



Fylde Council
Authority
Monitoring Report
2023 - 2025

FYLDE COUNCIL - AUTHORITY MONITORING REPORT 2023-2025

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Disclaimer

The factual information contained in this Authority Monitoring Report is believed to be correct at the time of survey or publication and care has been taken to ensure accuracy. However, neither Fylde Borough Council nor any of its officers give any guarantee, warranty or representation in respect of any information contained within.

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1.INTRODUCTION

Why do we produce an Authority Monitoring Report (AMR)?

An integral part of plan making is to set up a framework for monitoring performance of the plan. We aim to produce an AMR each year.

The AMR has two main purposes:

1. To review the progress made in the preparation of planning policy documents;
2. To assess the extent to which policies in the Local Plan Documents are being implemented and the effects that they are having.

Amended Scope of the Authority Monitoring Report

The role of the Authority Monitoring Report (AMR) was amended with the Localism Act of 2011. This removed the requirement for an Annual Monitoring Report to be submitted to the Secretary of State by the relevant Local Authority.

This was replaced with a requirement to produce an Authority Monitoring Report. The Council was previously required to monitor a range of Core Output indicators, Output indicators and Local indicators, however as a result of the Localism Act the Council has more freedom to decide what indicators it monitors. In addition, the role of the AMR has been expanded to report infrastructure and planning obligations including the Community Infrastructure Levy (CIL).

The role of this AMR includes:

- To appraise the progress of the Council in producing the Local Plan and Supplementary Planning Documents.
- The Council's implementation of the policies set out in the Local Plan.
- The effectiveness of these policies measured against specific outcomes.
- Details of Neighbourhood Development Orders and Neighbourhood Development Plans.
- Information relating to Community Infrastructure Levy (CIL) receipts and expenditure.
- Actions taken relating to the Duty to Co-operate with neighbouring local authorities.

This Authority Monitoring Report covers the period from the 1st April 2023 to 31st March 2025. However, not all data is available at this stage and so some data will not be presented for all indicators. The Local Plan was adopted on 22nd October 2018 along with the Performance Monitoring Framework Appendix 8. The Local Plan to 2032 (incorporating Partial Review) was adopted in December 2021 along with the Performance Monitoring Framework.

The original version of the Local Plan was adopted in 2018, with the Partial Review subsequently updating nine policies.

The AMR includes a section on the Performance Monitoring Framework which monitors the performance of the Local Plan policies over the plan period that is 30th April 2011 – 31st March 2032. The AMR also provides an up-to-date summary of progress on Supplementary Planning Documents and the adoption of the Partial Review of the Local Plan.

At the start of 2020, the region was significantly impacted by the global COVID-19 pandemic. The UK government's guidance and lockdown restrictions led to unprecedented changes in travel behaviour and patterns. This has affected various data sources, including the 2021 census, which are referenced throughout this report.

Strategic Objectives of Fylde Local Plan to 2032 (incorporating Partial Review)

Strategic Objectives

1. To create sustainable communities
2. To maintain, improve and enhance the environment
3. To make services accessible
4. To diversify and grow the local economy
5. To develop socially cohesive, safe, diverse and healthy communities

Indicators and Targets

To successfully deliver the Plan, monitoring is necessary to check that the objectives of the Plan are being implemented correctly and successfully.

Guidance on the indicators and targets to use in AMR's are provided by central Government in the form of the Planning Practice Guidance which is being continually updated. In addition, best practise and advice is available from other sources.

The indicators applied in this AMR are contained in Appendix 8: Performance Monitoring Framework of the Fylde Local Plan to 2032 (incorporating Partial Review) and have been monitored in conjunction with the Contextual Indicators that give background information on some of the key characteristics of the Borough.

Contextual Indicators

The Contextual Indicators give background information on some of the key characteristics of the Borough and are used to understand the key opportunities and challenges of the area.

The Contextual Indicators consist of the following:



Contextual Indicators

1. Resident Population Change
2. Population age structure
3. Projected population/Age structure
4. Health and Wellbeing
5. Deprivation
6. Housing waiting lists applications
7. House prices
8. House price/earnings ratio
9. Employed/Unemployed
10. Income Levels
11. Education/Skill level
12. Mode of transport
13. Tourism
14. Areas of flood risk
15. Loss of business use to residential

Performance Monitoring Framework

The Performance Monitoring Framework is as set out in the Adopted Local Plan.

It identifies indicators relevant to the objectives of the Local Plan. Monitoring will help to identify how well the policies are working and identify any deficiencies in the performance of policies. If any trigger for Action points are reached this will invoke the Contingency/Action Required.

Performance Monitoring Framework Indicators

1. Net additional dwellings completed
2. 5 Year Supply
3. Housing Trajectory
4. Proportion of net homes completed in Strategic and Non-Strategic Locations for Development
5. Employment land take-up
6. Cumulative additional; jobs created as a direct consequence of incentives provided by the Warton Enterprise Zone
7. Cumulative additional jobs created as a direct consequence of incentives provided by the Blackpool Enterprise Zone
8. Density of New Residential Development
9. Mix of New Residential Development
10. Percentage of market housing schemes that provide 30% affordable housing
11. Number of Health Impact Assessments Submitted
12. Number, type and location of infrastructure projects delivered
13. Planning applications granted for inappropriate development in Flood Risk Zones
14. Changes in areas of biodiversity importance
15. Amount of indoor, outdoor recreation and open space gained or lost
16. Number of Heritage Assets on Historic England's 'At Risk' Register and Fylde's 'At Risk' Register
17. Cumulative additional jobs from the start of the plan period

2. SPATIAL PORTRAIT OF FYLDE

The Borough of Fylde

The borough of Fylde is situated on the west coast of Lancashire, covering 166km², with a population of 85,447 in 2024 (Office for National Statistics: Mid-Year Population Estimates).

Fylde is a two-tier authority, with Lancashire County Council (LCC) carrying out functions such as highways, minerals and waste planning and education whilst Fylde Council has responsibility for areas such as planning and environmental health.

Fylde is a predominantly rural Borough. It is bounded to the north by Wyre Borough and the estuary of the River Wyre, to the west by the densely population urban area of Blackpool, by Preston to the east and the Ribble Estuary to the south.

Map 1. Fylde in Context



Fylde Borough Council. (c) Crown Copyright and database right (2014). Ordnance Survey (100006084).

Map 2. Fylde Borough



The proposed Settlement Hierarchy for Fylde by the end of the plan period (2032) is set out in Policy S1 of the Local Plan. The Local Plan is also accompanied by a Policies Map. Both can be located via the link: <https://new.fylde.gov.uk/resident/planning/planning-policy-local-plan/adopted-fylde-local-plan-to-2032-incorporating-partial-review/>

Main Areas

The coastline is one of the dominant features of the Borough and is the setting for the majority of its urban areas. The largest towns, Lytham and St Annes, together have a reputation as a high quality resort with their significant visitor resources along the seafront and an internationally famous championship golf course. Other significant settlements in Fylde are Freckleton and Warton and Kirkham and Wesham, which together are the only sizeable inland settlements.

The Fylde Borough can be readily divided into smaller local areas reflecting their distinctive individual characteristics. In considering the local areas, the Council recognises five broad areas, each containing individual distinctive settlements:

1. Lytham and St Annes
2. Kirkham and Wesham
3. Freckleton and Warton
4. The Fylde-Blackpool Periphery
5. Rural Areas

Fylde plays an important part in the Lancashire economy – containing regionally significant business sectors including BAE Systems at Warton (part of the internationally and nationally important Lancashire Advanced Engineering and Manufacturing Enterprise Zone), Blackpool Airport (now part of the Blackpool Airport Enterprise Zone) and the Westinghouse Springfields (Salwick) nuclear reprocessing plant. It is vital that the Council manages, guides and encourages development within Fylde to meet the identified needs and aspirations of local communities and businesses.



Source: [Eurofighter Typhoon Future Development, BAE Systems, United Kingdom \(2021\)](#)

3. LOCAL PLAN PROGRESS AND OTHER RELEVANT DOCUMENTS

The Adopted Fylde Local Plan to 2032 (incorporating Partial Review)

The Fylde Local Plan to 2032 (incorporating Partial Review)

On the 22 October 2018 the Council adopted the Fylde Local Plan to 2032 (the Local Plan) and on the 6th December 2021 the Council adopted the Local Plan to 2032 (incorporating Partial Review).

The Local Plan covers the whole Borough for the period 2011-2032. The Local Plan together with the Joint Lancashire Minerals and Waste Core Strategy DPD 2009, the Joint Lancashire Minerals and Waste Local Plan Site Allocations and Development Management Policies DPD and the St Annes on Sea and Bryning with Warton Neighbourhood Development Plans form the statutory Development Plan for Fylde.

The Fylde Local Plan to 2032 replaced the Fylde Borough Local Plan as Altered 2005.

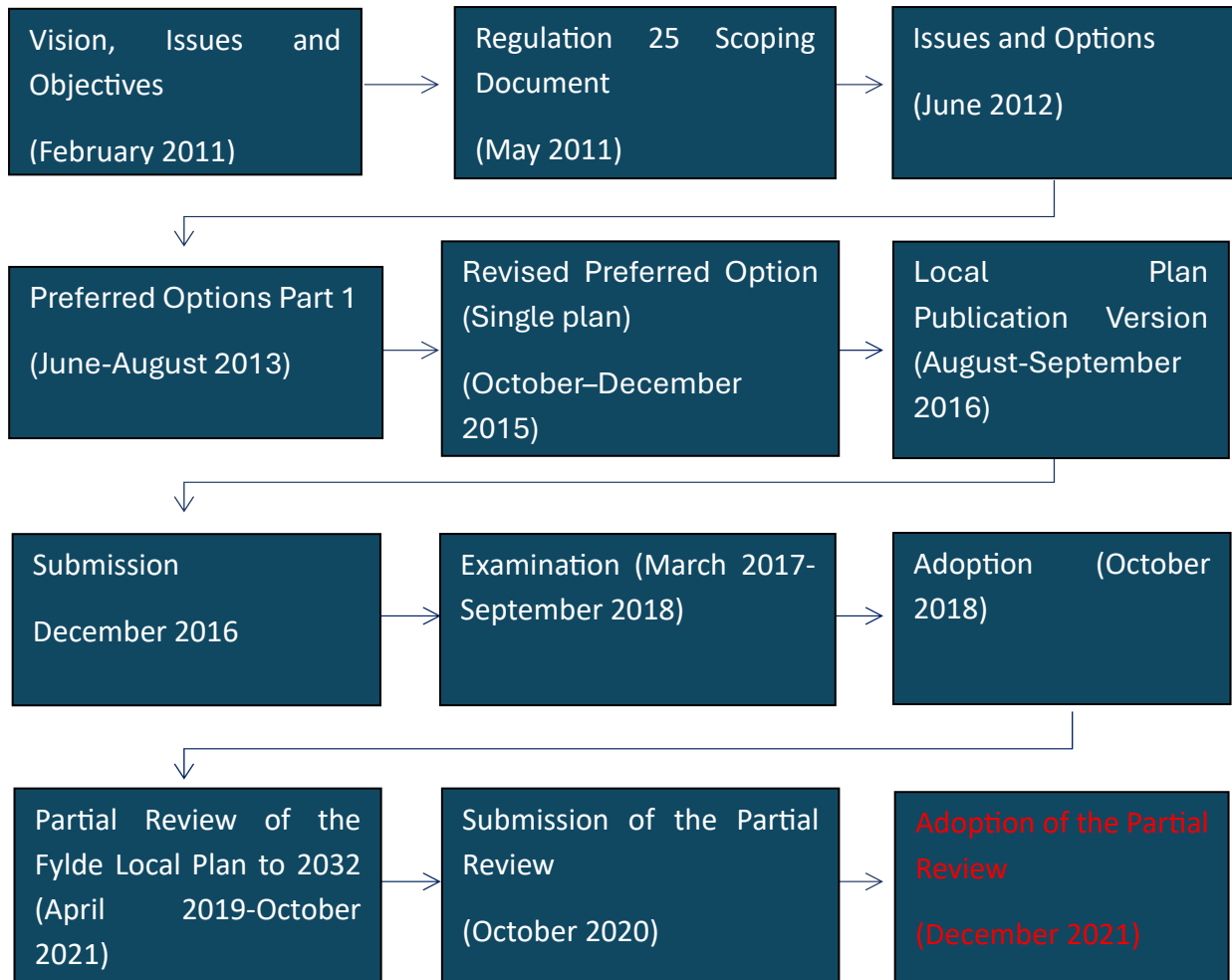
The adopted Fylde Local Plan to 2032 contains strategic and non-strategic allocations for new homes and employment land, sites for Gypsies, Travellers and Travelling Show people, leisure, retail, tourism and community use, or a mixture of such uses. The Plan also includes development management policies which, together with policies to protect the natural and built environment and heritage assets will inform decisions on planning applications and appeals.

The plan is built upon the key principle of **sustainable development** and its three dimensions: social, economic and environmental. These dimensions give rise to the need for the planning system to perform a number of roles (the Framework December 2024, paragraph 8):

- **An economic objective** – to help build a strong, responsive, and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- **A social objective** – to support strong, vibrant, and healthy communities by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and;
- **An environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimizing waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Fylde Local Plan to 2032 (incorporating Partial Review) Timetable

The timetable for the production of the Local Plan is set out in the following diagram.



In accordance with paragraph 212 of the February 2019 Framework, the Council undertook a Partial Review to ensure that Local Plan policies remained in accordance with national policy going forward. The Council consulted on the publication version of the Partial Review between the 25th July 2019 and 3rd September 2020 and it was submitted to the Planning Inspectorate in October 2020. The Examination in Public was held in spring 2021 and the Partial Review was later adopted by the Council on the 6th December 2021.

Supplementary Planning Documents (SPDs)

In addition to the Plan, the following documents provide further details and guidance relating to development and are material considerations when assessing planning applications and development proposals within Fylde. However, they are not part of the Development Plan.

The SPDs are designed to assist applicants, developers, agents and consultants understand the Council's Local Plan policies that relate to development proposals. SPDs provide guidance that gives further detail on the application of those policies in order to help applicants meet policy requirements. This should enable more rapid decision-making on applications which have followed the guidance set out in the SPD.

The SPDs are prepared in accordance with the Local Planning Regulations and the National Planning Policy Framework. They conform to and respond to all relevant local and national policies, and are based on a robust and up-to-date evidence base. The SPDs should be considered alongside the policies in the development plan. Therefore, SPD guidance should be taken into account from the earliest stages of the development process, including during purchase negotiations and in the preparation of development briefs, masterplans, and planning applications.

The Supplementary Planning Documents are available to view at the following link:

<https://new.fylde.gov.uk/supplementary-planning-guidance/>



Statement of Community Involvement

In addition, the Council's Statement of Community Involvement (SCI) sets out the arrangements for community engagement in the planning process by the Council. The SCI is covered in more detail in Chapter 4 - Adherence to the Statement of Community Involvement.

Evidence Base Updates

As part of the Local Plan process a robust evidence base has been produced. The evidence base is available to view on the following link:

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

Partial Review of the Fylde Local Plan to 2032 submission documents: [Partial Review of the Fylde Local Plan to 2032 \(FLP32\)](#)

Evidence base documents from 2022 onwards that have been produced following the adoption of the Fylde Local Plan to 2032 incorporating partial review can be viewed at the following link: [Evidence Documents: 2022-Present – Fylde Council](#)

4. ADHERENCE TO STATEMENT OF COMMUNITY INVOLVEMENT

Statement of Community Involvement (SCI)

Under Section 18 (Part 2) of the Planning and Compulsory Purchase Act 2004 Local Planning Authorities are required to prepare a 'Statement of Community Involvement' (SCI). The Council's SCI sets out the arrangements for community engagement in the planning process within the Fylde Borough.

The SCI sets out what consultation will take place with the community regarding planning policy documents and planning applications. An SCI states who the Council will consult with, when and how.

The SCI provides clarity on the extent of community involvement in the planning system and sets out clear consultation procedures and standards that the Council will follow when undertaking consultations.

Updated Statement of Community Involvement

The Updated SCI was adopted by the Council on the 11th March 2020. The current, updated SCI is available to view via the following link: [Statement of Community Involvement – Fylde Council](#)

Summary of SCI in relation to Local Plan consultation

The Local Plan to 2032 (incorporating Partial Review) is a document that guides the future development of land and buildings in Fylde and is used in determining planning applications. The level of community consultation and engagement in its production varied dependent upon the production stage of the document. The minimum requirements are set out in the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Council advertised any consultation by:

- Notifying individuals and organisations, registered on the Planning Policy consultation database (which is managed in line with the General Data Protection Regulations)
- Through press advert, press release and on the Council's website

The Council provided further opportunities to view the consultation material on the Council's website, at the Council Offices, public libraries, and other appropriate deposit points.

To engage individuals and organisations, the Council undertook events such as exhibitions, public meetings, and workshops or drop in events. Approximate timescales for all consultations are set out in the SCI.

The Council acknowledges receipt of all written comments received with a Council response and was made available to view on the Council's website. The Council will continue to adhere to the SCI in any future review of the Local Plan and formulation of other local planning policies.



5. INDICATORS AND TARGETS

This section includes the following indicators:

- Contextual Indicators – which give background information on the Borough of Fylde.
- The Performance Monitoring Framework Indicators - from the Fylde Local Plan to 2032 (incorporating Partial Review)- Appendix 8. (Local Plan Indicators).

The first part of this section highlights some of the key characteristics of Fylde in order to provide background information, including some key Contextual Indicators even though these are not directly related to specific Local Plan policies.

These indicators will be used to monitor trends within the Borough. If issues are highlighted then it could trigger a further review of the Local Plan.

Contextual Indicators:

The following indicators are used as **contextual indicators**:

Contextual Indicators

1. Resident Population Change
2. Population age structure
3. Projected population/age structure
4. Health and Wellbeing
5. Deprivation
6. Housing waiting lists applications
7. House prices
8. House price/earnings ratio
9. Employed/Unemployed
10. Income Levels
11. Education/Skill level
12. Mode of transport
13. Tourism
14. Areas of flood risk
15. Loss of business use to residential

The second part of this section assesses indicators from the **Performance Monitoring Framework** taken from the Local Plan – Appendix 8.

The purpose of this Performance Monitoring Framework is to identify the key indicators that will be used to monitor the delivery of policies contained in the Local Plan.

These indicators will be analysed to assess the effectiveness of policies contained in the Plan. The AMR aims to determine if policies are achieving their objectives, delivering sustainable development, and whether the assumptions and objectives behind the policies remain relevant. Additionally, it evaluates if the targets in the Local Plan are being met. If a target is not met, an action or contingency will be triggered.

The COVID-19 pandemic had a significant impact on economic development globally, which in turn has impacted on the forecasts that informed the preparation of the Local Plan. The Council intends to take account of these unprecedented impacts when considering the actions that may need to be taken to address underperformance against expected policy delivery.

The Local Plan consists of the following:

Performance Monitoring Framework Indicators

Indicator Number	Relevant Local Plan Policy	Performance Monitoring Framework Indicator
1.	S1: The Settlement Hierarchy DLF1: Development Locations for Fylde H1: Housing Delivery and the Allocation of Housing Land	Net additional homes completed
2.	S1: The Settlement Hierarchy DLF1: Development Locations for Fylde H1: Housing Delivery and the Allocation of Housing Land	5 Year Housing Supply
3.	S1: The Settlement Hierarchy DLF1: Development Locations for Fylde H1: Housing Delivery and the Allocation of Housing Land	Housing Trajectory

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Indicator Number	Relevant Local Plan Policy	Performance Monitoring Framework Indicator
4.	DLF1: Development Locations for Fylde SL1, SL2, SL3, SL4, SL5: Strategic Location for Development H1: Housing Delivery and the Allocation of Housing Land	Proportion of net homes completed in the Strategic Locations for Development and proportion of net homes completed in the Non-strategic locations
5.	EC1: Overall provision of Employment land and Existing Employment Sites	Employment Land take up
6.	EC3: Lancashire Advanced Engineering and Manufacturing (AEM) Enterprise Zone at BAE Systems, Warton	Cumulative additional jobs created as a direct result of the Enterprise Zone
7.	EC4: Blackpool Airport Enterprise Zone	Cumulative additional jobs created as a direct result of the Enterprise Zone
8.	H2: Density and Mix of New Residential Development	Density of completed housing development sites
9.	H2: Density and Mix of New Residential Development	Proportion of dwellings with full planning permission and on sites which are not yet completed that will have 1, 2, 3, 4 or 5 bedrooms.
10.	H4: Affordable Housing	Percentage of market housing schemes of 10 dwellings or more that provide 30% affordable homes.
11.	HW1: Health and Wellbeing	Number of Health Impact Assessments submitted alongside major applications for strategic sites
12.	INF2: Developer Contributions	Number, Type and Location of Infrastructure Projects delivered

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Indicator Number	Relevant Local Plan Policy	Performance Monitoring Framework Indicator
13.	CL1: Flood Alleviation, Water Quality and Water Efficiency SL1, SL2, SL3, SL4, SL5: Strategic Location for Development	Number of planning applications granted permission for inappropriate development in Flood Risk Zones 2 and 3
14.	ENV2: Biodiversity	Changes in areas of land covered by local, national or international policy protections for biodiversity or areas provided for biodiversity in mitigation through developments
15.	ENV3: Protecting Existing Open Space (the Green Infrastructure network)	Amount of sport, recreation and informal open space gained, and lost to other uses
16.	ENV5: Historic Environment SL1, SL2, SL3, SL4, SL5: Strategic Location for Development	Number of Heritage Assets on Historic England's 'At Risk' register. Number of heritage assets at risk on Fylde's Local List of Heritage Assets (once established).
17.	EC1: Overall Provision of Employment Land and Existing Employment Sites	Cumulative additional jobs created in Fylde from the start of the plan period

6. CONTEXTUAL INDICATORS

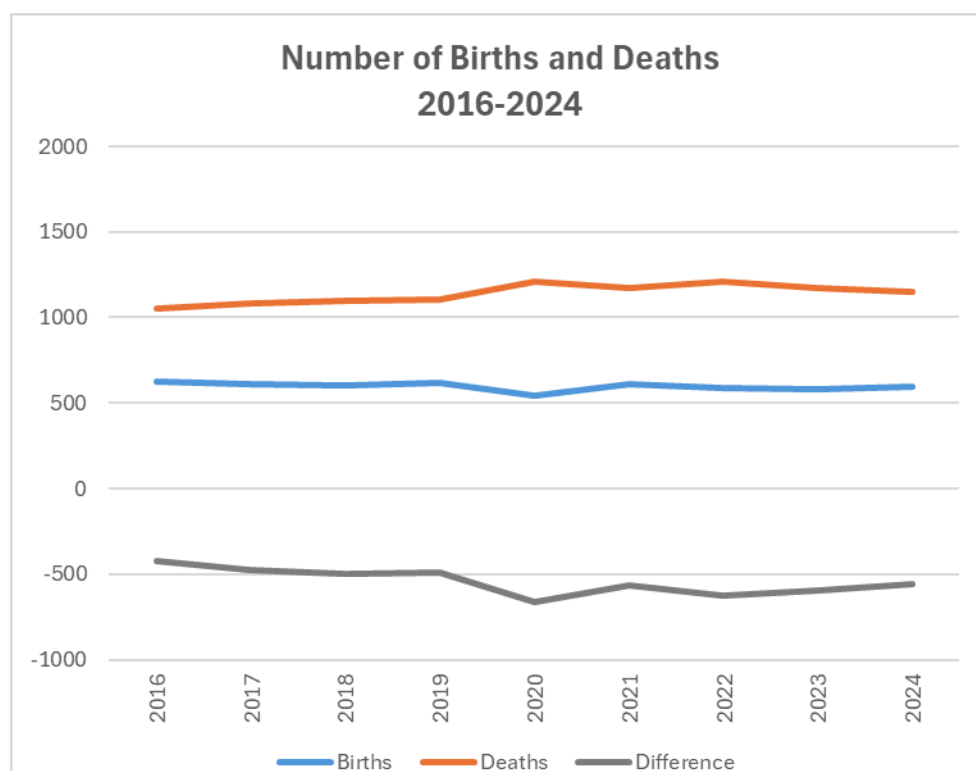
Contextual Indicator 1: Resident population Change

Fylde is an authority bordering the Lancashire coastline. It covers 166 sq. km., has 21 wards, and the number of people per km² is similar to the England and Wales average. From an historic point of view there have been dramatic changes and the pace of future change is liable to increase. The population of Fylde has over the years been relatively positive increasing to 85,447 in 2024 (Office for National Statistics: Mid-Year Population Estimates). An increase of 7.4% was witnessed between 2011 and 2021 census which is above the 5.2% figure for the North West and the 6.6% figure across England and Wales.

As shown in Figure 1, Fylde's birth rate continues to be less than the death rate.

Between mid-2023 and mid-2024 the fastest growing local authority in the Lancashire-14 area was Preston with an increase of 4,547 people (2.9% increase), with Fylde ranking 9th. During this time Fylde saw an increase of 1,237 people (1.5% increase) (Lancashire County Council Mid-year population estimates). Therefore, as the population continues to grow, it necessitates that local infrastructure, services, and resources must simultaneously expand to accommodate the increasing demands.

Figure 1: Number of Births and Deaths from 2016 – 2024



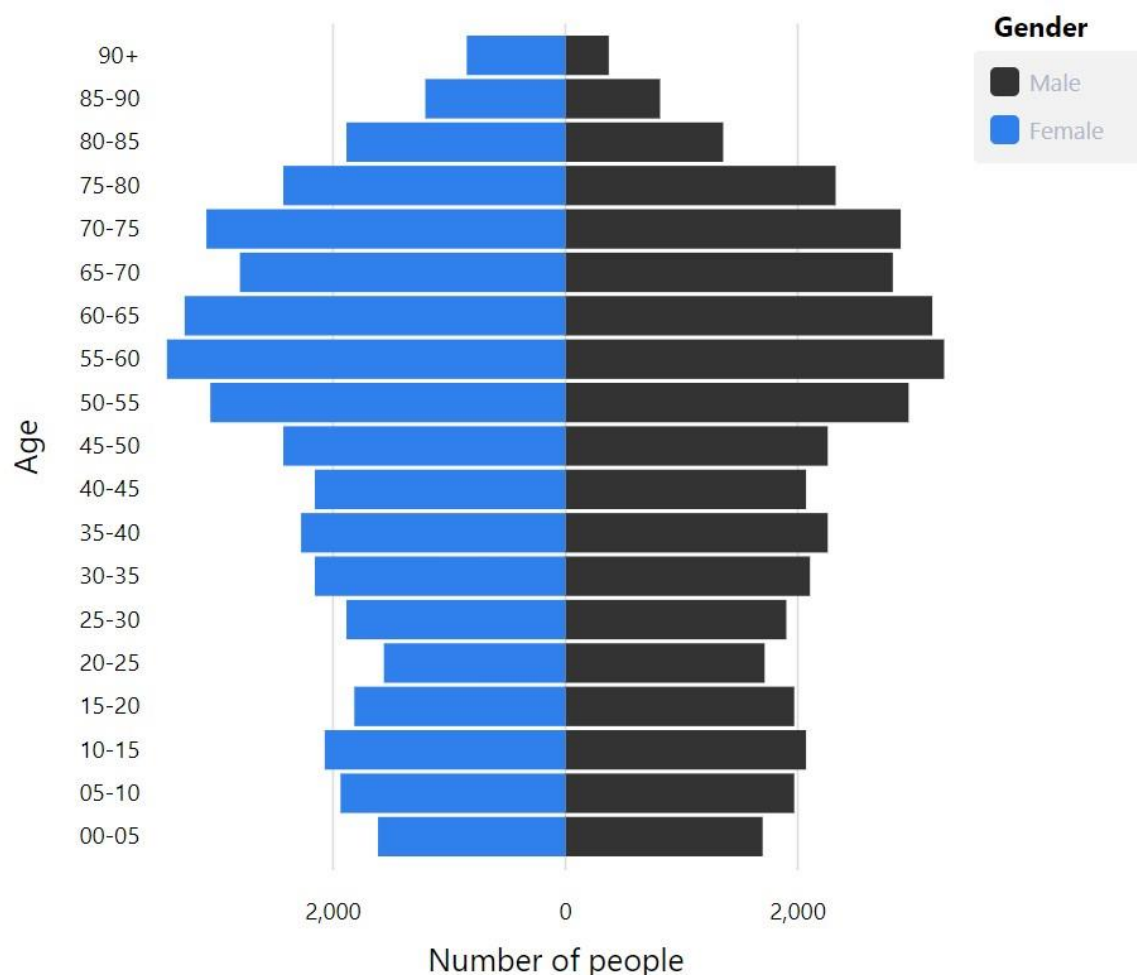
Source: Lancashire County Council Births and Deaths: <https://www.lancashire.gov.uk/lancashire-insight/area>

<https://www.lancashire.gov.uk/lancashire-insight/area-profiles/local-authority-profiles/fylde-district/profiles/local-authority-profiles/fylde-district/>

It is estimated that between 2022 and 2047 the population of Fylde will increase by 21.7% (Lancashire-14 area is predicted to see a 12% increase). It is also predicted that the number of households will increase by 24.6% between 2018 and 2043, the greatest percentage rise in the Lancashire-14 area.

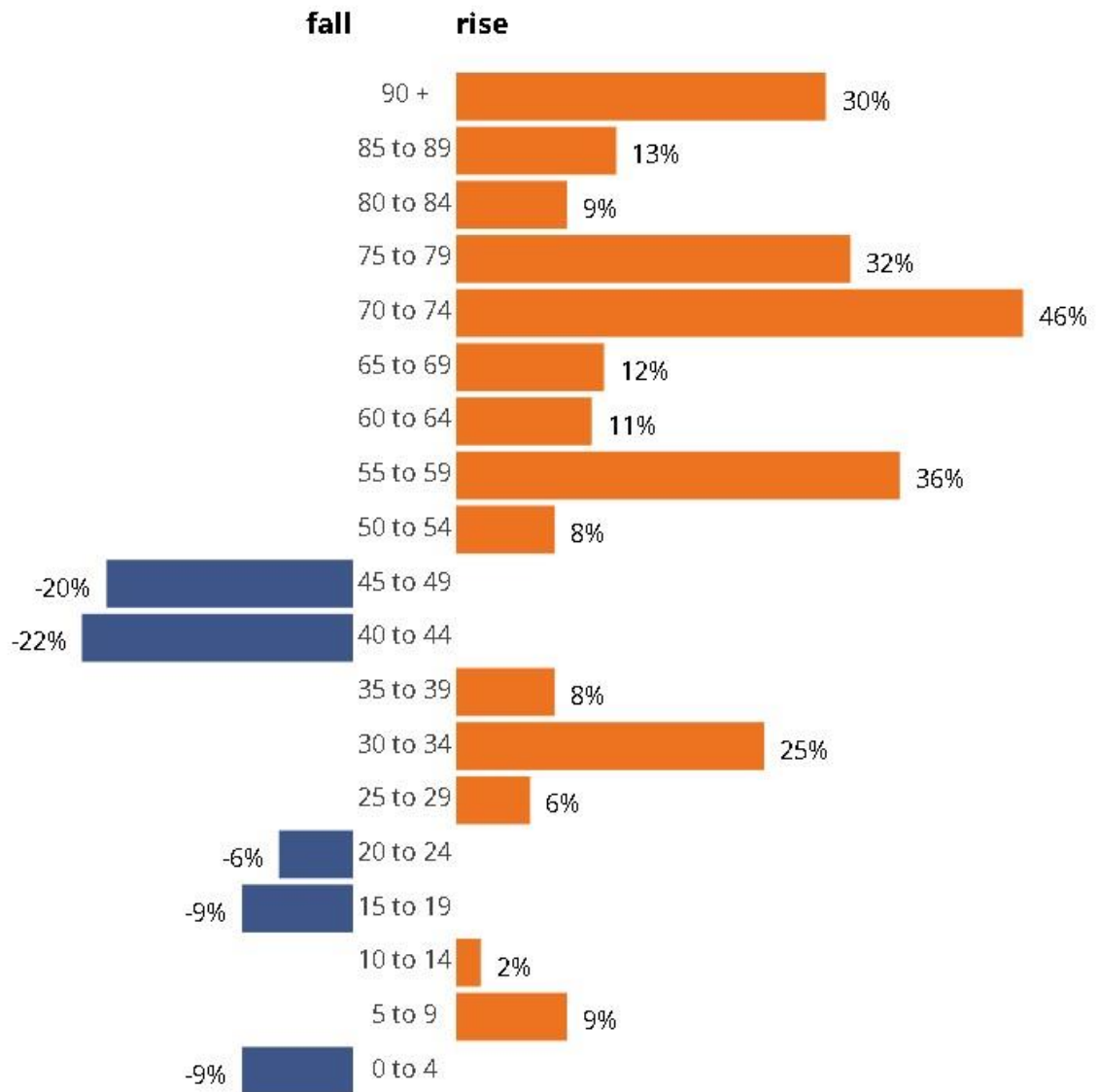
Contextual Indicator 2: Population Age Structure

Figure 2: Population Age Structure in Fylde (2022)



The average age of the population is 51.3 (2022). This compares to the median age of 40.5 for England (Census Mid-2022). Overall, 14.8% of Fylde's population are aged 15 and under and 28.4% are aged 65 and over. The data also state that 56.8% of the population are of working age (aged between 16 and retirement) compared to 64.3% nationally. The proportion of Fylde's population above retirement age has slowly increased since 2001, whilst numbers of children have continued to fall. This indicates that the dependency ratio¹ (of the working age to non-working age population) is increasing.

¹ Dependency ratio is an age-population ratio of those typically not in employment (the dependent part ages 0 to 14 and 65+) and those typically in employment (the productive ages 15 to 64).

Figure 3: Population change (%) by age group in Fylde, 2011 to 2021

Source: Fylde population change, Census 2021

Figure 3 shows that between 2011 and 2021 there was a 0.9% increase in the population aged 15 and under, alongside a 23.8% increase in the population aged 65 and over. This compares to a 20.1% increase of people aged 65 and over across England. Additionally, the working age population (aged 16 to retirement) in Fylde saw a 2.8% increase, compared to a 3.6% increase in England.

Contextual Indicator 3: Projected Population/Age Structure

Table 1 shows that Fylde's population is due to increase from 82,990 in 2022 to 100,991 in 2047. The estimated increase is 21.7% which is higher than that those for the whole of Lancashire (12.0%) and the North West (13.1%).

Table 1: Projected Population 2022 to 2047

Area	2022	2027	2032	2037	2042	2047
Fylde	82,990	87,606	91,509	94,968	98,114	100,991
Lancashire 14	1,551,393	1,605,238	1,642,846	1,676,343	1,707,451	1,737,476
North West	7,515,718	7,788,605	7,978,086	8,154,222	8,319,631	8,499,893

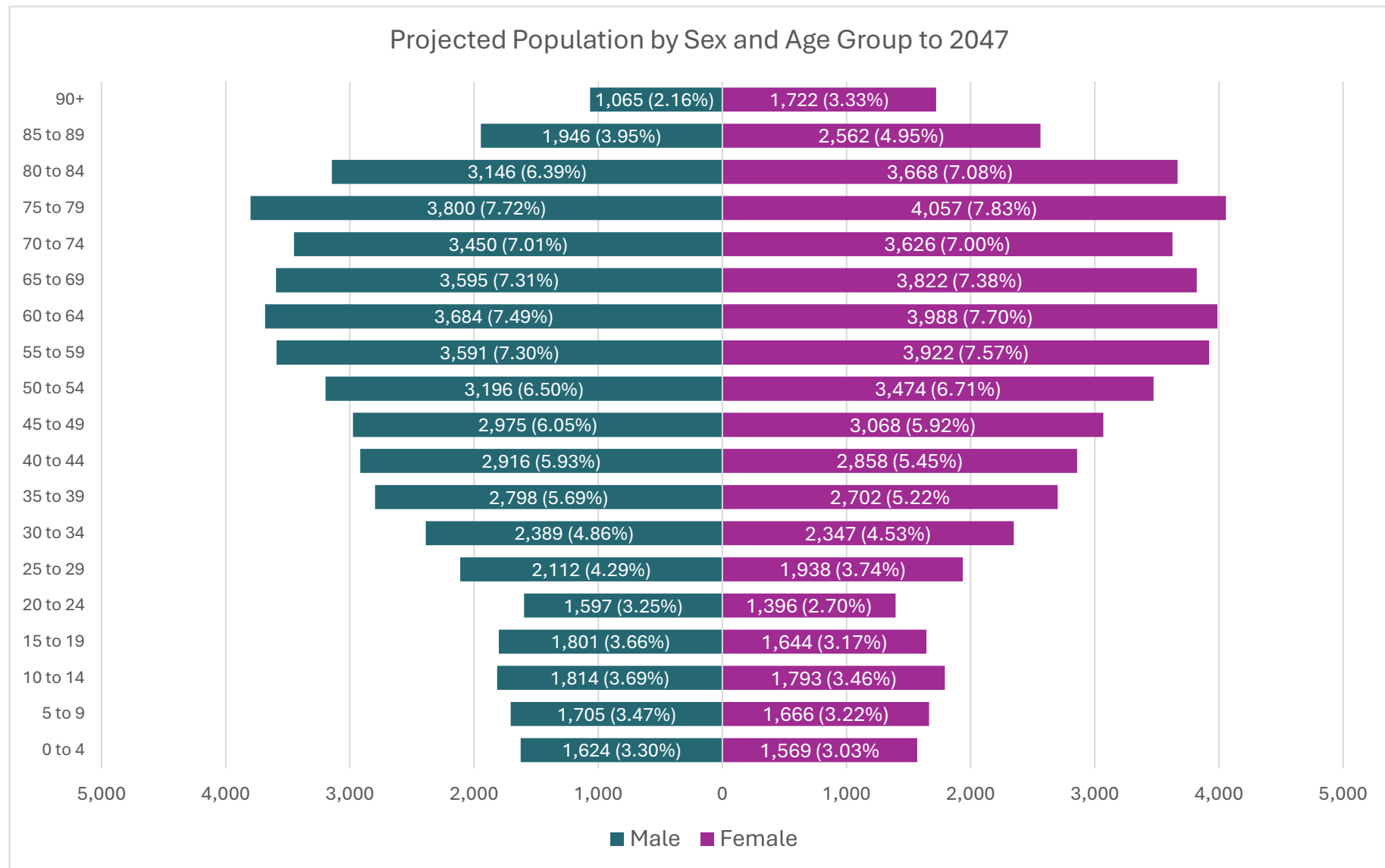
	% change, number of years from 2022				
Area	5 years (2027)	10 years (2032)	15 years (2037)	20 years (2042)	25 years (2047)
Fylde	5.6	10.3	14.4	18.2	21.7
Lancashire 14	3.5	5.9	8.1	10.1	12.0
North West	3.6	6.2	8.5	10.7	13.1

Source: [Lancashire.gov.uk – Population Projections](https://lancashire.gov.uk/population-projections)

The Fylde Coast is viewed as a popular place to retire. The old age dependency ratio (number of people on state pension per 1,000 people of working age), is predicted to increase in every district in Lancashire over the period of the projection, with Fylde seeing the largest increase. Figure 2 shows that in 2022, 21.1% of the population were aged between 70-90+.

Figure 4 projects that this will increase to 57.42% by 2047. The large elderly population has implications for a number of issues including healthcare provision, appropriate housing and economic issues, such as the amount of disposable income available to this sector of the population.

Figure 4: Projected Population by Sex and Age Group to 2047 (Source: Population projections Lancashire County Council)



Contextual Indicator 4: Health and Wellbeing

The Fylde Health profile 2023 (PHE) reveals that the health of the Borough's people is generally similar to the England average. Addressing the wider determinants of health continues to be important in Fylde. Due to the fact the district has a higher than average proportion of elderly residents, mobility, social connectivity and ensuring good mental health are crucial priorities. The population in Fylde has a growing number of older people. The authority has over 23,000 pension claimants of which a high proportion are particularly apparent in Lytham and St Annes on Sea. It has been well documented over recent years that people are living longer and that older age groups will record some dramatic increases over future years, with associated financial implications and demand for health and social care services. By 2047 the population aged 65 or over in Fylde is projected to increase to 36,459 (Lancashire County Council).

Figure 5 below shows how the health of the people in Fylde compares with the rest of England. Fylde's value for each indicator is shown under 'Value' in the Figure. The regional and England values are also shown. The left-hand 'Recent Trend' column shows the indicator value from previous years. This highlights where figures have increased or decreased. The changes that are deemed significant are those relating to Children in relative and absolute low income families (under 16), the percentage of people in employment and Homelessness: Households owed a duty under the Homelessness Reduction Act.

The life expectancy of Fylde residents is similar to that of the England average. For males the figure in Fylde is 79 years, compared to 79.1 years for the England average. For females the life expectancy figure is 83 years in Fylde, compared to 83.1 years England average (3 year range).

The number of children classified as obese in Year 6 in Fylde (14.9%) is lower than the England average (22.1%). The emergency hospital admissions for intentional self-harm is lower in Fylde than the England average (95 compared to 117), however the rate of alcohol related harm stays per year in Fylde is higher than the England average (612 compared to 504 respectively).

Figure 5: The Health Summary for Fylde

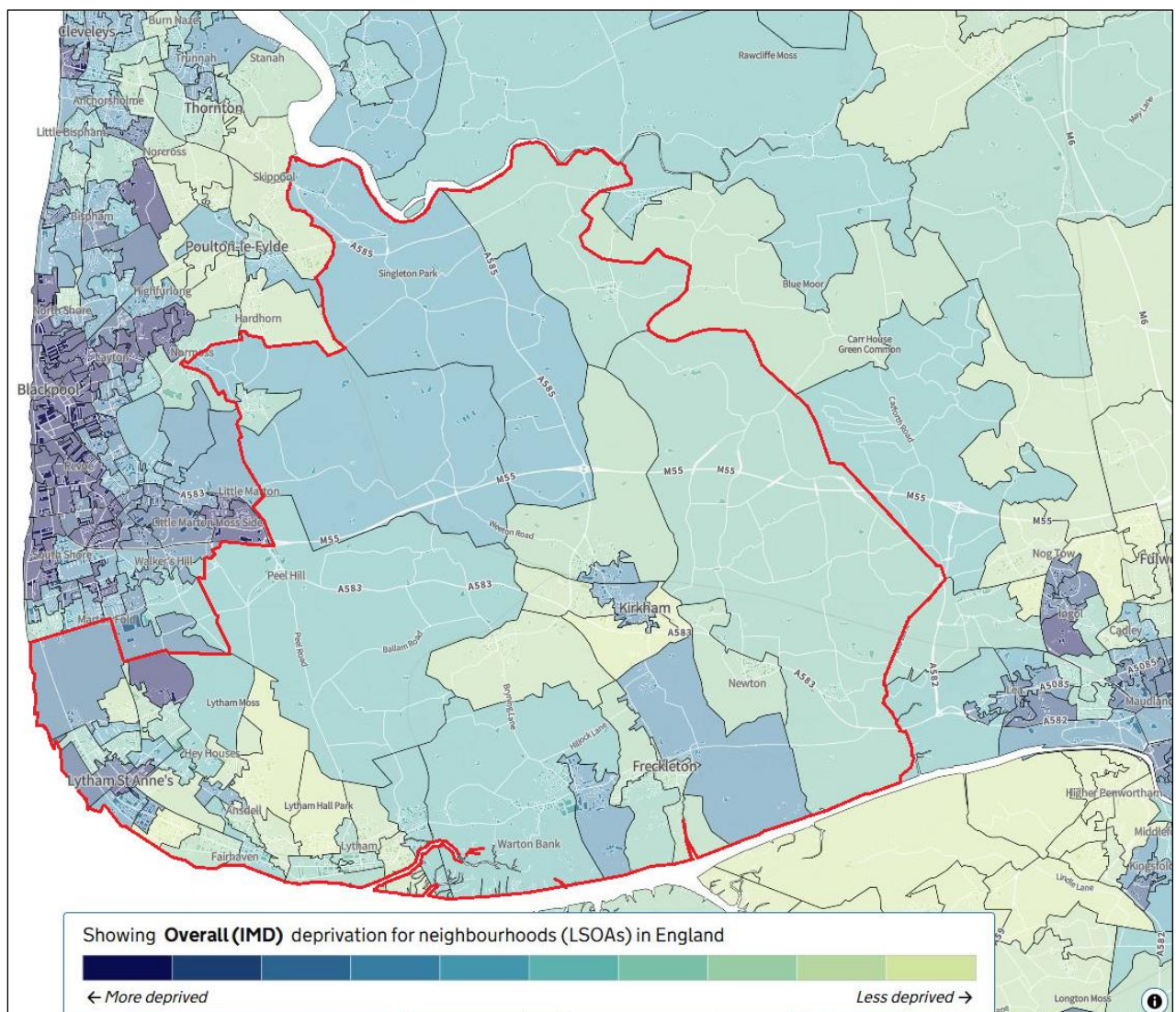


Contextual Indicator 5: Deprivation

According to the 2025 Strategic Assessment, Fylde is ranked 190th out of 296 in the 2025 Index of Multiple Deprivation (IMD) among all local authorities in England.

There are 915 LSOAs (Lower Super Output Areas) in the Lancashire 14 area. 179 LSOAs are in the most deprived decile and 60 are in the least deprived decile. Fylde has 51 LSOAs, of which 2 are in the most deprived decile and 5 are in the least deprived decile. There are some areas of relatively high deprivation in Fylde, as shown in Map 3 below. These tend to be concentrated in St Annes Town Centre and near the boundary with Blackpool.

Map 3. Indices of Multiple Deprivation²



² Source: Indices of Multiple Deprivation 2025:

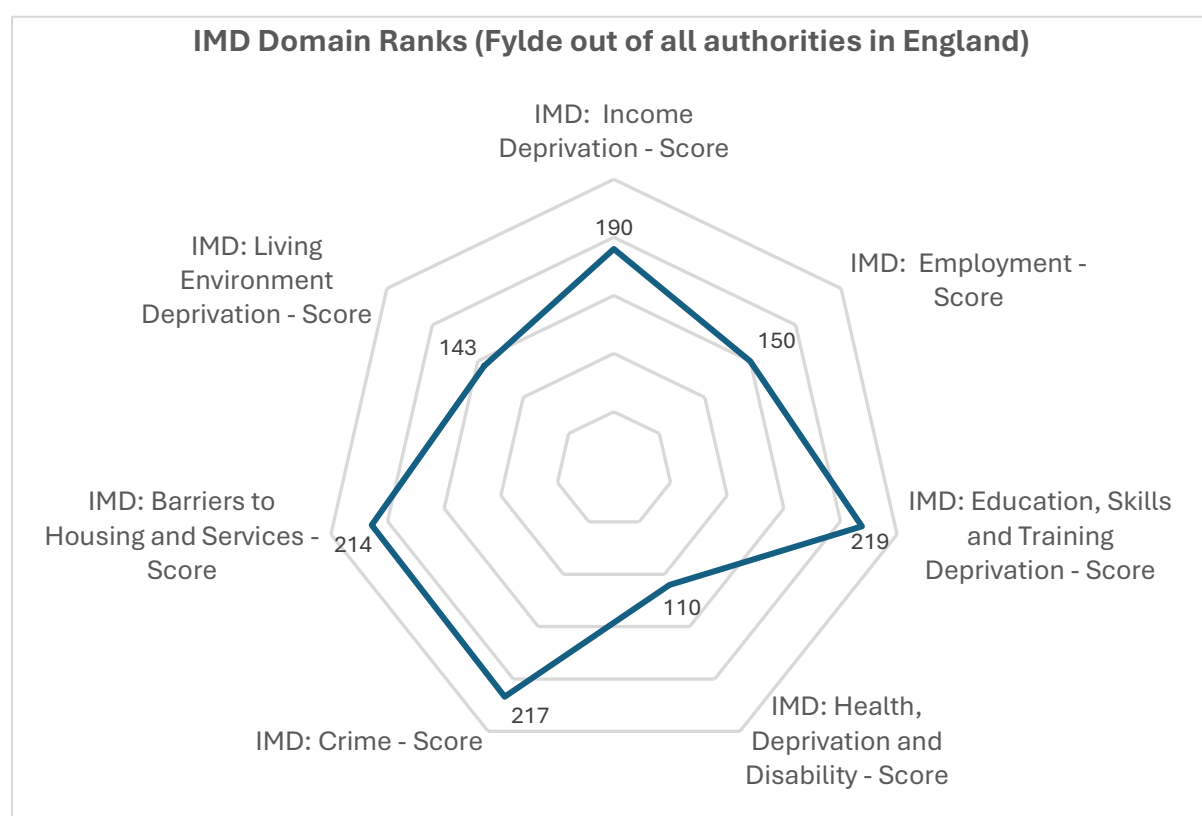
<https://deprivation.communities.gov.uk/maps?type=imd&geog=la#13.18/53.77451/-3.0438>

The Indices of Multiple Deprivation (IMD) score combines information from seven domains.

These are:

- Income
- Employment
- Health and Disability
- Education, Skills and Training
- Barriers to Housing and Services
- Living Environment
- Crime

Figure 6: IMD Domain Ranks (Fylde out of all authorities in England)

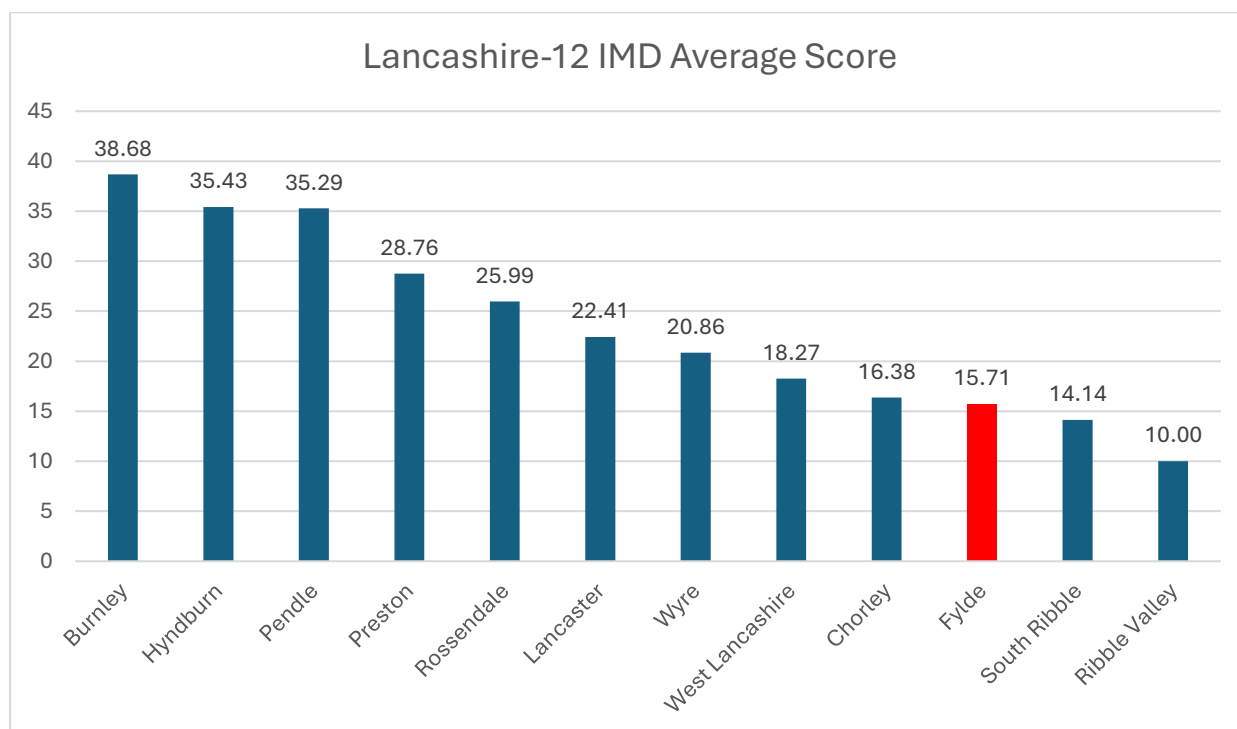


Source: <https://www.gov.uk/government/statistics/english-indices-of-deprivation-2025>

- 4 out of All local authority districts in North West (there are a total of 12) and 190 out of all 296 authorities in England for the Income domain
- 4 out of All local authority districts in North West and 150 out of all 296 authorities in England for the Employment domain
- 4 out of All local authority districts in North West and 219 out of all 296 authorities in England for the Education domain
- 4 out of All local authority districts in North West and 110 out of all 296 authorities in England for the Health domain
- 3 out of All local authority districts in North West and 217 out of all 296 authorities in England for the Crime domain
- 5 out of All local authority districts in North West and 214 out of all 296 authorities in England for the Barriers domain.
- 4 out of All local authority districts in North West and 143 out of all 296 authorities in England for the Living Environment domain.

(Rank 1 = most deprived, 296 = least deprived.)

Figure 7: 2025 IMD Average Score

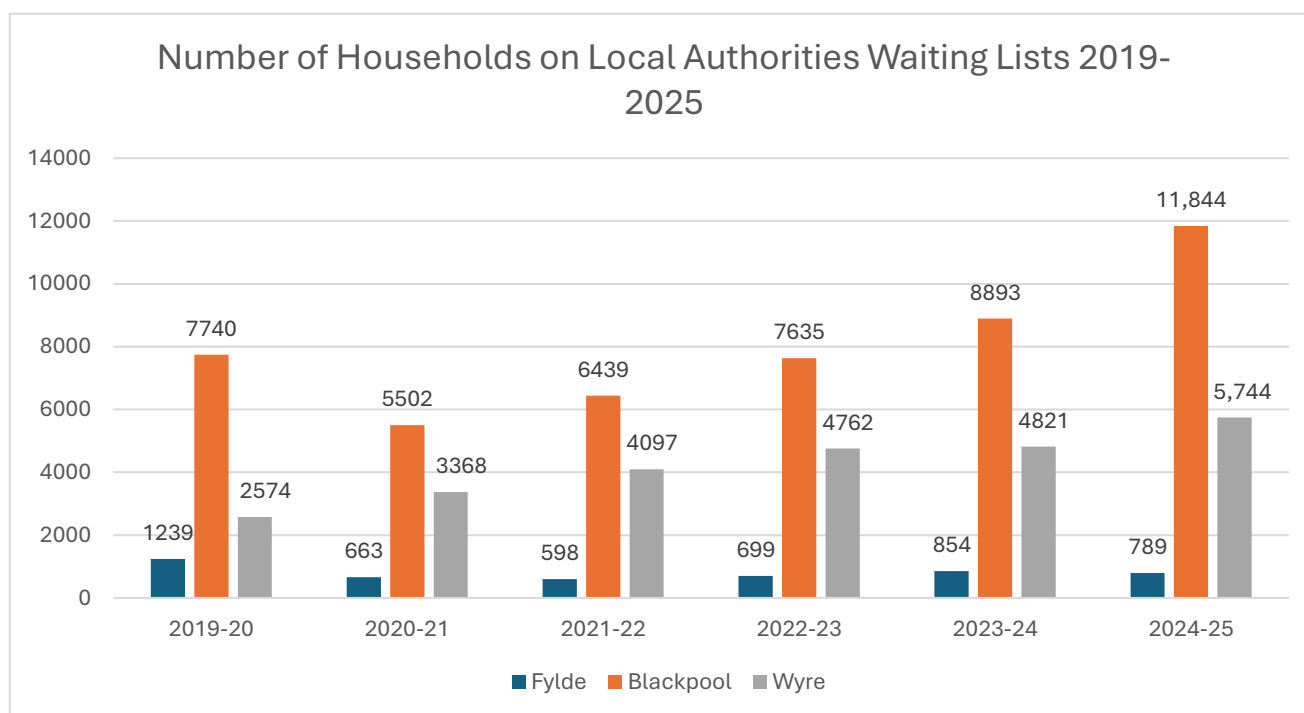


Source: [English indices of deprivation 2025 - GOV.UK](#) (File 10: Local Authority District Summaries – Lower Tier)

Figure 7 demonstrates the overall Index of Multiple Deprivation (IMD) scores for every local district within the North West region. The graph shows that Fylde is ranked 10th and obtains an Average IMD score of 15.71.

Contextual Indicator 6: Household Waiting List Applications

Figure 8: Number of Households on Housing Waiting Lists



Source: GOV.UK Local Authority Housing Data – [Local Authority Housing Statistics Tables](#)

Fylde no longer has any housing stock of its own, as this was transferred to the Progress Housing Group in 2000. Therefore, residents who wish to register for social housing need to do so via My Home Choice Fylde Coast, a company that represents Blackpool, Fylde and Wyre Councils, available at: <https://www.myhomechoicefyldecoast.co.uk/>

As shown in figure 8, Fylde historically has a lower number of households on the housing waiting list than Blackpool. Although the number of households on the Fylde housing waiting list declined from 2019-2022 there has been a slight increase in the numbers from 2022 to 2025 in Blackpool and Wyre, although the figure has not seen the same increases in Fylde where the number of households on the household waiting list fell to 789 in 2024-25.



Contextual Indicator 7: House Prices

Fylde has the higher proportions of its housing stock falling within the council tax bands E to G compared to both the country and national averages. This trend identifies the diverse property values within Fylde, reflecting its varied socio-economic demographic profile. Moreover, a significant percentage of dwelling stock within Fylde is owner-occupied and privately rented, indicating a mixed housing market that caters to a range of lifestyles and residency needs.

A mosaic profile of local households classifies Lancashire residents by 15 main groups. Senior security (elderly people with assets who are enjoying a comfortable retirement) is the dominant group in large parts of Fylde, whilst prestige positions (established families in large, detached homes living upmarket lifestyles) and suburban stability (mature suburban owners living settled lives in mid-range housing) are two of the other dominant groups in parts of the authority. The 2021 census results for people with a second address has risen slightly for residents in England and Wales since 2011. In Fylde 4.9% of usual residents have a second address elsewhere.

Figure 9: Average House Prices

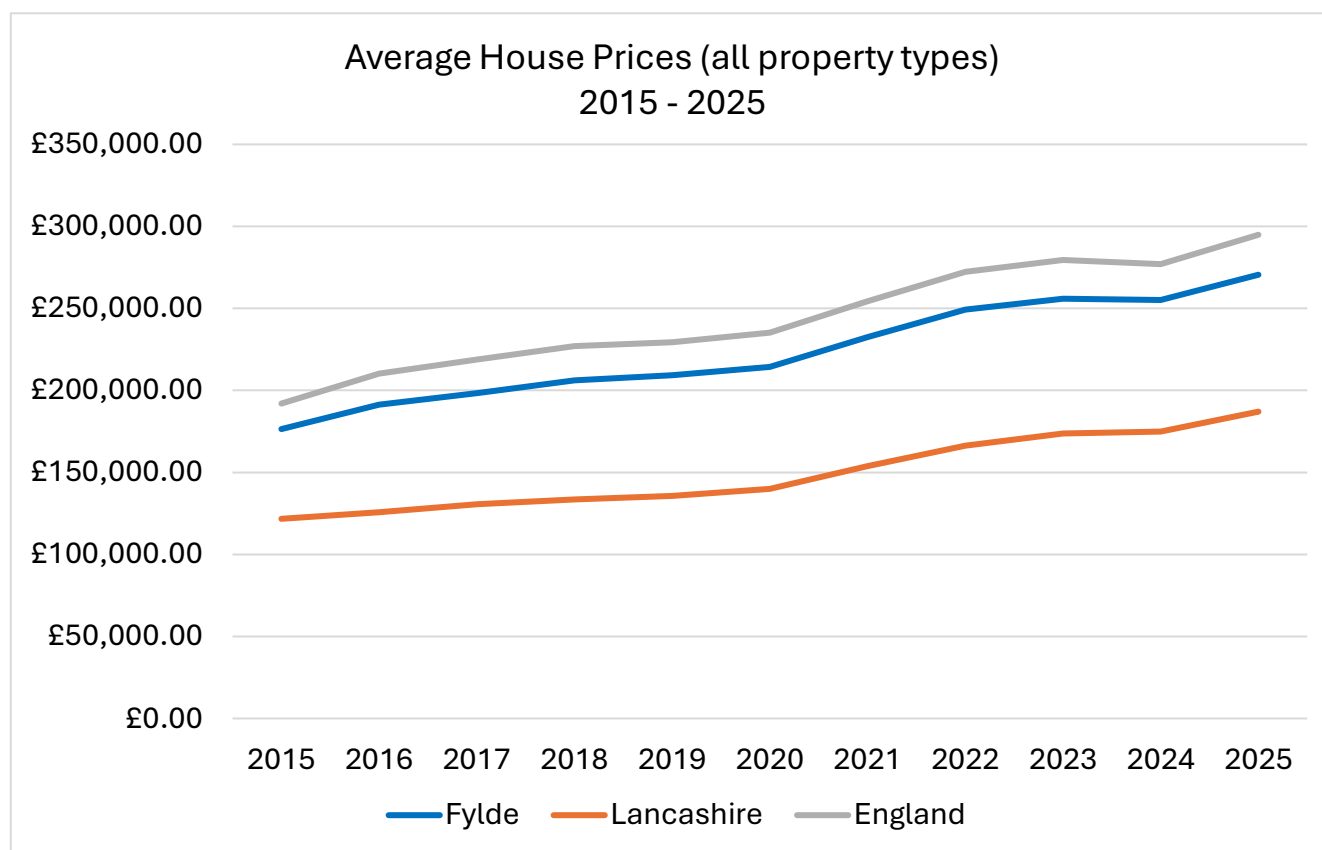


Figure 9 shows the average house prices of Fylde, Lancashire and England from March 2015 to March 2025. These figures not only reflect the wider economic trends but also the local demands, which ultimately determine annual house prices. Between 2020 and 2023, house prices in Fylde, Lancashire and England experienced steady increases over the three-year period. In March 2020 house prices in Fylde were £214,344, which is higher than the average price in Lancashire at £140,028 but lower than the England average (£235,204).

Throughout 2020 to 2023, Fylde, Lancashire, and England collectively oversaw a consistent rise in house prices. In 2023 the average price in Fylde was £255,885, Lancashire £173,757 and England £279,592. Averages in Fylde and Lancashire remained below those of England.

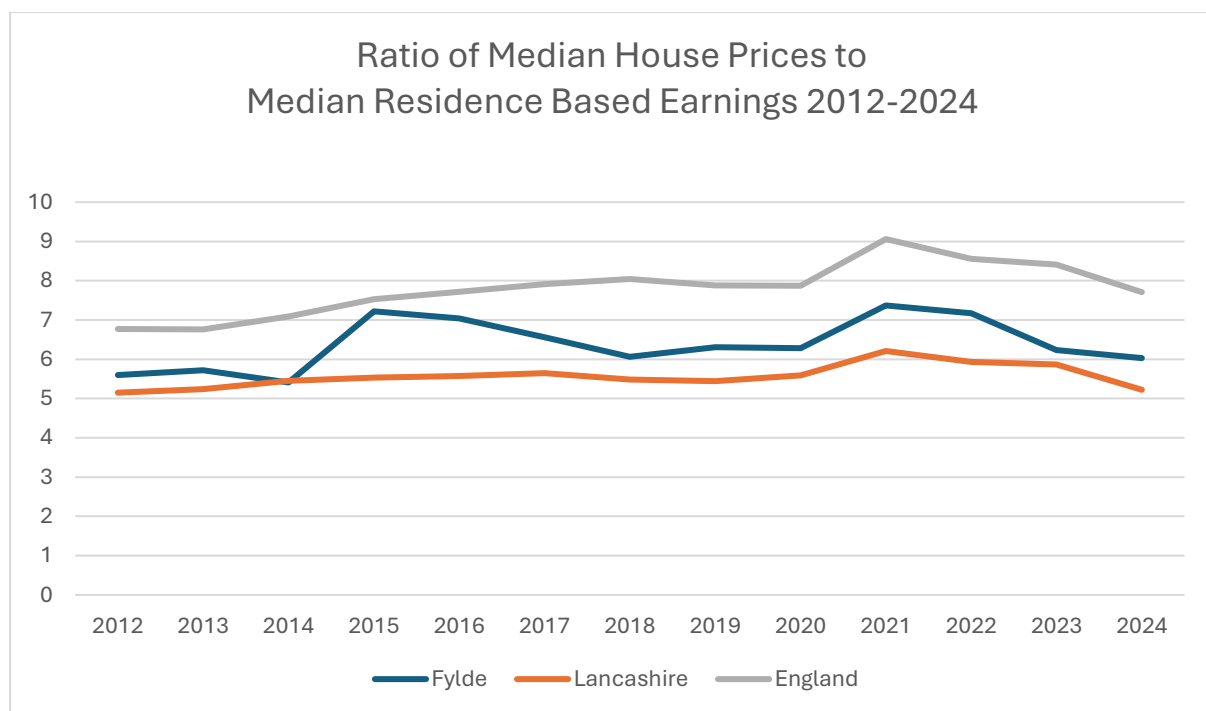
In 2024 house prices in Fylde and England actually fell slightly compared to the previous year whilst prices in Lancashire rose slightly. In March 2024 the average house price in Fylde fell to £255,082 and England £276,971, whilst in Lancashire average prices rose to £174,958.

It is important to note that the housing sector and the timeframe depicted in Figure 9 were significantly impacted by the COVID-19 pandemic. The national outbreak slowed down market activity and influenced property preferences.

Contextual Indicator 8: House Price/Earnings Ratio

The ratio of house prices to resident-based earnings offers insight into housing affordability. The ratio is calculated by dividing house prices by the gross annual residence-based earnings. Higher ratios tend to indicate less affordable housing, increased demand and difficulty for people seeking to enter the property market. Alternatively, lower ratios tend to suggest greater affordability, but they may indicate lower income, reduced purchasing power, and/or demand in an area.

Figure 10: Ratio of House Prices to earnings

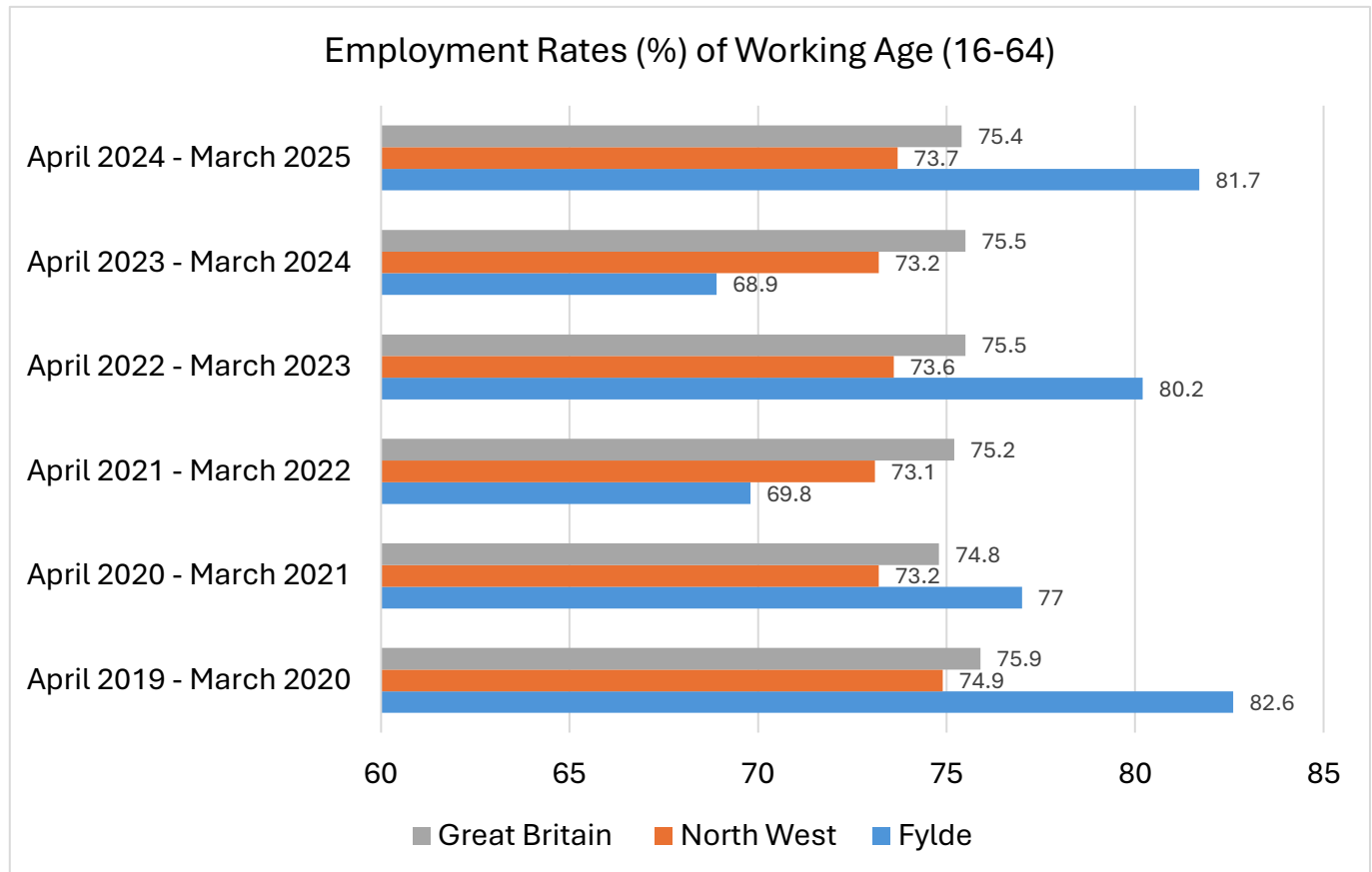


Source: [ONS 24th March 2025](#)

In 2024, the house price to earnings ratio of England (7.71) is in excess of the ratios for Lancashire (5.22) and for Fylde (6.03).

Contextual Indicator 9: Employed/Unemployed

Figure 11: Employment Rates (%)



Source: [Labour Market Profile - Nomis - Official Census and Labour Market Statistics](#)

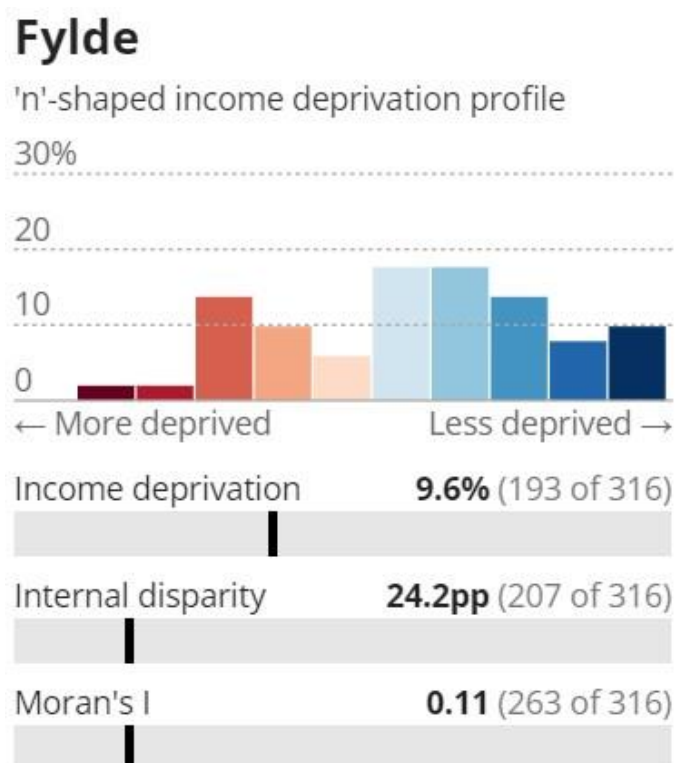
Figure 11 compares employment rates across Great Britain, the North West, and Fylde. As shown in the graph, between April 2019 and March 2020 (partially before the pandemic), Fylde exhibited the highest employment rate, with 82.6% of the total population economically active, compared to 74.9% in the North West and 75.9% across Great Britain. However, employment rates within Fylde fluctuate significantly over the observed time period, this being 82.6% in 2019/20, falling to 77% in 2020/21 and 69.8% in 2021/22. It then rises again to 80.2% in 2022/23 before dropping to 68.9% in 2023/24, finally increasing to 81.7% in 2024/25. In the North west the employment rate is much more consistent, with the lowest figure being 73.1% in 2021/22 and the highest 74.9% in 2019/20. The latest employment rate in the North west was 73.7% (2024/25). Similarly the lowest rate in Great Britain was 74.8% in 2020/21 and the highest 75.9% in 2019/20. The latest employment rate in Great Britain was 75.4% (2024/25).

Contextual Indicator 10: Income Levels

Among the 14 local authorities comprising the broader Lancashire area, Fylde has consistently been identified as the most affluent. The borough is renowned for its rural areas, which are favoured by commuters, and its towns that notably lack high levels of deprivation seen in other urban areas within the county.

However, despite its overall affluence, in 2019, 9.6% of Fylde's population experienced income deprivation, placing the borough 193rd out of the 316 local authorities across England.

Figure 12: Fylde's income-deprivation profile



Source: [Exploring local income deprivation \(ons.gov.uk\)](https://ons.gov.uk/exploring-local-income-deprivation)

Figure 12 shows the extensive range of income deprivation within Fylde and offers a comprehensive insight into the social and economic conditions of the whole borough. As illustrated, the levels of income-deprivation significantly vary within Fylde which highlights the socioeconomic disparities throughout the region.

Table 2: Median Gross Weekly Earnings – Residence and Workplace Based (2020-2025)

Area	Resident/ Workplace Earnings	2020	2021	2022	2023	2024	2025
Fylde	Resident	£662.40	£604.70	£630.10	£727.70	£738.70	£839.00
	Workplace	£641.80	£649.50	£688.60	£773.20	£718.20	£785.20
North West	Resident	£558.10	£575.20	£604.40	£653.30	£696.70	£734.80
	Workplace	£557.80	£574.90	£602.90	£649.70	£693.80	£734.20
Great Britain	Resident	£587.40	£612.20	£644.70	£689.70	£730.60	£766.60
	Workplace	£586.80	£611.90	£644.20	£689.60	£730.40	£766.60

Source:

[Labour Market Profile - Nomis Labour Earnings By Residence](#)

[Labour Market Profile – Nomis Labour Earnings By Workplace](#)

Table 2 shows the medium gross resident² and workplace³ weekly earnings for Fylde, the North West, and Great Britain between 2020 and 2025. The data clearly shows that between 2020 and 2023 earnings in Fylde consistently exceeded both regional and national weekly averages for both resident and workplace earnings. However, data from 2024 shows that the difference between local weekly earnings in Fylde and both regional and national weekly earnings is narrowing. In 2025 however this difference has started to increase again, with resident and workplace earnings in Fylde being higher than that of Great Britain and significantly higher than that of the North West.

Fylde has a robust local economy which provides ample employment opportunities and high earning potential for its residents. Fylde benefits from significant economic assets, including the BAE Systems site and the nuclear fuels site at Springfields, both of which offer high-value employment opportunities. These assets attract new residents and contribute to the borough's growth and prosperity

²Resident based earnings are a calculation of the income earned by individuals who live within the area.

³Workplace-based earnings are a calculation of the income by individuals within the location of where they work.

Table 3: Median Gross Annual Earnings – Resident and Workplace Based (2020-24)

Area		2020	2021	2022	2023	2024
Fylde	Resident	£33,449	£30,518	£31,399	£38,871	£38,133
	Workplace	£34,254	£32,837	£31,950	£40,516	£41,390
Lancashire (14 districts)	Resident	£29,001	£29,374	£30,349	£32,506	£35,434
	Workplace	£28,934	£28,012	£29,774	£31,712	£33,702
North West	Resident	£29,523	£29,570	£30,883	£33,127	£35,298
	Workplace	£29,549	£29,371	£30,698	£33,078	£35,170
Blackpool UA	Resident	£24,526	£22,666	£25,052	£27,191	£31,364
	Workplace	£24,759	£28,430	£26,872	£30,407	£33,918
England and Wales	Resident	£31,600	£31,319	£33,135	£35,046	£37,474
	Workplace	£31,605	£31,300	£33,133	£35,045	£37,468

Table 3 illustrates the medium gross resident and workplace annual earnings in Fylde between 2020 and 2024, showcasing notable fluctuations. Annual earnings have begun to stabilise after 2023, where the most significant increases for both resident and workplace earnings occurred between 2022 and 2023. According to the latest data from the ONS (2024), when considering residence-based median gross annual earnings, in Lancashire only Fylde, Chorley, Ribble Valley and South Ribble had greater earnings than the England and Wales figure of £37,474. Furthermore, when considering workplace-based median gross annual earnings, only Fylde and Ribble Valley had greater earnings than the England and Wales figure of £37,468.

It's important to acknowledge the impact of the COVID-19 pandemic which introduced greater uncertainty to workplace earnings, which should be considered when interpreting the data in tables 2 & 3.

Contextual Indicator 11: Education/Skill Level

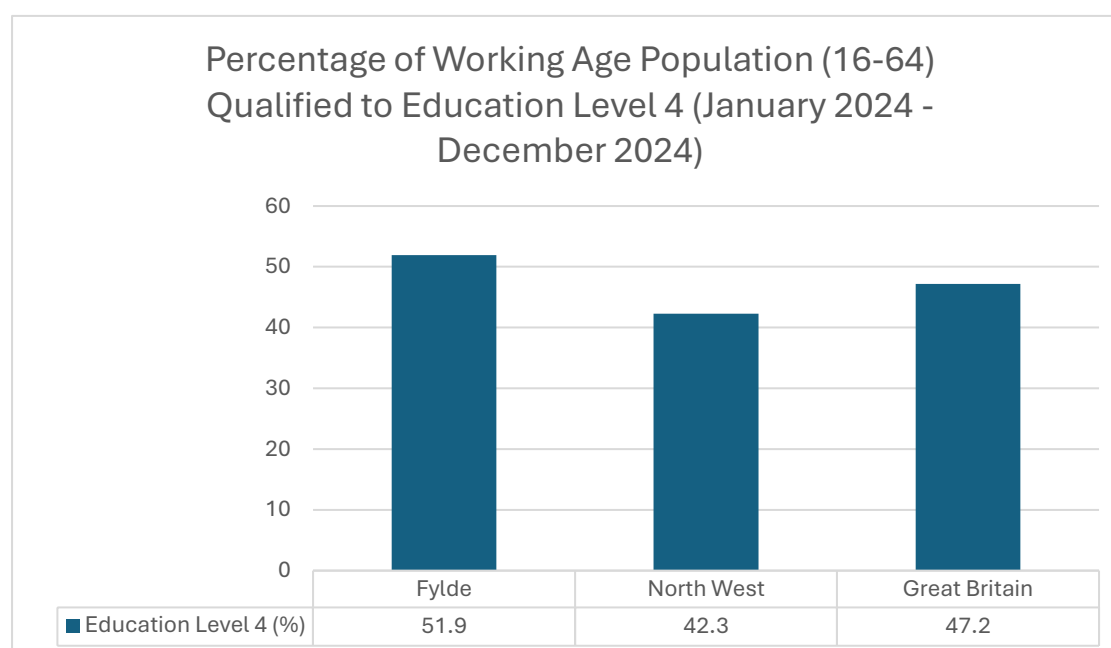
Key stage 4 is the term for the two years of school education that incorporates GCSEs in maintained schools (Years 10 and 11 when children are aged between 14 and 16). In 2016, Attainment 8 was used as part of the new secondary school accountability system. Attainment 8 measures the average achievement of pupils in up to 8 qualifications. Table 4 shows that the Attainment 8 score for Fylde is 44.5, similar to those of Lancashire, The North West and England.

Table 4: Pupil Attainment at Key Stage 4, 2023/24

Area	Attainment 8
Fylde	44.5
Lancashire 12	44.9
Blackburn with Darwen	44.2
Blackpool	34.8
North West	44.3
England	46.1

Source: [Lancashire County Council Key Stage 4, 2023/24](#)

Fylde has a highly skilled workforce with a high proportion of residents being qualified to Level 4 or above. People are counted as qualified to Level 4 or above if they hold qualifications equivalent to NVQ Levels 4-8. Level 4-6 qualifications include foundation or first degrees, recognized degree-level professional qualifications, teaching or nursing qualifications, diplomas in higher education, HNC/HND or equivalent vocational qualifications. Level 7 qualifications include a Master's degree, integrated master's degree, Postgraduate certificate in education (PGCE), postgraduate diplomas and certificates, level 7 awards, diplomas and certificates and Level 7 NVQ. Level 8 is a doctorate (PhD) or its equivalent.

Figure 13: Percentage of Population Qualified to Education Level 4

Source: [NOMIS: Official Labour Market Statistics \(Working-age population is 16-64 for both males and females\)](#).

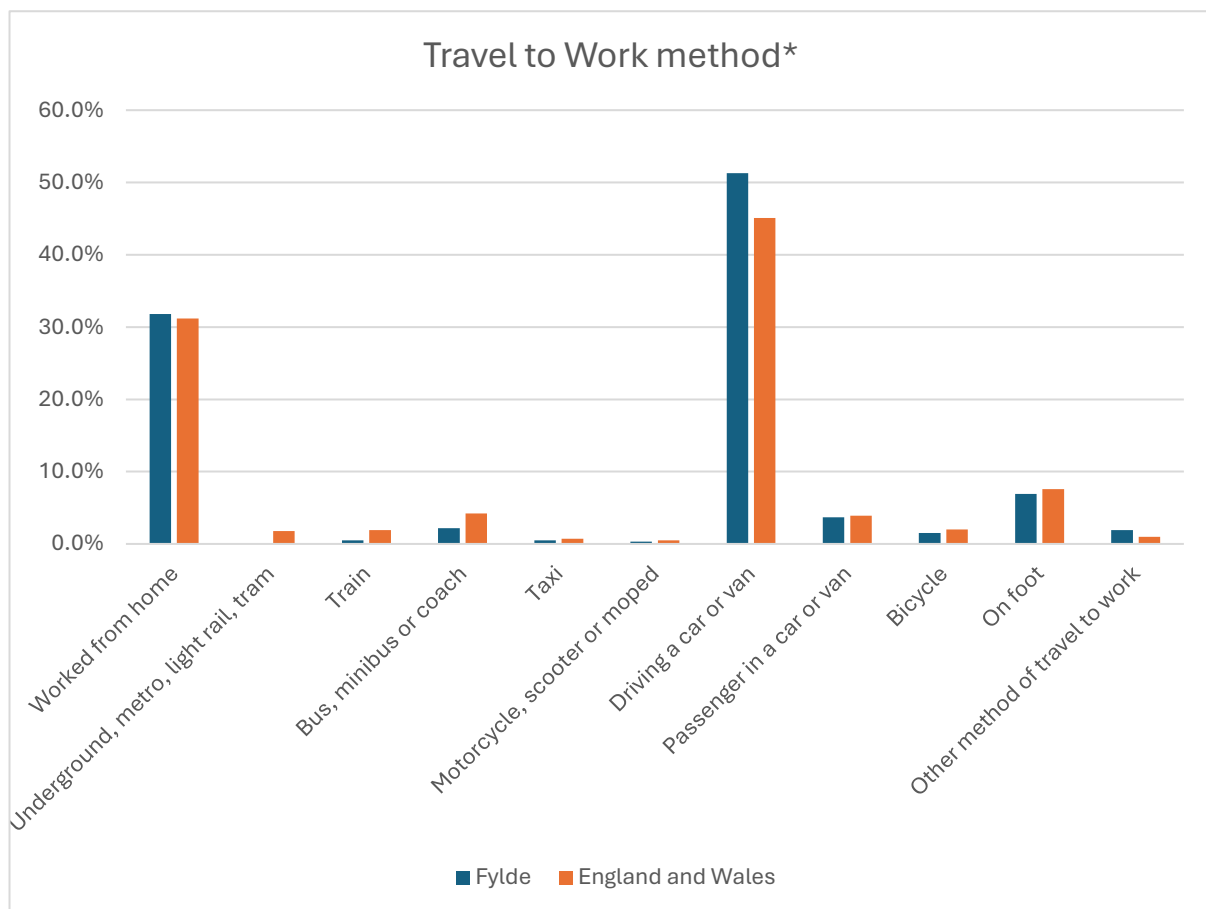
Figure 13 shows the percentage of the working age population (16-64) qualified to education Level 4 in Fylde, the North West, and Great Britain between January and December 2024. The data demonstrate that Fylde has a higher percentage of working age residents (51.9%) qualified to education level 4 compared to the North West (42.3%) and Great Britain (47.2%). This highlights an 9.6% higher proportion in Fylde than in the North West and a 4.7% higher proportion than in Great Britain.

Contextual Indicator 12: Transport Mode Use

Transport has a key role to play in realising the economic potential of an area by unlocking key locations, such as the existing and new locations referred to in the economy section. Using sustainable transport modes can significantly improve employment opportunities and life chances. In urban areas the reliance on the car presents problems of traffic congestion and reduced air quality. The M55 passes through the Borough and offers direct access to the national motorway network however the rural nature of much of the authority, and the proximity to the coast, means that air quality results in Fylde are much better than those recorded in the proximity of many of the core urban centres of Lancashire.

Blackpool Airport occupies a site adjacent to the border between Blackpool and Fylde districts. Commercial passenger services from the airport ceased in mid-October 2014, but a month later the airport reopened to general aviation traffic, including helicopters flights to offshore rigs. Blackpool Airport still has the potential to be an international airport and as such should be supported in its continued operation and as a development growth area. In March 2015, the government announced plans for an Enterprise Zone at Blackpool Airport, which was ratified on 1st April 2016.

At the time of the 2021 Census, England and Wales had a total of 27.8 million people were employed. In Fylde, the total number of people aged 16 or over in employment during the 2021 Census was 35,716. During this period, the UK government's guidance and lockdown restrictions, related to COVID-19 resulted in unprecedented changes to travel behaviour and patterns. One notable change was the heightened percentage of people working from home. In England and Wales, 31.2% of all usual residents aged 16 years and over in employment stated that they mainly worked from home. Similarly, in Fylde 31.8% of residents worked from home during the 2021 Census.

Figure 14: Method of Travel to Work (2021)

Source: ONS Census 2021

*includes residents not in employment

In Figure 14, those who did not mainly work from home specified their usual mode of transport to work. Given the impacts and restrictions of COVID-19 at the time of 2021 Census, it is likely that this influenced the way in which people travelled to work, particularly when using public transportation.

Figure 14 illustrates the various methods used for travelling to work in Fylde and England and Wales, based on data from the 2021 Census. Individuals who were employed or temporarily away from work in the week before Census Day were asked to select one mode of transport that they used for the longest part, by distance, of their usual journey to work. As depicted in the graph, driving a car/van is the most commonly favoured method for community to work, while significantly fewer people use public transportation.

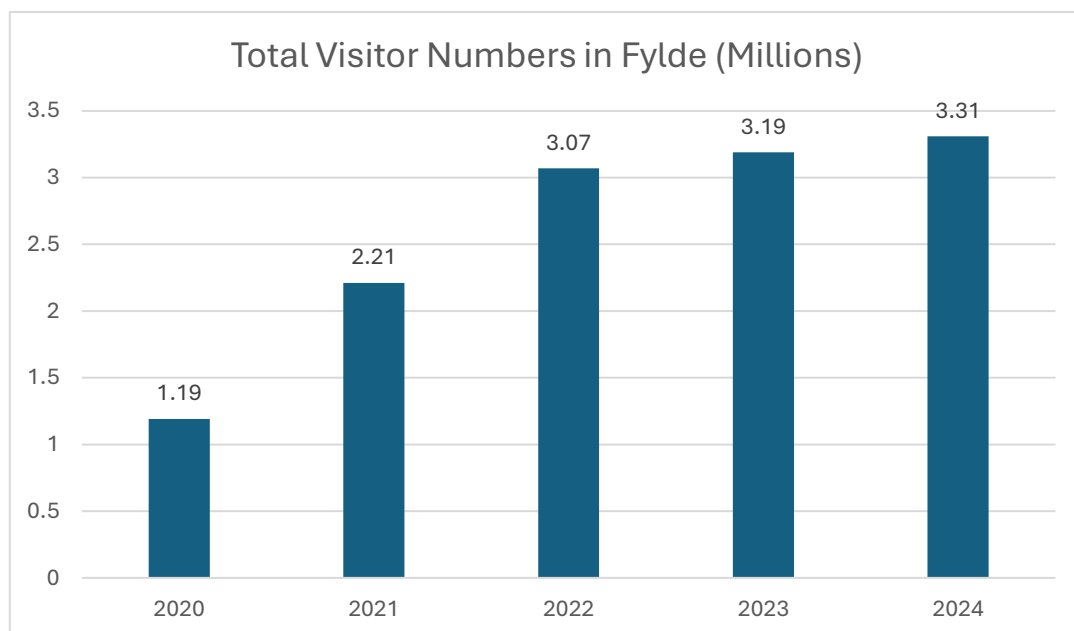
The data reveals that a higher proportion of people in Fylde (51.3%) use their car or van to commute compared to England and Wales (45.1%). Additionally, despite the overall decrease in public transportation use across England and Wales, Fylde has fewer people commuting via bus or rail than the national average. Interestingly, similar numbers of people in Fylde commute by bike or on foot compared to regional and national averages.

Contextual Indicator 13: Tourism

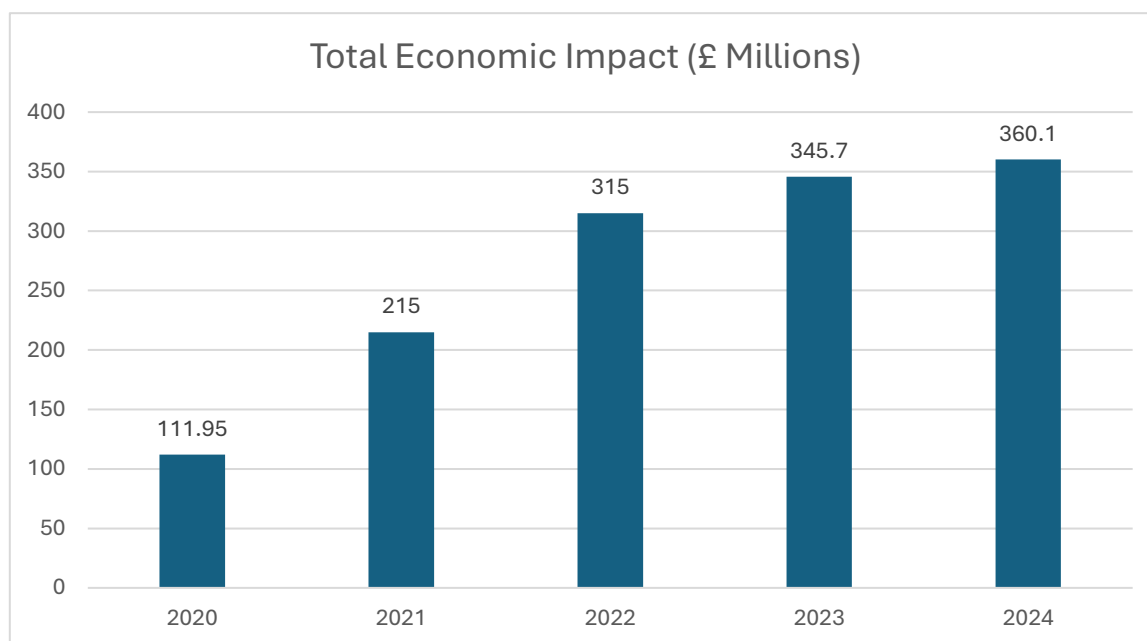
In 2023 and 2024 there were an estimated 66.7 million and 68.6 million tourism visits to Lancashire, representing a 2.9% and a 5.8% increase respectively from the 64.8 million visits recorded in 2022. The Fylde peninsula (Blackpool, Fylde and Wyre) is one of the most visited coastlines in the country. In Fylde, leisure, culture and tourism make up an important industry. In 2023, there was a total of 3.19 million visitors to Fylde, equating to 4.8% of all tourism visits to Lancashire. This generated a total of £345.7 million within the local economy (see figure 16). In 2024 there was a total of 3.31 million visitors to Fylde, equating to 4.8% of all tourism visits to Lancashire. This generated a total of £360.1 million within the local economy.

Moreover, the tourism sector sustains 3,360 active full time equivalent jobs in the Borough in 2023, decreasing slightly to 3,333 in 2024. Many visitors partook in days trips to the traditional seaside resorts of St Annes and Lytham, explored the market town of Kirkham, and the picturesque villages.

Figure 15: Total Visitor Numbers



Source: [MarketingLancashire.com](https://www.marketinglancashire.com) [The STEAM Report Of Annual Tourism Figures](#) | [Marketing Lancashire](#)

Figure 16. Total Visitor Economic Impact (£ Millions)

Figures 15 and 16 show the total visitor numbers and the total economic impact in Fylde from 2020 to 2024. Compared to 2022, in 2024 visitor numbers have increased by 7.8% and the total economic impact has risen by 14.3%.

Contextual Indicator 14: Areas of Flood Risk

In June 2024 the three Fylde Coast authorities of Fylde, Blackpool and Wyre commissioned JBA consulting to produce the Fylde Coast Level 1 Strategic Flood Risk Assessment (SFRA). The report serves as an evidence base document on flood risk to support the review and update of planning policies. The Fylde Coast Level 1 SFRA can be viewed at the following link: [Fylde Coast Authorities Level 1 Strategic Flood Risk Assessment](#)

The environment agency publishes regular updates to flood risk data, including new national risk information for flooding and coastal erosion, to include future scenarios accounting for climate change.

The latest flood risk information was provided by the Environment Agency in March 2025 as part of the NaFRA2 update and can be viewed on the Flood map for planning webpage: [GOV.UK - Flood map for planning](#)

Guidance on flood risk and details of previous flood risk updates are available on the following webpage: [New national flood and coastal erosion risk information - GOV.UK](#)

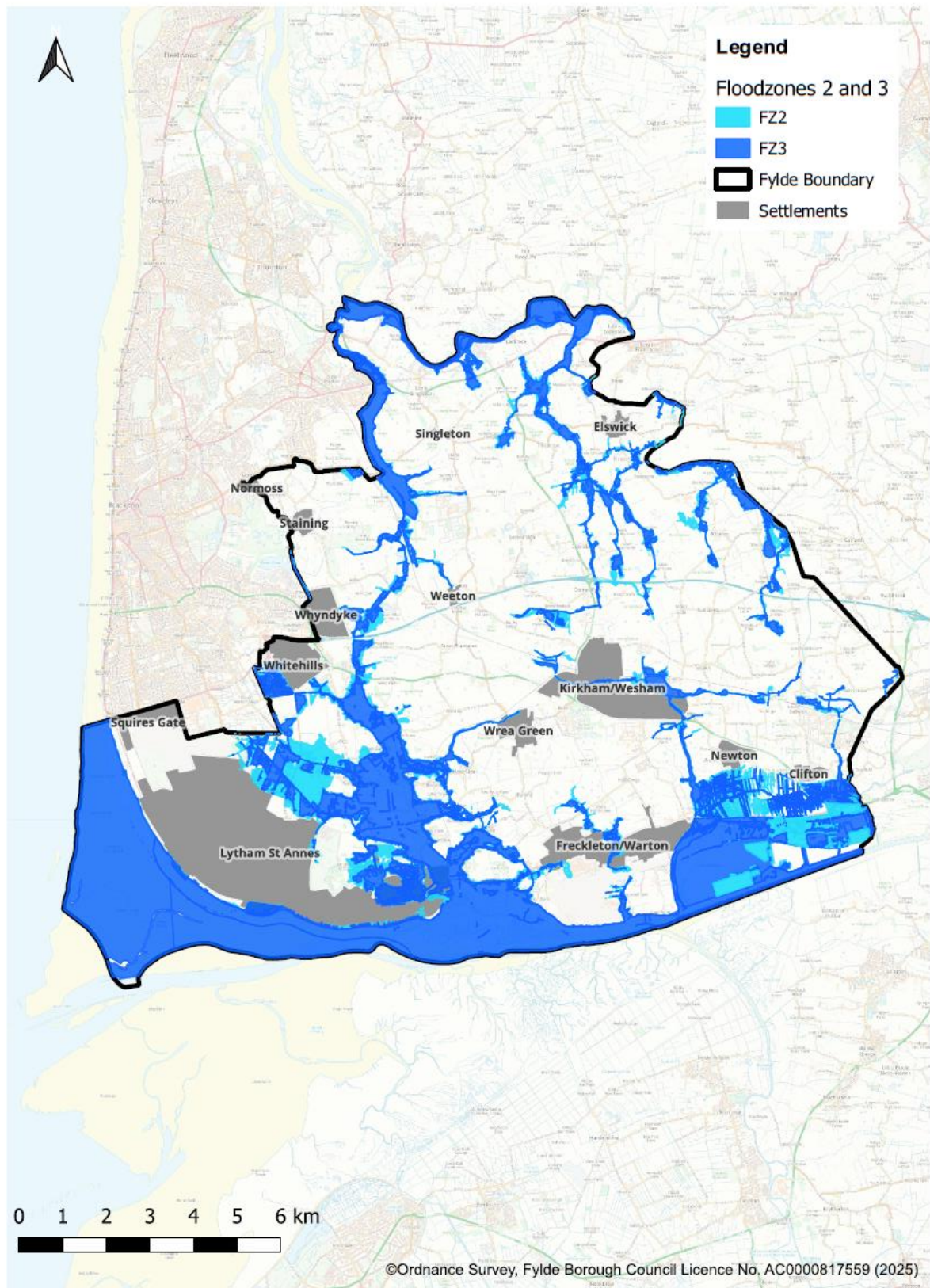
Map 4 shows that Fylde has significant areas in Flood Zones 2 (medium risk) and 3 (high risk).

The main areas with a relatively high risk of flooding (Zone 3) are:

- On the coastline in the south of the Borough.
- The river Wyre and its tributaries in the north of the Borough.
- Lytham and area to the north.
- The area east of Freckleton

The areas identified as high risk have remained consistent with the previous AMR. The council will continue to monitor flooding events and flood risk, with any updates reflected in the next AMR.

Map 4: Flood Zones 2 and 3 in Fylde Borough



Contextual Indicator 15: Loss of Business Use to Residential

Since the start of the Plan Period, two existing employment sites have been lost to housing. Table 5 contains data from the Business and Industrial land Schedule (Base date 31 March 2025).

Table 5: Loss of Business use to Residential

Location	Developed Hectares (Ha)	Under Construction (Ha)	With Planning Permission (Ha)	Total (Ha)
Electronic Data Systems, Heyhouses, St. Annes		7.45		7.28
GEC Marconi, Lytham Road, Warton (Part of BAE Employment Site)		7.82		7.82
Overall Total				15.1

Source: [Fylde Council Business and Industrial Land Schedule 2025](#)

At the base date of the most recent Business and Industrial Land Schedule (31st March 2025) a total of 16.3002 hectares of additional employment land (not identified in policy EC1) received Planning Permission or is under construction (EC2). The average annual take up rate in Fylde is 2.22ha, resulting in a requirement of 46.6ha for the plan period.

Further information relating to the Business and Industrial Land Schedules can be found on the Council website via the following hyperlink: <https://new.fylde.gov.uk/resident/planning/planning-policy-local-plan/evidence-documents-2022-present/>

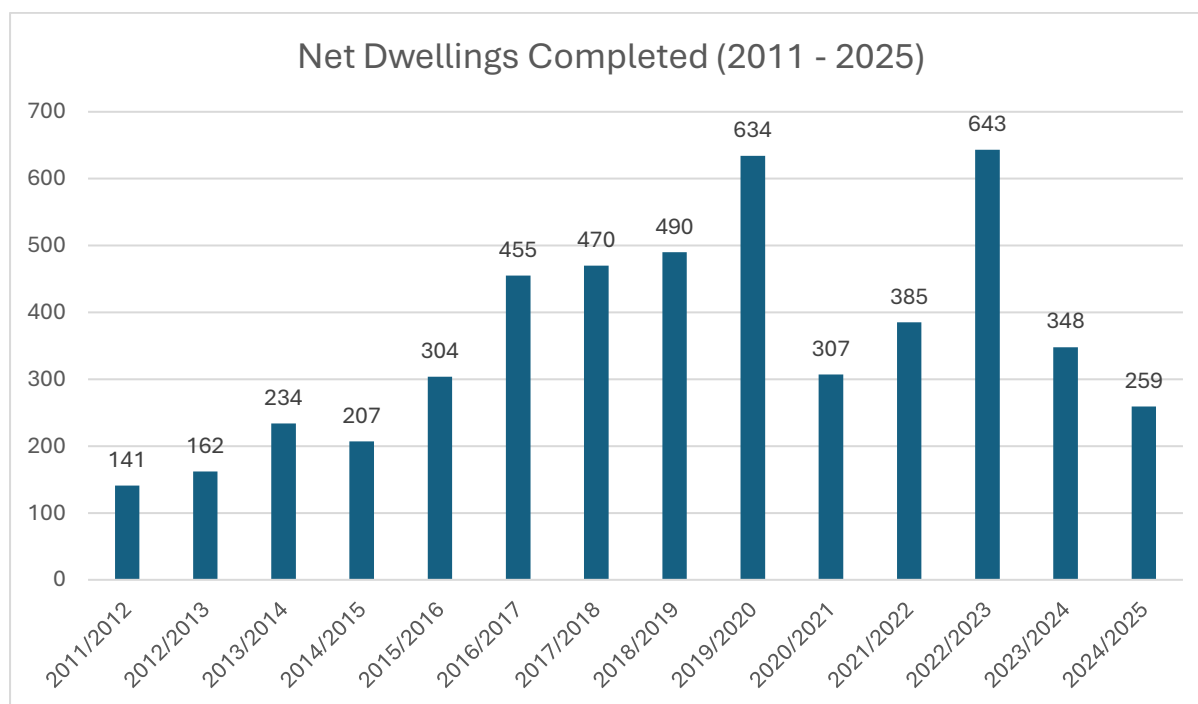
7. PERFORMANCE MONITORING FRAMEWORK INDICATORS

The Performance Monitoring Framework can be found in Appendix 8 of the adopted Fylde Local Plan to 2032.

Performance Monitoring Indicator 1

Performance Monitoring Framework Indicator 1	Target	Local Plan Relevant Policy
Annual net homes, completions to be at least the residual number required for 2019-2032 of 368 homes per annum	Annual net homes, completions to be at least the residual number required for 2019-2032 of 368 homes per annum	S1: The Settlement Hierarchy; DLF1: Development Locations for Fylde; and H1: Housing Delivery and the Allocation of Housing Land
The objective of this indicator is to ensure the requirements of the housing delivery test are met		

Figure 17: Net Dwelling Completions 2011 – 2025



Source: Fylde Council Planning Policy

**The monitoring period for dwelling completions data runs from 1st April each year to 31st March the following year. For example, 2024-2025 would be the period 1st April 2024 to 31st March 2025.*

The graph in Figure 17 displays the annual number of net homes completed on an annual basis since 2019.

The Fylde Local Plan to 2032, accompanied by the Housing Needs and Requirement Background Paper 2020, reflects the Council's local housing need assessment. This assessment determines a minimum local housing requirement of 275 dwellings per annum. The Framework mandates that any unmet needs from neighbouring areas should be added to this figure. Considering the shortfall in Wyre identified in the Wyre Local Plan (2011-2031) of 380 dwellings, equivalent to 30 dwellings per annum for the period 2019- 2032, Fylde's total housing requirement is 305 dwellings per annum.

The Framework requires strategic policy-making authorities to establish a housing requirement figure for the whole area (Fylde), accounting for identified needs and any unmet needs from neighbouring areas.

For the Local Plan, the Council determined the housing requirement for the 2011-2032 period to be 415 net dwellings per annum. The Partial Review of the Local Plan factored in evidence from the Housing Needs and Requirement Background Paper 2020, utilising the government's standard method for housing need and incorporating the shortfall in Wyre. This resulted in a revised housing requirements figure of 7,275 net dwellings for the plan period, derived from an annual requirement of 415 net dwellings for the period 2011-2019 and 305 net dwellings per annum from 2019-2032.

From 2011 to 2017, a total of 1,538 dwellings were completed in Fylde, averaging 256 dwellings per annum. The Partial Review of the Local Plan deducted this figure from the original plan period requirement of 8,715, resulting in a residual requirement of 479 dwellings per annum from 2017 onwards. Between 2017 and 2019, 953 homes were completed.

The Fylde Local Plan to 2032 (incorporating Partial Review), sets a minimum housing requirement of 7,275 net dwellings for the plan period. This leaves a residual requirement of 4,784 net dwellings between 2019-2032. This figure includes the shortfall that accumulated during the early years of the plan when large sites were in the planning process, equating to 368 net dwellings per annum for the remaining years of the plan period. To provide the most effective strategy to facilitate the delivery of housing during the plan period, the 'Liverpool' method is used to calculate the 5-year housing land supply in order.

As shown in the Graph in Figure 17, the total number of net dwelling completions in Fylde between 2019 and 2025 exhibits significant variation. Completions notably declined in 2020/21, likely attributable to the COVID-19 pandemic. 2022/23, witnessed an increase from the previous year, with 643 net completions, being the highest figure recorded. Between 1st

April 2023 and 31st March 2024, a total of 348 homes (net) were completed in Fylde. Of these, 328 were new build homes, while 20 were derived from conversions/change of use and caravans.

Furthermore, between 1st April 2024 and 31st March 2025 there were 259 dwellings completed (net). Of this 223 were new build homes and 36 were derived from conversions/change of use and caravans.

Table 6: Number of Homes (net) Granted Planning Permission 2019 - 2025

Year	New Build Approvals (net)	Conversions approved (net)	Total Homes
2019/20	427	31	458
2020/21	125	6	131
2021/22	118	18	136
2022/23	87	8	95
2023/24	54	35	89
2024/25	78	15	93

Table 6 shows there was a significant decrease in planning permissions granted in 2020/21 which is likely associated with issues created by the COVID-19 pandemic. The number of homes granted with planning permission has remained low for 2022/23 because most of the allocated sites within the Local Plan have been previously approved. This trend has continued into 2023/24 and in 2024/25, with new planning approvals for dwellings being relatively low.

Target: Annual homes completions against the target requirement of 368 homes per annum – Target met in 2023/24. Target not met in 2024/25.

The trigger for action is a failure to deliver 95% of the residual number (368 net completions per annum) over a 3-year rolling period. The residual number was met in 2022/23, exceeding the residual figure by 74% (643 net completions), however in 2023/24 the residual target was not met, whereby 348 net completions equate to 94% of the residual figure. The figure was lower in 2024/25, whereby 259 net completions equates to 70% of the residual figure.

Although the residual completions figure was not met in 2024/25 the trigger for action is not required as 95% of the residual figure over a 3-year rolling period has been satisfied as the residual figure was met in 2022/23 and 2023/24.

Performance Monitoring Indicator 2

Performance Monitoring Framework Indicator 2	Target	Local Plan Relevant Policy
Number of years housing supply deliverable within 5 years (plus the required buffer) calculated using the Liverpool approach	To have a minimum of 5 years supply (plus the required buffer) of housing land calculated using the Liverpool approach	S1: The Settlement Hierarchy; DLF1: Development Locations for Fylde; and H1: Housing Delivery and the Allocation of Housing Land
The objective of this indicator is to ensure that Fylde has a minimum of 5 years' supply (plus the required buffer) of housing land using the Liverpool approach.		

Local Planning Authorities should identify sufficient deliverable sites to provide five years' worth of housing against their housing requirement. In other words, a five year supply of deliverable housing land must be identified as required by the National Planning Policy Framework. The Liverpool approach is used to ensure that sufficient housing stock is available to meet the needs of Fylde whilst considering external fluctuations that impact housing demand.

The Local Plan to 2032 (incorporating Partial Review) was adopted on the 6th December, 2021. For one year following adoption, in accordance with paragraph 74 and footnote 38 of the National Planning Policy Framework, the Council submitted a five year housing land supply. In July 2019, the Council submitted an Annual Position Statement (APS), setting out its five year housing land supply, again in line with paragraph 74 of the National Planning Policy Framework. The APS was produced with engagement from developers and agents regarding expected delivery of new homes on sites.

The Council produced a statement setting out its five-year housing land supply, in line with paragraph 75 of the national Planning Policy Framework, for the base date 1st April 2025.

Target: Target not met

The statement confirms that the Council has a housing land supply equivalent to 4.35 years' supply of deliverable sites. The trigger for action is having fewer than 5 years' supply (plus the required buffer) calculated using the Liverpool approach. For further information regarding the Five Year Housing Supply statement please use the following hyperlink: <https://new.fylde.gov.uk/resident/planning/planning-policy-localplan/five-year-housing-land-supply/>

Performance Monitoring Indicator 3

Performance Monitoring Framework Indicator 3	Target	Local Plan Relevant Policy
Total Number of homes (net) delivered within the plan period measured against the Housing Trajectory	To deliver a minimum of 7,275 (net) over the plan period from 1 April 2011 to 31 March 2032.	S1: The Settlement Hierarchy; DLF1: Development Locations for Fylde; and H1: Housing Delivery and the Allocation of Housing Land
The objective of this indicator is to ensure that the Council remains on track to deliver 7,275 homes over the plan period.		

The original Local Plan (2018) determined an annual housing requirement of 415 net dwellings for the 2011-2032 plan period. The Partial Review of the Fylde Local Plan to 2032, which considered the evidence provided by the Housing Needs and Requirement Background Paper 2020, used the government's standard method for calculating housing need and included the shortfall in Wyre. As a result, the Council determined the revised housing requirement figure for the plan period to be 7,275 net dwellings. This revised figure is derived from an annual requirement of 415 net dwellings for the period 2011-2019 and 305 net dwellings per annum from 2019-20 onwards. This adjustment accounts for the unmet need from the adopted Wyre Local Plan (2011-2031).

The target/policy outcome states that a minimum of 7,275 homes should be completed over the plan period from 1st April 2011 to 31st March 2032. The cumulative homes required by 2024-25 is 4,699 dwellings and the cumulative homes that have been delivered is 5,242. Therefore, as the trigger for action is a 20% shortfall on the cumulative requirement of the Housing Trajectory, the target has been met. The Council will continue to monitor housing delivery in Fylde.

Figure 18: Housing Trajectory (2025)

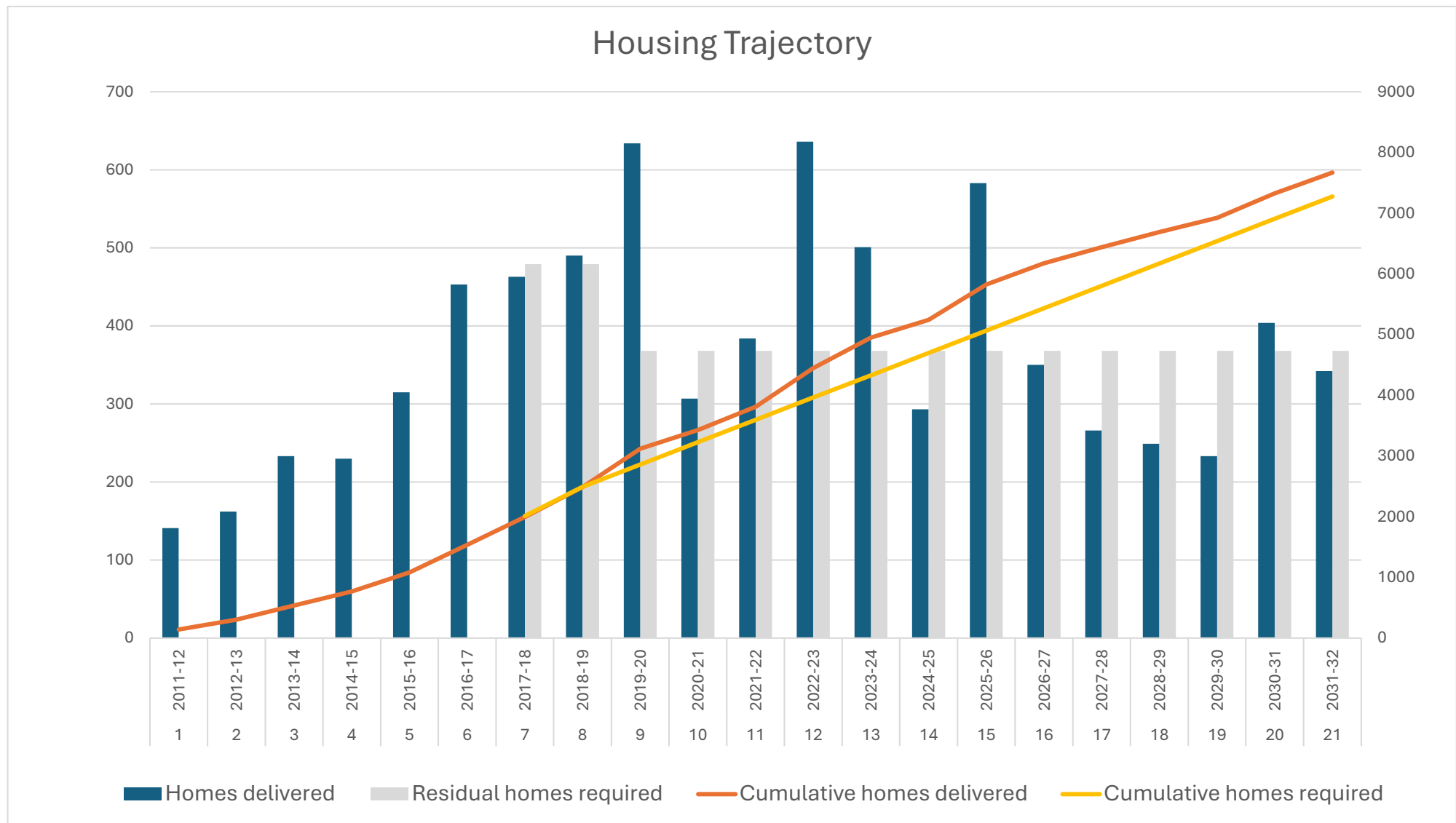
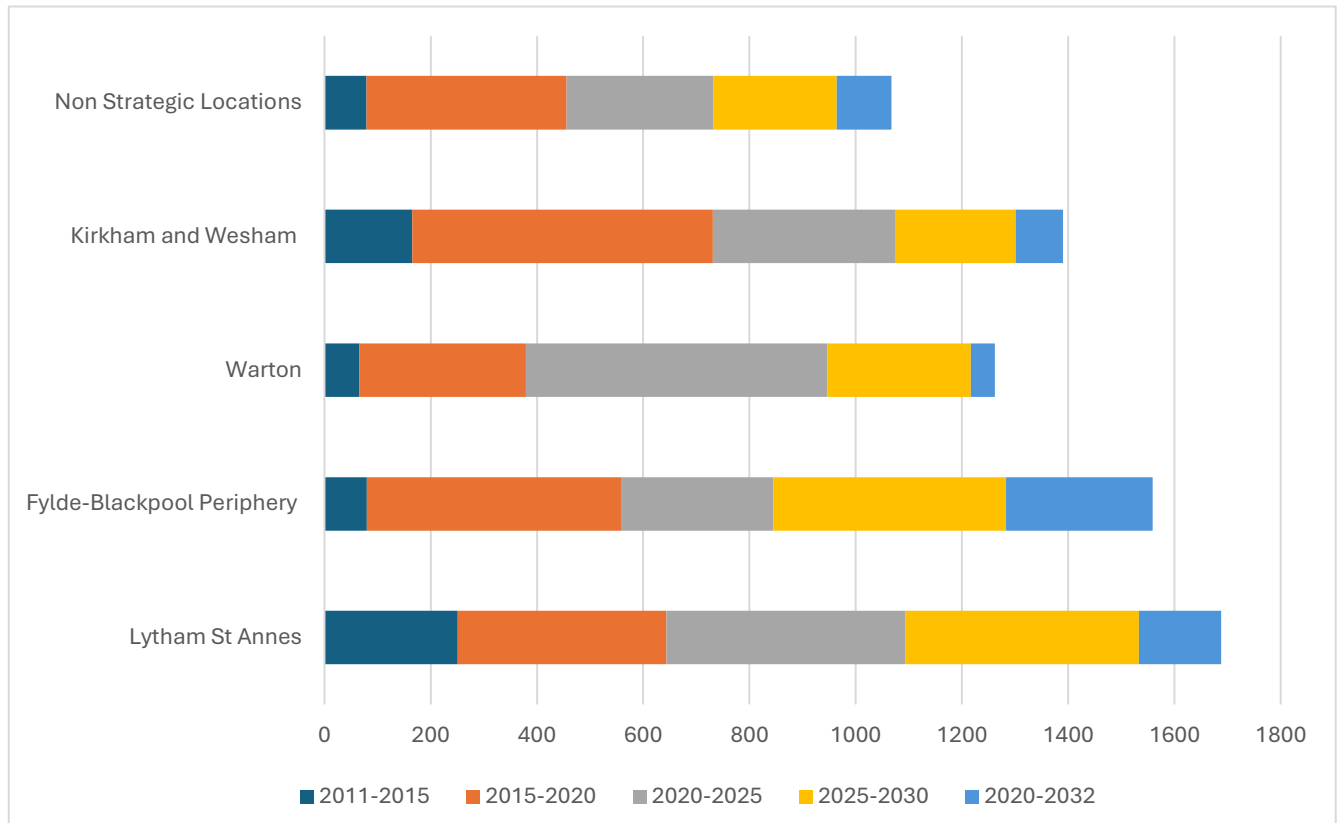


Figure 19: Expected Delivery at Strategic and Non-Strategic Locations



Source: Plan Period Housing Trajectory 2025

Target: Target currently scheduled to be met within the plan period

Performance Monitoring Indicator 4

Performance Monitoring Framework Indicator 4	Target	Local Plan Relevant Policy
Proportion of net homes completed in the Strategic and Non-Strategic Locations for Development	Cumulative homes completed from the start of the plan period on 1 April 2011 located within Strategic (90%) and Non-Strategic (10%) Locations for Development	DLF1: Development Locations for Fylde; SL1, SL2, SL3 and SL4: Strategic Locations for Development; and H1: Housing Delivery and the Allocation of Housing Land
The objective of this indicator is to ensure the number of completed homes will be 90% in Strategic Locations and 10% in Non-Strategic Locations over the plan period.		

Figure 20 illustrates the trends in housing completions across different areas in Fylde. In Lytham St Annes (SL1), completions rose from 2011/12 before falling in 2015/16. Completions in Lytham St Annes fell to their lowest level in 2020/21 and have steadily risen up to 2024/25, with a peak of around 125 dwelling completions in 2022/23. For dwellings in the Fylde Blackpool periphery (SL2), despite a drop in 2015/16, completions have steadily risen from 2013/14 and peaked in 2019/20 before gradually falling from 2020/21 to 2022/23. There have been no dwellings completed in the Fylde Blackpool periphery in the previous two years between 2023 and 2025.

In Warton (SL3), completions followed a similar pattern to those in Lytham St Annes, with the highest number of completions being observed in 2022/23. However, following this, completions sharply fell in 2024/25. Kirkham and Wesham (SL4) saw significantly high housing completions over the period 2016/17 to 2019/20, however from 2020 onwards completions have fallen but remained consistent at around 55 completions a year, with an observed spike in completions in 2022/23. Completions in non-strategic locations (SL5) have varied from 2011/12 to 2021/22 but have remained high from 2022/23 to the present day. Completions in non-strategic locations reached their highest level in 2022/23 at over 120 dwellings.

Table 7: Percentage of dwelling completions in strategic and non-strategic locations for development

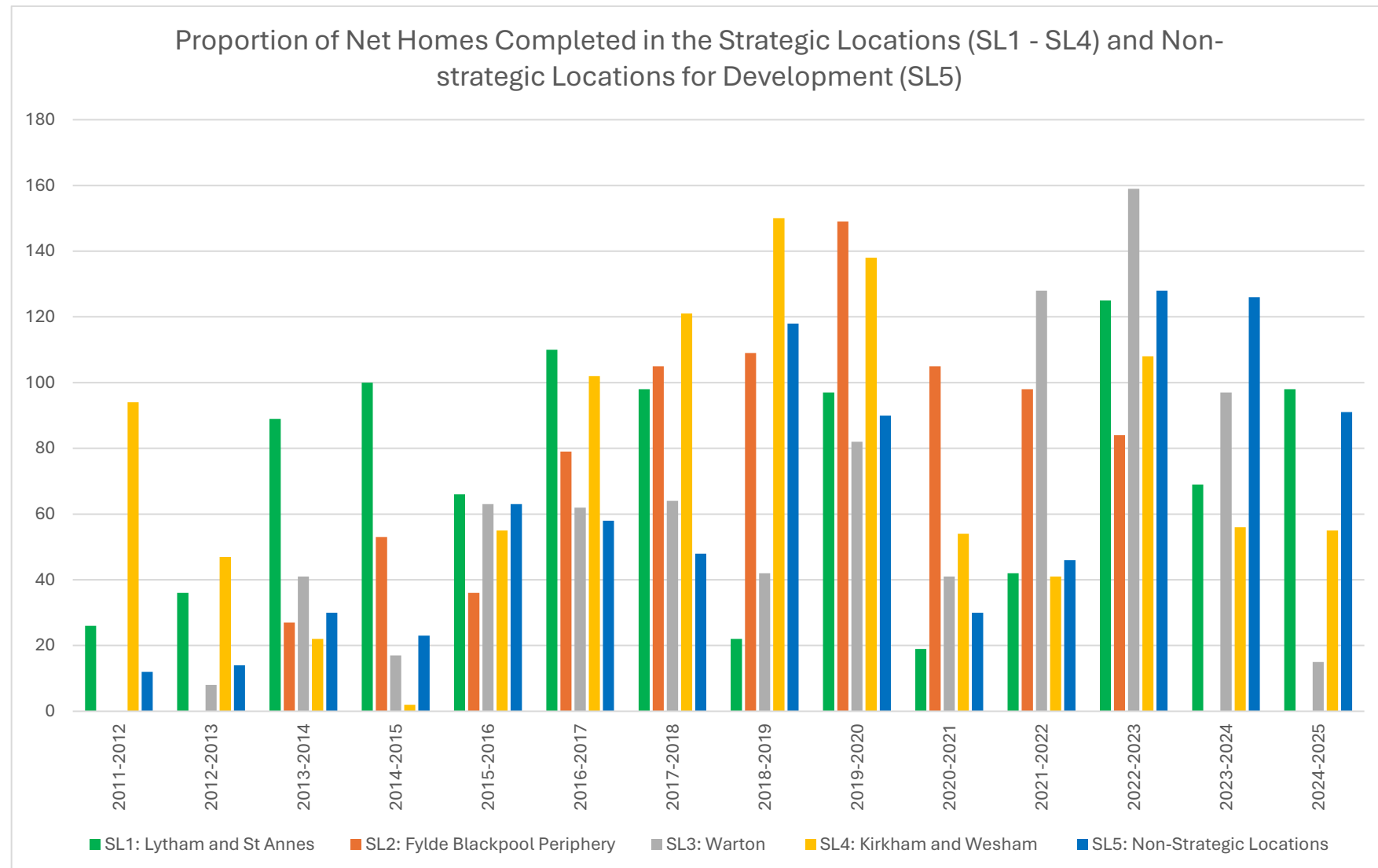
Percentage of dwelling completions in Strategic Locations for development	81%
Percentage of dwelling completions in non-strategic locations for development	19%

The trigger for action occurs when cumulative homes completed from the start of the plan period on 1st April 2011 located within strategic locations for development is fewer than 80% and more than 15% in non-strategic locations.

The proportion of net homes completed at the strategic locations for development, taken together from the start of the plan period is 81%. The proportion completed at the non-strategic locations for development is 19%. This is not far from the 90:10 split set out in the target when taking into account the large number of dwellings that will be delivered on strategic sites later in the plan period and represents a significant achievement. The Fylde Local Plan to 2032 is successfully delivering the majority of development at the strategic locations, ensuring that these developments occur in sustainable areas.

Target: Target not met, but still in line to meet target within the plan period

Figure 20: Dwellings Completed by Area



Performance Monitoring Indicator 5

Performance Framework Indicator 5	Monitoring	Target	Local Plan Relevant Policy
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 requirement of 60.6ha (gross requirement) during the plan period divided pro rata	EC1: Overall Provision of Employment Land and Existing Employment Sites
The objective of this indicator is to ensure delivery of at least 90% of the 60.6ha (gross requirement) at the end of the plan period.			

Table 8: Employment Land take-up

Year		Actual take up (ha)	Required take up
Y1	2011/12	3.0	2.88
Y2	2012/13		2.88
Y3	2013/14		2.88
Y4	2014/15		2.88
Y5	2015/16	0.00	2.88
Y6	2016/17	3.5	2.88
Y7	2017/18		2.88
Y8	2018/19	2.3	2.88
Y9	2019/20		2.88
Y10	2020/21		2.88
Y11	2021/22		2.88
Y12	2022/23		2.88
Y13	2023/24	1.964	2.88
Y14	2024/25		2.88
Total		10.764	40.32

Target: Target not currently scheduled to be met within the plan period.

*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.

Policy EC1 of the Fylde Local Plan to 2032 identifies employment land and Existing Employment Sites. The Local Plan provides sites for 63.729 ha of new employment land to be delivered during the plan period. In order to monitor take up (completions), information was compiled by viewing planning permissions/building regulation applications approved/completed, both during and prior to the study period.

The pro-rated amount of employment land that would need to be developed each year on allocated sites is 2.88ha. Table 8 shows that since the start of the Plan period, a total of 10.764ha has been taken up/completed.

At the base date of the most recent Business and Industrial Land Schedule (31st March 2025) it can be seen that at the start of the plan period, the majority of take up of land for business and employment has been at Whitehills Park (Employment Allocation ES7). During 2018-2023, 4.104 ha was taken up for employment purposes at Whitehills.

The Trigger for Action as stated in the Performance Monitoring Framework of the Local Plan is when the cumulative take up of allocated employment land for employment development is less than 50% of the expected pro rata amount or more than 150% of the expected pro rata amount. The expected delivery is 2.88 ha per year, and thus the expected delivery from the start of the plan period (2011-25) stands at 40.32ha ($2.88 \times 14 \text{ years} = 40.32\text{ha}$). The actual take up from 2011-25 is 10.764ha (Graph 16). This is 26.69% of expected pro-rated amount and therefore triggers the contingency/action. This is to consider whether there are obstacles to take up on particular sites that could be overcome.

There are a number of obstacles to take up on particular sites. 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 delivery of the Warton Enterprise Zone relies heavily on the completion of the Preston Western Distributor Road (PWDR) to improve the poor access from the motorway network. The PWDR was opened to the public on 3rd July 2023, so it is expected that the uptake of employment sites at this location will significantly increase. There has been a recent upturn in development interest in the Warton Enterprise Zone following the commencement of construction works on the PWDR. Meanwhile, Blackpool Airport Enterprise Zone also relies on appropriate improvements to infrastructure. Again, this has been delayed and until it is delivered, progress will be slow. The other large allocation is at Whyndyke Farm. The site is expected to be complete by 2031, progress of the site will be reported in the next AMR.

Consideration needs to be given as to whether there are obstacles to delivery on particular sites that could be overcome. Although take up is low on allocated sites there are completions on existing employment areas, 1.06ha (Policy EC1 Existing Employment Sites) and on windfall

sites (Policy EC2 Employment Opportunities) 1.14ha. The impacts of the COVID-19 pandemic also caused a downturn in the economy and in the delivery of employment land which remain prevalent.

As the take up rate is lower than expected, any obstacles to take up on particular sites will be considered and the Council will continue to work with its partners to deliver these employment sites. The council will also commission further work that will provide an updated economic assessment of the area.

Performance Monitoring Indicator 6

Performance Monitoring Framework Indicator 6	Target	Local Plan Relevant Policy
Cumulative additional jobs created in Fylde over the plan period to date as a direct consequence of the incentives provided by the [Warton] Enterprise Zone.	Cumulative additional jobs created in Fylde in line with projection	EC3: Lancashire Advanced Engineering and Manufacturing (AEM) Enterprise Zone at BAE Systems Warton
The objective of this indicator is to ensure that the cumulative additional jobs created as a direct result of the Enterprise Zone is in line with the projection.		

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 both aerodrome sites. It is centred around BAE Systems' efforts to boost economic development by offering business incentives, including a simplified planning regime. The primary goal of the Enterprise Zone is to attract new investment and employment to the North West, with BAE Systems serving as the main driver.

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

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

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).

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.

The Lancashire Enterprise Zone aims to become a national focal point for the advanced manufacturing and engineering sector. Manufacturing accounts for over 30% of employment in Fylde, with advanced manufacturing a particular strength through aerospace and nuclear fuels processing. The Enterprise Zone aims to provide the opportunity to create 4000-6000 high value jobs in the long term and 1,200 jobs in the short to medium term. Over the longer term, the Enterprise Zone has the potential for contributing more than 14,800 jobs in the wider economy to 2035.

Figures for cumulative additional jobs created are not available for 2023 to 2025, however Fylde Council look forward to continuing working with BAE Systems to deliver the goals and aspirations of the Warton Aerodrome Enterprise Zone.

Target: Target not met. Still scheduled to be met within the plan period.

Performance Monitoring Indicator 7

Performance Monitoring Framework Indicator 7	Target	Local Plan Relevant Policy
Cumulative additional jobs created in Fylde over the plan period to date as a direct consequence of the incentives provided by the [Blackpool Airport] Enterprise Zone.	Cumulative additional jobs created in Fylde in line with projection	EC4: Blackpool Airport Enterprise Zone.
The objective of this indicator is to ensure that the cumulative additional jobs created as a direct result of the Enterpriser Zone is in line with the projection.		

Blackpool Airport Enterprise Zone was approved by Government in November 2015 and became operational from 1st April 2016. The Enterprise Zone has a 20 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.

Development of the Enterprise Zone at Blackpool Airport will provide opportunities for retail, employment and leisure uses at the airport and will also provide jobs close to where people live. The airport will continue to play a key role in making the Enterprise Zone a success and help to deliver the overall objective of creating up to 5000 jobs on the Enterprise Zone site. The latest figures from October 2024 detail that 2,471 jobs have been created on the Blackpool Airport Enterprise Zone.

Target: Target not met. Still scheduled to be met within the plan period.

The target/policy outcome is that the cumulative jobs created in Fylde over the plan period as a direct consequence of incentives provided by the Enterprise Zone, are in line with the projection. The trigger is when the cumulative additional jobs created in Fylde varies from the projection by more than 50%. The contingency/action is to review whether the annual housing requirement for Fylde remains aligned with jobs growth within the Borough as a whole. However, it is still early days for the application of the policy. It must be noted that as often happens with any major regeneration programme, there have been some delays and Blackpool Airport Enterprise Zone requires the delivery of essential strategic infrastructure to aid delivery and progression of the Enterprise Zone. The Council will continue to monitor the additional jobs created in Fylde as a result of Blackpool Airport Enterprise Zone.

Performance Monitoring Indicator 8

Performance Monitoring Framework Indicator 8	Target	Local Plan Relevant Policy
Density of completed housing development sites. To be calculated using a net developable site area of 60% of the site area for strategic sites.	30 homes per hectare of more achieved on completed new build sites representing at least 90% of the dwellings within those sites in any given year in Strategic Locations for Development, Key and Local Service Centres and in Tier 1: Larger Rural Settlements and Tier 2: Smaller Rural Settlements.	H2: Density and Mix of New Residential Development
The objective of this indicator is to ensure efficient use of land.		

The total density of completed housing development sites is calculated using a net developable site area of 60% of the site's area for strategic sites (10 or more dwellings).

Section 11 Paragraph 129³ of the National Planning Policy Framework (2024) refers to achieving appropriate densities that make effective use of land. To do this, close attention must be paid to the densities achieved on new housing developments, avoiding those developments which make inefficient use of land (those less than 30 dwellings per hectare).

³ https://assets.publishing.service.gov.uk/media/67aafe8f3b41f783cca46251/NPPF_December_2024.pdf

Table 9: Housing Density on Completed Sites (dwellings per hectare (dph))

Strategic Locations for Development (2023-2024)						
Key Service Centres – Lytham (including Ansdell), St Annes, Kirkham						
Planning Application	Location	Description	Dwellings Complete	Site Area (Ha)	Density	Target Met?
20/0089	8 Moorland Road, Lytham St Annes	Erection of 1 dwelling	1	0.0495	20.20 dph	No
21/0233	Nookwood Barn, Blackpool Road, Kirkham	Erection of 1 detached dwelling	1	0.01	100 dph	Yes
Local Service Centres – Freckleton, Warton, Wesham, Whitehills, Whyndyke						
13/0786	Former GEC Marconi Site, Mill Lane, Warton	Erection of 254 dwellings	254	7.82	60% site area = 4.69 ha 254 / 4.69 = 54.13 dph	Yes
Tier 1 Larger Rural Settlements – Newton, Staining, Wrea Green						
17/0138	91 Ribby Road, Wrea Green	Erection of 8 dwellings	8	0.9	8.88	No
20/0589	Barnfield, New Hey Lane, Newton with Clifton	Erection of 1 dwelling	1	0.01	100 dph	Yes
Tier 2 Smaller Rural Settlements – Clifton, Elswick, Singleton, Weeton						
21/0293	Bankfield Lodge, Pool Foot Lane, Singleton	Erection of 1 dwelling	1	0.8	1.25 dph	No
Sites outside Settlement Boundary						
None						

Strategic Locations for Development (2024-2025)						
Key Service Centres – Lytham (including Ansdell), St Annes, Kirkham						
Planning Application	Location	Description	Dwellings Complete	Site Area (Ha)	Density	Target Met?
(R/IN/22/0549)	Home Farm, Watchwood Drive, Lytham	Erection of 1 dwelling	1	2.46	0.4 dph	No
19/0640	Hole in One, Forest Drive, Lytham St Annes	Erection of 30 apartments	30	0.532	60% site area = 0.31 ha 30 / 0.31ha = 93.98 dph	Yes
Local Service Centres – Freckleton, Warton, Wesham, Whitehills, Whyndyke						
17/0968	Former Piggeries, Poolside, Freckleton	Erection of 3 dwellings	3	0.26	11.53 dph	No
Tier 1 Larger Rural Settlements – Newton, Staining, Wrea Green						
21/0155	Land to rear of Highgate Cottage, 28 Ribby Road, Ribby with Wrea	Erection of 1 dwelling	1	0.11	9.09 dph	No
23/0056	93 Ribby Road, Ribby with Wrea	Erection of 1 dwelling	1	0.51	1.96 dph	No
Tier 2 Smaller Rural Settlements – Clifton, Elswick, Singleton, Weeton						
22/0290	Land West of Church Road, Weeton	Erection of 10 affordable dwellings to replace 5 market dwellings	10	3.9	60% site area = 2.34 10/2.34 = 4.27 dph	No
19/0623	Land between Hillcrest (174) and Normandy (178) Mains Lane, Singleton	Erection of 2 dwellings	2	0.34	5.88 dph	No

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Sites outside Settlement Boundary						
20/0324	Land off Orchard Dene & North of Kirkham Road, Treales	Erection of 3 dwellings	3	0.47	6.38 dph	No

Source: [Fylde Council Housing Land Availability Schedule 2025](#)

One strategic site was completed in 2023-24 and two strategic sites were completed in 2024-25.

One strategic site was completed in 2023/24. The target/policy outcome is for at least 90% of the dwellings completed on all of the sites to be completed at 30 dwellings per hectare. In fact, only 96% of all completions were at 30 dwellings per ha, and 4% are at less than 30 dwellings per hectare.

Two strategic sites were completed in 2024/25. The target/policy outcome is for at least 90% of the dwellings completed on all of the sites to be completed at 30 dwellings per hectare. In fact, only 58% of all completions were at 30 dwellings per ha, and 42% are at less than 30 dwellings per hectare.

The policy target was met in 2024/24 but it was not met in 2024/25. and the Council will continue to monitor the density of completed developments going forward.

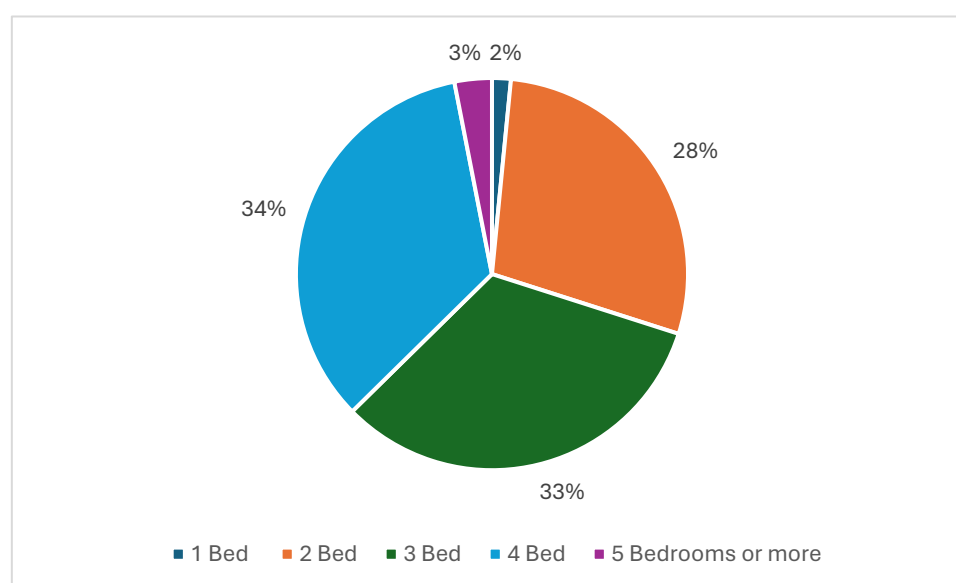
Target: Target met in 2023/24; Target not met in 2024/25

Performance Monitoring Indicator 9

Performance Monitoring Framework Indicator 9	Target	Local Plan Relevant Policy
Proportion of dwellings with full planning permission and on sites which are not yet completed that will have: 1 bedroom; 2 bedrooms; 3 bedrooms; 4 bedrooms; 5 or more bedrooms (Major sites of 10 or more dwellings)	At least 50% of dwellings to have 1, 2 or 3 bedrooms. At least 33% of dwellings in non-strategic locations to have 1 or 2 bedrooms. These targets will be adjusted in response to the findings of the Housing Needs Assessment.	H2: Density and Mix of New Residential Development
The objective of this target is to deliver a higher proportion of smaller dwellings in line with the findings of the Strategic Housing Market Assessment		

Access to a decent home is fundamental to everyone's quality of life. Homes should be available in sufficient quantity and of high-quality design. There should be a variety of house types, particularly in terms of tenure and price, suitable for a mix of households such as families with children, single persons and older people. Meeting society's needs for homes is a key aspect of creating and maintaining sustainable communities.

Figure 21: Number of bedrooms in dwellings with full planning permission which are not yet completed in all locations for development



The pie chart in Figure 21 shows that the majority of dwellings with full planning permission that are not yet complete in all locations have 3 and 4 bedrooms, accounting for 33% and 34%

of all dwellings respectively. This is followed by 2 bedroom dwellings accounting for 28% and 5 bedrooms or more (3%). Furthermore, 2% of dwellings have 1 bedroom. These figures represent all dwellings on major sites of 10 or more capacity with full planning permission which are not yet fully complete as of 31st March 2025.

The target/policy outcome states that at least 50% of dwellings with full planning permission on sites of 10 dwellings or more should have 1, 2 or 3 bedrooms. The aim of the policy is to provide higher numbers of smaller properties in line with the findings of the Strategic Housing Market Assessment.

The target has been met, where as of 31st March 2025 63% of dwellings with full planning permission approved have 1, 2 or 3 bedrooms. This illustrates that the policy is being applied and that the need for smaller dwellings as identified in the SHMA is being provided for.

Figure 22: Number of bedrooms in dwellings with full planning permission which are not yet completed – Non-strategic locations for development

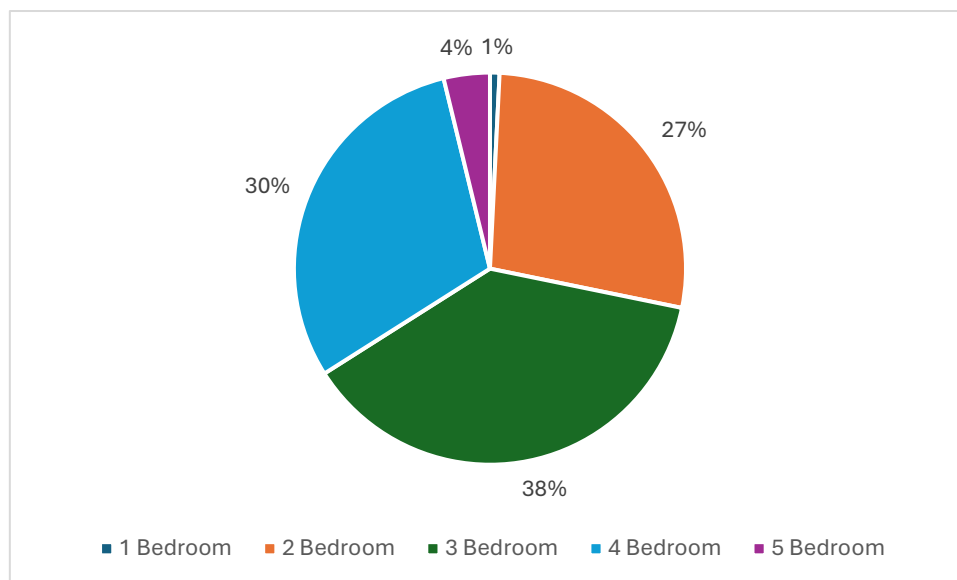


Figure 22 shows the majority of dwellings with full planning permission that are not yet complete in non-strategic locations (major sites of 10 or more dwellings).

The greatest number of dwellings on non-strategic sites are 3 bedroom, totalling 38% of all dwellings in non-strategic locations). The policy target at the non-strategic locations is for 33% of dwellings to be 1 or 2 bedroom.

The total proportion of dwellings in non-strategic locations that are 1 and 2 bedroom is 28% which is not meeting the policy target. The contingency/action is to review how the policy is being applied.

Location	Calculation	Total
All Locations (Strategic & Non-Strategic)	$60 + 1096 + 1263 = 2419$ $2419 / 3862 = 0.626$ $0.626 * 100 = 63\%$	1 bed, 2 bed & 3 bed = 63%
Non-Strategic Locations only	$6 + 209 = 215$ $215 / 762 = 0.2821$ $0.2821 * 100 = 28\%$	1 bed & 2 bed = 28%

It should be noted however, that some of these permissions are on sites which were approved before the policy was given full weight. These types of permissions are still coming through the system. Now that policy is being given full weight and older permissions are being used up, it is expected that the proportion of permissions for smaller dwellings at the non-strategic locations will increase⁴.

Target: Target met for all dwellings, target not met at the non-strategic locations.

⁴ The figures for performance indicator 9 include a planning application for 82 residential caravans where the bedroom mix is unknown. The figures above assume that these residential caravans are all 2-bedroom dwellings.

Performance Monitoring Indicator 10

Performance Monitoring Framework Indicator 10	Target	Local Plan Relevant Policy
Percentage of market housing schemes of 10 dwellings or more that provide 30% affordable homes.	All market housing schemes of 10 or more homes to provide 30% affordable homes.	H4: Affordable Housing
The objective of this indicator is to ensure that market schemes of 10 or more dwellings provide 30% affordable housing.		

The Council sets out an approach that ensures Fylde's dwelling stock offers a range of density, mix, size, type and tenure, including affordable housing. In rural areas affordable housing should be provided through on-site provision within housing developments in Tier 1: Larger Rural Settlements and Tier 2: Smaller Rural Settlements, where appropriate. Homes should be located where they will enhance or maintain the vitality of rural communities and new isolated homes in the countryside will be avoided, unless under special circumstances.

Within 23/24 not all market housing schemes of 10 or more homes granted planning permission provided 30% affordable homes, this was evident in the application for 52 dwellings at Land at Roseacre, Wildings Lane, Lytham St Annes where no affordable housing was required. Therefore, the Target/Policy outcome has not been met for 23/24

For 24/25 100% of the market housing schemes of 10 or more homes granted planning permission provided 30% affordable homes, these 11 dwellings were identified as on-site provision. Therefore, the Target/Policy outcome has been met for 24/25.

Table 10: Planning Permissions Granted for Affordable Homes

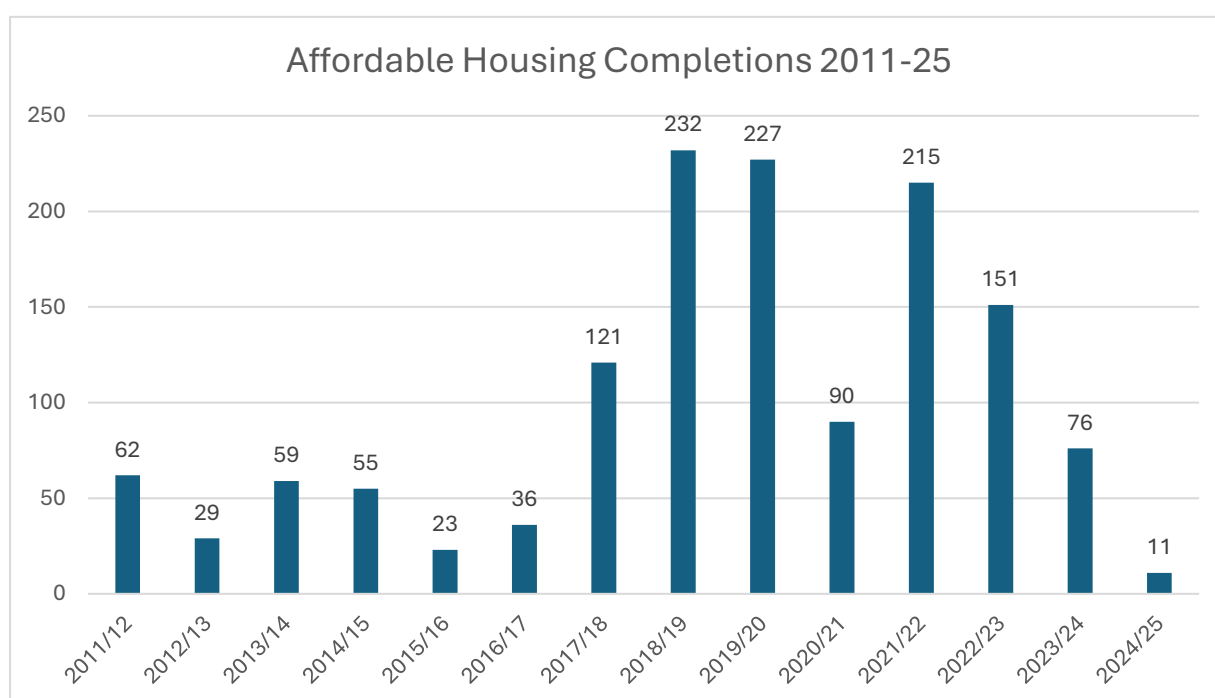
Reference No.	Location	Total Dwellings	Planning Application	Affordable Dwellings
2023/24				
None	-	-	-	-
2024/25				
4A1439 Rural (Elswick)	Land North of Highbury Gate and East of Copp Lane, Elswick	36	21/0770	Yes 30.6% (11 dwellings)

Between 1st April 2023 and 31st March 2024 there were no market housing applications permitted providing at least 30% affordable housing. The only scheme permitted with 10 or more dwellings was 23/0042, Clovelly 67-69 Clifton Drive, Lytham St Annes. However, this application was made exempt from providing an affordable housing contribution has been made on the basis that the scheme provides specialist living accommodation for a group of people with specific needs and is not market housing.

In the following year (1st April 2024 to 31st March 2025) one application provided the required 30% affordable homes (application 21/0770, Land North of Highbury Gate and East of Copp Lane, Elswick).

The table shows that planning applications approved between 2023/24 are exempt from policy H4, however in 2024/25 the sole application providing market housing provided the 30% affordable homes as required by Policy H4 of the Local Plan.

Figure 23: Affordable Housing Completions



Source: [Housing Land Availability Schedule 31st March 2025](#)

Figure 23 shows the Affordable Housing Completions from 2011-2025. A significant increase can be observed between the 2016/17 period and 2017/18 period. This increase continued, with the number of completions almost doubling between the 2017/18 period and the 2018/19 period. There was a very small decrease (5 dwellings) between the 2018/19 and 2019/20 period. The number of affordable units provided for 2020/21 is 90 which is considerably lower than the 227 figure in 2019/20, this is likely a result of the COVID-19 pandemic.

In 2020/21 affordable housing completions were at their third highest level at 215 dwellings, however since this time completions have significantly fallen where in 2024/25 11 affordable dwellings were completed.

Target: Target not met.

Performance Monitoring Indicator 11

Performance Monitoring Framework Indicator 11	Target	Local Plan Relevant Policy
Number of Health Impact Assessments (HIA) submitted alongside major planning applications on Strategic Sites.	HIAs submitted alongside major planning applications on Strategic Sites	HW1: Health and Wellbeing
The objective of this indicator is to ensure that HIAs are submitted alongside major planning applications, enabling healthy living initiatives to be integrated into new developments.		

No Health Impact Assessments were received as part of any major planning application on strategic sites during the monitoring periods 2023/24 or 2024/25.

The target/policy outcome is that Health Impact Assessments are submitted alongside all major planning applications on Strategic Sites. The target has not been met and the contingency/action has been triggered. This contingency/action will involve a review on how the requirement for Health Impact Assessments is being applied.

Target: Target not met.

Performance Monitoring Indicator 12

Performance Monitoring Framework Indicator 12	Target	Local Plan Relevant Policy
Number, Type and Location of Infrastructure Projects delivered.	All projects listed within the Infrastructure Delivery Plan (IDP) delivered, or commenced delivery, during the plan period.	INF2: Developer Contributions
The objective of this indicator is to ensure that HIAs are submitted alongside major planning applications, enabling healthy living initiatives to be integrated into new developments.		

The contingency/action of this indicator involves collaborating with lead organisations and developers to unblock delivery of infrastructure projects, ensuring that all projects listed within the IDP are delivered or are in the process of being delivered during the plan period. If necessary, the Council will explore alternative methods to meet the infrastructure needs. Coordinating and funding the delivery of new infrastructure and improvements to existing infrastructure are essential to prevent new development from overburdening current infrastructure. This will be achieved through the refinement and regular monitoring of the IDP, which will accompany and inform the Local Plan. The IDP outlines the required infrastructure to support all proposed new development in the Borough and specifies the timeline for delivery. Where possible, funding sources and delivery partners are identified.

To ensure that the Strategic Locations for Development are sustainable and mitigate the impacts of development on the surrounding area, community facilities including nursery, primary and secondary education provision, local retail centres and healthcare provision must be included in the infrastructure delivery schedule and funded through developer contributions.

New Homes Bonus

The New Homes Bonus is a government scheme which is aimed at encouraging local authorities to grant planning permissions for the building of new homes in return for additional revenue.

Table 11: Annual New Homes Bonus Received by the Council

Year	Total
2020/21	£1.822m
2021/22	£1.161m
2022/23	£1.236m
2023/24	£516,094
2024/25	£569,785

Infrastructure Delivery

The Infrastructure Delivery Schedule can be found in Appendix A of this report. It highlights uncertainties surrounding funding and delivery and assesses the status of current projects. Much progress has been made during the monitoring period and developments are ongoing.

The Infrastructure Delivery Schedule shows more than half of the projects as committed capital programmes and those that are secure or ongoing developments. Aside from the replacement of traditional railway signals with European Rail Traffic Management Systems, all of the projects presented in the Infrastructure Delivery Schedule are on track to be delivered or commence during the plan period.

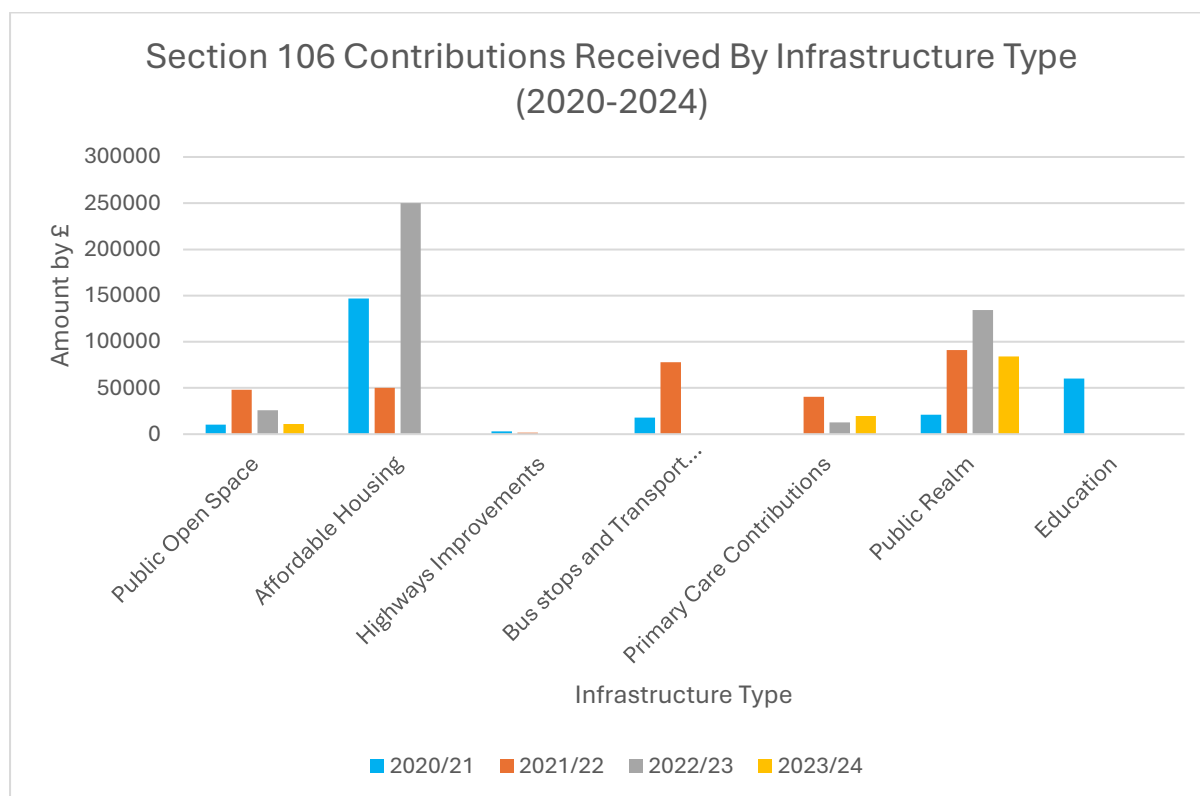
Completed between 1st April 2023 – 31st March 2025

- M55 Junction 4 to Heyhouses (St Annes Link Road) began construction in July 2021 and opened to the public on 28th June 2024. This also includes the creation of a shared-use public bridleway that runs alongside the road. This is suitable for cyclists, pedestrians and equine use and features a number of controlled Pegasus crossings.
- M55 Preston Western Distributor Road (including new junction 2 on the M55 and Cottam Link Road) opened to the public on 3rd July 2023.
- A585 Skippool – Windy Harbour Improvements completed, with the scheme opening to the public with one lane in December 2023 and fully opened in March 2024.
- Sustainable access to Lytham Hall and Gardens – a new footpath was created adjacent to the main driveway at Lytham Hall to improve access and to segregate pedestrians and traffic.
- Public realm improvements (Kirkham) - Kirkham public realm scheme completed in August 2024 and renovation of the former TSB building on Poulton St. completed in March 2025. Additionally, in April 2022, the former Hillside Restaurant on Preston St. saw substantial conversion repair. External repairs completed in March 2025 and it is expected that the internal repairs will be completed around March 2026.

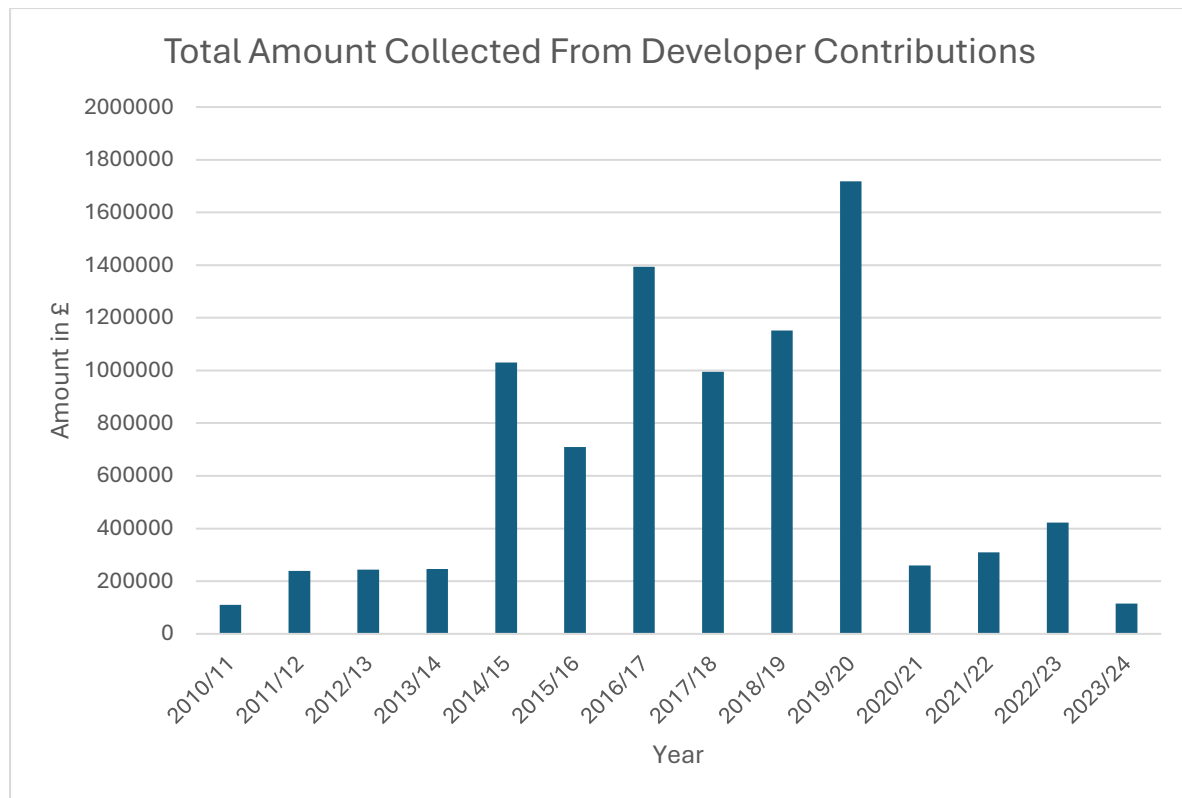
Ongoing between 1st April 2023 -31st March 2025

- Blackpool Airport – a new spine road between Amy Johnson Way and Common Edge Road was granted planning permission in July 2024 and is currently under construction (23/0755). In the Eastern Airport Development Zone, a hybrid planning application was also submitted (23/0589) that seeks outline consent for 4 new hangers and car parking off Amy Johnson Way.
- Sand dune improvements between Starr Gate and Lytham Green - Ongoing dune management has taken place between 2023-2025, including Christmas tree planting for dune accretion, blow out management and invasive species control.
- Coastal path creation from Starr Gate to Freckleton - Fylde Council have been liaising with Lancashire County Council rights of way officers and a signage plan has been produced.

Figure 24: Developer Contributions Collected by infrastructure (2020-24)



Source: Fylde Council 2023-24 Infrastructure Funding Statement (IFS): <https://new.fylde.gov.uk/wp-content/uploads/2024/12/Fylde-IFS-2023-24.pdf>

Figure 25: Developer Contributions Collected

Source: Fylde Council 2023/24 Infrastructure Funding Statement (IFS): <https://new.fylde.gov.uk/wp-content/uploads/2024/12/Fylde-IFS-2023-24.pdf>

Figures 24 and 25 both show developer contributions. Figure 24 specifies section 106 contributions by infrastructure between 2020-2024. As demonstrated contributions do not remain consistent and largely vary between each year. Figure 25 shows the collective total of developer contributions between 2010-2024. The total is made up by contributions from Affordable Housing, and Section 106 amount (Public Open Space (POS), Highways Improvements (HI), Bus Stops and Transportation Schemes, Public Realm, and Education).

Contributions collected remained fairly consistent between 2010 and 2013/14. However, 2016-2017 were particularly positive years, with significant developer contributions collected. The 2018/19 period also saw positive outcomes, especially in terms of Affordable Homes payments. Notably, Affordable Housing payments increased in 2019/20, with the total amount collected reaching its highest level in 10 years. The latest year (2023/24) saw the second lowest amount of contributions collected on record, totalling £114,771.

Target: On target to be met during the plan period.

Performance Monitoring Indicator 13

Performance Monitoring Framework Indicator 13	Target	Local Plan Relevant Policy
Number of planning applications granted permission for inappropriate development in Flood Risk Zones 2 & 3.	No planning applications granted permission for inappropriate development in Flood Zones 2 and 3.	CL1: Flood Alleviation, Water Quality and Water Efficiency; SL1, SL2, SL3 and SL4: Strategic Locations for Development; and SL5: Development Sites outside the Strategic Locations for Development
The objective of this indicator is to ensure no inappropriate development is permitted in Flood Risk Zones.		

For both the years 2023/24 and 2024/25 no planning applications have approved against an Environment Agency objection in Flood Zones 2 or 3. Therefore, no inappropriate planning applications have been approved in these areas and the target has been met.

Target: Target met.

Performance Monitoring Indicator 14

Performance Monitoring Framework Indicator 14	Target	Local Plan Relevant Policy
Change in areas of land covered by local, national or international policy protections for biodiversity or areas provided for biodiversity in mitigation through developments.	Net gains in areas of land specifically dedicated to and protected for biodiversity.	ENV2: Biodiversity
The objective of this indicator is to ensure that there is a net gain in biodiversity.		

Up to date information is provided by Lancashire Environment Record Network (LERN) at Lancashire County Council. The latest figures show that the combined area of sites covered by local, national or international protections for biodiversity in Fylde was 2,795ha in 2024 and 2,819ha in 2025.

The trigger for action is a fall in areas of land specifically dedicated to and protected for biodiversity. The figure has reduced from 3005ha recorded in the previous AMR whereby the contingency/action will be applied. This will involve a consideration of how the policy is being

Target: Target not met.

applied, whether any means exist of preventing or mitigating any loss.

Performance monitoring Indicator 15

Performance Monitoring Framework Indicator 15	Target	Local Plan Relevant Policy
Amount of indoor and outdoor sport, recreation and open space gained, and lost to other uses, measured both by number and type of facilities, and by amount of space of each type (with reference to the typology used in the Open Space Study).	Net gains in indoor and outdoor sports facilities and open space provision	ENV3: Protecting Existing Open Space (the Green Infrastructure network); and HW3: Protection and Provision of Indoor and Outdoor Sports Facilities
The objective of this indicator is to ensure that there is a net gain in indoor and outdoor sports facilities.		

The Council commissioned Knight Kavanagh and Page Consultants (KKP) to produce a Playing Pitch Strategy and to update the Council's 2008 Open Space Strategy, along with a Built Facilities review (updated 2016). The results within these documents present the existing situation at the start of the plan period. Many community facilities also function as sports facilities. Consequently, the delivery of such facilities is based upon the findings of the Built Facilities Review, prepared by Lancashire Sport Partnership in August 2015. This review recommends the provision of indoor tennis centres in Fylde and approximately 113 additional Health and Fitness stations (such as treadmills, cycling machines, rowing machines etc), due to current under-provision. Policy ENV4 in Chapter 13 addresses the provision of new open spaces (the Green Infrastructure network), as well as open space standards and contributions. During this AMR monitoring period, there has been an increase in playing fields as part of the Common Edge Sports Arena, which were previously part of the outfield for Blackpool Airport Enterprise Zone. This shift caused the initial fields, located within the Blackpool boundary, to be replaced by fields within the airport outfield situated in the Fylde border. The move was to accommodate the expansion of the Enterprise Zone, resulting in Fylde gaining 11.5ha of outdoor space.

Furthermore, after two years of temporary closure, Kirkham Baths permanently closed due to structural damage in December 2021. In October 2023 Fylde Council's Executive Committee endorsed a proposal to acquire Kirkham Pool from YMCA and has resolved to commit £75,000 in annual revenue funding to secure and monitor the site. This further includes approval of an additional £150,000 capital investment from reserves to fund temporary holding, security and preservation works once the pool is formally transferred.

The Football Foundation has produced a Local Football Facility Plan (LFFP) for Fylde Borough which was published in April 2025. This document has been prepared in conjunction with the Local Authority, the Football Association, the Football Foundation, Active Partnership and Sport England and identifies priority projects for potential investment in football across Fylde⁵. The LLFP document is available at the following link: [Fylde Local Football Facility Plan](https://localplans.footballfoundation.org.uk/local-authorities-index/fylde/fylde-local-football-facility-plan-2025/#tab-section-introduction)

Table 12: Gains in Indoor Space

Section	Location	Planning Description	Application
None	N/A	N/A	

Table 13: Gains in Outdoor Space

Section	Location	Gains
None	N/A	N/A

Overall, over the monitoring period 1st April 2023 to 31st March 2025 there were no gains in indoor or outdoor space made.

Target: Target not met.

⁵ <https://localplans.footballfoundation.org.uk/local-authorities-index/fylde/fylde-local-football-facility-plan-2025/#tab-section-introduction>

Performance Monitoring Indicator 16

Performance Monitoring Framework Indicator 16	Target	Local Plan Relevant Policy
Number of heritage assets on Historic England's 'At Risk' register. Number of Heritage Assets on Fylde's Local List of Heritage Assets	Reduction in the number of heritage assets on the Historic England's 'At Risk' register. Reduction in the number of heritage assets considered to be "at risk" on the local list of heritage assets once established.	ENV5: Historic Environment
The objective of this indicator is to reduce the number of heritage assets considered 'at risk'.		

The Historic England 'At Risk' register is an annual list of England's most vulnerable historic buildings and sites, including listed buildings and registered parks and gardens, that are at risk from neglect, decay, or inappropriate development: <https://historicengland.org.uk/listing/heritage-at-risk/search-register/>

To date, Fylde currently has no heritage assets that are on Historic England's 'At Risk' register. Lytham Hall was previously identified as 'at risk'. However, in 2021 Lytham Hall underwent significant restoration and conservation efforts. As a result, it is now well-maintained and open to the public, leading to its removal from Historic England's 'At Risk' Register.

Fylde Council's Local list of Heritage assets was published in January 2025 and includes a range of heritage assets which are considered to be historically important in a local context. The list contains 237 heritage assets and can viewed at the following link: [Approved-LL-assets-January-2025.pdf](#)

The Council does not have an established list of local heritage assets considered to be "at risk". However, the informal list of local heritage assets considered to be at risk has remained consistent with previous years.

Target: Target met.

Performance Monitoring Indicator 17

Performance Monitoring Framework Indicator 17	Target	Local Plan Relevant Policy
Cumulative additional jobs created in Fylde from the start of the Plan period	Cumulative additional jobs created in Fylde in line with projection	EC1: Overall Provision of Employment land and Existing Employment Sites
The objective of this indicator is to monitor the growth of the economy in Fylde.		

Table 14 shows the number of jobs in Fylde. It can be seen that the number of jobs remained relatively stable between 2015 and 2017. A slight decrease was observed between 2015 and 2016 but rose again in 2017. The most significant drop of 4,000 was between 2017 and 2019. From 2022 the number of jobs recovered to 42,000 and has since increased to 44,000 in 2023.

Table 14: Number of jobs in Fylde

Year	Total jobs in Fylde
2015	42,000
2016	41,000
2017	42,000
2018	39,000
2019	38,000
2020	38,000
2021	38,000
2022	42,000
2023	44,000

Source: [Nomis Employee Jobs, 2023](#)

Target: Target scheduled to be met during the plan period.

The target/policy outcome is that Fylde should see cumulative additional jobs created from the start of the plan period, the cumulative additional jobs should be created in line with the projection.

The projection is taken from the Objectively Assessed Housing and Economic Development Needs and the Fylde Local Plan to 2032 May 2017, The Independent Assessment of the

Economic Prospects of Fylde shows that Fylde will continue to see a growth in employment opportunities with on average between 55 and 91 jobs likely to be created annually over the plan period.

The trigger for action occurs when the cumulative additional jobs varies from the projection by more than 50%. The number of jobs in Fylde has fallen by 2000 between 2015 and 2022, therefore, the action is triggered. There are a number of issues that could be contributing to the fall in employment in Fylde. A fall in the number of jobs can be linked to the general ageing of a population, a trend observed within Fylde, and a need to replace those in the workforce who are older and less likely to be economically active. The delivery of employment sites and the provision of new employment opportunities has slowed in Fylde for a number of reasons. The COVID-19 pandemic had profound global effects, significantly reducing job numbers due to widespread economic disruptions. Many businesses, especially in the hospitality and retail sectors, were forced to close, resulting in a sustainable loss of jobs.

Furthermore, the Blackpool Airport Enterprise Zone requires appropriate infrastructure. Delays in delivering this infrastructure have slowed progress. Another large allocation is at Whyndyke Farm. The site is expected to be complete by 2031, progress of the site will be reported in the next AMR.

However, the Council will continue to work with its partners to deliver these employment sites and create additional employment sites within Fylde and will commission an updated assessment of the economic needs of the area.

8. NEIGHBOURHOOD PLANNING

Neighbourhood planning was introduced in 2011 through the Localism Act. Neighbourhood planning provides a powerful set of tools for local people and local businesses to develop their own planning policies through a Neighbourhood Development Plan (NDP). A NDP reflects their priorities, deliver tangible local benefits and has real weight in planning decisions and can ensure the right type of development for the community is accomplished, where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.

Neighbourhood Development Plans

In very simple terms, a Neighbourhood Development Plan (NDP) is:

- A document that sets out planning policies for a specific neighbourhood area. Planning policies are then used to decide whether to approve planning applications, alongside the adopted Local Plan.
- Written by the local community, the people who know and love the area, rather than the Local Planning Authority.
- A powerful tool to ensure the community gets the right types of development, in the right place.
- A Neighbourhood Development Plan is an important document with real legal force, therefore there are certain formal procedures that it must go through.

Neighbourhood Planning cannot be used to stop development happening, however it will allow communities to decide where they want new development to be built and what those new developments should look like.

Table 15 identifies the progress of NDP's regarding the statutory stages of the Neighbourhood Planning process at the end of the monitoring year, NDP's are live projects and

up-to-date information can be found at:
<https://new.fylde.gov.uk/resident/planning/planning-policy-local-plan/neighbourhood-planning/>

Table 15: Neighbourhood Plan Progress

Regulations	Ribby with Wrea Parish Council	Staining Parish Council	St Anne's on Sea Town Council	Bryning with Warton Parish Council	Singleton Parish Council	Elswick Parish Council
Reg 5 – Application received for Neighbourhood Area Designation	12/09/2012	20/12/2012	12/04/2013	12/08/2013	26/08/2014	31/05/2016
Reg 7 – Approved Neighbourhood Area	19/12/2012	28/02/2013	12/07/2013	25/10/2013	12/11/2014	01/08/2016
Reg 14 – Pre submission Consultation and Publicity	31/01/2018	-	15/06/2015 – 31/07/2015	10/07/2014 – 20/08/2014	-	-
Reg 15 – Plan Proposals	31/01/2018	-	25/01/2016	23/09/2014	-	-
Reg 16 – Publicising a Plan Proposal	-	-		09/10/2014 – 28/11/2014	-	-
Reg 17 – Submission of Plan Proposal to Examination	-	-	24/03/2016	24/02/2016	-	-
Reg 19 – Decision on a Plan proposal (date Neighbourhood Plan is made/adopted)	-	-	24/05/2017	24/05/2017	-	-

The St Anne's on the Sea Neighbourhood Development Plan was independently examined by Mr John Slater in June 2016. The Independent Examiner's Report is now available to view. Following on from the Independent Examiner's Report, and after careful consideration Fylde Council in agreement with Saint Anne's on The Sea Town Council have taken the decision to accept the Examiner's modifications, with the exception of one and proceed the Saint Anne's on The Sea Neighbourhood Development Plan to Referendum. A Referendum took place on Thursday 4 May 2017, the question posed to voters read: Do you want Fylde Borough Council

to use the Neighbourhood Plan for Saint Anne's on The Sea to help it decide planning applications in the neighbourhood area? 90% of voters cast in favour of the Saint Anne's on The Sea Neighbourhood Development Plan being 'made'.

On 24th May 2017 Fylde Borough Council agreed to make the Saint Anne's on The Sea Neighbourhood Plan under 38A(4)(a) of the Planning and Compulsory Purchase Act 2004. The Saint Anne's on The Sea Neighbourhood Plan now forms part of the Development Plan for Fylde Borough Council.

The Bryning with Warton Neighbourhood Development Plan was independently examined by Mr Nigel McGurk in March/April 2016. Following on from the Independent Examiner's Report, and after careful consideration Fylde Council in agreement with Bryning with Warton Parish Council and Neighbourhood Steering Group have taken the decision to accept the Examiner's modifications and proceed the Bryning with Warton Neighbourhood Development Plan to Referendum.

A Referendum took place on Thursday 4 May 2017, the question posed to voters read: Do you want Fylde Borough Council to use the Neighbourhood Plan for Bryning with Warton to help it decide planning applications in the neighbourhood area? 90% of voters cast in favour of the Bryning with Warton Neighbourhood Development Plan being 'made'. On 24 May 2017 Fylde Borough Council agreed to make the Bryning with Warton Neighbourhood Plan under 38A(4)(a) of the Planning and Compulsory Purchase Act 2004. The Bryning with Warton Neighbourhood Plan now forms part of the Development Plan for Fylde Borough Council.

9. INFRASTRUCTURE DELIVERY PLAN PROGRESS

The Infrastructure Delivery Plan (IDP)

The IDP seeks to establish what additional infrastructure and service needs are required to support development in Fylde. The IDP will help ensure that the additional infrastructure and services that are needed are identified and delivered in a timely, co-ordinated and sustainable way. It will be a mechanism for improving delivery of facilities and services for the benefit of local communities and will provide a robust framework that will support bids for funding and assist decision making. Infrastructure Provision is essential to ensure new development does not have an adverse impact on existing services and is essential to accommodate both housing and economic growth and deliver sustainable development.

Infrastructure Delivery Plan (IDP)

The Infrastructure Delivery Plan (IDP) is a list of infrastructure projects required in the Borough. It contains the specific details of infrastructure projects and schemes including funding costs and external partners necessary to deliver the project. The schedule will be monitored and updated on a regular basis and will provide an up-to-date list of Infrastructure required along with its status.

An Infrastructure Delivery Schedule (IDS) of key infrastructure projects is included in Appendix A of this report. The key infrastructure projects are those required to accommodate the quantum and distribution of development that is being proposed in the emerging Local Plan. The IDS highlights uncertainties surrounding funding and delivery, and will therefore impact upon the amount, distribution and phasing of development in the emerging Local Plan. The IDS will assess the status of current projects. Any further necessary infrastructure projects will be added. The Council will work with external partners to identify sources of funding in order to implement these projects. The Levelling-up and Regeneration Act 2023 includes provisions to replace the “Community Infrastructure Levy” with an “Infrastructure Levy”.

On 8 June 2022, Fylde Council’s Planning Committee resolved: “That no further work is carried out by the Council to progress the adoption of a Community

Infrastructure Levy pending the implementation of the proposed Infrastructure Levy and that in the meantime, the Council continues to secure improvements to local infrastructure through Section 106 of the Town and Country Planning Act 1990.”

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The IDS will continue to be updated and a list of completed infrastructure will be provided in future Authority Monitoring Reports. For more information please see: <https://new.fylde.gov.uk/resident/planning/planning-policy-local-plan/communityinfrastructure-levy>

10. DUTY TO COOPERATE

Duty to Cooperate

The Duty to Cooperate legislation is set out in Section 33A of the Planning and Compulsory Purchase Act, 2004 and is amended by Section 110 of the Localism Act 2011. This duty requires all local planning authorities to co-operate with each other and to address strategic matters relevant to their areas in preparation of a development plan document. The duty requires ongoing constructive and active engagement on the preparation of development plans and other activities relating to the sustainable development and use of land. Fylde Council has implemented the Duty to Cooperate requirement under the Localism Act 2011 and the National Planning Policy Framework by working with neighbouring authorities on cross-boundary issues.

The following are the local planning authorities, county council's and 'prescribed' bodies that are relevant within the context of the Duty to Co-operate for Fylde:

- Blackpool Council (as a neighbouring authority)
- Lancashire County Council (LCC)
- Preston Borough Council
- South Ribble Council
- West Lancashire Council
- Wyre Borough Council (as a neighbouring authority)
- Civil Aviation Authority
- Environment Agency (EA)
- Fylde and Wyre Clinical Commissioning Group
- National Highways
- Historic England
- Homes England
- Lancashire Local Enterprise Partnership
- Local Nature Partnership
- Marine Management Organisation
- The National Health Service Commissioning Board (NHS England)
- Natural England (NE)
- The Office of Rail regulation

These organisations were consulted at every stage of the Local Plan process.

Fylde Council has also co-operated with several other bodies and organisations on strategic issues relevant to the Local Plan, such as:

- Blackpool Airport
- Emergency services
- Health Services
- Network Rail
- Sport England
- Various Utility Providers

Fylde Coast Duty to Cooperate Meetings

As part of the Duty to Cooperate The Fylde Coast Authorities of Blackpool, Fylde and Wyre, with Lancashire County Council, hold regular meetings on a quarterly basis to discuss strategic planning matters affecting the Fylde coast area

Central Lancashire Authorities Duty to Cooperate

The Central Lancashire Authorities of Preston, Chorley and South Ribble have held meetings with neighbouring authorities of Fylde, Wyre, Ribble Valley and Blackburn with Darwen to discuss strategic matters to be addressed in bringing forward the Central Lancashire Local Plan. Meetings between Fylde Council and the Central Lancashire Authorities are held every six months.

APPENDICES

Appendix A: Infrastructure Delivery Schedule 2023-25

Key:

Committed Capital Programmes, or those that are secure or ongoing developments
Uncertain capital available, or uncertain timescales
Projects that have had funding removed, but are still required, or are longer term aspirations

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Appendix A Topic	Description	Lead	Partners	Funding	Cost	Available	Gap	Timeframe	Notes
Highways	The M55 (Junction 4) to Heyhouses (St Annes) Link Road	Lancashire County Council	Highways England; Private; Homes England; LEP	Funded by Section 106 contributions from new developments in Westby and St Annes alongside joint funding from partners including Department for Transport, Highways England, the Lancashire Enterprise Partnership (LEP),	Up to £28m	Up to £28m	£0	Completed	Construction of the Heyhouses link road commenced in July 2021 and opened to the public on 28 th June 2024.

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Appendix A Topic	Description	Lead	Partners	Funding	Cost	Available	Gap	Timeframe	Notes
				Lancashire County and Fylde Council					
Highways	Upgrading of M55 Junction 4 – including signalisation	Lancashire County Council	Private; Homes England; LEP	Wholly funded by S106 contributions from the housing scheme at Whyndyke Farm		£1 - £5m		Ongoing	
Highways	The M55 (Junction 3) to Norcross	National Highways/ Lancashire	Private; Homes	Local major transport	>£150 m	£0	>£15 0m	Unlikely to be deliverable before 2032	National Highways have pursued improvements to the

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Appendix A Topic	Description	Lead	Partners	Funding	Cost	Available	Gap	Timeframe	Notes
	Link Road (i.e. the Blue Route)	County Council	England; LEP	scheme funding					existing A585 including Windy Harbour – Skippool Bypass and junction improvement scheme.
Highways	A585 Skippool – Windy Harbour Improvements	Highways England	Lancashire County Council		£150m	£150m		Completed	The scheme opened to the public with 1 lane in December 2023 and was fully open by March 2024
Highways	Preston Western Distributor road (including new Junction 2 on the M55 and Cottam Link Road)	Lancashire County Council	Highways England	Lancashire Growth Deal £58m; City Deal Funding – just over £100m; further S106 contributions	£207m			Completed	The Preston Western Distributor Road opened to the public on 3 rd July 2023
Rail	Electrification of the Blackpool – Preston railway line	Network Rail	Train operating companies; other stake holders	Funded from the £1.3 billion allocated by government for Network	Up to £300m for the NW package		£0	Completed start of 2019	

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Appendix A Topic	Description	Lead	Partners	Funding	Cost	Available	Gap	Timeframe	Notes
				Rail's electrification programme					
Rail	Replacement of traditional railway signals with European Rail Traffic Management Systems (ERTMS)	Network Rail	Train operating companies; other stakeholders					Work scheduled 2050-54	The schedule period is reflective of the deployment plan scheme in providing priority to replace the oldest signalling across the whole national network. Fylde's signalling was replaced by new conventional signalling when the line was electrified.
Rail	A direct London-Blackpool service, stopping at Poulton-Le-Fylde and Preston railway stations.	Network Rail						Completed in May 2018	
Rail	Provision of a park and	Network Rail	Lancashire County	£15,000 from FBC for				Unknown	

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Appendix A Topic	Description	Lead	Partners	Funding	Cost	Available	Gap	Timeframe	Notes
	ride at Kirkham and Wesham Railway Station		Council, Northern Rail, Fylde Borough Council	business case.					
Rail	Access improvements at Kirkham and Wesham Railway Station	Network Rail	Lancashire County Council					Completed	
Cycling	Completion of continuous off-road sea front cycle route from Lytham to St Annes	Lancashire County Council						Completed	
Cycling	Extension of the cycle path on the A584 between	Lancashire County Council						High Level interventions (including Coastal Corridor) identified in the	LCWIP Cycle corridor 1 starts at Lea, Preston and runs along the A584 through Freckleton and Warton, ending

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Appendix A Topic	Description	Lead	Partners	Funding	Cost	Available	Gap	Timeframe	Notes
	Preston and Warton							LCWIP Stage 1-4 Report 7 th May 2024	at Lytham Hospital, Lytham. A two-way cycle track is proposed between Blackpool Road, Preston and Lower Lane, Freckleton on the north side of the road by reallocating space from the carriageway, the central reservation and the verge.
Cycling	Development of links between minor roads in Lytham and St Annes	Lancashire County Council							
Footpaths	Public rights of way creation and enhancement	Lancashire County Council	Fylde Council	Lancashire County Council				Ongoing	As part of the M55 to Heyhouses link road, a shared-use bridleway has been created that runs alongside the new road. This is suitable for cyclists,

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Appendix A Topic	Description	Lead	Partners	Funding	Cost	Available	Gap	Timeframe	Notes
									pedestrians and equine use and features a number of controlled Pegasus crossings.
Airport	Blackpool Airport – alterations to airport infrastructure	Blackpool Council Enterprise Zone Team	Fylde Council Lancashire Enterprise Partnerships	Enterprise Zone Budget	Unknown – linked to Enterprise Zone Delivery	N/A	N/A	Ongoing with about 10 years active development remaining (EZ & Airport) Application 23/0755 provides new access from Common Edge Road to Amy Johnson Way. This was granted planning permission on 25/07/2024 and is currently under construction.	New highway access to open up land for development of new aircraft hangars and a taxiways to facilitate relocation of the airport – cost circa £600,000 in 2021/22. Timing subject to planning and design. Major infrastructure works to relocate Airport Operational Infrastructure including potentially new control tower, fire station and engineering facility. Infrastructure north of the Runway will include a new substation due to

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Appendix A Topic	Description	Lead	Partners	Funding	Cost	Available	Gap	Timeframe	Notes
								Hybrid application 23/0589 (submitted under 23/0364 in Blackpool) seeks outline permission for 4 new aircraft hangers and car parking off Amy Johnson Way. This was approved on 12/05/2025.	commence work in May 2021, new aircraft parking apron taxiways along with fuel farm. Helicopter terminal administrative and commercial aviation facilities and new aircraft hangars to allow demolition of existing accommodation to facilitate a new commercial development – which will in turn see new infrastructure investment in new road access from Squires Gate Lane along with gas, water, electricity and telecommunications infrastructure.
Telecommunications	Phase 1 – Superfast	Lancashire County Council	Lancashire Enterprise Partnership	£10.83m from Broadband	£36m			Completed Spring 2016	These figures are for Lancashire as a whole, not just Fylde.

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Appendix A Topic	Description	Lead	Partners	Funding	Cost	Available	Gap	Timeframe	Notes
	Broadband project		s, Broadband Delivery UK, Lancashire Councils	Delivery UK, £15m from the European Regional Development Fund; £9.028m delivery support from BT; £1.178m from Lancashire County Council and £0.53m from Blackpool and Blackburn with Darwen Councils					In September 2018 there had been a 51.6% uptake of the new service in Lancashire.
Telecommunications	Phase 2 – Superfast Extension Programme (SEP) of the Lancashire Broadband Programme	Lancashire County Council	Lancashire Enterprise Partnership s, Broadband Delivery UK, Lancashire Councils	£7.68m provided by Lancashire County Council and BDUK on a 50:50 basis	£7.68m (on top of the £36m for Phase 1)		£0	Technically ongoing	These figures are for Lancashire as a whole, not just Fylde. Uptake of the new Phase 2 service in Lancashire has increased from

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Appendix A Topic	Description	Lead	Partners	Funding	Cost	Available	Gap	Timeframe	Notes
									56.69% in December 2020 to 66.9% in March 2022.
Flood Risk Management	Replacement of hard coastal defences at Lytham Green, Fairhaven lake and The Island Sea Front Area	Fylde Council	Wyre Council, Environment Agency	Environment Agency	£22m			<p>Fairhaven Lake and Church Scar Completed 2020.</p> <p>St Annes Seawall has been postponed and the project will be reviewed in 2030. It is recommended that the seawall is replaced by 2033.</p>	<p>Fylde Council's Executive Committee have accepted the officer recommendation not to proceed with the St Annes Seawall capital scheme at present, due to projected significant cost increases from the initial budget and the inherent risk levels remaining in the project. Recent detailed design work indicates that the scheme would cost more than double the figure outlined in the original business case from 2021, from £12.11m to £27.28m. The decision has been made to</p>

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Appendix A Topic	Description	Lead	Partners	Funding	Cost	Available	Gap	Timeframe	Notes
									suspend the delivery of the project, whilst still attempting to obtain a marine license and planning permission and to review the project in 2030 in line with Fylde Council's Strategic Appraisal Report which recommends replacement of St Annes Seawall by 2033.
Flood Risk Management	Strengthen and/or raise Warton Flood Banks	Environment Agency	Fylde Council	DEFRA	£2m			2024/25	<p>Warton Flood Banks that run from Lytham to Warton will likely require repair and possible raising or realigning in the future.</p> <p>Funding for a Flood and Coastal Risk Management Scheme (FRMS) at this location is not</p>

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Appendix A Topic	Description	Lead	Partners	Funding	Cost	Available	Gap	Timeframe	Notes
									currently available, so no works are currently planned.
Education	New primary school to serve Queensway	Lancashire County Council		Lancashire County Council	S106 agreements – developer contributions				
Education	New primary school to serve Whyndyke	Lancashire County Council		Lancashire County Council	S106 agreements – developer contributions				The requirement for a new primary school to serve Whyndyke is likely to be reviewed to reflect the updated position regarding school place provision.
Education	New secondary school in Fylde	Lancashire County Council		Lancashire County Council					Lytham St Annes High School has been redeveloped as part of the Department for education's School Rebuilding programme to provide updated

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Appendix A Topic	Description	Lead	Partners	Funding	Cost	Available	Gap	Timeframe	Notes
									teaching accommodation.
Mental Healthcare	The Harbour Mental Health In-Patient Unit	Lancashire Care NHS Foundation Trust	NHS England	NHS England	£40m	£40m	£0	Completed	
Parks and Gardens	Sustainable access to Lytham Hall and Gardens	Lancashire County Council	Fylde Council					Ongoing	A new footpath was created adjacent to the main driveway at Lytham Hall to improve access and to segregate pedestrians and traffic.
Parks and Gardens	Regeneration of Fairhaven Lake and Promenade	Fylde Council	Fylde Council National Lottery Heritage Fund Big Lottery Fund Sport England United Utilities	Development Phase: National Lottery Heritage Fund and Big Lottery Fund £165,000 Delivery Phase: National Lottery	Approx £2.5m			Completed 2020	

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Appendix A Topic	Description	Lead	Partners	Funding	Cost	Available	Gap	Timeframe	Notes
			Lawn Tennis Association Lancashire Environmental Fund RSPB	Heritage Fund and Big Lottery Fund - £1.47m Fylde Council - £520,000 Sport England - £100,000 United Utilities - £70,000 Remainder of funding from other sources including underwriting by Fylde Council and contribution from RSPB					
Parks and Gardens	Creation of a new park at a	Fylde Council							

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Appendix A Topic	Description	Lead	Partners	Funding	Cost	Available	Gap	Timeframe	Notes
	sustainable location that is accessible to the whole borough								
Natural and semi-natural greenspace	Improvement of sand dunes between Starr Gate and Lytham Green	Fylde Council	Blackpool Council, The Wildlife Trust for Lancashire, Manchester and North Merseyside	The Environment Agency	£520,000	£520,000		March 2027	Ongoing dune management has taken place between 2023-2025, including Christmas tree planting for dune accretion, blow out management and invasive species control. The current funding cycle ends in March 2027 and Fylde Council are looking for continuation funding for an additional 5 years after this date.

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Appendix A Topic	Description	Lead	Partners	Funding	Cost	Available	Gap	Timeframe	Notes
Natural and semi-natural greenspace	Community woodland creation	Lancashire County Council	Fylde Council	Lancashire County Council				Ongoing	Fylde Council have an annual tree planting programme within existing woodland sites and within formal parklands. This is done in winter and led by the Coast and Conservation service. Tree planting schemes are funded either through internal revenue or external grants. Planting is focussed on improving the next generation of tree stock and to replace any losses, for example from storms and disease.
Green Infrastructure Network	Coastal path creation from Starr Gate to Freckleton	Natural England	Lancashire County Council Fylde Council	Natural England Lancashire County Council				Ongoing	Now rebranded King Charles III Coast path. Fylde Council have been liaising with Lancashire County Council rights of way officers and a signage

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Appendix A Topic	Description	Lead	Partners	Funding	Cost	Available	Gap	Timeframe	Notes
									plan has been produced.
Public Realm	<ul style="list-style-type: none"> - Enhancing the commercial and resort core of St Annes; - Protecting and enhancing the heritage of Lytham; - Revitalising The commercial core of Kirkham; - Enhancing town, district and local retail centres - Enhancing key routes, approaches 	Fylde Council			<p>Future High Street Fund (FHSF): £6.3m</p> <p>Heritage Action Zone (HAZ): £3.5m</p>			<p>Kirkham public realm scheme completed in August 2024.</p> <p>Renovation of the former TSB building on Poulton St. completed in March 2025.</p> <p>April 2022, the former Hillside Restaurant on Preston St. has been undergoing substantial conversion repair. External repairs completed in March 2025 and it is</p>	<p>Following acquisition by Fylde Council in</p> <p>The St Annes improvement scheme phase 1 is ongoing and expected to be completed in December 2025/January 2026. Phases 2 & 3, Pier Link and Garden Street are anticipated to commence in in early 2026.</p> <p>The St Annes High Street Improvements Phase 2 Pier Link project is a key project proposal in the St Annes Masterplan, which</p>

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Appendix A Topic	Description	Lead	Partners	Funding	Cost	Available	Gap	Timeframe	Notes
	and gateways into Kirkham, Lytham and St Annes							expected that the internal repairs will be completed around March 2026.	<p>will seek to deliver improved connectivity between the promenade and the town centre remodelling the link between the Square and the Pier, which will also link to the improved public realm space created through the Phase 1 St Annes Improvement Scheme. Phase 2 is expected to take up to 7 months to complete once construction works begin.</p> <p>The St Annes High Street Improvements Garden Street project forms phase 3 of the St Annes Improvement. The</p>

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Appendix A Topic	Description	Lead	Partners	Funding	Cost	Available	Gap	Timeframe	Notes
									proposed scheme will involve public realm improvements to a significant section of Garden Street and the junction of Garden Street and St Annes Road West as part of the St Annes Masterplan delivery. The £1.5m project is fully funded by Fylde Council.



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