



Site Selection Background Paper

June 2026

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1. Introduction

- 1.1 This Site Selection Background Paper [SSBP] has been prepared in support of the preparation of the Fylde Local Plan to 2042. The Fylde Local Plan to 2042 will set out where new homes, commercial development and supporting infrastructure will be located over a 15-year period, as well as areas which will be protected from development. It will succeed the existing adopted Fylde Local Plan to 2042 (incorporating Partial Review).
- 1.2 The document has been prepared to set out the process by which sites for development have been selected and those which have not. The output of this process is a list of draft allocations for the proposed local plan, as well as information to help guide the collection and use of further evidence.
- 1.3 The SSBP has been informed by a range of factors, including background studies, baseline data, consultation, policy, guidance and officer judgement. Ultimately, the decision to accept the recommendations as reported in the SSBP was taken by elected Councillors at the Executive Committee on 23rd June 2026.

2. Aims

- 2.1 The aim of this document is to identify a portfolio of sites for inclusion in the Local Plan, sufficient to meet needs for the plan period. In identifying the sites, the aim is to produce a plan that represents sustainable development, and follows the Council's Development Strategy in order to do so.
- 2.2 The overall housing need to be met in the Local Plan is identified in the Housing Background Paper as 416 net additional dwellings per annum. This gives a total minimum requirement of 6,656 dwellings to be delivered over the period to 2042. Existing commitments provide 3,116 dwellings. A 520-home allowance is made for windfalls. Therefore new sites will need to provide for a minimum of 3,020 homes. However, to ensure that the Local Plan will be robust at Examination and can allow for potential variability in the rate of housing delivery on sites, this document aims to provide a reasonable buffer in addition to the minimum figure.
- 2.3 Meaning of sustainable development in the planning system is set out in the National Planning Policy Framework (December 2024)¹ (The Framework). It stresses that sustainable development has economic, social and environmental objectives:
- a) 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;*
 - b) 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 well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*
 - c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*
- 2.4 The Council's Development Strategy, set out in the new Fylde Local Plan to 2042, will seek to achieve 90% of development at four strategic locations: St Annes (including Squires Gate); Whitehills and Whyndyke; Warton; and Kirkham and Wesham. Around 10% of development will be at non-strategic locations. This document seeks to achieve that approximate balance, taking account of the committed sites within the totals.

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<https://webarchive.nationalarchives.gov.uk/ukgwa/20250225172715/https://www.gov.uk/government/publications/national-planning-policy-framework--2>

3. Methodology

- 3.1 The sites considered in this SSBP are sourced from the Strategic Housing and Economic Land Availability Assessment (SHELAA)². The SHELAA considered sites identified from a range of sources, including the Call For Sites, current Local Plan, Brownfield Register, existing planning permissions and the Regulation 18 consultation on the new Local Plan. The SHELAA assessed whether sites were Suitable, Available and Achievable, and either screened sites in (where they met all three criteria) or out (where they did not). Full details of this process are set out in the SHELAA. Screened in sites that are not already committed form the list of sites considered by this document.
- 3.2 The screened-in sites were considered through an officer assessment against the most pertinent planning considerations related to the following matters, which all relate to the sustainability of the site:
- Access by active travel means to local services, with a particular stress on key local facilities where walkability is important: primary schools, convenience retail, community facilities and public open space;
 - The Development Strategy, which directs 90% of new development to the four Strategic Locations;
 - How the site relates to existing patterns of development, including the settlement scale, layout and character;
 - Effective use of land;
 - Access via active travel or public transport to higher tier facilities found in the higher-order settlements (particularly Town Centres) within the Settlement Hierarchy;
 - National and Local Plan policy;
 - Relationship with other sites being assessed in order to achieve a balanced and coherent pattern of development
- 3.3 Based on this assessment, the sites were classified into red/amber/green. They were then ranked by settlement. The officer assessment considered all elements in the round, forming a balanced planning assessment. The overall portfolio of site was then chosen based on the outcomes of the individual assessments, to create a portfolio of the best performing sites sufficient to meet needs.

² <https://new.fylde.gov.uk/resident/planning/planning-policy-local-plan/evidence-for-the-fylde-local-plan-to-2042/>, see under the “General” tab

4. Results

- 4.1 The assessment is shown in the summary table in Appendix 1. The resulting portfolio of sites for inclusion in the Local Plan is set out below:

SHELAA Site ref	Housing land allocations	No. of dwellings
FRK007	Land at Naze Lane East & Green Lane, Freckleton	12
NEW005	Land south of Blackpool Road, Newton	118
NEW006	Newton Hall, Newton	96
SAS012	Land adj Lytham St Annes Way, St Annes	389 dwgs, 2.06 ha commercial
SGL001	Lodge Lane, Singleton	71
SGL003	Land West of Poolfoot Farm, Singleton	69
SGL006	South of Garstang Road, Singleton	76
STI003	Land to the rear of Showmans Park Campsite, Chain Lane, Staining	77
WAG001	Land off Moss Side Lane, Wrea Green	69
WAG003	Land west of Bryning Lane, Wrea Green	36
WAG007	Land east of Bryning Lane, Wrea Green	38
WAR001	258 Lytham Road, Warton	19
WAR003	Pickforal Kennels, Hillock Lane, Warton	14
WAR004	Off Hillock Lane Warton	40
WAR005	Hill House, Hillock Lane, Warton	44
WAR010	Land north of Ennerdale Avenue, Warton	106
WAR014	Snowdrop Grove, Warton	3
WAR020	Land North of Hillock Lane, Warton	182
WEE003	East of Church Road and South of Kirkham Road, Weeton	163
WES001 (part)	East of Fleetwood Road, Wesham	281

WES002	South of Mowbreck Lane, Wesham	229
WES003	Land east of Fleetwood Road and north of Sanderling Way, Wesham	61
WES004	Land at Weeton Road, Wesham	467
WHY002	Blackpool South Caravan & Motorhome Club, Whitehills	48
WHY003	Land at Peel Hill Farm, Whitehills	700 dwgs, 0.1 ha retail
WHY016	Madhuban, Cropper Road, Whitehills	30
	Total	3,438

Appendix 1

Site Assessment Summary Table

Site Ref	Site Name	Notes	Rank within settlement	Res	Com	Lei	Settlement	Hierarchy
CLF002	Land North of Preston Old Road, Clifton	Difficult to envisage how this can be brought forward well in terms of placemaking. Not well served in terms of facilities. Drainage issues.	1	74			Clifton	T2
ECK002	Cottage Croft, Langtree Lane, Elswick	The linear, ribbon-development nature of the site extending from the settlement would have disproportionate landscape impacts. Overall remoteness of Elswick further reduces sustainability of site.	1	28			Elswick	T2
ECK003	Lodge Lane, Elswick	Pushing development some way beyond main extent of settlement, albeit alongside ribbon of houses already separate. Overall remoteness of Elswick further reduces sustainability of site.	3	58			Elswick	T2
ECK005	Land off Copp Lane, Elswick	Relatively large, most of site is far from the settlement centre; convoluted access arrangements. Overall remoteness of Elswick further reduces sustainability of site.	2	81			Elswick	T2
ECK006	Land and House Associated with Elmwood, Copp Lane, Elswick	Some distance away from main part of settlement and local facilities; would introduce significant intrusion into landscape due to location. Overall remoteness of Elswick further reduces sustainability of site.	4	39			Elswick	T2
FRK007	Land at jn of Naze Lane East & Green Lane, Freckleton	Should potentially be considered with Warton allocations. Close to centre of settlement and facilities	1	12			Freckleton	LSC

Site Ref	Site Name	Notes	Rank within settlement	Res	Com	Lei	Settlement	Hierarchy
GNH001	Land between Tree Tops and 1 Bradshaw Lane, Greenhalgh	Land ownership issues. Not particularly sustainable location; not walkable to facilities and any attempt would involve hostile environment of main road and industrial buildings/ football stadium.	1	17				
KKM004	Land at Manor Drive, Kirkham	Amenity (noise, air) issues. Pipeline within site provides constraint to the amount of development that can be achieved so as to make it very limited in its potential. Unlikely to be genuinely capable of development.	1	21			Kirkham	KSC
NEW001	North of Village Hall, Newton	Separate, very small. Difficulty in access to facilities in village due to absence of safe road crossing. Significant tree cover on the site	6	3			Newton	T1
NEW002	Church Farm, Blackpool Road, Newton	Within Newton-with-Clifton Parish but mid-way between Kirkham and Newton, physically separated from both by the designated Area of Separation within which it sits centrally; would undermine the policy if allocated. Not easily walkable to facilities in Newton and significantly further than other land in between.	4	13			Newton	T1
NEW003	Land at Church Farm, Blackpool Road, Newton	Within Newton-with-Clifton Parish but closer to Kirkham settlement boundary. Not easily walkable to any facilities in either settlement nor cycleable to Kirkham; bus services available on main road. The site is in the designated Area of Separation and would profoundly undermine the policy if allocated.	3	298			Newton	T1

Site Ref	Site Name	Notes	Rank within settlement	Res	Com	Lei	Settlement	Hierarchy
NEW004	Greenacres, New Hey Lane, Newton	Within Newton-with-Clifton Parish but closer to Kirkham settlement boundary, although a direct connection from the site across the boundary could not be achieved without agreement with the adjoining site. Not easily walkable to any facilities in either settlement nor cycleable to Kirkham; bus services available on main road.	2	5			Newton	T1
NEW005	Land south of Blackpool Road, Newton	In Area of Separation, adjacent to previous settlement boundary for Newton; however assessment has recommended inclusion of this site within the settlement, having regard to the defensible boundary that would be provided by Parrox Lane and the extent of existing development on the highway frontage to the site.	5	118			Newton	T1
NEW006	Newton Hall, Newton	Very central within settlement area, adjacent to school and public open space, close to convenience store/post office. Listed building and surrounding group of heritage agricultural buildings would require retention and conversion of the latter to other uses. Layout and design of the site would need to avoid harm to the historic character of the listed building.		96			Newton	

Site Ref	Site Name	Notes	Rank within settlement	Res	Com	Lei	Settlement	Hierarchy
NEW007	Land at New Hey Lane, Newton	Within Newton-with-Clifton Parish but adjacent to Kirkham settlement boundary. Not easily walkable to any facilities in either settlement; bus services available on main road. Part of site in designated Area of Separation and would profoundly undermine the policy if allocated.	1	449			Newton	T1
SAS012	Land west of Lytham St Annes Way (B5410), Lytham St Annes	Rational rounding off, alongside previous Queensway SAS007 (HSS1) (which is still under construction). Local designation for BHS - but understood not to have actual ecological issues. Only new site screened in within St Annes. Applicants propose mixed use including convenience retail to support development.	1	389	2.06		St Annes	KSC
SGL001	Lodge Lane, Singleton	SGL001/SGL003/SGL006 together effectively form a cluster development around main junction - similar to pattern of development for T2 settlements in area. More houses and better related than SGL013. Local convenience retail and bus stops; relatively close to Poulton-le-Fylde and cycleable.	3	71			Singleton	T2
SGL003	Land West of Poolfoot Farm, Singleton	SGL001/SGL003/SGL006 together effectively form a cluster development around main junction - similar to pattern of development for T2 settlements in area. More houses and better related than SGL013. Local convenience retail and bus stops; relatively close to Poulton-le-Fylde and cycleable.	2	69			Singleton	T2

Site Ref	Site Name	Notes	Rank within settlement	Res	Com	Lei	Settlement	Hierarchy
SGL006	South of Garstang Road, Singleton	SGL001/SGL003/SGL006 together effectively form a cluster development around main junction - similar to pattern of development for T2 settlements in area. More houses and better related than SGL013. Local convenience retail and bus stops; relatively close to Poulton-le-Fylde and cycleable.	4	76			Singleton	T2
SGL008	Land between Mains Lane and River Wyre, Singleton	Less easily developed than other sites in Singleton due to constrained siting; adjoins Coastal Change Management Area and very close to internationally-designated habitats site.	5	23			Singleton	T2
SGL013	Land off Garstang Road, Singleton	Would create major extension of Little Singleton towards Poulton-le-Fylde, eroding their distinctiveness as settlements. Further away from local facility than other sites. Would result in a settlement less legible and compact than other sites.	6	166			Singleton	T2
SGL014	Land off Garstang Road and Mains Lane, Singleton	Would effectively extend Poulton-le-Fylde; but disconnected as on the east side of Main Dyke, separated from Poulton-le-Fylde by flood risk area. Potential significant flood risk issues: only a significantly reduced proportion of the site could be developed. Problem with the capacity and impact of the highways connection.	1	98			Singleton	T2

Site Ref	Site Name	Notes	Rank within settlement	Res	Com	Lei	Settlement	Hierarchy
STI003	Land to the rear of Showmans Park Campsite, Chain Lane, Staining	Protrusion to existing pattern of development but otherwise generally suitable in constrained settlement. Walkable to all local facilities, directly opposite community hall and playing fields.	1	77			Staining	T1
WAG001	Land off Moss Side Lane, Wrea Green	Relatively well related and rational extension to settlement. Walkable to all local facilities.	3	69			Wrea Green	T1
WAG003	Land west of Bryning Lane, Wrea Green	Relatively well related and rational extension to settlement, proportionate in scale. Close to the settlement centre, very good walkable access to local facilities.	1	36			Wrea Green	T1
WAG004	Land to the South of Richmond Avenue and East of Bryning Lane, Wrea Green	Disproportionately large extension, away from centre of settlement, significantly less walkable to services than all other sites, would have significant impact on character. Excessive scale would result in pressure on village-scale facilities.	4	115			Wrea Green	T1
WAG006	Land at Greenlands Farm	Would result in major incursion into Area of Separation, compromising its purpose to maintain the distinct identity of settlements. Not well related to local facilities in the settlement, exacerbated by extent of the settlement from the road.	5	99			Wrea Green	T1
WAG007	Land east of Bryning Lane, Wrea Green	Small parcel of development extending settlement on east side of Bryning Lane but mirrors existing Heywood Lane development on the western side.	2	38			Wrea Green	T1

Site Ref	Site Name	Notes	Rank within settlement	Res	Com	Lei	Settlement	Hierarchy
WAG008	The Villa, Moss Side Lane, Wrea Green	Residential suggested within mix but is not suitable use – rural curtilage of existing commercial leisure site based on locally-listed heritage asset.	6			3.76	Wrea Green	T1
WAR001	258 Lytham Road, Warton	Infill, centrally-located. Previously developed as single dwelling. Flood risk affects part of site but would not compromise development of the site as a whole.	1	19			Warton	LCS
WAR002	West of Beech Ave, Cedar Ave, Warton	Centrally located within settlement. Ecological issues, relationship issues with adjacent dwellings: difficult to see how a development could be configured successfully due to the shape of the site.	8	27			Warton	LCS
WAR003	Pickforal Kennels, Hillock Lane, Warton	Within walkable reach of services away from village centre: Morrisons, social club, Birley Arms, playing fields. Could group WAR003, WAR004, WAR005, WAR020 as wider site with requirement for POS	4	14			Warton	LCS
WAR004	Off Hillock Lane Warton	Within walkable reach of services away from village centre: Morrisons, social club, Birley Arms, playing fields. Could group WAR003, WAR004, WAR005, WAR020 as wider site with requirement for POS	4	29			Warton	LCS
WAR005	Hill House, Hillock Lane, Warton	Within walkable reach of services away from village centre: Morrisons, social club, Birley Arms, playing fields. Could group WAR003, WAR004, WAR005, WAR020 as wider site with requirement for POS	4	44			Warton	LCS

Site Ref	Site Name	Notes	Rank within settlement	Res	Com	Lei	Settlement	Hierarchy
WAR007	Land at Bryning Lane, Warton	Infill, marking settlement edge. Ownership issues regarding access renders site currently unachievable.	5	8			Warton	LCS
WAR008	Land to rear of Helical Tech, Hillock Lane, Warton	Much of site some way from existing settlement edge, access across watercourse, separated by flood zone; not walkable. Could consider reconfiguring site boundaries with FRK006, WAR009, WAR013.	2	297			Warton	LCS
WAR010	Land north of Ennerdale Avenue, Warton	Small area within green belt, otherwise reasonable rounding off. Mostly situated between two existing developed sites. Potential to form linkage across all three sites.	3	106			Warton	LCS
WAR014	Snowdrop Grove, Warton	Small infill site within developed area in settlement boundary.	1	3			Warton	LCS
WAR015	Fletchers Farm, Bank Lane, Warton	Would extend development immediately adjacent to and in the case of one section surrounded on three sides by the BAE site. Therefore potential for conflict with adjacent, strategically important use. Flood risk zone in roadway at main entrance point.	7	30			Warton	LCS
WAR016	Land NE of Harbour Lane, Warton	Small parcels of land with access through adjoining site. To be taken forward jointly with WAR004. Provides access through existing developed site to south for pedestrians. Key element in developing sites along north side of settlement.	5	11			Warton	LCS

Site Ref	Site Name	Notes	Rank within settlement	Res	Com	Lei	Settlement	Hierarchy
WAR020	Land North of Hillock Lane, Warton	Within walkable reach of services away from village centre: Morrisons, social club, Birley Arms, playing fields. Would form a consistent northern edge to settlement. Multiple connections through existing settlement.	4	182			Warton	LCS
WEE002	Happy Hounds Hotel, Weeton	Completely separate from settlement; would result in a detached parcel of development. Would require loss of existing business to implement, contrary to Local Plan policies.	2	6			Weeton	T2
WEE003	East of Church Road and South of Kirkham Road, Weeton	Very central to the village: obvious site within this settlement. Walkable to all facilities within the settlement (although these are relatively limited). Drainage issues will need to be resolved.	1	163			Weeton	T2
WEE004	Mythop Road, Weeton	Detached from settlement. Significant tree / landscape issues.	3	34			Weeton	T2
WES001	East of Fleetwood Road, Wesham	Originally submitted as larger site for mixed use extending to motorway. Recommended to take forward as reduced site up to the lane running east-west, housing only. Close to facilities and employment at Mill Farm, walkable to schools and wider facilities in settlement.	4	400			Wesham	LSC
WES002	South of Mowbreck Lane, Wesham	Vehicle access required via Mowbreck Lane. Logical extension, close to services and railway.	1	229			Wesham	LSC

Site Ref	Site Name	Notes	Rank within settlement	Res	Com	Lei	Settlement	Hierarchy
WES003	Land east of Fleetwood Road and north of Sanderling Way, Wesham	No issues - consider allocation jointly with WES001. Initial extension to north of settlement; walkable access to facilities without use of main roads easily achieved through existing estate.	2	61			Wesham	LSC
WES004	Land at Weeton Road, Wesham	Residential site that would wrap around existing commercial site. Walkable to most local facilities including convenience retail and primary schools. Will need to consider interface with adjoining	3	467			Wesham	LSC
WES006	Bradkirk Business Park and land to the south, Weeton Road, Wesham	Associated with existing business park. Proposed site for business uses: only suitable site for employment take up within Kirkham or Wesham. Adjoining site will bring this and the existing industrial estate within the settlement. Will need to have regard to adjoining residential site	1		4.49		Wesham	LSC
WHY002	Blackpool South Caravan & Motorhome Club, Whitehills	Within existing settlement boundary for Whitehills, adjoining existing housing and employment areas, close to newly-developing local centre.	2	48			Whyndyke	LSC
WHY003	Peel Hill Farm, Preston New Road, Whitehills	Natural extension to the Whitehills area on the edge of Blackpool; close to existing employment, adjacent to bus route. Will need improvements to active travel connectivity outside of the site. Proposed to include convenience retail within the site.	1	700	0.05		Whyndyke	LSC

Site Ref	Site Name	Notes	Rank within settlement	Res	Com	Lei	Settlement	Hierarchy
WHY016	Madhuban, Cropper Road, Whitehills	Site within the area between Whitehills and built area of Blackpool, inside overall settlement area although outside existing boundaries. Close to existing employment areas and developing local centre; active travel route via Chapel Lane to facilities in Blackpool including schools.	3	30			Whyndyke	LSC

Appendix 2 SHELAA Site Map

The sites referred to are shown on the following page. The screened-in sites (in blue) also include committed sites which are not part of the assessment in this document. Maps showing this information for individual settlements are available in the SHELAA documents published separately.

- Not suitable/ available/ achievable
- Suitable/ available/ achievable

0 1 2 3 km



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Date: June 2026

Review Date: June 2031

Our Ref: SSBP

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