



Business & Industrial Land Schedule 2025

1st September 2025

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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 recognised 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 jointly considering the requirements for the Sub-Region. It is acknowledged that Blackpool's administrative area is characterised by a tightly constrained boundary. Discussions between Blackpool and Fylde Councils have identified that Blackpool Council requires Fylde Council to provide 14ha 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 46.6ha. Consequently, this results in a combined requirement of employment land for Fylde and Blackpool, for the Plan period, of 60.6ha.

1.1.3. Between April 2011 and March 2015, 3.0ha 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 62.0ha as summarised in Table A below.

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

	Hectares (ha)
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
v) 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 Position of Employment Land and Existing Employment Sites

1.2.1 Policy EC1 of the Fylde Local Plan provides sites for 63.729ha of new employment land to be delivered during the plan period. The following sites listed in Table B below are allocated and identified on the **Policies Map including Inset plans** accompanying the plan.

Table B: Policy EC1 Allocated Employment Sites

Site (EC1 Allocated Employment Sites)	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
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	7.689	B1(a), B1(b), B1(c), B2, B8
ES8 - Naze Lane, Freckleton	2.4	B1(a), B1(b), B1(c), B2
MUS1 - Cropper Road East, Whitehills (mixed use: Housing and employment)	2.06	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
MUS3 - Mill Farm Sports Village, Fleetwood Road, Wesham (mixed use: employment and leisure)	4.38	B1(a), B1(b), B1(c), B2, B8 and (D2)
Total	63.729	

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 in Table C below, land and premises will be retained within the acceptable use classes shown 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.

Table C: Policy EC1 Existing Employment Sites

Site (EC1 Existing Employment Sites)	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 Planning Policy

2.1 National Planning Policy Framework 2025 (The Framework)

2.1.1 The National Planning Policy Framework (the Framework) 2025 sets out the Government's planning policies and how these are to be applied.

2.1.2 Chapter 6 paragraphs 85-89 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 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 capitalise on their performances and potential.

2.1.3 The Town and Country (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 Fylde Council's 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 Fylde Local Plan to 2042

2.3.1. The Local Development Scheme (LDS) sets out the timetable for the production of the emerging Fylde Local Plan to 2042 and other supporting Development Plan Documents (DPDs). This can include Supplementary Planning Documents and other documents such as neighbourhood plans that form part of the development plan for the borough.

2.3.2 The latest LDS that was published in January 2025 details that the Regulation 19 Publication version of the Fylde Local Plan to 2042 is expected to go out for consultation in summer 2026. In preparing the Local Plan to 2042 the Council completed a call for sites consultation in June 2025 to identify sites which could be developed for housing and other uses. Site submissions are now being reviewed to determine which parcels of land are suitable for allocation in the emerging Local Plan.

2.3.3 The LDS is a live document and will be kept up to date as details of the Local Plan to 2042 emerge.

2.4 Authority Monitoring Report

2.4.1 The Authority Monitoring Report (AMR) (formerly referred to the Annual Monitoring Report) is a statutory document, which monitors both the production and implementation of policy. The last AMR was produced in 2023 and covers the period 1st April 2020 to 31st March 2023. The AMR has been updated to reflect the Performance Monitoring Framework provided by Appendix 8 of the adopted Fylde Local Plan.

2.5 Fylde Employment Land and Premises Study 2012

2.5.1 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.

2.5.2 The Fylde Employment Land 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

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

2.6.1 In Autumn 2011 the Warton Aerodrome site, along with the Samlesbury 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.

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

North Enterprise Zone – 39.7ha

South Enterprise Zone – 21.3ha

South West Enterprise Zone – 13.5ha

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

2.6.4 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.

2.6.5 In 2014 the Council adopted Lancashire Advanced 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).

2.6.6 In March 2025 the Council adopted an updated LDO and masterplan for the Phase 1 Enterprise Zone at Warton (Warton Local Development Order No 1 (2025)). The 2025 LDO is, in effect, an extension of the previous 2015 Order that expired in November 2024, to increase the period of operation for a further ten years to 2036 and to take account of updated legislation. The LDOs grant deemed planning consent for a range of advanced engineering and manufacturing uses to provide certainty for acceptable uses and to avoid timescales associated with applying for planning permission for individual plots.

2.6.7 Blackpool Airport Enterprise Zone was approved by Government in November 2015 and became operational; from 1st April 2016. The Enterprise Zone has a twenty five 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.

2.6.8 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). New access to Blackpool Airport Enterprise Zone will be provided off Common Edge Road opposite Lytham St. Anne's Garden Centre. Highways works are currently under construction.

2.7 Fylde Coast Economic Needs Update & Employment Land Review 2024

2.7.1 The Fylde Coast Economic Needs Update & Employment Land Review was produced in August 2024 by consultants BE Group and Capita. The report was jointly commissioned by the Fylde Coast authorities of Blackpool Council, Fylde Council and Wyre Council and determines the three Local Authorities' economic development land needs to 2042 to inform strategy and policy making.

2.7.2 The review outlines the strategic and policy context of the Fylde Coast authorities and sets out the socio-economic profile of each, looking at factors that influence the supply and demand for employment land across the Fylde Coast sub-region. The study further conducts a property market assessment that details office and industrial property transactions in each district and draws from the 2023 Fylde Council Business & Industrial Land Schedule to assess the existing employment land supply and take-up.

2.7.3 The review provides an overview of the objectively assessed need for employment land where the findings show that Fylde has a 27.93ha surplus of employment land when measured against the objectively assessed need. The recommended priority for Fylde Council is to protect the existing supply of employment with no need to allocate further sites in the emerging Fylde Local Plan to 2042.

2.7.4 The report concludes by providing recommendations for further growth opportunities across the Fylde Coast sub-region that can be secured through the planning system.

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 63.729 ha of new employment land to be delivered during the plan period. The sites listed in Table D below are allocated and identified on the Policies Map including inset maps that accompany the Fylde Local Plan. The sites listed in Table E are Existing employment sites.

Table D: Strategic policy EC1 Overall Provision of Employment Land and Existing Employment Sites

Site Name	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
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	7.689	B1(a), B1(b), B1(c), B2, B8
ES8 – Naze lane, Freckleton	2.4	B1(a), B1(b), B1(c), B2
MUS1 - Cropper Road East, Whitehills (mixed use: Housing and employment)	2.06	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
MUS3 - Mill Farm Sports Village, Fleetwood Road, Wesham (mixed use: employment and leisure)	4.38	B1(a), B1(b), B1(c), B2, B8 and (D2)
Total	63.729	

Table E – 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

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 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 the text of the Local Plan).

3.2 Employment Take Up between 1 April 2011 and 31 March 2025

3.2.1 In order to monitor take up rate (completions) on allocated sites information was compiled by viewing planning permissions and building regulations applications approved and completed both during and prior to the study period.

3.2.2 Table F below shows take up (completions) on allocated sites as identified in Table B earlier in this report, it also shows changes to existing employment sites identified in Table C. Table F 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 F: Gross (ha) Employment Land Take Up

Year(s)	EC1 Employment Land (Table D)	EC1 Employment (Table E)	Existing Sites	EC2 Employment Opportunities
2011/12	3.0	0.00		0.043
2012/13		0.00		0.011
2013/14		0.71		0.71
2014/15		0.09		0.50
2015/16	0.00	0.70		1.33
2016/18	3.50	0.00		2.05
2018/23	2.30	4.74		4.11
2023/25	1.964	1.06		1.14

SUMMARY TABLES SHOWING THE AMOUNT OF LAND (ha) WITH PLANNING PERMISSION OR UNDER CONSTRUCTION – EC1	
New Employment Land	
Land Under Construction at 31 March 2025	3.81
Land with Planning Permission at 31 March 2025 (not commenced)	0.294
Existing Employment Sites	
Land Under Construction at 31 March 2025	5.57
Land with Planning Permission at 31 March 2025 (not commenced)	0.451

3.3 Employment Opportunities – Policy EC2

3.3.1 The Council recognises 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 2025 a total of 16.3002 hectares of additional employment land (not identified in EC1) has received Planning Permission or is under construction (EC2), see table G below. Table H (below) shows completions of employment opportunities on additional employment land, identified under Policy EC2.

Table G: Employment Opportunities

Location	Hectares
With Planning Permission	
Rossall's yard, Rutland Road, Lytham St. Anne's (22/0431)	0.0772
Land and rear of 42 Station Road, Medlar with Wesham (22/0440)	0.0059
Land at Peel Road opposite sub station, Westby with Plumpton (23/0125)	0.6374
Longview Boarding Kennels, Whitehill Road, Westby with Plumpton (23/0493)	0.505
Land North of Littlewood Manor Care Home, off Fleetwood Road, Greenhalgh with Thistleton (23/0698)	0.5845
Garages rear 65 and 67 Church Road, Alexandra Ropad, Lytham St. Anne's (24/0033)	0.0119
Tunsteads, Greenhalgh lane, Greenhalgh with Thistleton (24/0075)	0.1958
Land to the East of Woodside, Whitehills Business Park, Westby with Plumpton (24/0458)	0.0825
Under Construction	
Blackpool Airport Enterprise Zone / Land at Common Edge Road, Lytham St. Anne's, Blackpool, Lancashire (23/0755)	14.2
Summary	
Development Completed (see table E below) 1 April 2023 – 31 March 2025	1.14
Land with Planning Permission	2.1002
Sites Under Construction	14.2
Total (employment opportunity commitments)	16.3002

Table H EC2 Employment Opportunities Completed 2023-2025 (see Table C)		
Fylde Interiors, Bush Lane, South of the Runway, Freckleton (17/0801)	Proposed renovation to industrial units Class B2 General industrial, to provide 4 units in B2 use (1 additional unit) demolition of single store building - REPLACEMENT	0.4 ha
16B Church Road, St Annes, Lytham St Annes, FY8 3NE (20/0356)	Demolition of existing single storey storage unit and construction of replacement three storey building with single storey outrigger to rear to be used as a store (USE CLASS B8) at ground floor with offices (USE CLASS B1) at first and second floor levels - part retrospective application.	0.0095 ha
Rear of 52 Kirkham Road, North of Bypass, Freckleton, Preston (22/0785)	Single storey extension to existing unit No.2 to provide storage space (Class B8)	0.14 ha

West View Farm, Greenhalgh Lane, Greenhalgh with Thistleton, Lancashire, PR4 3HL (23/0349)	Prior approval for change of use of former piggery building to storage or distribution (Use class B8) pursuant to schedule 2, part 3 of the Town and Country Planning (General Permitted Development)(England) Order 2015	0.048 ha
West View Farm, Greenhalgh Lane, Greenhalgh with Thistleton, Lancashire, PR4 3HL (23/0351)	Change of use of agricultural building to storage (Use class B8)	0.1174 ha
West View Farm, Greenhalgh Lane, Greenhalgh with Thistleton, Lancashire, PR4 3HL (23/0658)	Change of use of agricultural building to storage (use class B8) including infilling of south elevation with external cladding , insertion of roller shutter door and provision of associated parking (Part retrospective application).	0.316 ha
Enterprise House, 41 Marsden Street, Kirkham, Preston, PR4 2TD (24/0200)	Retrospective application for demolition of all buildings, and construction of a 2 storey and single storey building for office use.	0.0237 ha
Total		1.14 ha

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 I below.

Table I – 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 to 2032

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 landowners. **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 acceptable 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 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 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.

3.6 Take Up rates on Employment Land (hectares) in Fylde, April 2011 to March 2025 (Table J)

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	Take up/ completion 2023/25 * 2 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	0	3.8
ES2 – Dock Road	B1, B2, B8	0.9	0	0	0	0	0	0	0.26	0.48	0	0.16
ES3 – Boundary Road, Lytham	B1, B2, B8	0.7	0	0	0	0	0	0	0	0.41	0.29	0.29

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	Take up/ completion 2023/25 * 2 years	Planning Permission Granted	Available For take up
ES4 - Blackpool Fylde Industrial Estate	B1, B2, B8	2.4	0	0	0	0	0	0	0	0	1.15	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	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	0	4.9

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	Take up/ completion 2023/25 * 2 years	Planning Permission Granted	Available For take up
ES7 - Whitehills Park (Phase 2) The available for take up has increased due to Planning Permissions that have expired.	B1, B2, B8	7.689	0	0	0	0	0	0.99	2.04	1.074	0.462	3.585
ES8 - Naze Lane, Freckleton	B1(a), B1(b), B1(c),B2	2.4	0	0	0	0	0	0	0	0	0	2.4
MUS1 – Cropper Road East, Whitehills (Mixed	B1(a), B1(b), B1(c),B2, B8	2.06	0	0	0	0	0	0	0	0	0.33	2.06

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	Take up/ completion 2023/25 * 2 years	Planning Permission Granted	Available For take up
use: Housing and employment)												
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	0	20.0
MUS3 – Mill Farm Sports Village, Fleetwood Road, Wesham (mixed use:	B1(a), B1(b), B1(c),B2, B8	4.38	0	0	0	0	0	2.51	0	0	1.87	1.87

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	Take up/ completion 2023/25 * 2 years	Planning Permission Granted	Available For take up
employment and leisure)												
Total take up to 31/03/2025 = 10.764 ha			3.0				0.00	3.5	2.3	1.964		

For information, employment allocation sizes in this document have been updated to reflect the actual size on the Local Plan Policies Map. It is acknowledged that there are discrepancies between the sizes of employment allocations in the previous Business and Industrial land Schedules and policies in the Local Plan.

4.0 Conclusions

The main purpose of this document is to 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 60.6ha (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 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 would 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 2011-2025 it was anticipated that $14 \times 2.88 = 40.32$ ha would be taken up. In reality 10.764 ha have been taken up (EC1). That is $10.764/40.32 \times 100 = 26.69\%$ 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 In addition to take up on allocated sites, there are completions on existing employment areas, 1.06 ha and on windfall sites (Employment Opportunities) 1.14 ha.

4.2 Performance Monitoring Framework Plan to 2032 – Indicator Number 5 (Table K)

Table K	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	3.00				0.00	3.5		2.3					1.964									
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	60.6

**New employment land take up prior to 01/04/2015 was 3.0 ha across the borough. However, this was prior to the adoption of the Fylde Local Plan to 2032 so the employment allocations identified under policy EC1 were not in effect at this time.*

Reasons for Low Delivery rates on Allocated Sites

4.1.4 Since the Local Plan to 2032 was adopted in 2018, 20.16ha of employment land should have been taken up (2.88ha per annum x 7 years). However, only 4.264ha has been taken up. The 2024 Fylde Coast Economic Needs Update and Employment Land Review reports that take up has been lower than expected, averaging 1.71 ha/year. On this basis a revised annual take up rate of 0.83 ha/year is given, where projected forward over the 20 year period 2022-2042 this results in an Objectively Assessed Need (OAN) of 16.6ha for the remainder of the plan period (0.83 ha x 20 years).

4.1.5 The delivery of the Warton Enterprise Zone is largely reliant on the completion of the Preston Western Distributor Road. The Western Distributor road opened to the public in July 2023 which will help facilitate the delivery of the employment sites at Warton Enterprise Zone. 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 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, 4.164 ha has been delivered in the last two years, however, 1.06 ha of that is on existing sites and may be one business being replaced by another. For the period 2023-25, delivery on allocated sites totals 1.964 ha (47%), 1.06 ha (26%) has been delivered on existing EC1 employment sites and 1.14 ha (27%) on EC2 employment opportunity sites (windfall sites).

5.0 Appendices

5.1 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:

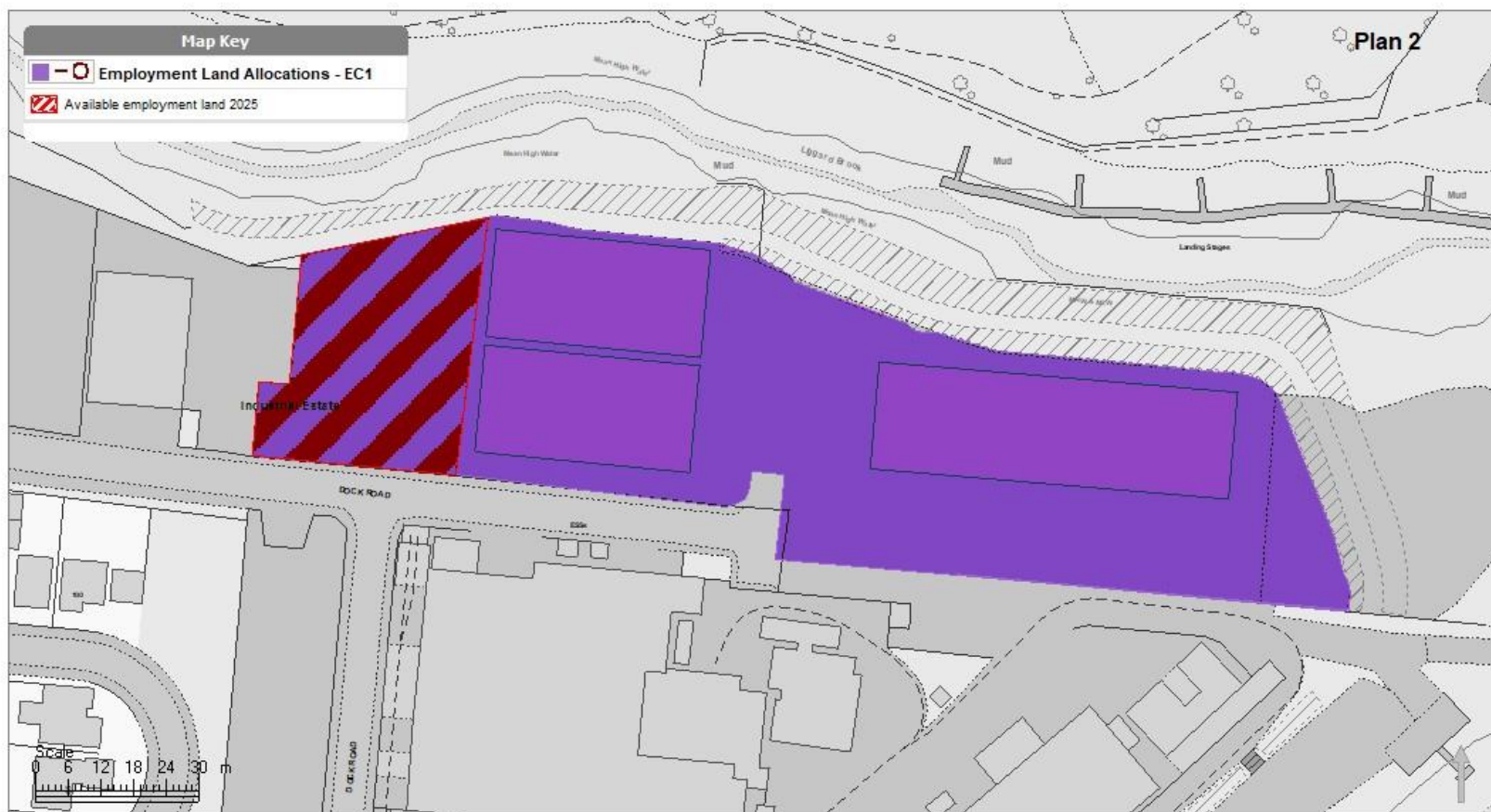
Table L: Employment Land Available		
Plan 1 – ES1 – Queensway Industrial Estate, Snowden Road	St. Annes	3.8
Plan 2 – ES2 – Dock Road, Lytham	Lytham	0.16
Plan 3 – ES3 – Boundary Road Industrial Estate, Boundary Road, Lytham	Lytham	0.29
Plan 4 – ES4 Blackpool and Fylde Industrial Estate, Whitehills	Westby	2.4
Plan 5 – ES5 – Blackpool Airport Enterprise Zone, Squires Gate	Blackpool	14.5
Plan 6 – ES6 – DWP, Brunel Way, Whitehills	Westby	4.9
Plan 7 – ES7 Whitehills Business Park, Whitehills	Westby	3.585
Plan 8 – ES8 – Naze Lane Industrial Estate, Freckleton	Freckleton	2.4
Plan 9 – MUS1 – Cropper Road Est, Whitehills (mixed use housing and employment)	Westby	2.06
Plan 10 – MUS2 – Whyndyke Garden Village, Preston New Road (mixed use housing and employment)	Westby	20.0
Plan 11 – MUS3 – Mill Farm Sports Village, Fleetwood Road (mixed use employment and leisure)	Wesham	1.87
		55.965



Business and Industrial Land Schedule March 2025

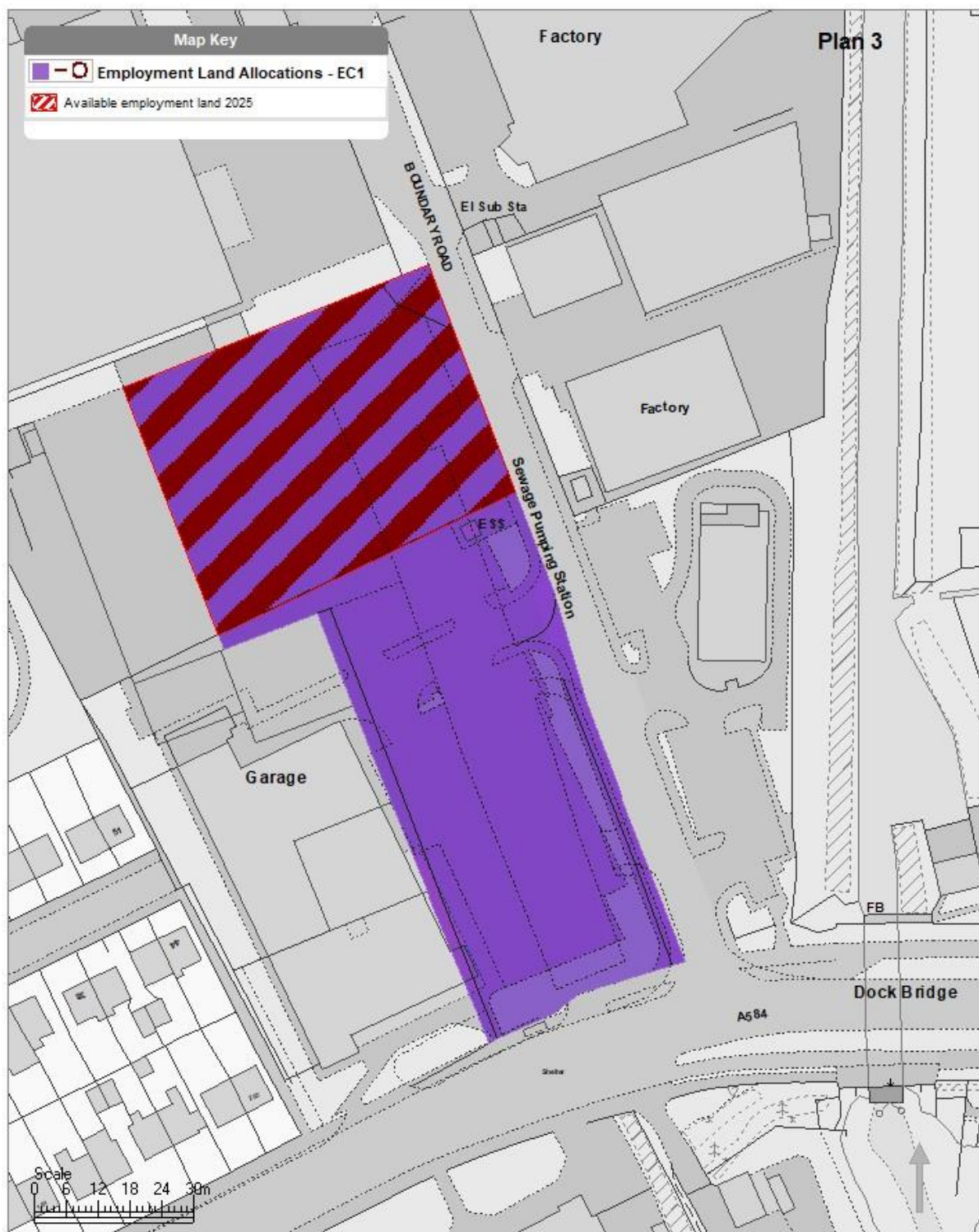
ES1 – Queensway Industrial Estate, Snowdon Road, 3.8 hectares available

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Business and Industrial Land Schedule March 2025
ES2 - Dock Road, Lytham, 0.16 hectares available

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Business and Industrial Land Schedule March 2025
ES3 – Boundary Road, Lytham, 0.29 hectares available

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Business and Industrial Land Schedule March 2025

ES4 - Blackpool and Fylde Industrial Estate, 2.4 hectares available

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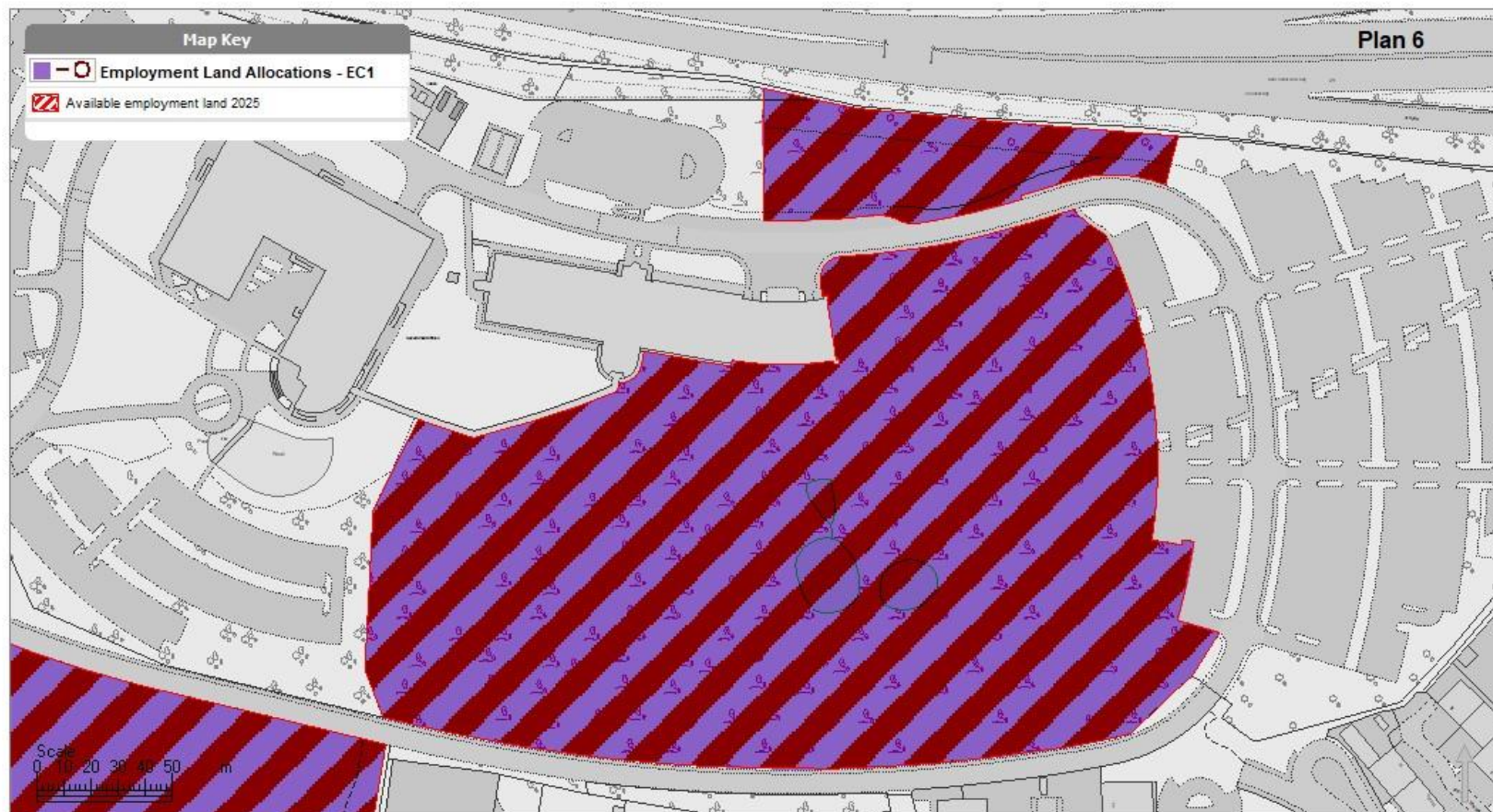


Business and Industrial Land Schedule March 2025

ES5 - Blackpool Airport Enterprise Zone, Squires Gate, 14.5 hectares available

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***Blackpool Airport Enterprise Zone (ES5) totals 19.4 ha, however the figure of 14.5 ha is written into the Fylde Local Plan to 2032 Incorporating Partial Review)*



Business and Industrial Land Schedule March 2025
ES6 - DWP, Brunel Way, Whitehills, 4.9 hectares available

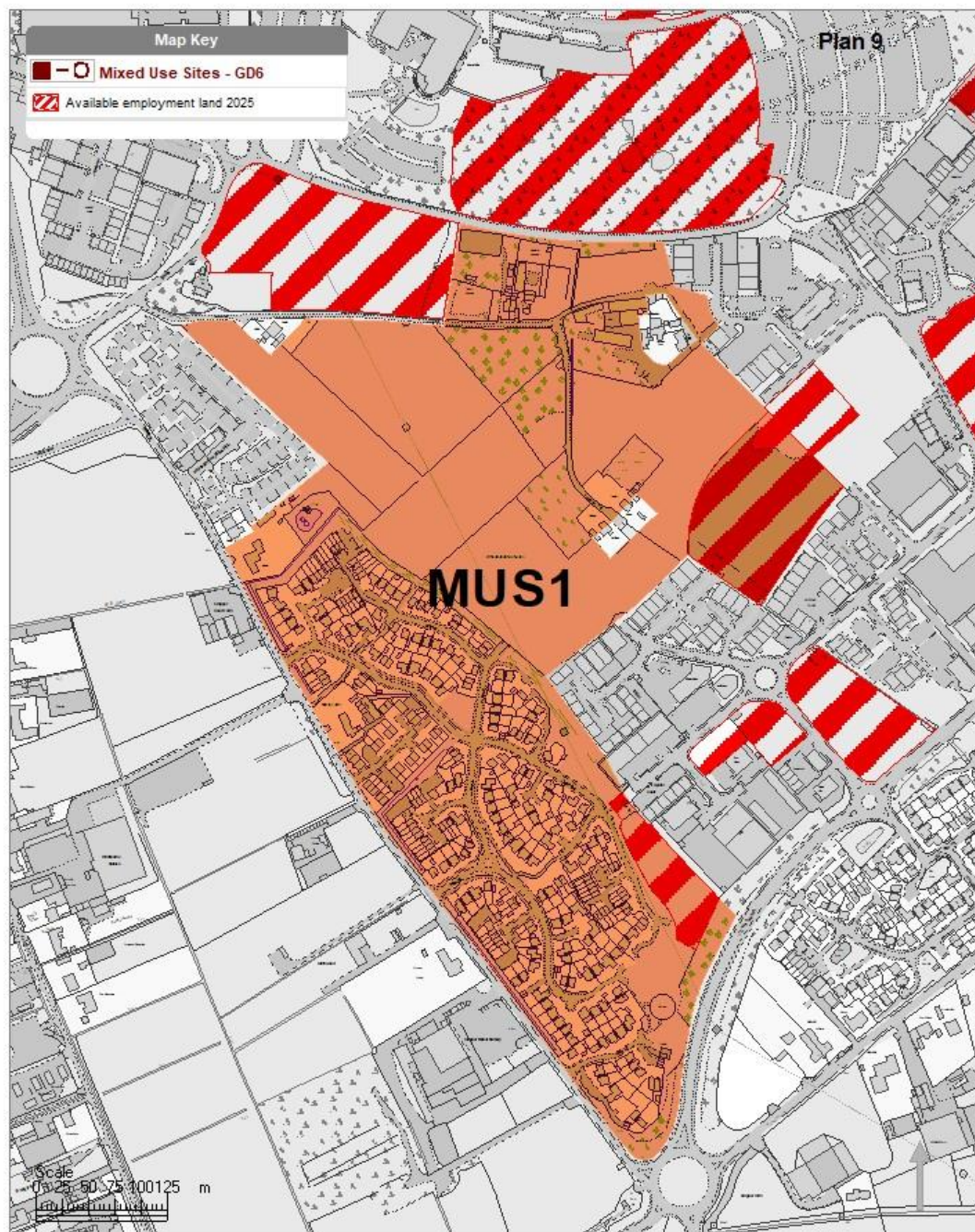
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Business and Industrial Land Schedule March 2025

ES7 - Whitehills Business Park, Whitehills, 3.585 hectares available

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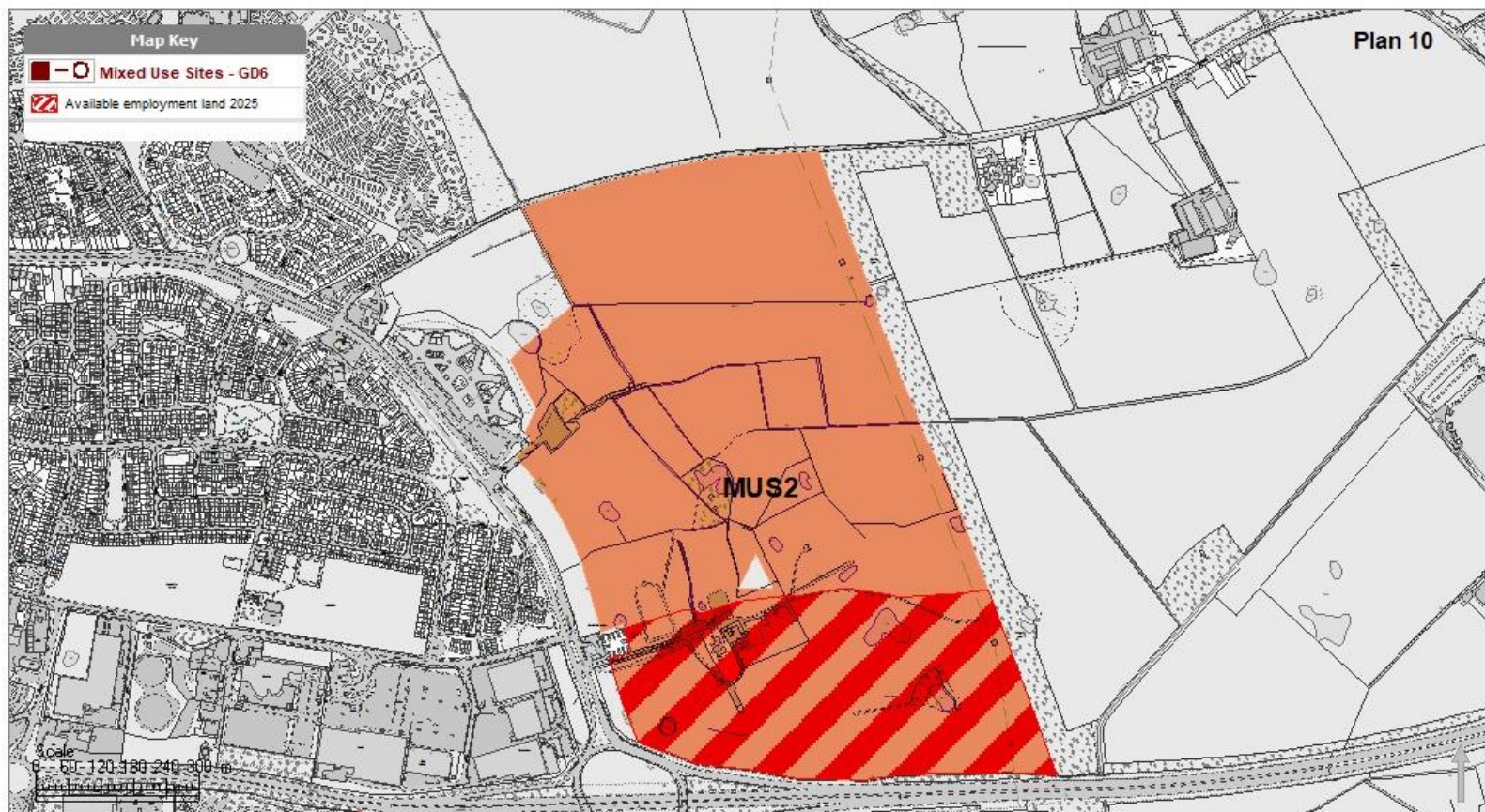


Business and Industrial Land Schedule March 2025

MUS1 - Cropper Road Estate, Whitehills
(mixed use: housing and employment) 2.06 hectares available

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****Maps of mixed use sites show what employment land is available now based on current arrangements, however these sites are flexible and can be subject to change.*



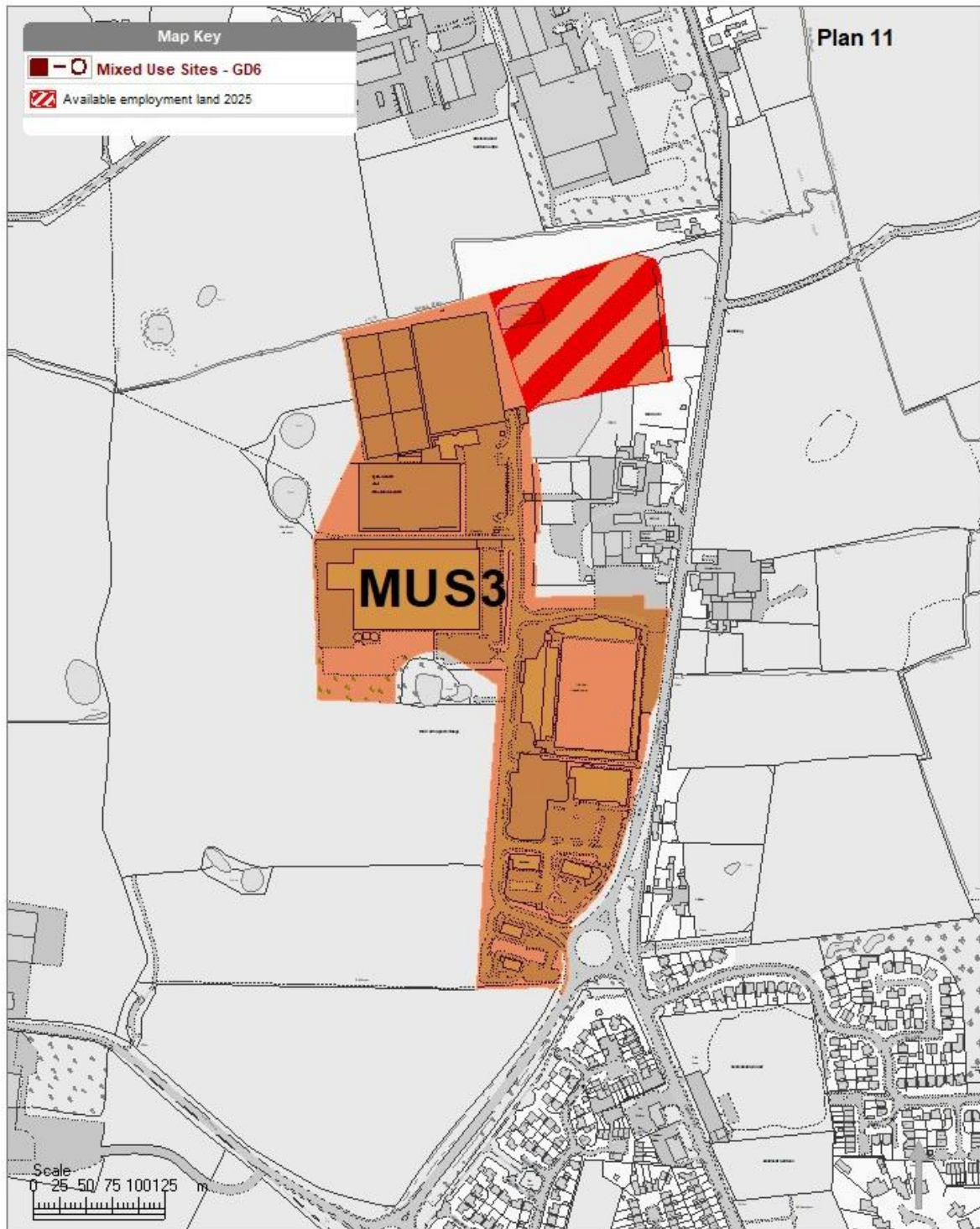
Business and Industrial Land Schedule March 2025

MUS2 - Whyndyke Garden Village, Preston New Road (mixed use housing and employment) 20 hectares available

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***Maps of mixed use sites show what employment land is available now based on current arrangements, however these sites are flexible and can be subject to change.

****Plan 10 of Whyndyke Farm (MUS2) is indicative



Business and Industrial Land Schedule March 2025

MUS3 – Mill Farm Sports Village, Fleetwood Road, Wesham
(mixed use: employment and leisure) 1.87 ha available

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****Maps of mixed-use sites show what employment land is available now based on current arrangements, however these sites are flexible and can be subject to change.*

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