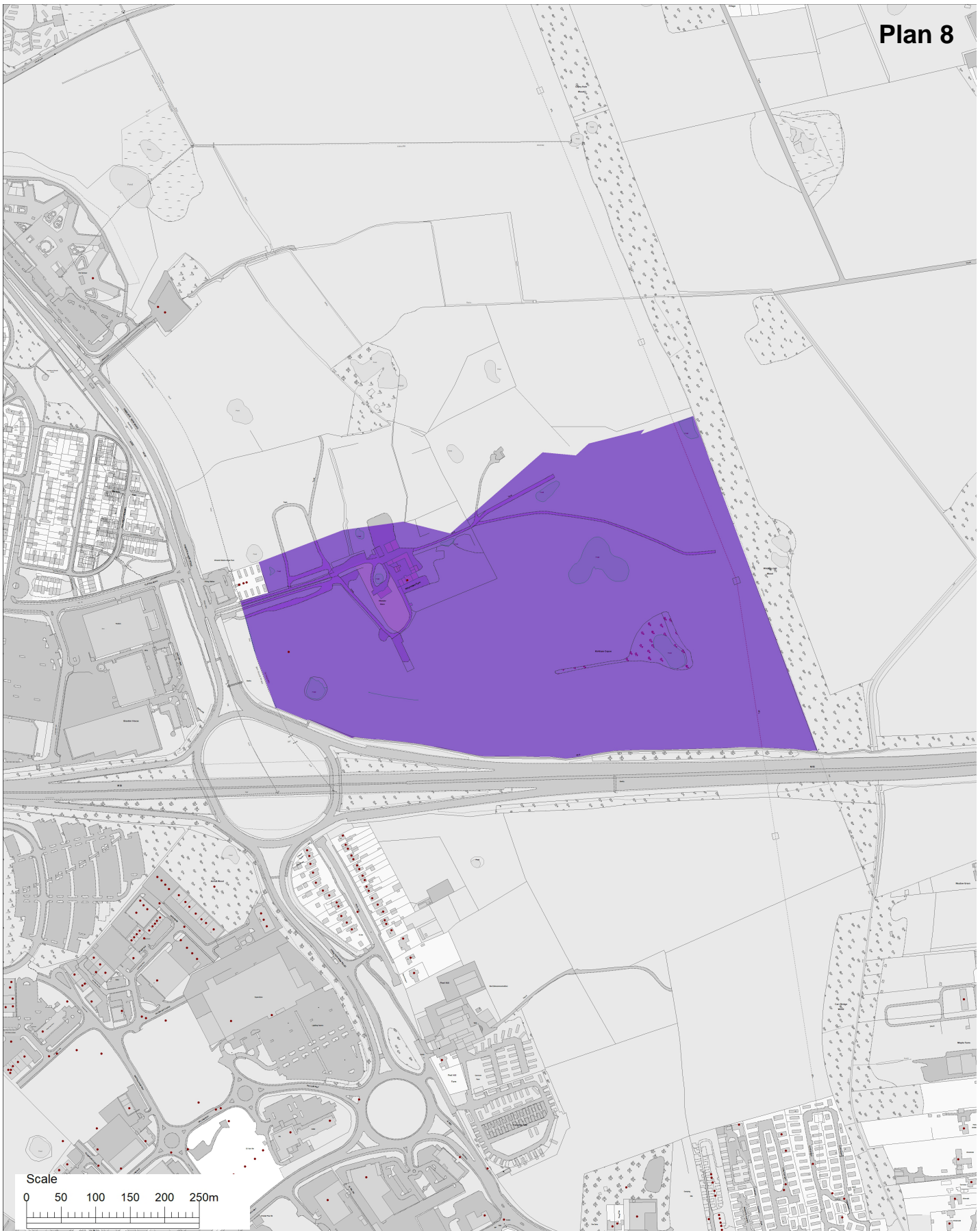
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Cropper Road Estate, Whitehills - MUS1

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Plan 8



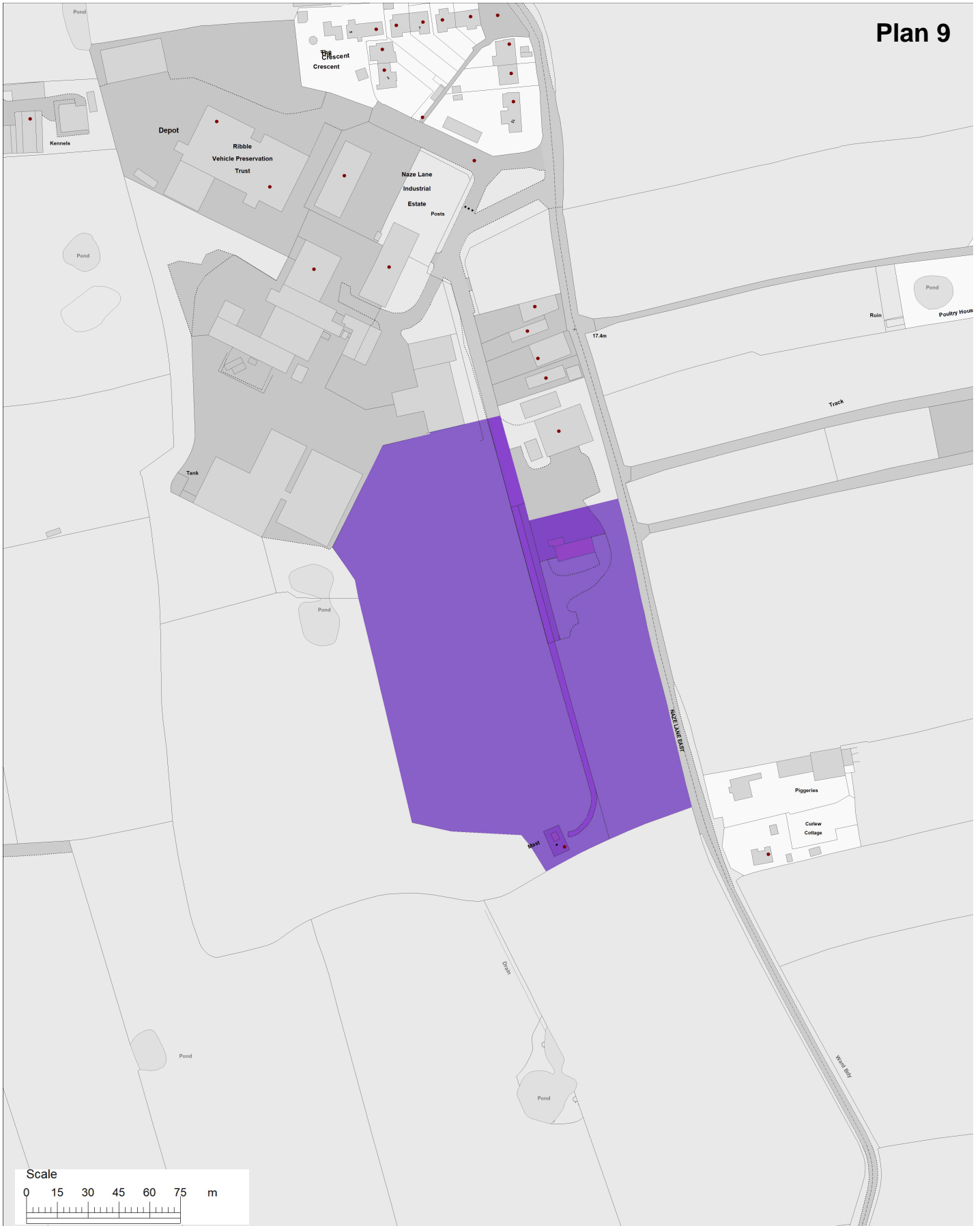
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Whyndyke Garden Village, Preston New Road, Whitehills - MUS2

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Plan 9



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Naze Lane Industrial Estate, Freckleton - ES8

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