



Wyre Council

Working Draft

**Strategic Housing and Economic Land Availability
Assessment (SHELAA)**

July 2024

Contents

Disclaimer	4
Copyright Notice	4
1.0 Introduction	5
2.0 Methodology	6
2.1 Introduction	6
2.2 Determine assessment area	7
2.3 Site Identification	7
2.4 Site Assessment.....	10
2.5 Initial Assessment	12
Residential	13
Employment	14
2.5.1 Suitability Assessment.....	14
2.5.2 Suitability Stage 1 – Basic Parameters (Sieve 1).....	14
2.5.3 Suitability – Detailed Assessment (Sieve 2)	16
2.5.4 Availability – Detailed Assessment (Sieve 3).....	16
2.5.5 Achievability.....	16
2.5.6 Overall Site Conclusions.....	17
3.0 Housing and Employment Outcomes	18
3.1 Housing	18
3.2 Final SHELAA Housing Sites	18
3.3 Employment.....	19
3.4 Final SHELAA Employment Sites	19
4.0 Acronyms.....	20
5.0 Maps.....	22
Appendices	24
Appendix 1 – Completed Sites (Residential)	25
Appendix 2 – Sites Under Construction and Technical Commencements (Residential)	27
Appendix 3 - Sites with a Residential Planning Permission or Minded to Approve (MTA) Decision (Residential)	30
Appendix 4 – Remaining allocated sites in the Wyre Local Plan (2011-2031) (incorporating the partial update of 2022) (Residential)	31
Appendix 5 - Suitability Assessment Sieved Out Sites (Sieve 1) (Parameters Gateway) (Residential)	33

Appendix 6 – Suitability Assessment Sieved Out Sites (Sieve 2) (Detailed Assessment) (Residential)42

Appendix 7 – Suitable Sites (Residential)44

Appendix 8 – Availability Assessment - Sieved Out Sites (Sieve 3) (Residential)58

Appendix 9 - Final Housing Sites – Suitable and Available59

Appendix 10 – Suitability Assessment Sieved Out Sites (Sieve 1) (Parameters Gateway) (Employment)60

Appendix 11 – Suitability Assessment Sieved Out Sites (Sieve 2) (Detailed Assessment) (Employment)62

Appendix 12 – Availability Assessment – Sieved Out Sites (Sieve 3) (Employment)62

Appendix 13 – Final Employment Sites – Suitable and Available63

Appendix 14 – 2023 Call for sites pro-forma65

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Disclaimer

The purpose of this Strategic Housing and Economic Land Availability Assessment (SHELAA) is to identify a potential future supply of deliverable and developable land which is suitable, available, and achievable for both housing and economic development uses over the period of the local plan (2022-2040). It is a key part of the Local Plan evidence base and therefore is intended to support its preparation. The sites within the Assessment, and their potential contribution to the future development needs of the borough, have been assessed in accordance with a defined methodology which can be found within this document.

Some sites have been assessed as being unsuitable for development, whilst others have been assessed as having the potential to meet the borough's requirements. However, the fact that a site is assessed as having the potential for development is in no way an assurance that it will be allocated for development in the Local Plan or that a future planning proposal will be granted planning permission. The inclusion of a site within this assessment is not a material planning consideration for the purposes of determining a planning application.

Similarly, the SHELAA does not preclude sites from being developed for other uses; neither does it preclude the possibility of development being granted on sites that have not been included within the Assessment or have been assessed as not being suitable or available. Any planning applications will continue to be treated on their individual merits, having regard to the appropriate policies of the Local Plan, and other material planning considerations.

The SHELAA is based on information available regarding each site at the time of the original assessment and updated where appropriate. Circumstances may change or there may be some omissions and/or factual inaccuracies, which the Council does not take liability for. There may therefore be additional constraints to consider that have not been identified. Likewise, some constraints may no longer be applicable. The capacity and density assumptions are indicative only. Planning applications may be submitted, and approved, for numbers greater or lower than those shown in the SHELAA.

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1.0 Introduction

The purpose of a Strategic Housing and Economic Land Availability Assessment (SHELAA) is to identify a future supply of land which is suitable, available, and achievable for housing and economic development uses over the plan period (2022-2040). The assessment is an important source of evidence to inform plan-making and decision-taking, and the identification of a five-year supply of housing land. It can also inform as well as make use of sites in brownfield registers.

However, the assessment does not in itself determine whether a site should be allocated for development. It is the role of the assessment to provide information on the range of sites which are available to meet the local authority's requirements, but it is for the Local Plan itself to determine which of those sites are the most suitable to meet those requirements.

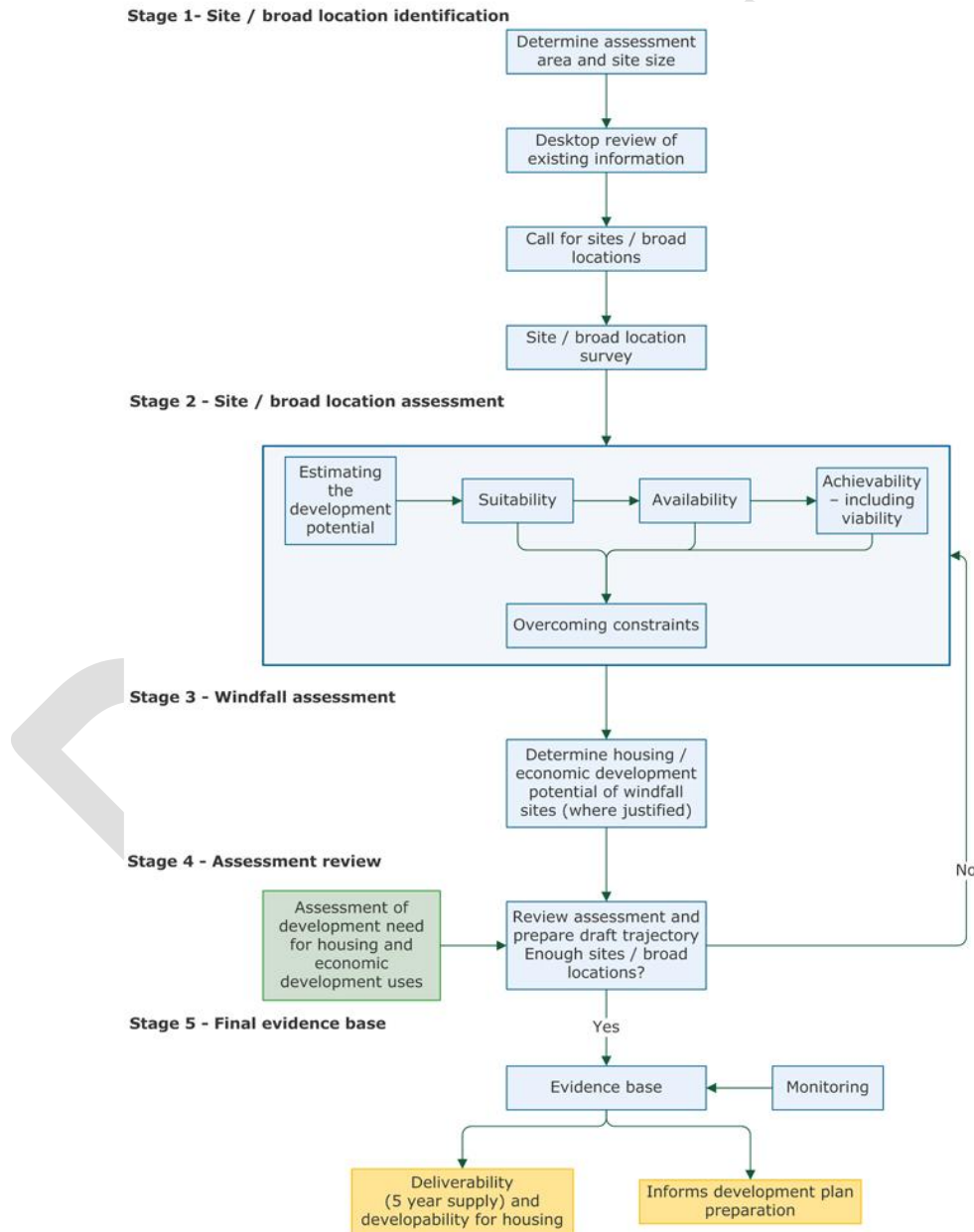
Plan-making authorities may carry out land availability assessments for housing and economic development as part of the same exercise, in order that sites may be identified for the use(s) which are most appropriate. This version of the SHELAA is a working draft that uses the base date of the 31st March 2023, but updated where known. A final edition will be published at a later date upon conclusion of the issues and options consultation period and will reflect the 2024 position.

2.0 Methodology

2.1 Introduction

National Planning Policy Guidance (PPG) sets out the methodology to be used when carrying out a SHELAA ([view guidance here](#)). This SHELAA has been prepared in accordance with the latest PPG. There are five stages to the process, set out in the flow chart (Figure 1) below.

Figure 1 – SHELAA Methodology flowchart taken from Planning Practice Guidance (PPG)

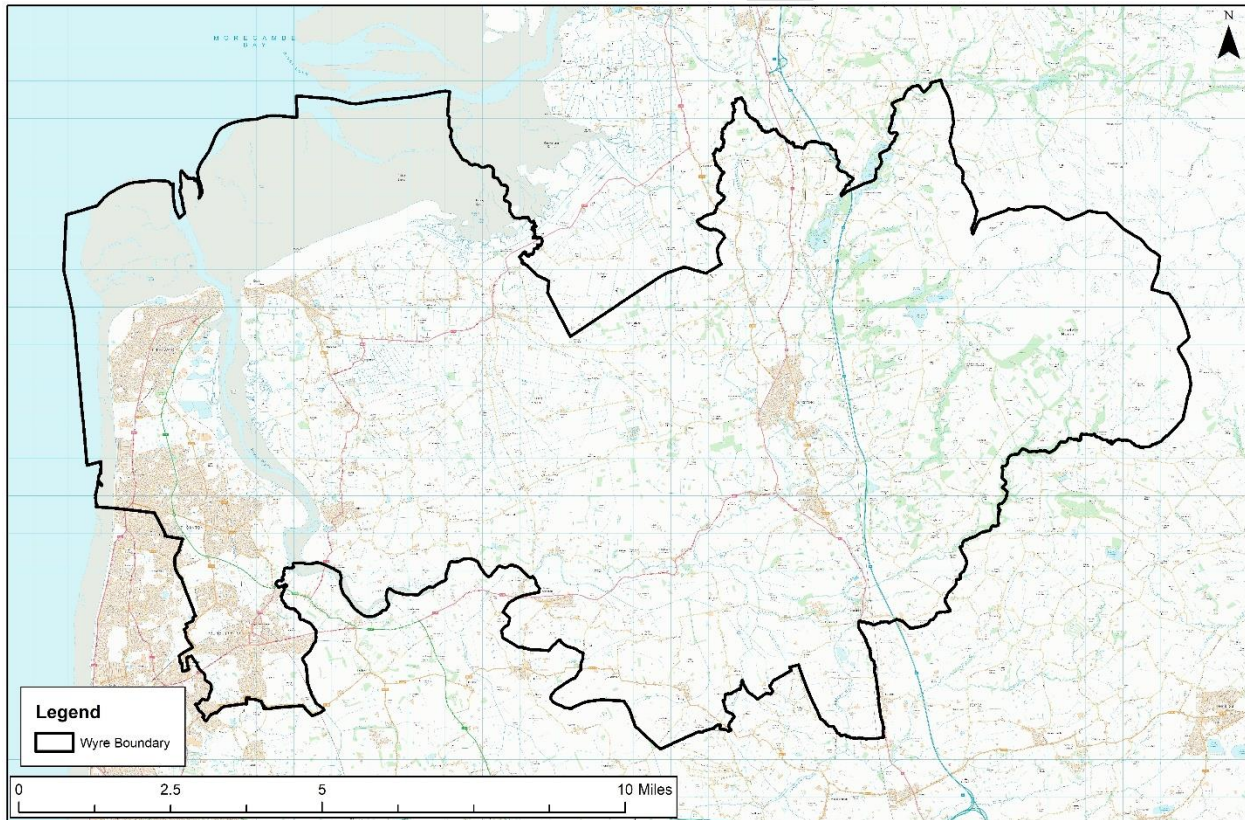


The outcomes of the SHELAA should be to identify sites and broad locations with potential for development, assess their suitability for development, availability and the likelihood of development coming forward. The approach to site assessment undertaken by Wyre Council is explained below.

2.2 Determine assessment area

The whole of the administrative area concludes the assessment area and can be seen in Figure 2.

Figure 2 - Study Area Map



SHELAA Study Area

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2.3 Site Identification

Compiling a comprehensive list of potential housing and economic development sites first requires sources of land to be identified.

	Housing	Employment
Size	This SHELAA considers sites that are at least 0.4 hectares or 10 dwellings. This approach has been deployed	This SHELAA considers sites that are at least 0.25ha and above (including those existing sites that could be improved, intensified or changed), or sites of

	to be consistent with the previous SHLAA methodology and to align with housing monitoring.	500sqm and above of floor space where it is possible they could be made available and access for general employment use.
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Data Sources	Housing	Employment
Wyre Strategic Housing Land Availability Assessment (SHLAA) 2017	Sites identified in the 2017 SHLAA have been carried forward to be considered as part of this SHELAA.	N/A
Call for Sites exercises (2022 and 2023)	<p>A Call for Sites was conducted between January and March 2022 (6-week period) and a further Call for Sites between February and March 2023 (4-week period). Both exercises were promoted via on the Council’s website and disseminated to those registered on the Local Plan Consultation Database.</p> <p>A pro-forma was required to be submitted for each site that was submitted, along with a clear plan/map clearly outlining the boundary of the site. The pro-forma asked a range of questions and the 2023 version can be found at Appendix 10.</p> <p>A total of 71 sites were submitted in response to the first Call for Sites exercise and 44 sites as part of the second exercise. Therefore, a total of 115 sites were submitted as part of all Call for Sites exercises.</p> <p>Upon receipt, site submissions were given an individual site reference number and digitised onto a borough map. This map was then published on the council’s website as an interactive map. This information was subsequently disseminated to those registered on the Local Plan Consultation Database. Late site submissions were not accepted.</p>	
Brownfield Land Register	Brownfield registers are required to be updated at least once annually. At the time of writing the council has 15 sites available on the brownfield register . The NPPF (December 2023) outlines authorities should consider small and medium sized sites as they can make an	N/A

Data Sources	Housing	Employment
	important contribution to meeting the housing requirement of an area.	
Wyre Housing Monitoring	Internal housing monitoring has also been used to identify any other sites that may be suitable for development. Where sites may have come forward or be available in multiple source categories, an assumption has been made to ensure duplication is limited.	N/A
Wyre Employment Monitoring Report (2022-23)	N/A	The Planning and Compulsory Purchase Act 2004 (section 35) requires every local planning authority (LPA) to produce Authority Monitoring Reports (AMRs). This Employment Monitoring Report is the latest in a series of annual reports monitoring the supply of employment land within the Wyre Borough Council area. The report provides an overview of the policies effecting employment land allocation and take-up in Wyre along with a brief overview of other documents produced by Wyre Council which have regard to employment issues, details of all known employment land take up from 1 April 2022 to 31 March 2023, details of all known employment land losses from 1 April 2022 to 31 March 2023, details of all known employment land commitments, at 31 March 2023, and site plans where there is still available land on allocated employment sites.
Fylde Coast Employment Land Review 2024	N/A	The Fylde Coast Employment Land Review 2024 provides an Employment Land Needs Study for the Boroughs of Blackpool, Fylde and Wyre, collectively known as the Fylde Coast. It is a study assessing the economic profile of the

Data Sources	Housing	Employment
		boroughs and possible land requirement needs for employment uses. It has also appraised the Councils current employment land allocations and safeguarded sites and potential employment sites that have come forward in the 2022 and 2023 call for sites and provides a ranking of those sites.

2.4 Site Assessment

Basic Information

For each site captured as part of the SHELAA, the following information was collected:

	Housing	Employment
Site reference	Each site has a site reference based on the settlement to which it is either within or nearest. Site references have been carried over from the 2017 SHLAA and follow a chronological sequence. If a site was submitted through the call for sites, but already existed within the 2017 SHLAA, the original site reference is used and where part of the call for sites site does not constitute a 2017 SHLAA site, a “new” site is formed with an appropriate reference.	
Name	Each site is given a unique name based on its location.	
Nearest Settlement	Based on the settlement to which it is either within or nearest (based on the settlements as defined in the Wyre Local Plan (2011-2031) (incorporating partial update of 2022)).	
Size	The total (or gross) size of the site in hectares (ha).	The total (or gross) size of the site in hectares (ha), or sites of 500sqm and above of floor space.
Net Developable Area (NDA)	The area potentially available for residential development in hectares. It is often the case that residential developments may include non-residential uses (such as a community centre), major roads, and large areas of green infrastructure, open spaces, or landscaping. To allow for the fact that the developable area may be less than the total (gross) site area a discounting factor has been used	The area potentially available for employment development in hectares. It is often the case that employment developments may include associated infrastructure (such as internal roads and parking, large areas of green infrastructure, open spaces, storage, or landscaping). The net developable site area of 40% of the gross site area has also been considered appropriate through the Council’s

	Housing	Employment															
	<p>to derive the assumed net developable site area.</p> <table border="1"> <thead> <tr> <th>Gross site area</th> <th>Discount</th> <th>Assumed net developable area</th> </tr> </thead> <tbody> <tr> <td>Site Area 0.4 – 4 ha</td> <td>20%</td> <td>80% of the gross</td> </tr> <tr> <td>Site Area > 4 ha</td> <td>40%</td> <td>60% of the gross</td> </tr> </tbody> </table>	Gross site area	Discount	Assumed net developable area	Site Area 0.4 – 4 ha	20%	80% of the gross	Site Area > 4 ha	40%	60% of the gross	<p>recent Employment Study 2024. Individual developments may come forward at higher or lower densities, perhaps due to the requirements of the end user, but it is appropriate to use a standard when assessing the overall land requirement. For employment monitoring purposes the gross developable area is recorded in meeting the gross Objectively Assessed Employment Need (OAEN).</p> <p>In cases where a site has a full or reserved matters planning permission (or is under construction), the net developable area is based on the permission granted.</p> <p>For outline planning permissions where the net developable area is not known, the same method described above is used.</p> <table border="1"> <thead> <tr> <th>Gross site area</th> <th>Discount</th> <th>Assumed net developable area</th> </tr> </thead> <tbody> <tr> <td>All sites > 0.25 ha</td> <td>60%</td> <td>40% of the gross</td> </tr> </tbody> </table>	Gross site area	Discount	Assumed net developable area	All sites > 0.25 ha	60%	40% of the gross
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Gross site area	Discount	Assumed net developable area															
All sites > 0.25 ha	60%	40% of the gross															
Site Capacity	<p>Estimated by multiplying the NDA by an assumed site density, expressed as dwellings per hectare (dph). For the purposes of this SHELAA a general assumption has been made that the capacity should be estimated based on a density of 30 dwellings per hectare which</p>	<p>See ‘Net Developable Area’ above for details.</p>															

	Housing	Employment
	<p>reflects a need to maximise the delivery of housing whilst retaining local character. Individual developments may come forward at higher or lower densities. Thus, the estimated capacity of a site with a total site area of 5.00ha would be determined by the following calculation:</p> <p><i>Estimated capacity* = 5/100 x 60 = 3 hectares NDA x 30 dph = 90 dwellings</i></p> <p>*Capacity is an estimate of the potential number of dwellings that could be accommodated.</p> <p>In cases where a site has a full or reserved matters planning permission (or is under construction), the capacity is based on the permission granted.</p> <p>For outline planning permissions where the capacity is not known, the method described above is used.</p>	
Land Type	<p>Most sites in this study are undeveloped, commonly referred to as “greenfield land”. Note that <i>greenfield land</i> is not the same as “Green Belt”, which is a strategic planning designation in the Local Plan. Some sites have been previously developed, also known as “brownfield land”. The National Planning Policy Framework (NPPF) provides clarity and guidance on these definitions. For housing - note that this report does not include planning permissions for conversions or changes of use unless for 10 dwellings and above.</p>	

2.5 Initial Assessment

A base date of the 31st March 2023 has been used, but updated where known. In the final SHELAA the base date will be updated to reflect the 2024 position following the completion of annual monitoring to base date 31st March 2024.

Residential

Sites that meet the minimum size threshold of 0.4 hectares have been categorised according to their status.

Completed sites – sites identified from the sources listed (section 2.3) but have been developed for residential or non-residential uses have been recorded but are removed from the assessment process.

Sites under construction – residential sites under construction have been recorded but are removed from the assessment process. This also applies to any previously identified residential site which is now being developed for a non-residential use and is under construction.

Technical commencements – there are a small number of sites where a technical commencement has been made but development has halted. In all cases, no actual construction of dwellings has taken place. However, by virtue of the commencement, the planning permission remains valid, and the site is in effect under construction but mothballed.

Sites with planning permission – sites with a residential permission were recorded. Sites with residential planning permission are suitable and available for residential use and as such are not subject to detailed assessment.

Sites Minded to Approve – sites where a planning application has been approved by the council subject to the signing of a legal agreement have been identified. These sites are also considered to be suitable and available for residential use and have not been subject to detailed assessment.

Allocated sites in the Wyre Local Plan (2011-2031) (incorporating partial update of 2022) without planning permission – at the time of writing there is a small number of sites that are already allocated but do not currently have a live permission. In some instances, there may be a pending planning application.

Remaining sites – The remaining sites were assessed in detail against the broad criteria set out in the NNPF and NPPG, namely:

- Suitability
- Availability
- Achievability

Employment

Allocated and safeguarded¹ sites in the Wyre Local Plan (2011-2031) (incorporating partial update of 2022) without planning permission – at the time of writing there are a small number of sites that are already allocated or safeguarded but do not currently have a live permission, or do not have live permission on the entire allocation or safeguarded land. In some instances, there may be a pending planning application.

Call for Sites exercises (2022 and 2023) – sites of 0.25ha and above submitted through the call for sites exercises which include stated use as employment land.

Sites with unimplemented planning permission (i.e. non-allocated sites that fall within existing employment areas or on other land) – Sites with an employment permission as of 31st March 2023 were recorded. Sites with an employment planning permission are suitable for employment use. These sites have been subject to an assessment with regards to their availability for any employment businesses within the Fylde Coast Employment Study 2024.

2.5.1 Suitability Assessment

The suitability of the remaining sites for residential development was assessed using a two-stage process. At stage 1, sites are assessed against a series of basic parameters designed to provide an initial sieving of sites. Sites that passed through the initial sieve are then assessed in more detail at stage 2.

2.5.2 Suitability Stage 1 – Basic Parameters (Sieve 1)

The 2017 SHLAA used a series of amended criteria originally designed as part of the 2010 SHLAA to sieve out (i.e. remove from further assessment) sites that failed to meet basic parameters. As part of this SHLAA, these have been reviewed and, where necessary, revised. Sites that do not meet the basic parameters are recorded but are removed from the assessment process.

Parameter	Housing	Employment
Parameter 1 – Flood risk	Flood risk is a significant matter for many of Wyre’s communities. It is long-standing government planning policy that the priority is to direct development away from areas of highest risk to areas of lowest risk. It is also national planning policy that Council’s should adopt a sequential risk-based to the location of development to avoid flood risk to people and property. This requires prioritising development in areas of lowest flood risk. As part of the Local Plan evidence base, the council has commissioned a Fylde Coast Authorities Strategic Flood Risk Assessment (SFRA) Level 1 jointly with Blackpool Council and Fylde	

¹ Two sites in the current Adopted Local Plan SA5: Fleetwood Port is safeguarded for port related use (including employment) and SA7: Brockholes is identified as a development opportunity site and not allocated due to on-site constraints and uncertainty over the deliverability.

Parameter	Housing	Employment
	Council. At the time of writing the SFRA work is progressing but is not available for inclusion. However, Environment Agency flood mapping has been used as a reasonable alternative. Sites that are covered wholly by Flood Zones 3 and/or a combination of 2 and 3, are removed from the assessment process. Where part of the site is covered by Flood Zone 2/3, the site is taken forward with reasonable judgement having been applied as to whether the non-flood zone 2/3 area could be developed or not.	
Parameter 2 – Green Belt	The fundamental aim of the Green Belt policy is to prevent urban sprawl. Therefore, sites that are within the Green Belt are sieved out from the assessment process.	
Parameter 3 – Location	Sites that are not contiguous to existing settlement boundaries (as defined in the Wyre Local Plan (2011-2031) (incorporating partial update of 2022)) and sites that are in detached or isolated locations are removed from the assessment process. This is to ensure that sites are not located in unsustainable locations. This is of particular importance to Wyre due to the large expanses of rural countryside.	Sites that are detached and distant from main A roads throughout the borough, and sites which are not easily accessible via roads off such A roads for use by heavy good vehicles are removed from the assessment process. This is to ensure that sites are suitably accessible for heavy goods vehicles. This is of particular importance to Wyre due to the large expanses of rural countryside.
Parameter 4 – Scale	Sites that are out of scale with the existing settlements (as defined in the Wyre Local Plan (2011-2031) (incorporating partial update of 2022)) are removed from the assessment.	
Parameter 5 – Green Infrastructure	The council’s Green Infrastructure Study shows that the borough is generally deficient in open space within settlements. Therefore, sites identified as Green Infrastructure (as defined in the Wyre Local Plan (2011-2031) (incorporating partial update of 2022)) are removed from the assessment.	
Parameter 6 – Current Use Precludes Development	Where a site is in an active developed use, it is deemed to be unsuitable residential development or employment development and so the site is removed from the assessment. In circumstances where there is significant evidence that the existing use is likely to cease within a defined timescale, it could be considered for inclusion. The promotion of a site through any call for sites exercises, or inclusion on the brownfield register is not in itself evidence of suitability.	

Parameter	Housing	Employment
Parameter 7 – Peaty Soils	Where a site is mostly covered by Natural England’s Peaty Soils GIS layer, the site is either fully removed or the site boundary has been reasonably amended to demonstrate the potentially suitable area. This is a new parameter recognising climate change impacts of disrupting peaty soils through construction.	

2.5.3 Suitability – Detailed Assessment (Sieve 2)

Sites passing through the initial assessment gateway were then subject to a more detailed assessment designed to identify factors that may affect their suitability for residential and employment development. The detailed assessment captured information on (non-exhaustive):

- Planning Status
- Development Plan constraints
- Policy constraints
- Physical constraints
- Environmental constraints (including environmental protection issues)
- Site access
- Locational sustainability

Data were captured through various sources including:

- Geographical Information Systems (GIS)
- Aerial photography
- Planning history

2.5.4 Availability – Detailed Assessment (Sieve 3)

Sites deemed suitable for residential development were then assessed for their availability – essentially this is a question of whether there is an indication that the relevant landowner wishes to bring forward for residential and employment development.

Where sites originated from a Call for Sites exercise, it is assumed that it is available for the specified use outlined within the submitted pro-forma, where the support of the owner has been indicated. Unless there is specific information relating to suggest otherwise, it is assumed that all sites can be serviced by utilities infrastructure such as water and sewerage. The cost and/or complexity of servicing is not a matter for the SHELAA.

2.5.5 Achievability

Sites have been assessed as to whether they are deemed to be deliverable (1-5 years), developable (within 6-10 years or beyond) or currently unavailable. Where there is unknown

market interest, reasonable judgement has been applied and the site is deemed developable unless there is clear evidence to suggest the site is currently unavailable.

2.5.6 Overall Site Conclusions

Sites that form part of the detailed assessment are either:

- 1) Site is deliverable (suitable, available, and achievable)
- 2) Site is developable (suitable with a reasonable prospect of delivery at the point envisaged)
- 3) Site is not deliverable or developable.

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3.0 Housing and Employment Outcomes

3.1 Housing

A total of 427 sites have been considered within this SHELAA.

Table 1 - Initial Assessment

Status	Number of sites	Estimated Capacity* based on NDA	Notes
Completed	69	3,296	Inclusive of 20 plots at GST_53
Under Construction	30	1,776	
Technical Commencement	2	36	
Outstanding Planning Permission	12	1,435	
Minded to Approve (MTA)	1	130	
Allocated sites	19	748	
Remaining Sites	294	26,402	
All Sites	427	33,823	

*Except for sites completed, under construction and with planning permission.

3.2 Final SHELAA Housing Sites

This table will be updated in the final edition of the SHELAA.

Table 2 - Final SHELAA Sites

Status	Number of sites	Estimated Capacity based on NDA
Deliverable sites		
Developable sites		

3.3 Employment

A total of 41 sites have been considered within this SHELAA.

Table 3 - Initial Assessment

Status	Number of sites	Gross Developable Area (Hectares)
Allocated and safeguarded sites	11	69.31
Sites from Call for Sites exercises (2022 and 2023)	25	226.13
Sites with unimplemented planning permission	5	5.06
All Sites	41	300.5

3.4 Final SHELAA Employment Sites

This table will be updated in the final edition of the SHELAA.

Table 4 - Final SHELAA Sites

Status	Number of sites	Estimated Capacity based on NDA
Deliverable sites		
Developable sites		

4.0 Acronyms

Acronym	Full Name	Additional Information
ALC	Agricultural Land Classification	<p>Grade 1 – excellent quality agricultural land with no or very minor limitations.</p> <p>Grade 2 - very good quality agricultural land with minor limitations which affect crop yield, cultivations or harvesting.</p> <p>Subgrade 3a – good quality agricultural land with moderate limitations that affect the choice of crop, timing and type of cultivation/harvesting or level of yield. This land can produce moderate to high yields of a narrow range of crops or moderate yields of a wide range of crops.</p> <p>Subgrade 3b – moderate quality agricultural land with strong limitations that affect the choice of crop, timing and type of cultivation/harvesting or level of yield. This land produces moderate yields of a narrow range of crops, low yields of a wide range of crops and high yields of grass.</p> <p>Grade 4 – poor quality agricultural land with severe limitations which significantly restrict the range and level of yield of crops.</p> <p>Grade 5 - very poor quality agricultural land with very severe limitations which restrict use to permanent pasture or rough grazing with the exception of occasional pioneer forage crops.</p>
AONB	Area of Outstanding Natural Beauty (now known as a National Landscape)	See - https://www.forestofbowland.com/
BHS	Biological Heritage Site	Local wildlife site in Lancashire. See - https://www.lancashire.gov.uk/lern/site-designations/local-sites/biological-heritage-sites/
CFS	Call For Sites	Exercise undertaken in 2022 and 2023 by the council to establish sites for potential future development uses.
FZ	Flood Zone	<p>Identified by the Environment Agency (EA)</p> <p>FZ1 – low probability</p> <p>FZ2 – medium probability</p> <p>FZ3 – high probability</p> <p>FZ3b has been identified through the Strategic Flood Risk Assessment (SFRA) 2023 and is also known as the Functional Floodplain</p>

Acronym	Full Name	Additional Information
Ha	Hectare	A metric unit of square measurement. 1ha is equal to 2.471 acres or 10,000 square metres.
HSE	Health and Safety Executive	See https://www.hse.gov.uk/
MSA	Minerals and Safeguarding Area	See the Lancashire Mineral and Waste Local Plan for Lancashire https://www.lancashire.gov.uk/council/planning/local-planning-policy-for-minerals-and-waste/
MTA	Minded to Approve	A decision of the council to give planning permission subject to the applicant entering into a legal agreement with the council and/or Lancashire County Council
Ramsar	Ramsar	The Convention on Wetlands, called the Ramsar Convention
PROW	Public Right of Way	See - https://www.lancashire.gov.uk/roads-parking-and-travel/public-rights-of-way/public-rights-of-way-map/
SAC	Special Areas of Conservation	Areas defined by regulation 3 of the Conservation of Habitats and Species Regulations 2017 which have been given special protection as important conservation sites.
SFRA	Strategic Flood Risk Assessment	Wyre evidence base can be found at https://www.wyre.gov.uk/evidence-monitoring-information
SPA	Special Protection Area	Areas classified under regulation 15 of the Conservation of Habitats and Species Regulations 2017 which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds.
SSSI	Site of Special Scientific Interest	Sites designated by Natural England under the Wildlife and Countryside Act 1981 .
TPO	Tree Preservation Order	See https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas

5.0 Maps

The SHELAA includes a series of maps that show the residential sites considered through the assessment process. For each area, the maps show (where relevant):

Completed Sites – Sites identified in the 2017 SHLAA, Housing Monitoring and respective call for site exercises that have been developed.

Under Construction - Sites identified where residential development was underway as of 31st March 2023.

Technical Commencement – Sites where development has started but ceased.

Planning Permission – Sites with an extant planning permission for residential and/or economic development as of 31st March 2023.

Minded to Approve – Sites where the Council has been minded to grant a planning permission for residential and/or economic development as of 31st March 2023 (pending the signing of a legal agreement).

Sieved Out – Sites considered either unsuitable or unavailable for residential and/or employment development. Note – sites in this category may become suitable and available for development in the future.

Final Site – Sites (without a Planning Permission or Minded To Approve decision) considered to be suitable and available for residential and/or employment development uses. Note – the SHELAA does **NOT** allocate land for development.

Please see the disclaimer at the beginning of this document.

Individual PDF maps have been produced covering the following areas, most of which are defined as settlements within the adopted local plan and can also be viewed via an [interactive map here](#). PDF maps may cover more than one settlement.

All maps remain in draft format at present, and they show housing sites that are suitable as “Final Sites”. The Council is currently contacting landowners and maps will be updated once availability has been confirmed by landowners.

<ul style="list-style-type: none">• Barton• Bilsborrow• Bowgreave• Cabus• Calder Vale• Catterall• Churchtown/Kirkland• Cleveleys	<ul style="list-style-type: none">• Hollins Lane• Inskip• Knott End / Preesall• Nateby*• Out Rawcliffe*• Pilling• Poulton-le-Fylde (including Normoss)• Preesall Hill
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<ul style="list-style-type: none"> • Dolphinholme (Lower) • Fleetwood • Forton • Garstang • Great Eccleston • Hambleton 	<ul style="list-style-type: none"> • Scorton • St Michaels • Stalmine • Thornton • Winmarleigh*
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*These settlements are not listed in the settlement hierarchy and therefore fall within the “other undefined rural settlements”.

The SHELAA also includes a series of maps that show the employment sites considered through the assessment process.

- [Cleveleys, Thornton, Poulton-le-Fylde, Hambleton and Great Eccleston](#)
- [Fleetwood, Knott End and Preesall](#)
- [Nateby, Garstang, Cabus and Forton](#)
- [Sowerby, Bilsborrow and Catterall](#)

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Appendices

Residential

[Appendix 1 - Completed Sites](#)

[Appendix 2 – Sites under Construction and Technical Commencements](#)

[Appendix 3 – Sites with a Residential Planning Permission or Minded To Approve \(MTA\) Decision](#)

[Appendix 4 – Remaining allocated sites in the Wyre Local Plan \(2011-2031\) \(incorporating the partial update of 2022\) \(Residential\)](#)

[Appendix 5 – Suitability Assessment Sieved Out Sites \(Sieve 1\) \(Parameters Gateway\)](#)

[Appendix 6 – Suitability Assessment Sieved Out Sites \(Sieve 2\) \(Detailed Assessment\) \(Residential\)](#)

[Appendix 7 – Suitable Sites \(Residential\)](#)

[Appendix 8 – Availability Assessment - Sieved Out Sites \(Sieve 3\) \(Residential\)](#)

[Appendix 9 – Final Housing Sites – Suitable and Available](#)

Employment

[Appendix 10 – Suitability Assessment Sieved Out Sites \(Sieve 1\) \(Parameters Gateway\) \(Employment\)](#)

[Appendix 11 – Suitability Assessment Sieved Out Sites \(Sieve 2\) \(Detailed Assessment\) \(Employment\)](#)

[Appendix 12 – Availability Assessment Sieved Out Sites \(Sieve 3\) \(Employment\)](#)

[Appendix 13 – Final Employment Sites – Suitable and Available](#)

Other

[Appendix 14 – 2023 Call for Sites Pro-forma](#)

Appendix 1 – Completed Sites (Residential)

Sites that were previously included in the SHLAA of 2017 and have now been developed.

Land Type – Brownfield Land (Previously Developed Land “PDL”), Conversion or Greenfield

SHELAA Ref	Site Name	Nearest Settlement	Size (hectares)	Number of dwellings built	Land Type
BAR_04_01	799 Garstang Road	Barton	1.08	29	Brownfield / Greenfield
BAR_04_03	Land West of Garstang Road	Barton	3.65	72	Greenfield
BOW_01	Adjacent Garstang Country Hotel & Golf Club, Gatstang	Bowgreave	0.49	87	Brownfield / Greenfield
BOW_02	Land off Garstang Road	Bowgreave	0.52	20	Greenfield
BOW_04	Land to the rear of High Gables	Bowgreave	0.58	1	Greenfield
BOW_06	Bowgreave Rise	Bowgreave	1.06	25	Brownfield
BOW_08	Land East of Garstang Road	Bowgreave	2.27	46	Greenfield
BOW_10	South of Calder House Lane, Bowgreave (western section only)	Bowgreave	5.96	44	Greenfield
BOW_12	Bowgreave House Farm, Garstang Road	Bowgreave	1.31	28	Brownfield / Greenfield
CAB_09	Hillbank, Gubberford Lane	Cabus	0.68	10	Brownfield / Greenfield
CLD_08	Helms deep, Long Lane, Barnacre, PR3 1RN	Barnacre	11.6	0 (SG use)	Greenfield
CTL_05	Daniel Fold Farm, Daniel Fold Lane	Catterall	5.00	130	Greenfield
CTL_15	Land at Stubbins Lane	Catterall	1.48	44	Greenfield
CTL_31	Catterall Lodge Farm, A6	Catterall	0.96	12	Greenfield
CTL_32	Pickering Hotel, Garstang Road	Catterall	0.71	12	Brownfield
FOR_02	South of Ribblesdale Drive	Forton	1.28	27	Brownfield
FOR_09	South of School Lane	Forton	0.41	12	Greenfield
FWD_13	North of Jolly Sailor, Radcliffe Road	Fleetwood	0.17	14	Greenfield
FWD_23	Land at Copse Road	Fleetwood	0.76	0 (3 B2 employment units)	Greenfield
FWD_25_01	Land to the West of Dock Avenue	Fleetwood	1.26	0 (B2 Fish processing unit)	Brownfield
FWD_28	Former Gullivers PH, Laidley's Walk	Fleetwood	0.25	23	Brownfield
FWD_31	Fleetwood Docks (AAP Site FD1)	Fleetwood	14.11	336	Brownfield
FWD_53	Former Lakeland View Care Home, Laidley's walk	Fleetwood	0.43	44	Greenfield
FWD_57	Wansbeck House, Chatsworth Avenue	Fleetwood	0.59	72	Brownfield
GRE_18	West of Hall Lane, Gt Eccleston	Gt Eccleston	0.57	9	Greenfield
GRE_19	Land off Back Lane, Great Eccleston	Gt Eccleston	0.89	22	Greenfield
GRE_20	Hall Lane	Gt Eccleston	0.40	8	Greenfield
GRE_21	Land off Copp Lane	Gt Eccleston	4.63	90	Greenfield
GRE_21_01	South East Copp Lane (Land at Chesham Lodge Farm)	Gt Eccleston	5.46	93	Greenfield
GST_06_01	East of A6 & South of Kepple Lane	Garstang	6.81	130	Greenfield
GST_08	Land north of The Toppings	Garstang	3.14	64	Greenfield
GST_34	Acresfield, A6	Garstang	2.29	43	Greenfield
GST_36	Canal Basin, Church Street	Garstang	0.46	43	Greenfield
GST_42	Island Farm, Island Lane, west of Garstang	Garstang	0.95	6 (conversion)	Greenfield/Brownfield
GST_48	Land at Moss Lane	Garstang	0.91	0 (Aldi built)	Brownfield
GST_53	Conway, west of the A6	Garstang / Cabus	2.43	20 plots	Greenfield/Brownfield

SHELAA Ref	Site Name	Nearest Settlement	Size (hectares)	Number of dwellings built	Land Type
GST_72	Dunollie Farm, West of St Thomas Primary School	Garstang	1.44	50	Greenfield
HAM_06	Land north of Arthurs Lane	Hambleton	0.37	14	Greenfield
HAM_14	East of Carr Lane	Hambleton	2.02	51	Greenfield
HAM_16	West of Carr Lane/Barrington Close	Hambleton	0.76	19	Greenfield
HLN_02	North of Hollins Bank, Hollins Lane	Hollins Lane	0.64	12	Greenfield
HLN_03	North of New Holly Hotel and Bodkin Cottage, Hollins	Hollins Lane	2.03	38	Greenfield
HLN_04 & HLN_04_01	Land North of Conder Mount, Hollins Lane	Hollins Lane	2.43	60	Greenfield
INS_02_01	North of Preston Road, Inskip	Inskip	1.97	82	Greenfield
INS_04	South of Preston Road, Inskip	Inskip	1.31	27	Greenfield
KNO_05	North of Rosemount Avenue	Knott End	1.25	42	Greenfield
KNO_10	Field South of Rosslyn Avenue	Knott End	1.3	39	Greenfield
KNO_11	West of Bourne Arms, Bourne May Road, Knott	Knott End/Preesall	0.33	40	Brownfield
PFY_01	Land at Station Road	Poulton-le-Fylde	2.03	82	Brownfield
PFY_01_01	Land at Breck Road/Station Road	Poulton-le-Fylde	0.64	49	Brownfield
PFY_02_01	Land North of 21 Little Poulton Lane	Poulton-le-Fylde	1.1	4	Greenfield
PFY_13	Land at Fylde Community College, Normoss Road	Poulton-le-Fylde	4.07	162	Brownfield
PFY_43	East of Carr Head Lane	Poulton-le-Fylde	5.3	109	Greenfield
PFY_45	Land off Moorland Road (Rear of St. Johns Hall)	Poulton-le-Fylde	1.95	49	Greenfield
PFY_49	Land to the rear of 116 Bispham Rd, Carleton	Poulton-le-Fylde	1.49	34	Greenfield
PFY_62	Land off Hardhorn Road	Poulton-le-Fylde	1.54	30	Greenfield
PFY_69	Royal Oak, 64 Breck Road	Poulton-le-Fylde	0.12	16	Brownfield
PIL_16	Auction Mart, Lancaster Road, Pilling	Pilling	1.11	30	Greenfield
PIL_20	Former Memorial Hall, Taylors Lane	Pilling	0.61	25	Greenfield
PRE_03	Fernhill public house, Park Hill	Preesall Hill	0.50	3	Brownfield
STA_02	Land south of Stalmine Primary School, Off Birch	Stalmine	0.49	16	Greenfield
STA_04	North East of Mill Lane	Stalmine	1.22	9	Greenfield
STA_05	South and West of Birch Grove	Stalmine	3.43	81	Greenfield
THN_02	Ashdell Nurseries, 112, Victoria Road East	Thornton	1.69	89	Part brownfield, part greenfield
THN_12	South of Bourne Way, West of Fleetwood Road North	Thornton	3.34	100	Greenfield
THN_16	Land North and East of Bourne Road	Thornton	8.83	288	Brownfield
THN_29	Former Depot, Fleetwood Rd South	Thornton	0.67	21	Brownfield
THN_41	River Road	Thornton	1.45	9	Greenfield

Appendix 2 – Sites Under Construction and Technical Commencements (Residential)

All the sites listed below were under construction or have the benefit of a technical commencement as of 31 March 2023. There are sites listed where a technical start has been made, but construction has ceased. In some instances, there may be no visible evidence of construction. Where a technical commencement has been made, the effect is to keep the planning permission live. For further details on the land supply position, including five year supply, see the council’s latest available Housing Monitoring Report at - <https://www.wyre.gov.uk/evidence-monitoring-information/housing-evidence/3>.

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

HLM Ref – Wyre council Housing Land Monitoring reference

WLP Ref – This is the site reference given in the Wyre Local Plan

Capacity – site capacity is based on the approved scheme(s)

Land Type – Brownfield Land (Previously Developed Land “PDL”), Conversion or Greenfield

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

Dwellings to be developed (including under construction) – this is the number of dwellings that remains to be completed.

Table 1 – Sites Under Construction

SHELAA Ref	HLM Ref	WLP Ref	Site Name	Nearest Settlement	Size (hectares)	Capacity	Dwellings to be developed (including under construction)	Land Type	Planning History
BAR_04	2772	SA1/24	Land West of Garstang Road	Barton	2.35	34	34	Greenfield	18/00746/REMAJ
BIL_20	3013	N/A	Ashleigh Cottage Nursery, St Michaels Road	Myerscough	0.65	3	3	Brownfield	21/00174/FULMAJ
BOW_09	2856	N/A	Calder House Lane/ Garstang Rd, Bowgreave	Bowgreave	0.96	9	9	Greenfield	22/00396/FUL
CLV_14	2687 (A,B,C & D)	SA1/9	North of Norcross Lane	Cleveleys	11.83	332	110	Brownfield	18/00755REMAJ 18/00860/FULMAJ 19/00466/REMAJ 21/01089/FULMAJ
CTL_12	2683	SA3/2	Land bounded by Garstang Road, A6 and Joe Lane	Catterall	9.40	266	11	Greenfield	16/01065/RELMAJ 20/01009/FUL 20/01010/OUT
CTL_20	2770	SA1/22	Daniel Fold Phase 2, Daniel Fold Lane	Catterall	3.52	80	42	Greenfield	21/00484/FULMAJ
FWD_30	2813	SA1/1	Former Fleetwood HS Playing Fields (Land West)	Fleetwood	1.05	44	44	Greenfield	21/00341/FULMAJ
GRE_21_02*	2691F	SA3/3	South East Copp Lane (Land at Chesham Lodge Farm)	Gt Eccleston	0.37	6	6	Greenfield	21/01394/FUL
GRE_23	2691C	SA3/3	North of Copp Lane (South of West End)	Gt Eccleston	2.68	16	3	Greenfield	18/00540/FULMAJ

SHELAA Ref	HLM Ref	WLP Ref	Site Name	Nearest Settlement	Size (hectares)	Capacity	Dwellings to be developed (including under construction)	Land Type	Planning History
GST_06	1567B	SA1/16	South of Kepple Lane	Garstang	2.80	70	55	Greenfield	14/00053/OUTMAJ 17/00305/REMAJ
GST_74_03	2818	SA1/15	South of Prospect Farm, A6, Garstang	Garstang	2.66	70	53	Greenfield	20/00212/FULMAJ
HAM_18 and HAM_29	2760	SA1/10	Land at Arthurs Lane, Hambleton	Hambleton	10.78	201	184	Greenfield	18/00395/RELMAJ 19/00167/FULMAJ
INS_05_02	2736B	SA1/11	Land South of Preston Road/Inskip Primary School	Inskip	1.24	30	14	Greenfield	19/00348/OUTMAJ 20/00383/REMAJ
PIL_30	2631	SA1/8	North of Garstang Road	Pilling	1.63	40	4	Greenfield	18/00138/REMAJ
PFY_02	1357A	SA1/5	Land off Garstang Road East	Poulton-le- Fylde	24.8	522	151	Greenfield	15/00298/FULMAJ
PFY_43_01	2792	SA1/4	Land to the rear of Brockholes Cres.	Poulton-le- Fylde	3.77	106	106	Greenfield	16/00742/OUTMAJ & 18/01125/REMAJ
PFY_47	2776	SA1/4	Land Holts Lane, Poulton- le-Fylde	Poulton-le- Fylde	4.0	102	89	Greenfield	16/01043/OULMAJ & 20/00332/REMAJ
PFY_51	2815A	SA1/6	Berrys Lane/Tithebarn St	Poulton-le- Fylde	0.96 (PFY_51 only – does not include wider allocation)	46	46	Greenfield	17/00632/REMAJ
PFY_65	2815C	SA1/6	Moorfield Av	Poulton-le- Fylde	2.27	42	20	Greenfield	21/00750/FULMAJ
PFY_67	2580	N/A	Fairfied Nurseries	Poulton-le- Fylde	1.18	9	9	Brownfield	22/00601/REMAJ
PFY_71_02	2815B	Part SA1/6	Land South of Blackpool Road	Poulton-le- Fylde	16.81 (Includes land reserved for a school)	202	113	Greenfield	19/00551/FULMAJ
PFY_71_05	2815A	Part SA1/6	Land South of Blackpool Road	Poulton-le- Fylde	2.29	46	46	Greenfield	17/00632/OUTMAJ 17/00632/REMAJ
STA_15	2568C	Part SA1/7	Moor Ends, Stricklands Lane	Stalmine	2.98	138	138	Greenfield	21/00981/FULMAJ
STA_20	2568B	Part SA1/7	Carr End Lane, Stalmine	Stalmine	2.71	74	62	Greenfield	20/00773/FULMAJ
THN_16_01	2261B	N/A	East of Bourne Road	Thornton	5.16	210	142	Brownfield	20/00405/LMAJ
THN_16_02	2260	Part SA4	Fleetwood Rd North/Bourne Road	Thornton	3.05	128	97	Greenfield and Brownfield	19/00347/FULMAJ 23/00338/FULMAJ (Phase 1 and 2)
THN_30	2726B	Part SA1/2	Land between Lambs Rd/Raikes Rd	Thornton	12.09	184	184	Greenfield	20/01018/LMAJ 22/00815/FULMAJ
THN_40	2726A	Part SA1/2	East of Lambs Rd	Thornton	5.8	157	1	Greenfield	14/00553/OULMAJ 17/00050/REMAJ

*Whilst this site is below the study threshold, it remains due to being part of an allocated site.

Table 2 – Sites with a Technical Commencement

SHELAA Ref	HLM Ref	WLP Ref	Site Name	Nearest Settlement	Size (hectares)	Capacity	Land Type	Planning History	Notes
FWD_41	2045	N/A	Land adjacent to 19 Adelaide Street	Fleetwood	0.12	18	Brownfield	04/00309/FULMAJ	The site has had planning permission (04/00309) since 2004 for the erection of a three storey building comprising retail units and first floor apartments. Technical start but development ceased. Cleared site.
FWD_58	2005	N/A	30/32 Adelaide Street	Fleetwood	0.05	18	Brownfield	04/00207/FULMAJ	Technical commencement recorded on B.reg PS/09/05882

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Appendix 3 - Sites with a Residential Planning Permission or Minded to Approve (MTA) Decision (Residential)

All the sites listed below had a residential planning permission or MTA decision as of 31 March 2023.

HLM Ref – Wyre council Housing Land Monitoring reference

WLP Ref – This is the site reference given in the Wyre Local Plan

Capacity – site capacity is based on the approved or MTA scheme(s)

Land Type – Brownfield Land (Previously Developed Land “PDL”), Conversion or Greenfield

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

Table 1 – Residential Planning Permission

SHELAA Ref	HLM Ref	WLP Ref	Site Name	Nearest Settlement	Size (hectares)	Capacity	Land Type	Planning History	Notes
FOR_07 and FOR_08	2819A	SA3/4	South East Winder Lane	Forton	10.63	195	Greenfield	18/00469/OULMAJ 22/00735/RELMAJ	
FWD_63, FWD_64 and FWD_65	2984	N/A	Land bounded by Rede Avenue, Chatsworth Avenue and Princes Way	Fleetwood	3.13	102	Brownfield	21/00049/LMAJ	
GRE_25	2691D	SA3/3	West of Copp Lane	Great Eccleston	15.8	343	Greenfield	19/00860/OULMAJ 22/00761/RELMAJ	
GST_05	3068	N/A	Land South of Castle Lane, Garstang	Garstang	0.75	9	Greenfield	22/00669/OUT	
GST_52	2767	SA3/5	Land to the West of the A6 at Gatstang	Garstang	16.64	270	Greenfield	14/00458/OULMAJ 16/00241/OULMAJ	
PFY_71_04	2983	N/A	Land to the South of Blackpool Road, Poulton-le-Fylde	Poulton-le-Fylde	12.80	330	Greenfield	19/00615/OULMAJ	
PIL_43	3090	N/A	Golden Ball, School Lane	Pilling	0.94	24	Part Brownfield, Part Greenfield	22/01005/FULMAJ	
THN_13	2713	N/A	Prospect Farm, Skippool Road	Thornton	0.61	4	Greenfield	20/00882/FUL	
THN_23	2814	SA1/3	Land between Fleetwood Rd North and Pheasants Wood	Thornton	8.48	158	Greenfield	22/00762/FULMAJ	

Table 2 – Minded to Approve (MTA) Decision

SHELAA Ref	HLM Ref	WLP Ref	Site Name	Nearest Settlement	Size (hectares)	Capacity	Land Type	Planning History	Notes
THN_16_03	2260B	SA4	Land off Fleetwood Road North, Thornton-Cleveleys	Thornton	4.48	130	Greenfield	23/00215/OULMAJ	

Appendix 4 – Remaining allocated sites in the Wyre Local Plan (2011-2031) (incorporating the partial update of 2022) (Residential)

WLP Ref – This is the site reference given in the Wyre Local Plan

Size – size is based on the size as set out in the WLP and is based on the whole allocation.

Available – this is an estimate of the dwellings remaining available for development on allocated sites that don't have planning permission. In some cases allocated sites have come forward in phases.

The dwellings available is a count of the dwellings available on the remaining portion of the allocation.

Land Type – Brownfield Land (Previously Developed Land “PDL”), Conversion or Greenfield

SHELAA Ref	WLP Ref	Site Name	Nearest Settlement	Size (hectares)	Available	Land Type
BAR_06	SA1/25	Land West of Garstang Road (North Barton)	Barton	0.93	26	Greenfield
CTL_22	SA2/3	South of Goose Lane	Catterall	1.00	0 - Now has permission for commercial use	Greenfield
FOR_05 and FOR_05_01	SA3/4	Land adjacent to Winder Lane	Forton	19.50	17 ²	Greenfield
FOR_06	SA3/4	Land West of Winder Lane	Forton	19.50	110 ³	Greenfield
FOR_07_01	SA3/4	Land to the South of School Lane and East of Winder Lane (Parcel B)	Forton	19.50	0 - Site is available for Non-residential use	Greenfield
FWD_25*	SA3/1	South of Fleetwood Dock	Fleetwood	32.67	120	Brownfield
FWD_66*	SA5	Port of Fleetwood	Fleetwood	7.60	0 – Site safeguarded for port related development within existing adopted Local Plan.	Brownfield
GRE_25_01	SA3/3	West of Copp Farm	Great Eccleston	33.70	101	Greenfield
GST_25 GST_25_01 GST_25_02 GST_25_03 GST_25_04	SA1/14	Land West of Cockerham Road	Garstang	14.52	260	Greenfield
INS_05_01	SA1/11	Land South of Preston Road/Inskip Primary School	Inskip	6.05	0 – Land reserved for school	Greenfield
PFY_71_06	SA1/6	Land south of Blackpool Road	Poulton-le-Fylde	1.26	31	Greenfield
THN_18*	SA4	Land east of Railway, Hillhouse site	Thornton	137.75	0 ⁴ – SA4 residential units have come forward via THN_16_02 and THN_16_03	Brownfield / Greenfield
THN_30_01	SA1/2	Land between Lambs Rd/Raikes Rd	Thornton	19.67	40 ⁵	Greenfield

² based on pending application – 23/00807/OUTMAJ

³ based on pending application – 24/00119/OULMAJ

⁴ A masterplan for the SA4 allocation is due to be reviewed in 2024.

⁵ based on pending application – 22/00780/FULMAJ

SHELAA Ref	WLP Ref	Site Name	Nearest Settlement	Size (hectares)	Available	Land Type
THN_50	SA4	Land east of Fleetwood Road, Thornton	Thornton	137.75	43 ⁶	Greenfield

*Due to its strategic importance and this site being within an existing allocation, the site has been included and not removed from the sieving process.

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⁶ based on pending application - 23/00122/FULMAJ

Appendix 5 - Suitability Assessment Sieved Out Sites (Sieve 1) (Parameters Gateway) (Residential)

Net Developable Area (NDA) – Net developable area (in hectares) (see main report section 2.4).

Capacity – Capacity in this instance is the estimated number of dwellings that could be achieved based on assumptions set out in the main report (see section 2.4). Actual capacity may be different should the site be deemed appropriate for development in the future.

Land Type – Brownfield Land (Previously Developed Land “PDL”), Conversion or Greenfield

Flood Zone – Flood Zones identified through data provided by the Environment Agency (EA). Please note that flood designations can change. There may be other sources of flooding not captured through the GIS desktop analysis.

Exclusion Parameter – see main report (section 2.5.2)

SHELAA Ref	Site Name	Nearest Settlement	Size (hectares)	Net Developable Area (hectares)	Capacity	Land Type	Flood Zone	Exclusion Parameter	Notes
BAR_02	Land North of White Horse Lane	Barton	2.26	1.81	54	Greenfield	1	Location	
BAR_03	Land South of White Horse Lane	Barton	2.26	1.81	54	Greenfield	1	Location	
BAR_05	Land off Garstang Rd, North of White Horse Lane	Barton	4.3	2.58	77	Greenfield	1	Location	
BIL_01	Land at Brock, Garstang Road, Bilsborrow, Preston, PR3 0BT	Bilsborrow	2.15	1.72	51	Greenfield	2 & 3	Flood Risk	
BIL_03	Garstang Road, Bilsborrow	Bilsborrow	0.67	0.54	16	Brownfield	2 & 3	Existing use precludes development	
BIL_06	West of the Willows	Bilsborrow	0.66	0.53	15	Greenfield	2 & 3	Flood Risk	
BIL_07	Brook House Nurseries and adjacent land, Garstang Rd	Bilsborrow	24.44	14.66	439	Part brownfield mostly greenfield	2 & 3	Existing use precludes development	
BIL_08	Land to the West of Moss Lane	Bilsborrow	3.50	2.80	84	Part brownfield mostly greenfield	1	Location	
BIL_09	Land south of St Michaels Rd	Bilsborrow	2.74	2.19	65	Greenfield	1	Location	
BIL_10	Land at Myerscough Lodge, St Michaels Rd	Bilsborrow	9.37	5.62	168	Part brownfield Part greenfield	2 & 3	Location	
BIL_11	Land at Primrose Hill Farm, St Michaels Rd	Bilsborrow	9.36	5.62	168	Part brownfield mostly greenfield	2 & 3	Location	
BIL_12	Greenlands, Garstang Rd, Brock	Bilsborrow	1.53	1.22	36	Mostly Brownfield part greenfield	2 & 3	Existing use precludes development	
BIL_13	Land at Forge Farm	Bilsborrow	1.04	0.83	24	Greenfield	2 & 3	Flood Risk	
BIL_14	Land off Bilsborrow Lane, Bilsborrow, Preston	Bilsborrow	3.09	2.47	74	Greenfield	1	Location	
BIL_15_01	Land at Threlfalls Farm, Bilsborrow	Bilsborrow	1.25	1	30	Greenfield	1	Recreation Site	
BIL_17	Myerscough Hall Drive	Bilsborrow	0.89	0.71	21	Greenfield	2 & 3	Flood Risk	
BIL_18	East of Sycamore Road	Bilsborrow	0.94	0.75	22	Greenfield	2 & 3	Recreation Site	
BIL_19	Rear of Feldwood, St. Michaels Road	Bilsborrow	1.83	1.46	43	Greenfield	2 & 3	Location	

SHELAA Ref	Site Name	Nearest Settlement	Size (hectares)	Net Developable Area (hectares)	Capacity	Land Type	Flood Zone	Exclusion Parameter	Notes
BIL_21	Land at St Michaels Road, Bilborrow, PR3 0RS	Bilborrow	1.78	1.42	42	Greenfield	2 & 3	Location	
BOW_14	Land on East side of Garstang Road, North of	Bowgreave	1.63	1.30	39	Greenfield	1	Recreation Site	
CAB_02	Toppings Farm, Cabus	Cabus	8.24	4.94	148	Part brownfield mostly greenfield	1	Location	
CAB_03	Whitemount, Lancaster New Road	Cabus	1.73	1.38	41	Greenfield	1	Location	
CAB_12	Land Opposite Forton spar, Old Holly , Cabus, PR3 1AD	Cabus	4.8	2.88	86	Greenfield	1	Location	
CAB_13	Old Holly Farm, Cabus, Preston, PR3 1AA	Cabus	3.49	2.79	83	Greenfield	1	Location	
CHU_03	South of Ainspool Lane	Churchtown	6.36	3.82	114	Greenfield	2 & 3	Flood Risk	
CHU_03_01	Land south of Tarnacre Lane/A 586, Churchtown, Preston, PR3 0SZ	Churchtown	5.54	3.32	99	Greenfield	2 & 3	Flood Risk	
CHU_04	North of The Avenue	Churchtown	3.25	2.60	78	Greenfield	2 & 3	Location	
CHU_05	South of The Avenue	Churchtown	5.51	3.31	99	Greenfield	2 & 3	Flood Risk	
CHU_06	Land South of Tarnacre Lane	Churchtown	1.61	1.29	38	Greenfield	2 & 3	Flood Risk	
CLD_05	Cricket Ground, Calder Vale	Calder Vale	1.26	1.01	30	Greenfield	1	Location	
CLD_06	Corner of Strickens Lane/Calder Vale Road	Calder Vale	2.33	1.86	55	Greenfield	1	Location	
CLD_07	North of Calder Vale Road	Calder Vale	1.15	0.92	27	Greenfield	1	Location	
CLV_01	Tram siding, adj. to Cumberland Av/ Dorset Av	Cleveleys	0.64	0.51	15	Part Brownfield, part greenfield	2	Flood Risk	
CLV_08	Land between Berwick Ave and Croasdale Drive	Cleveleys	1.45	1.16	34	Greenfield	2	Recreation Site	
CLV_09	Dorset Avenue Industrial Estate	Cleveleys	2.17	1.74	52	Brownfield	2	Existing use precludes development	
CLV_14_01	Norcross, Norcross Lane	Cleveleys	6.79	4.07	122	Greenfield	2 & 3	Green Belt	
CLV_15	Land at Trapp Farm, Fleetwood Road South, Thornton Cleveleys, FY5 5NR	Thornton / Carleton	11.66	7.00	209	Part Brownfield, part greenfield	2 & 3	Green Belt	
CTL_04	Land north of Catterall Gates Lane, former	Catterall	3.21	2.57	77	Greenfield	2 & 3	Flood Risk	
CTL_09	Lodge Park, Catterall Gates Lane	Catterall	0.94	0.75	22	Brownfield	1	Existing use precludes development	
CTL_24	Stubbins Farm	Catterall	16.66	10.00	299	Greenfield	2 & 3	Location	
CTL_25	Little Stubbins	Catterall	1.35	1.08	32	Greenfield	1, 2 & 3	Location	
CTL_28	West of Nightingale Way	Catterall	0.60	0.60	18	Part Brownfield, part greenfield	2 & 3	Existing use precludes development	

SHELAA Ref	Site Name	Nearest Settlement	Size (hectares)	Net Developable Area (hectares)	Capacity	Land Type	Flood Zone	Exclusion Parameter	Notes
FWD_24	Land at Rossall School, Broadway	Fleetwood	4.26	2.56	76	Brownfield	2	Green Belt	
FWD_29	Milton Street Community Centre	Fleetwood	0.57	0.46	13	Brownfield	2 & 3	Flood Risk	
FWD_32	Eskdale Avenue	Fleetwood	0.6	0.48	14	Greenfield	2 & 3	Recreation Site	
FWD_33	Open space north of Roundhay	Fleetwood	1.8	1.44	43	Greenfield	2 & 3	Recreation Site	
FWD_36	Land at Larkholme Parade	Fleetwood	0.46	0.37	11	Greenfield	2	Recreation Site	
FWD_46	Land South of West Way	Fleetwood	6.18	3.71	111	Greenfield	2	Green Belt	
FWD_47	Land Opposite Rossall School	Fleetwood	3.55	2.84	85	Greenfield	2	Green Belt	
FWD_48	North of Osborne Grove	Fleetwood	4.46	2.68	80	Greenfield	2	Green Belt	
FWD_54	Highbury Av	Fleetwood	0.67	0.54	16	Greenfield	2 & 3	Flood Risk	
FWD_56	Cardinal Allen School Grounds	Fleetwood	4.79	2.87	86	Greenfield	2 & 3	Recreation Site	
FWD_56_01	St Edmunds Church and associated land, Melbourne Avenue, Fleetwood, FY7 8AY	Fleetwood	0.46	0.37	11	Part brownfield, mostly greenfield	2 & 3	Recreation Site	
FWD_59	Affinity Lancashire, Anchorage Road, Fleetwood, FY7 6AE	Fleetwood	6.3	3.78	113	Brownfield	2 & 3	Flood Risk	
GRE_22	Raikes Brook Farm	Great Eccleston	1.62	1.30	38	Greenfield	2 & 3	Flood Risk	
GRE_26	Land at Copp Farm, Copp Lane, Great Eccleston, PR3 0ZN	Great Eccleston	18.58	11.15	334	Greenfield	1	Location	
GRE_29	Land to the North of Garstang Road, Great Eccleston, PR3 0YA	Great Eccleston	0.8	0.64	19	Greenfield	2 & 3	Flood Risk	
GST_09	Land north of Longmoor Lane, Nateby	Garstang	2.33	1.86	55	Brownfield	1	Existing use precludes development	
GST_28	Ind Est south of Green Lane West, Garstang	Garstang	2.58	2.06	61	Brownfield	1	Existing use precludes development	
GST_49	Land adjacent to Mill Cottage, Bonds Lane	Garstang	0.56	0.45	13	Greenfield	2	Flood Risk	
GST_54	Land off Castle Lane Garstang (LOT B)	Garstang	3.19	2.55	76	Greenfield	1 & 2	Location	
GST_55	Land off Castle Lane Garstang (LOT A)	Garstang	1.91	1.53	45	Greenfield	2	Flood Risk	
GST_66	Former Highways Depot, Green Lane West	Garstang	0.49	0.39	11	Brownfield	1	Existing use precludes development	
GST_70	Land North of Castle Lane, Garstang	Garstang	3.44	2.75	82	Greenfield	2 & 3	Flood Risk	
GST_71	South West of Castle Lane	Garstang	0.81	0.65	19	Greenfield	1 & 2	Recreation Site	
GST_74_02	Land at Cross House Farm, West of the A6	Garstang	14.48	8.69	260	Greenfield	1	Location	
GST_75	Land forming part of Garstang Marina, Nateby Crossing Lane, Garstang, PR3 0JJ	Nateby	1.8	1.44	43	Greenfield	1	Existing use precludes development	
HAM_07	Field east of Dineklyn, Marsh Lane	Hambleton	0.51	0.41	12	Greenfield	2 & 3	Flood Risk	

SHELAA Ref	Site Name	Nearest Settlement	Size (hectares)	Net Developable Area (hectares)	Capacity	Land Type	Flood Zone	Exclusion Parameter	Notes
HAM_10	Recreational Open Space, corner off Church Lane/Grange Road	Hambleton	1.46	1.17	35	Greenfield	1	Recreation Site	
HAM_12	Corner of Bull Park Lane/Shard Lane	Hambleton	2.91	2.33	69	Part brownfield, part greenfield	2 & 3	Flood Risk	
HAM_13	Land at Salt Marsh Lane	Hambleton	7.52	6.02	180	Greenfield	2 & 3	Flood Risk	
HAM_17	Kiln Lane, Hambleton	Hambleton	0.68	0.54	16	Greenfield	2 & 3	Flood Risk	
HAM_20	Wardley's View, Kiln Lane, Hambleton	Hambleton	0.77	0.62	18	Greenfield	1	Location	
HAM_22	Land Off Shard Lane Lane, Hambleton, FY6 9BX	Hambleton	3.03	2.42	72	Greenfield	2 & 3	Flood Risk	
HAM_23	South of Marsh Lane, Parcel 1	Hambleton	5.43	3.26	97	Greenfield	2 & 3	Flood Risk	
HAM_24	South of Marsh Lane, Parcel 2	Hambleton	1.94	1.55	46	Greenfield	2 & 3	Flood Risk	
HAM_25	Old Bridge Lane	Hambleton	1.04	0.83	24	Greenfield	2 & 3	Location	
HAM_26	South of Shard Road	Hambleton	4.02	2.41	72		2 & 3	Location	
HAM_26_01	Land Off Shard Lane, Hambleton, FY6 9DD	Hambleton	6.58	3.95	118	Greenfield	2 & 3	Location	
HAM_27	Land East of Carr Lane/North of Sower Carr	Hambleton	1.40	1.12	33	Greenfield	2 & 3	Flood Risk	
HAM_28	South Hambleton	Hambleton	32.39	19.43	583	Greenfield	2 & 3	Flood Risk	
HAM_30	Land at Carr Lane, Hambleton, FY6 6BB	Hambleton	8	4.80	144	Greenfield	2 & 3	Flood Risk	
HAM_31	Ellesmere, Kiln Lane, Hambleton, FY6 9BH	Hambleton	0.4	0.32	9	Part brownfield, part greenfield	2 & 3	Flood Risk	
HAM_34	Land East of Carr Lane, Hambleton	Hambleton	2.9	2.32	69	Part brownfield, mostly greenfield	2 & 3	Location	
HLN_05	Laburnum Nurseries, Lancaster New Road, Forton, Preston, PR3 1AE	Forton	4.3	2.58	77	Part brownfield, part greenfield	1	Location	
INS_03	School Lane, Inskip	Inskip	15.1	9.06	271	Greenfield	2 & 3	Flood Risk & Peaty soils	
INS_06	Higham Side Road/Preston Road, Inskip	Inskip	3.57	2.86	85	Greenfield	2 & 3	Flood Risk	
INS_08	South of Derby Arms (Preston Rd), Inskip	Inskip	5.67	3.40	102	Greenfield	1	Location	
INS_09	Sowerby Lodge, Sowerby Hall Farm, St Michaels, Preston, PR3 0TU	Sowerby	1.5	1.20	36	Brownfield	1	Location	
INS_10	Land surrounding Sowerby Hall Farm, Preston, PR3 0TU	Sowerby	2.35	1.88	56	Greenfield	1	Location	
INS_11	Land North of Sowerby Lodge, Sowerby Hall Farm, Preston, PR3 0TU	Sowerby	5	3.00	90	Greenfield	2 & 3	Location	

SHELAA Ref	Site Name	Nearest Settlement	Size (hectares)	Net Developable Area (hectares)	Capacity	Land Type	Flood Zone	Exclusion Parameter	Notes
INS_12_01	Land West of White house Farm, Preston Road, Inskip, Preston, PR3 0TT	Inskip	10.63	56.38	191	Greenfield	1	Location	
KNO_05_01	Land to the South of Pilling Lane	Knott End/Preesall	0.56	0.45	13	Greenfield	2 & 3	Flood Risk	
KNO_05_02	Land to the South of Pilling Lane	Knott End/Preesall	0.96	0.78	23	Greenfield	2 & 3	Flood Risk	
KNO_06	Land at end of Beechfield Avenue	Knott End/Preesall	0.49	0.39	11	Greenfield	2 & 3	Flood Risk	
KNO_15	Land North West of Pilling Lane, off Willow Close	Knott End/Preesall	1.72	1.38	41	Greenfield	2 & 3	Flood Risk	
KNO_16	Car Park off Quaile Holme Road	Knott End/Preesall	0.61	0.49	14	Brownfield	2 & 3	Flood Risk	
KNO_18	The Gables Stable Yard (AKA Four Acres Farm)	Knott End/Preesall	0.45	0.36	10	Part brownfield, part greenfield	2 & 3	Flood Risk	
KNO_19	Land adjacent to Willows Farm, Tongues Lane	Knott End/Preesall	2.68	2.14	64	Greenfield	2 & 3	Flood Risk	
KNO_20	Roslyn Av, Preesall	Knott End/Preesall	0.58	0.46	13	Greenfield	2 & 3	Flood Risk	
KNO_21	Selbys Pig Farm, Little Tongues Lane	Knott End/Preesall	2.41	1.93	57	Part brownfield, part greenfield	2 & 3	Flood Risk	
KNO_22	Land to the rear of 4 Roslyn Avenue	Knott End/Preesall	0.42	0.34	10	Part brownfield, mostly greenfield	2 & 3	Flood Risk	
KNO_23	Land south of Lancaster Road, Knott End	Knott End	22.4	13.44	403	Greenfield	2 & 3	Flood Risk	
KNO_24	Land around Parrox Hall, Preesall, FY6 0JU	Preesall	28	16.80	504	Part brownfield, mostly greenfield	2 & 3	Flood Risk	
NAT_01	South Nateby	Nateby	14.58	8.75	262	Greenfield	1	Location	
NAT_02	Land off Longmoor Lane , Nateby	Nateby	0.87	0.70	20	Greenfield	1	Location	
NAT_03	North Nateby	Nateby	23.06	13.84	415	Greenfield	1	Location	
OUT_03	Sandy Lane, Off Crookgate Lane, Out Rawcliffe	Out Rawcliffe	9.74	5.84	175	Greenfield	1	Location	
OUT_04	The Northern Liner Co., Lancaster Road, Out	Out Rawcliffe	4.84	2.90	87	Brownfield	2 & 3	Flood Risk	
OUT_06	Sunnycroft/Rose Cottage, Turkey St	Out Rawcliffe	0.64	0.51	15	Greenfield	1	Location	
OUT_07	Valliants Equestrian Centre, East of Lancaster Road, Out	Out Rawcliffe	2.38	1.90	57	Part brownfield, part greenfield	1	Location	
OUT_08	2 Ash Villas, Lancaster Road	Out Rawcliffe	0.45	0.36	10	Greenfield	2 & 3	Flood Risk	
PFY_02_02	Land North East of Little Poulton Lane	Poulton-le- Fylde	7.73	4.64	139	Greenfield	2 & 3	Flood Risk	
PFY_05	Land at Fouldrey Avenue	Poulton-le- Fylde	6.61	3.97	118	Part brownfield, part greenfield	2 & 3	Flood Risk	

SHELAA Ref	Site Name	Nearest Settlement	Size (hectares)	Net Developable Area (hectares)	Capacity	Land Type	Flood Zone	Exclusion Parameter	Notes
PFY_05_01	Land West and East of Fouldrey Avenue	Poulton-le- Fylde	4.46	2.68	80	Greenfield	2 & 3	Flood Risk	
PFY_16	Land to the rear of 44-52 Normoss Road	Poulton-le- Fylde	0.94	0.75	22	Greenfield	1	Green Belt	
PFY_17	Land north of Arundel Drive, Carleton	Poulton-le- Fylde	9.56	5.74	172	Greenfield	2 & 3	Green Belt	
PFY_18	Compley Farm, off Garstang Road West	Poulton-le- Fylde	12.18	7.31	219	Part brownfield, part greenfield	1	Green Belt	A major part of the site is in use as a caravan/park home site.
PFY_25	Land on the SE side of Garstang Road West	Poulton-le- Fylde	7.61	4.57	136	Greenfield	1	Green Belt	
PFY_32	Land at Donnington Road	Poulton-le- Fylde	0.53	0.42	12	Greenfield	1	Recreation Site	
PFY_33	Land at Farnham Way	Poulton-le- Fylde	0.76	0.61	18	Greenfield	1	Recreation Site	
PFY_46	Land West of Fouldrey Avenue	Poulton-le- Fylde	0.46	0.37	11	Greenfield	2 & 3	Flood Risk	
PFY_48	Land at 118 Bispham Road, Carleton	Poulton-le- Fylde	1.96	1.57	47	Greenfield	1	Green Belt	
PFY_52	Land off Normoss Rd, Poulton-le- Fylde	Poulton-le- Fylde	1.20	0.96	28	Greenfield	1	Green Belt	
PFY_54	Fairfield Rd, Hardhorn	Poulton-le- Fylde	1.11	0.89	26	Greenfield	1	Location	
PFY_57	Land to the north of Myrtle Rd	Poulton-le- Fylde	6.15	3.69	110	Greenfield	2 & 3	Green Belt	
PFY_59	Avenue Road, Normoss	Poulton-le- Fylde	6.34	3.80	114	Greenfield	2 & 3	Green Belt	
PFY_61	Normoss Farm, Normoss Road	Poulton-le- Fylde	1.71	1.37	41	Greenfield	1	Green Belt	
PFY_63	Bispham Rd	Poulton-le- Fylde	4.44	2.66	79	Greenfield	1	Green Belt	
PFY_71_01	Land to the South of Blackpool Road, Poulton-le-Fylde	Poulton-Le-Fylde	4.02	2.41	73	Greenfield	1	Recreation Site	
PFY_72	Land off Benedict Drive and Normoss Road, Poulton-le-Fylde, FY3 0EP	Poulton-Le-Fylde	6.5	3.90	117	Greenfield	1	Green Belt	
PFY_73	Land to the North of Blackpool Old Road and Higher Moor Road, Carleton	Carleton	0.73	0.58	17	Greenfield	1	Green Belt	
PFY_74	Land North of Buckingham Way, Poulton-le-Fylde, FY6 7UT	Carleton	0.43	0.26	7	Greenfield	1	Recreation Site	
PIL_05	Land off Field Edge Lane, Pilling	Pilling	1.19	0.95	28	Part brownfield, mostly greenfield	2 & 3	Flood Risk	
PIL_06	Land adjacent to Meadowdene, Lancaster	Pilling	0.54	0.43	12	Greenfield	2 & 3	Flood Risk	
PIL_09	Land at Libby Lane, West of Fluke Hall Lane	Pilling	1.52	1.22	36	Greenfield	2 & 3	Flood Risk	
PIL_10	Land adjacent to Sandy Brae, School Lane	Pilling	0.50	0.40	12	Greenfield	2 & 3	Flood Risk	

SHELAA Ref	Site Name	Nearest Settlement	Size (hectares)	Net Developable Area (hectares)	Capacity	Land Type	Flood Zone	Exclusion Parameter	Notes
PIL_12	Land adjoining Damside Farm, South of Taylors	Pilling	2.15	1.72	51	Greenfield	2 & 3	Flood Risk	
PIL_14	Land Adj the Workshop Lancaster Road Pilling	Pilling	4.01	2.41	72	Greenfield	2 & 3	Flood Risk	
PIL_21	Land adjoining Damside Farm rear of site PIL_12, South of Taylors Lane	Pilling	5.09	3.05	91	Greenfield	2 & 3	Flood Risk	
PIL_22	Land to the south of Fluke Hall Lane	Pilling	1.49	1.19	35	Greenfield	2 & 3	Flood Risk	
PIL_24	Taylors Lane, Damside	Pilling	0.46	0.37	11	Greenfield	2 & 3	Flood Risk	
PIL_26	Northern Liner Co., Carr Lane	Pilling	2.12	1.70	50	Greenfield	2 & 3	Flood Risk	
PIL_27	Pinewood, Garstang Road	Pilling	3.76	3.01	90	Part brownfield, part greenfield	2 & 3	Flood Risk	
PIL_28	Land adj. Glenlea, Garstang Road	Pilling	1.75	1.40	42	Greenfield	2 & 3	Flood Risk	
PIL_31	Land to East of Lancaster Road	Pilling	3.18	2.54	76	Greenfield	2 & 3	Flood Risk	
PIL_32	Land behind Laharna, Lancaster Road	Pilling	1.47	1.18	35	Greenfield	2 & 3	Flood Risk	
PIL_33	Abrams House Farm (North), Smallwood Hey Rd	Pilling	0.55	0.44	13	Greenfield	2 & 3	Flood Risk	
PIL_35	Field House, Off Lancaster Rd	Pilling	4.56	2.74	82	Greenfield	2 & 3	Flood Risk	
PIL_36	West of Carr Lane	Pilling	1.79	1.43	42	Greenfield	2 & 3	Flood Risk	
PIL_37	Land West of Lancaster Road, Stakepool	Pilling	2.77	2.22	66	Greenfield	2 & 3	Flood Risk	
PIL_38	Central Pilling	Pilling	13.85	8.31	249	Part brownfield, mostly greenfield	2 & 3	Flood Risk	
PIL_39	North Pilling	Pilling	13.24	7.94	238	Greenfield	2 & 3	Flood Risk	
PIL_40	Land at Smallwood Hey Road, Pilling, PR3 6HJ	Pilling	4.73	2.84	85	Greenfield	2 & 3	Recreation Site	
PIL_41	Low Carr Nurseries, Head Dyke Lane, Pilling, PR3 6SJ	Pilling	2.4	1.92	57	Part brownfield, part greenfield	2 & 3	Flood Risk	
PRE_02	Land west of Sandy Lane, Preesall	Preesall Hill	11.42	6.85	205	Greenfield	2 & 3	Flood Risk	
PRE_04	Land south of Fern Brook Cottages, East of Back	Preesall Hill	1.50	1.20	36	Brownfield	1	Location	
PRE_05	Land off Cemetery Lane, Preesall Park	Preesall Hill	0.55	0.44	13	Greenfield	2 & 3	Flood Risk	
PRE_06	Land off Hall Gate Lane, Preesall Park	Preesall Hill	4.66	2.80	83	Greenfield	2 & 3	Location	
PRE_12	Land off Cart Lane and Green Lane	Preesall Hill	2.03	1.62	48	Part brownfield, part greenfield	2 & 3	Flood Risk	
PRE_16	Land Adjacent to Springfield Cottages, Cartgate, Preesall, FY6 0NR	Preesall	0.4	0.32	9	Part brownfield, part greenfield	2 & 3	Flood Risk	
PRE_17	Land to the north of Preesall Park Farm, FY6 0LU	Preesall	1.9	1.52	45	Greenfield	2 & 3	Location	

SHELAA Ref	Site Name	Nearest Settlement	Size (hectares)	Net Developable Area (hectares)	Capacity	Land Type	Flood Zone	Exclusion Parameter	Notes
PRE_18	Land around Green Lane Farm, Presall	Presall	4.7	2.82	84	Part brownfield, mostly greenfield	2 & 3	Flood Risk	
SCO_05	Wyresdale Hall, Wyresdale Park Estate, Snowhill Lane	Scorton	0.6	0.48	14	Brownfield	1	Location	
SCO_07	West Scorton	Scorton	13.22	7.93	237	Greenfield	2 & 3	Flood Risk	
STA_17	Land off Hallgate Lane	Stalmine	1.63	1.30	39	Brownfield	1	Recreation Site	
STA_19	Back Lane, Stalmine	Stalmine	0.79	0.63	18	Greenfield	1	Location	
STA_22	Land off Old Toms Lane, Stalmine Moss side, Stalmine, PR1 3JJ	Stalmine	2.10	1.68	50	Greenfield	2 & 3	Peaty Soils	
STM_03	Land bounded by River Wyre & A586	St Michaels	3.47	2.78	83	Greenfield	2 & 3	Flood Risk	
STM_07	Land north of River Wyre at St. Michael's Bridge	St Michaels	1.29	1.03	30	Greenfield	2 & 3	Flood Risk	
STM_09	New House Farm, Hall Lane	St Michaels	0.50	0.40	12	Greenfield	1	Location	
STM_11	Open space/Playground, end off Apple Tree Close	St Michaels	0.49	0.39	11	Greenfield	2	Recreation Site	
STM_18	Land North of Post Office Row	St Michaels	2.92	2.34	70	Greenfield	2 & 3	Flood Risk	
STM_19	Land to the East side of Sowerby Road, Preston, PR3 0TU	Sowerby	16.19	9.71	291	Greenfield	2 & 3	Location	
THN_09	Land at Allt Nurseries, off Amounderness Way	Thornton	2.96	2.37	71	Part brownfield, part greenfield	2 & 3	Green Belt	
THN_11	Land at Illawalla, Skippool Road	Thornton	2.10	1.68	50	Greenfield	1	Green Belt	
THN_14	Land off Bentley Green	Thornton	1.39	1.11	33	Greenfield	2 & 3	Flood Risk	
THN_14_01	Stannah Substation, River Road	Thornton	4.71	2.83	84	Brownfield	2 & 3	Flood Risk	
THN_15	Land at Poolfoot Farm,	Thornton	11.42	6.85	205	Greenfield	2 & 3	Recreation Site	
THN_17	Land east of Heys Street	Thornton	0.60	0.48	14	Greenfield	2 & 3	Flood Risk	
THN_19	Land at Roscoe Avenue	Thornton	2.78	2.22	66	Greenfield	2 & 3	Flood Risk	
THN_23_01	Land North of Bourne Way	Thornton	2.80	2.24	67	Greenfield	2 & 3	Recreation Site	
THN_24	Linden Ave/Branksome Ave	Thornton	1.94	1.55	46	Greenfield	2 & 3	Recreation Site	
THN_25	Rugby Club, Fleetwood Road North	Thornton	1.25	1.00	30	Greenfield	2 & 3	Flood Risk	
THN_31	Land between Raikes Rd/Stanah Rd/Underbank Rd	Thornton	21.46	12.88	386	Greenfield	2 & 3	Recreation Site	
THN_31_01	Thornton Equestrian Centre, Raikes Road, Thornton, FY5 5LS	Thornton	0.46	0.37	11	Greenfield	1	Flood Risk	
THN_34	Land East of Amounderness Way, off	Thornton	0.90	0.72	21	Greenfield	2 & 3	Recreation Site	
THN_38	Land opposite Hargate Road	Thornton	0.40	0.32	9	Greenfield	2 & 3	Flood Risk	
THN_42	Amounderness Way/ Anchorsholme Lane	Thornton	10.98	6.59	197	Greenfield	2 & 3	Green Belt	
THN_44	North of Amounderness Way	Thornton	0.94	0.75	22	Greenfield	2 & 3	Green Belt	
THN_45	Land west of Thornton Hall Farm	Thornton	1.26	1.01	30	Greenfield	1	Recreation Site	

SHELAA Ref	Site Name	Nearest Settlement	Size (hectares)	Net Developable Area (hectares)	Capacity	Land Type	Flood Zone	Exclusion Parameter	Notes
THN_46	Land at Millfield High, New Lane (Braemar Av)	Thornton	5.23	3.14	94	Greenfield	2 & 3	Green Belt	
THN_47	Fleetwood Road South	Thornton	2.72	2.18	65	Greenfield	2 & 3	Green Belt	
THN_47_01	Marsh Farm, Victoria Road East, Thornton-Cleveleys, FY5 3SY	Thornton-Cleveleys	24.24	14.54	436	Greenfield	2 & 3	Flood Risk	
THN_49	Land at Skippool Road	Thornton	1.18	0.94	28	Greenfield	1	Green Belt	
THN_51	Land to east of Skippool Road, Thornton	Thornton-Cleveleys	2.00	1.60	48	Greenfield	2	Green Belt	
THN_52	Land off Tarn Road and Links Gate	Thornton-Cleveleys	20.1	12.06	361	Part brownfield, mostly greenfield	2 & 3	Green Belt	
THN_53	Land to the South-east of Cala Gran holiday park and south of the disused railway line	Thornton	2.65	2.12	63	Greenfield	2 & 3	Flood Risk	
WIN_01	Adj Gardeners Cottage, Winmarleigh Hall, Church	Winmarleigh	1.21	0.97	29	Greenfield	1	Location	
WIN_02	North of Balls Barn, School Lane	Winmarleigh	0.82	0.66	19	Greenfield	1	Location	
WIN_03	South of Balls Farm, School Lane	Winmarleigh	0.86	0.69	20	Greenfield	1	Location	
WIN_04	Site 4, School Lane	Winmarleigh	0.59	0.47	14	Greenfield	1	Location	
WIN_05	Site 2, School Lane	Winmarleigh	0.6	0.48	14	Greenfield	1	Location	
WIN_06	Land at School Lane	Winmarleigh	3.12	2.50	74	Greenfield	1	Location	
WIN_07	Site 6, School Lane	Winmarleigh	0.53	0.42	12	Greenfield	1	Location	
WIN_08	Site 5, School Lane	Winmarleigh	0.65	0.52	15	Greenfield	1	Location	
WIN_09	Land adjacent to Pattern Arms pub, Park Lane, Winmarleigh, Garstang, PR3 0JU	Winmarleigh	1.2	0.96	28	Greenfield	1	Location	

Appendix 6 – Suitability Assessment Sieved Out Sites (Sieve 2) (Detailed Assessment) (Residential)

Net Developable Area (NDA) – Net developable area (in hectares) (see main report section 2.4).

Capacity – Capacity in this instance is the estimated number of dwellings that could be achieved based on assumptions set out in the main report (see section 2.4). Actual capacity may be different should the site be deemed appropriate for development in the future.

Land Type – Brownfield Land (Previously Developed Land “PDL”), Conversion or Greenfield

Flood Zone – Flood Zones identified through data provided by the Environment Agency (EA). Please note that flood designations can change. There may be other sources of flooding not captured through the GIS desktop analysis.

Existing Wyre Local Plan (2011-2031) (incorporating partial update of 2022) policy designations have been considered as part of this suitability assessment.

SHELAA Ref	Site Name	Nearest Settlement	Size (hectares)	Net Developable Area (hectares)	Capacity	Land Type	Flood Zone	Exclusion Reason	Notes
BOW_13_01	East Bowgreave	Bowgreave	1.80	1.44	43	Greenfield	1	Site located in existing Strategic Area of Separation	
BOW_15	Land at Garstang Road Bowgreave, Barnacre-with-Bonds, PR3 1YD	Barnacre-with-Bonds	5.8	3.48	104	Greenfield	1	Site located in existing Strategic Area of Separation	
CAB_04	Nicky Nook View, Lancaster New Road	Cabus	2.27	1.82	54	Part brownfield, mostly greenfield	1	Site located in existing Strategic Area of Separation	
CAB_10_01	South West Cabus	Cabus	2.16	1.73	51	Greenfield	1	Site located in existing Strategic Area of Separation	
CAB_10_02	South West Cabus	Cabus	2.80	2.24	67	Greenfield	1	Site located in existing Strategic Area of Separation	
CAB_11	Land South Gubberford Lane	Cabus	3.96	3.17	95	Greenfield	1	Site located in existing Strategic Area of Separation	
CTL_04_01	Riverside Industrial Park, Tan Yard Road, Catterall, Preston, Lancashire, PR3 0HP	Catterall	0.86	0.69	20	Greenfield	All 2 Part 3	Site located in existing Strategic Area of Separation	
CTL_23	Land north of Duckworth Bridge	Catterall	4.34	2.60	78	Greenfield	Half of site is 2 & 3	Site located in existing Strategic Area of Separation	
FOR_11	Land West of Lancaster Road, Forton, PR3 0BL	Forton	7.9	4.74	142	Greenfield	1	Site located in existing Strategic Area of Separation. West of site is not but would then become detached from existing settlement	
GST_50	Woodville, Lancaster Road	Garstang	1.62	1.30	38	Part brownfield, mostly greenfield	1	Site located in existing Strategic Area of Separation	

SHELAA Ref	Site Name	Nearest Settlement	Size (hectares)	Net Developable Area (hectares)	Capacity	Land Type	Flood Zone	Exclusion Reason	Notes
GST_50_01	Rear of Cabus Terrace ("Hospital" field)	Garstang	1.31	1.05	31	Greenfield	1	Site located in existing Strategic Area of Separation	
GST_50_02	Land to rear of Houghtons filling station	Garstang	1.12	0.90	26	Greenfield	1	Site located in existing Strategic Area of Separation	
GST_51	Fern Bank, west of the A6	Garstang	0.49	0.39	11	Greenfield	1	Site located in existing Strategic Area of Separation	
GST_69	Land East of Green Lane East	Garstang	1.64	1.31	39	Greenfield	Part 2	Site located in existing Strategic Area of Separation	
HAM_19_01	South East Hambleton	Hambleton	6.58	3.95	118	Greenfield	1	Planning application 16/00217/OULMAJ green infrastructure is due to be located in this site.	
PFY_68	Tithebarn Street	Poulton-le-Fylde	1.10	0.88	26	Greenfield	Part 2 and 3	Site is land locked with no access	

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Appendix 7 – Suitable Sites (Residential)

This table lists those sites considered to be physically suitable for residential use. The table lists known constraints and other matters of interest. **There may be constraints and other matters that are not known and cannot be identified through desktop analysis.** Inclusion of a site in this table does not in itself guarantee either suitability for development, nor acceptability. Developers, land owners and other persons wishing to bring forward any of these sites for development must undertake their own site appraisal to ascertain developability and viability. This should include compliance with national and local planning policy.

Net Developable Area (NDA) – Net developable area (in hectares) (see main report section 2.4).

Capacity – Capacity in this instance is the estimated number of dwellings that could be achieved based on assumptions set out in the main report (see section 2.4). Actual capacity may be different should the site be deemed appropriate for development in the future.

Land Type – Brownfield Land (Previously Developed Land “PDL”), Conversion or Greenfield

Flood Zone – Flood Zones identified through data provided by the Environment Agency (EA). Please note that flood designations can change. Sites that are wholly covered by flood zone 3 have been sieved out (Appendix 5). There may be other sources of flooding not captured through the GIS desktop analysis.

Reasonable judgement may have been applied to amend site boundaries where appropriately necessary.

SHELAA Ref	Site Name	Nearest Settlement	Size (hectares)	Net Developable Area (hectares)	Capacity	Land Type	Flood Zone	Known constraints and other matters
BAR_04_02	Land adjacent to Grange Farm, Garstang Road, Barton, Preston, PR3 5DQ	Barton	3.1	2.46	74	Greenfield	1	<ul style="list-style-type: none"> • CFS_2022_015 • Access would be achieved from the A6 but within Preston City Council administrative area. • ALC Grade 3 • SA1/23 directly to the North. • District safeguarding zone (Warton).
BAR_07	Land adjacent to the Hollies, 739 Garstang Road	Barton	0.4	0.32	6	Greenfield	1	<ul style="list-style-type: none"> • ALC Grade 3. • SA1/23 and SA1/24 adjacent to site. • Access direct from A6. • Trees present within site. • District safeguarding zone (Warton).
BIL_16	Land South of Harrison Cottage	Bilsborrow	1.61	1.29	38	Greenfield	2 & 3	<ul style="list-style-type: none"> • MSA on the southern fringes of the site. • Access to Bilsborrow Lane narrows at this point with no footway. • PROW FP1 runs along the eastern boundary of the site. • Undulating land. A brook runs along the southern boundary. • District safeguarding zone (Warton). • CFS_2022_022 & CFS_2022_029
BOW_10_01	South of Calder House Lane, Bowgreave	Bowgreave	2.21	1.77	53	Greenfield	2 & 3	<ul style="list-style-type: none"> • SA1/19 adjacent to the west. • TPOs outside site but along NE and SE boundary. • Listed building – Garstang Quaker Meeting House is located 200m to the NW. • Little Calder river is located directly adjacent to the South.

SHELAA Ref	Site Name	Nearest Settlement	Size (hectares)	Net Developable Area (hectares)	Capacity	Land Type	Flood Zone	Known constraints and other matters
BOW_11	Calder House Lane, Bonds, Barnacre-with-Bonds, Garstang, PR3 1UA	Barnacre-with-Bonds	3.5	2.80	84	Greenfield	1	<ul style="list-style-type: none"> • CFS_2022_071 • Multiple TPOs scattered inside boundary. • Listed building – Garstang Quaker Meeting House is located 100m to the west. • Garstang Community Academy and associated sports field adjacent to the North.
BOW_13	East Bowgreave	Bowgreave	6.94	4.16	124	Greenfield	1	<ul style="list-style-type: none"> • TPOs outside boundary but directly adjacent to the SW. • Garstang Community Academy and associated sports field adjacent to the S/SE. • Listed building – Milestone is located approx. 140m to the west. • Access may be an issue due to narrow private road from Garstang Road.
CAB_06	North of Snapefoot Lane	Cabus	2.25	1.80	54	Greenfield	1	<ul style="list-style-type: none"> • TPO 6 (Fowler Hill Wood, Fowler Hill Lane, Cabus) directly to the north of the site. • Bridleway 11 runs north/south close to the eastern edge of the site. The bridleway starts in the SE corner of the site off Snapewood Lane.
CAB_07	Holmgarth	Cabus	7.52	4.51	135	Greenfield	1	<ul style="list-style-type: none"> • Site surrounds a pre-school (Little Ducklings). • PROW (Bridleway 11) and TPOs present on adjacent field, opposite the site across the A6.
CAB_08	Rear of Clay Lane Head Farm & Gubberford Lane	Cabus	3.54	2.83	84	Greenfield	1	<ul style="list-style-type: none"> • Shrogg's Wood BHS lies less than 300 south of the site on the western bank of the River Wyre. • ALC Grade 3 • Listed building – Gubberford Bridge is approx. 300m to the East. • CFS_2022_018 & CFS_2022_063
CAB_08_01	Land to the rear of Clay Lane Head Farm and north of Gubberford Lane, Cabus, Preston, PR3 1TS	Cabus	2.9	2.32	69	Greenfield	1	<ul style="list-style-type: none"> • CFS_2022_018, CFS_2022_058 & CFS_2022_063 • Part of Eastern edge of site is MSA. • ALC Grade 3 • Shrogg's Wood BHS lies less than 300 south of the site on the western bank of the River Wyre. • Listed building – Gubberford Bridge is approx. 150m to the East. • TPO's present in SE corner of site.

SHELAA Ref	Site Name	Nearest Settlement	Size (hectares)	Net Developable Area (hectares)	Capacity	Land Type	Flood Zone	Known constraints and other matters
CAB_10	South West Cabus	Cabus	24.58	14.75	442	Part brownfield, mostly greenfield	1	<ul style="list-style-type: none"> • CFS_2022_007, CFS_2022_010, CFS_2022_012 & CFS_2022_030 • Listed building – Snapewood Farmhouse approx. 120m from northern edge of site. • ALC Grade 3. • Small pond present. • BHS Lancaster Canal is approx. 320m to the West.
CTL_03	Land north of Stones Lane	Catterall	0.50	0.40	12	Greenfield	2 & 3	<ul style="list-style-type: none"> • Adjacent to two watercourses. • Small part of the north eastern corner is designated as a MSA. • Tree Preservation Order's on western/northern boundary. • Access is along a narrow private road which is also a PROW (FP14).
CTL_18	Moons Farm, Garstang Road, Catterall, Land and building north east of Garstang Road, PR3 0HD	Catterall	2.23	1.78	53	Greenfield	1	<ul style="list-style-type: none"> • TPO5 (Beech Tree) on the extreme northern boundary of the site. • Late C18 milestone on Garstang Road. Inscribed 'CATTERALL' around base. Listed Grade II. • Access would be via existing farm entrance. • Demolition of farm buildings will be required. Possible contamination associated with farm use. • CFS_2022_035
CTL_26	Westfield Farm, Cloughton on Brock, Garstang, PR3 0PU	Catterall	18.31	10.99	329	Greenfield	1	<ul style="list-style-type: none"> • Part of the site is designated a MSA. • Westfield Farmhouse forms part of the site and is a Grade II listed building. • Adjacent to a water treatment works and solar farm. • Gas pipeline runs through southern area of the site on an east/west axis. • CFS_2022_036
CTL_27	Land South of Stones Lane	Catterall	2.00	1.60	48	Greenfield	2 & 3	<ul style="list-style-type: none"> • Approx. 0.6ha of the site is a MSA (in the east of the site). • TPOs in place along Stones Lane at its junction with Garstang Rd. • Stones Lane is a private road and designated PROW – FP14. • Access would have to be agreed along Stones Lane or through the development of the adjacent Moons Farm site.
CTL_29	Land at Ripon Hall Farm	Catterall	9.56	5.74	172	Greenfield	1	<ul style="list-style-type: none"> • Western part is graded ALC 2.

SHELAA Ref	Site Name	Nearest Settlement	Size (hectares)	Net Developable Area (hectares)	Capacity	Land Type	Flood Zone	Known constraints and other matters
								<ul style="list-style-type: none"> Listed Grade II medieval cross base with modern cross lies opposite the NE corner of the site on the A6. The site crossed by two public footpaths – FP 5 and FP 6. The south of the site is opposite a water treatment works. River Wyre lies north of the site.
CTL_30	Stubbins Farm	Catterall	4.51	2.71	81	Greenfield	1	<ul style="list-style-type: none"> Brockholes Arms, Grade II Listed – Public house, early-to-mid C19 – lies at the junction of Garstang Road and Stubbins Lane to the south of the site. Note potential conflict with HGV movements associated with commercial businesses on Stubbins Lane. There is no footpath along Stubbins Lane. CFS_2022_035
CTL_33	Greenlands Farm	Catterall	2.67	2.14	64	Greenfield	1	<ul style="list-style-type: none"> Significant stand of trees is associated with a drain. Within 250m of a landfill site at the end of Catterall Gates Lane and Nightingale Way. Potential contamination from farm use. PROW 9 forms the southern boundary and links up with FP10 to the east.
CTL_34	North West Catterall	Catterall	9.33	5.60	167	Greenfield	1	<ul style="list-style-type: none"> Mostly ALC3 with area of AL2 to the west/south. River Wyre directly north of the site. Medieval cross base with modern cross (Grade II) lies opposite the NE corner of the site on the A6. Access to the A6 would have to be assessed. Two public footpaths cross or abut the site – FP 4 and FP6.
CTL_35	Land adjoining Catterall Lodge Farm, Garstang bypass, West side of A6, PR3 0QA	Catterall	0.5	0.40	12	Greenfield	1	<ul style="list-style-type: none"> CFS_2022_034. Site opposite SA3/2. ALC Grade 3. United Utilities water treatment plant is approx. 100m southwest.
FOR_04	Land East of Winder Lane, Forton	Forton	0.99	0.79	23	Greenfield	1	<ul style="list-style-type: none"> Extensive tree cover on the site boundary. Ponds to the south. No footpath at this point on Winder Lane. Narrowness of Winder Lane requires consideration.

SHELAA Ref	Site Name	Nearest Settlement	Size (hectares)	Net Developable Area (hectares)	Capacity	Land Type	Flood Zone	Known constraints and other matters
FOR_06_01	Land off School Lane, Forton, Preston, Lancashire	Forton	2.34	1.87	56	Greenfield	1	<ul style="list-style-type: none"> • CFS_2022_027 • TPO's present in the site. • PROW 2-11-FP 7 is present in the site and 2-11-FP 8 along southeastern boundary. • Shireshead and Forton Cricket Club lies directly adjacent to the North. • Pond present. • Pipeline present through site. • ALC Grade 3. • SA3/4 is directly adjacent to the site along the eastern boundary.
FOR_10	Land north of School Lane/South of Wallace Lane, Forton, PR3 0BA	Forton	2.48	1.98	59	Greenfield	1	<ul style="list-style-type: none"> • CFS_2022_045 • Topography could be an issue. • Potential topography issue. • PROW 2-11-FP 12 present along southern boundary. • SA3/4 directly adjacent to the south. • ALC Grade 3. • Gas pipe runs through northern part of the site on an east/west axis.
GRE_24	North of Hall Lane	Gt Eccleston	6.00	3.60	108	Greenfield	2	<ul style="list-style-type: none"> • Small part of site is ALC Grade 2 • Ponds present • Access to Hall Lane although no footpath. • District safeguarding zone (Warton).
GRE_26_01	Land at Copp Farm, Copp Lane, Great Eccleston, PR3 0ZN	Great Eccleston	5.21	3.13	93	Greenfield	1	<ul style="list-style-type: none"> • CFS_2023_083 • SA3/3 is directly adjacent to the north. • Listed building – Church of St Anne is approx. 60m west of the site. • PROW 2-13-FP 26 is approx. 50m to the west. • ALC Grade 2. • Site includes Copp Farm. • District safeguarding zone (Warton).
GRE_27	Land North West of Copp Lane, Great Eccleston	Great Eccleston	22	13.20	396	Greenfield	1	<ul style="list-style-type: none"> • CFS_2023_099 • PROW 2-13-FP 11 dissects the site east to west. • Pond to the south. • ALC Grades 2 (north) and 3 (south). • SA3/3 directly adjacent to the east. • District safeguarding zone (Warton).
GRE_30	Rydal Mount Hall Lene	Great Eccleston	0.45	0.36	3	Greenfield	1	<ul style="list-style-type: none"> • Site adjacent to cricket ground. • ALC Grade 3. • PROW 2-13-FP 14 runs along site frontage.

SHELAA Ref	Site Name	Nearest Settlement	Size (hectares)	Net Developable Area (hectares)	Capacity	Land Type	Flood Zone	Known constraints and other matters
								<ul style="list-style-type: none"> Narrow access road from Hall Lane.
GST_04	Land to rear of Church Inn, Bonds Lane	Garstang	0.51	0.41	12	Greenfield	1	<ul style="list-style-type: none"> Listed building – Church of St Mary and St Michael to the north. Site adjacent to church graveyard. ALC Grade 3. Access via Bonds Lane.
GST_34_01	Land at Acresfield	Garstang	0.53	0.42	12	Greenfield	1	<ul style="list-style-type: none"> MSA present in site. To the East is a Acresfield Health Club and Spa. To the South is a caravan site. Pond present. ALC Grade 3.
GST_56	Land off Castle Lane, Garstang (adjoining	Garstang	3.54	2.83	84	Greenfield	1	<ul style="list-style-type: none"> Adjacent to Lancaster Canal BHS and within 100m of Greenhalgh Castle Tarn BHS. At least one pond within the site. Directly east of the site lies the Grade II listed Greenhalgh Castle Farm, Barnacre with Bonds, whilst the Greenhalgh Castle Scheduled Monument also lies due east of the site. Issues around access along Castle Lane would need to be addressed. Footpath 18 forms the northern boundary of the site.
GST_59	Land East of Cockerham Rd	Garstang	5.25	3.15	94	Greenfield	1	<ul style="list-style-type: none"> CFS_2022_007 Farm buildings present in site. ALC Grade 3. Part of site is MSA. SA1/14 is opposite the site (west).
GST_60	Land to the East of Cockerham Road, Cabus, Garstang, PR3 1RT	Garstang	2.53	2.02	60	Greenfield	1	<ul style="list-style-type: none"> Overhead electricity infrastructure (wooden poles) crosses the site Access to the A6 would have to be assessed and agreed with the Highway Authority. CFS_2022_016
GST_67	The Bungalow, Garstang Bypass, Cabus, Garstang, PR3 1PH	Cabus	4.25	2.55	76	Greenfield	1	<ul style="list-style-type: none"> Part of the site is a Minerals Safeguarding Area. Close to Grade II listed Toll House (opposite). Electricity infrastructure.
GST_68	Woodlands, Garstang Bypass, Cabus, Garstang, PR3 1PH	Cabus	1.21	0.97	29	Greenfield & Brownfield	1	<ul style="list-style-type: none"> Part of the site is a Minerals Safeguarding Area. Long narrow site which projects into the countryside and includes a residential property fronting the A6.

SHELAA Ref	Site Name	Nearest Settlement	Size (hectares)	Net Developable Area (hectares)	Capacity	Land Type	Flood Zone	Known constraints and other matters
								<ul style="list-style-type: none"> • CFS_2022_013
GST_73	Lynwood, West of Preston Lancaster New Road	Garstang	0.67	0.54	16	Greenfield	1	<ul style="list-style-type: none"> • Part of site is MSA. • ALC Grade 3. • Wooded area to west of site.
GST_74	West of the A6/South of Prospect Farm	Garstang	11.16	6.70	200	Greenfield	1	<ul style="list-style-type: none"> • The area is located approx. 650m away from Lancaster Canal, a BHS. • Ains Pool (main river line) forms the western boundary. • Access to the A6 to be determined. • CFS_2023_085 covers most of site
GST_74_01	South of Longmoor Lane	Garstang	10.02	6.01	180	Greenfield	1	<ul style="list-style-type: none"> • The area is located approx. 400m away from Lancaster Canal, a BHS. • Ains Pool (main river line) forms the western boundary. • No footpath to Longmoor Lane.
HAM_15	Land off Church Lane	Hambleton	2.63	2.10	63	Greenfield	1	<ul style="list-style-type: none"> • Pond within the site. • Municipal park lies adjacent to the site. • There is one Listed Building – Hambleton Hall (Grade II) South East of the site. • District safeguarding zone (Warton).
HAM_19	South East Hambleton	Hambleton	5.39	3.23	97	Greenfield	1	<ul style="list-style-type: none"> • Access onto narrow lanes. No footpath. • PROW (FP 16) running north/south along western boundary. • Ponds present. • Hambleton Hall (Grade II listed building) adjacent to the site on its southern boundary. • Some 1.1km from the River Wyre which is designated a SSI, SPA and Ramsar site. • District safeguarding zone (Warton).
HAM_29_01	North East Hambleton	Hambleton	18.19	10.91	327	Greenfield	2 & 3	<ul style="list-style-type: none"> • Part of site covered by CFS_2022_046 • Topography – large undulating area of countryside. • Some 1.1km from the River Wyre which is designated a SSI, SPA and Ramsar site. • Ponds. • A footpath (FP8) runs through the centre of the site north from Arthurs Lane. PROW FP24 runs through the Eastern part of site. • Telecoms mast near Arthurs Lane. Overhead electricity infrastructure crosses the land west of the site.

SHELAA Ref	Site Name	Nearest Settlement	Size (hectares)	Net Developable Area (hectares)	Capacity	Land Type	Flood Zone	Known constraints and other matters
								<ul style="list-style-type: none"> Gas pipeline runs through northern part of site. Access onto local roads to be agreed. SE of the site is SA1/10
HLN_06	Land east and south of Hollins Lane, Forton, Preston, PR3 0AA	Hollins Lane	4.5	2.70	81	Greenfield	1	<ul style="list-style-type: none"> CFS_2022_064 MSA present. Railway line directly adjacent to the east. ALC Grade 3.
HLN_07	Land North West of Ratcliffe Wharf Lane, Forton, PR3 1AE	Hollins Lane	6.2	3.72	111	Greenfield	1	<ul style="list-style-type: none"> CFS_2022_065 PROW 2-11-FP 4 dissects the north of the site. Listed building – Forton Lodge is to the south of the site. ALC Grade 3.
INS_01	Carr House Farm	Inskip	0.60	0.48	14	Greenfield	1	<ul style="list-style-type: none"> Part of site is MSA. Site includes agricultural buildings. PROW 2-15-FP 33 is close to northern part of the site. Listed building – Church of St Peter is approx. 170m to the northwest. District safeguarding zone (Inskip & Warton).
INS_02	North of Preston Road, Inskip	Inskip	15.90	9.54	286	Greenfield	1	<ul style="list-style-type: none"> Parts are designated Minerals Safeguarding Area. ALC Grade 2. Ponds present. District safeguarding zone (Inskip & Warton).
INS_03_01	School Lane, Inskip	Inskip	2.33	1.86	55	Greenfield	1	<ul style="list-style-type: none"> Most of site is MSA. PROW 2-15-FP 33 directly to the west and north. Listed building – Church of St Peter is approx. 160m to the west. ALC Grade 2. Peaty soils present to the east (INS_03). District safeguarding zone (Inskip & Warton).
INS_05	Land South of Preston Road/Inskip Primary School	Inskip	15.54	9.32	279	Greenfield	2 & 3	<ul style="list-style-type: none"> Most of the site is covered by a MSA. ALC Grade 2. Whitehouse Farmhouse, Grade II Listed lies to the NW. Significant frontage to Preston Road. School directly west of the site. Above ground electricity infrastructure crosses the site.

SHELAA Ref	Site Name	Nearest Settlement	Size (hectares)	Net Developable Area (hectares)	Capacity	Land Type	Flood Zone	Known constraints and other matters
								<ul style="list-style-type: none"> Flood zone 2 & 3 associated with the dyke on the southern margins. Land occupied by a tenanted working farm. District safeguarding zone (Inskip & Warton).
INS_07	Dead Dam Bridge, Preston Road, Inskip	Inskip	3.47	2.78	83	Greenfield	2 & 3	<ul style="list-style-type: none"> Some 80% of the site is identified as a Mineral Safeguarding Area. Water course on northern boundary. An Ethylene pipeline crosses through the site on a SW/NE axis. District safeguarding zone (Inskip & Warton).
INS_12	Land West of White House Farm, Preston Road, Inskip, Preston, PR3 0TT	Inskip	4.49	2.69	80	Greenfield	1	<ul style="list-style-type: none"> CFS_2023_109 PROW 2-15-FP 19 dissects the site south to north. Listed building – Whitehouse Farm is within the site. Inskip Baptist Church is opposite the site frontage. ALC Grade 2. District safeguarding zone (Inskip & Warton).
PFY_24	Land north of Fairfield Road (South Poulton-Le-Fylde)	Poulton-le-Fylde	120.3	72.18	2,165	Greenfield	2&3	<ul style="list-style-type: none"> CFS_2022_051 & CFS_2023_094 PROW 2-2-FP 5 dissects the site north to south. Mostly ALC Grade 3, smaller areas of 2. Peaty soils mainly to the north and east, an area to the south and patch within the site. Railway line adjacent along the eastern boundary. Ponds present in site. Watercourse outside boundary on opposite side of railway line. Gas pipeline runs through the east of the site on a north/south axis. District safeguarding zone (Warton).
PFY_44	Land east of Poulton Gardens, north of the	Poulton-le-Fylde	1.02	0.82	24	Greenfield	1	<ul style="list-style-type: none"> Small part of site in the SE is green infrastructure. Directly adjacent to SA1/5. Approx 120m from Poulton Industrial Estate (employment site). ALC Grade Urban. District safeguarding zone (Warton).
PFY_53	Land on the North West side of Puddle House	Poulton-le-Fylde	2.5	2.00	60	Greenfield	1	<ul style="list-style-type: none"> CFS_2023_088 Ponds present. ALC Grade 3.

SHELAA Ref	Site Name	Nearest Settlement	Size (hectares)	Net Developable Area (hectares)	Capacity	Land Type	Flood Zone	Known constraints and other matters
	Lane, Poulton-le-Fylde, FY6 8FE							<ul style="list-style-type: none"> District safeguarding zone (Warton).
PFY_64	Land East of Blackpool Road	Poulton-le-Fylde	1.74	1.39	41	Greenfield	1	<ul style="list-style-type: none"> BHS – Woodhouse Farm Swamp and adjacent ponds is adjacent to the east. Railway line is directly to the south. Pond present in the site. ALC Grade 3 and part urban. District safeguarding zone (Warton).
PFY_71	Land to the South of Blackpool Road, Poulton-le-Fylde	Poulton-le-Fylde	11.45	6.87	206	Greenfield	2 & 3	<ul style="list-style-type: none"> District safeguarding zone (Warton). Ponds present in the site. ALC Grade 3. Watercourse runs through eastern side. BHS adjacent to the west. Railway line directly adjacent to the south.
PFY_71_03	Land to the South of Blackpool Road, Poulton-le-Fylde	Poulton-le-Fylde	4.75	2.85	85	Greenfield		<ul style="list-style-type: none"> BHS adjacent to the south. PROW 2-2-FP 13 runs through small section of the site. ALC Grade 3. Railway line approx. 200m to the south.
PRE_07	Opposite 251 Park Lane, Preesall	Preesall Hill	1.48	1.18	35	Greenfield	1	<ul style="list-style-type: none"> The site lies some 2km from the River Wyre which is designated a SSI, SPA and Ramsar site. On the edge of a large Minerals Safeguarding Area (a very small part of the western margins of site is captured in this designation). Pond located directly north of the site. Preesall Mill, Park Lane, Preesall Windmill) - to the south of the site - Grade II Listed Building. Health and Safety Executive outer hazardous installation zone through western part of site.
PRE_10	Land West of Park Lane, Preesall Hill	Preesall Hill	2.22	1.78	53	Greenfield	1	<ul style="list-style-type: none"> The site lies some 2km from the River Wyre which is designated a SSI, SPA and Ramsar site. Pond located in the NW of the site. Preesall Mill, Park Lane, Preesall Windmill) - to the immediate south of the site - Grade II listed. Park Lane frontage has no footpath. Health and Safety Executive outer hazardous installation zone through western part of site.

SHELAA Ref	Site Name	Nearest Settlement	Size (hectares)	Net Developable Area (hectares)	Capacity	Land Type	Flood Zone	Known constraints and other matters
PRE_13	Park Lane, South Preesall Hill	Preesall Hill	2.74	2.19	65	Greenfield	1	<ul style="list-style-type: none"> The site lies some 2km from the River Wyre which is designated a SSI, SPA and Ramsar site. Pond present. Preesall Mill, Park Lane, Preesall Windmill) - to the immediate north of the site - Grade II listed. Park Lane frontage has no footpath. Note that electricity pylons cross the site and connect into a substation located opposite the site on Park Lane. Part of site covered by CFS_2022_006. Health and Safety Executive outer hazardous installation zone through western part of site.
PRE_14	Green Close, Park Lane	Preesall Hill	0.45	0.36	10	Part Brownfield and Greenfield	1	<ul style="list-style-type: none"> The site lies some 2km from the River Wyre which is designated a SSI, SPA and Ramsar site. No footway on either Park Lane or Back Lane. Access may be restricted and may limit development potential. Small site consisting of a detached house and large garden between Park Lane and Back Lane. Note potential access constraints.
PRE_15	Land adj. Old Fernhill	Preesall Hill	0.55	0.44	13	Greenfield	1	<ul style="list-style-type: none"> The site lies some 2km from the River Wyre which is designated a SSSI, SPA and Ramsar site. Significant TPO coverage on site frontage, to the rear of the site and on the northern boundary. Preesall Mill, Park Lane, Preesall Windmill - to the south of the site - Grade II listed. Could be accessed from PRE_07.
SCO_02	Land adjoining Factory Brow and Wyresdale	Scorton	3.74	2.99	89	Greenfield	1	<ul style="list-style-type: none"> TPO 001 abuts part of the southern boundary. Wooded area at the northern edge. Within the AONB. MSA in the north west of the site but away from likely location of residential properties. Scorton Conservation Area abuts the site. M6 motorway directly to the east. Topography - note site slopes from east to west

SHELAA Ref	Site Name	Nearest Settlement	Size (hectares)	Net Developable Area (hectares)	Capacity	Land Type	Flood Zone	Known constraints and other matters
SCO_03	Land adjoining Scorton Mill site, Factory Brow, Scorton	Scorton	1.27	1.02	30	Greenfield & Brownfield	1	<ul style="list-style-type: none"> • Opposite AONB (SCO_02). • Brook to the west. • Part of the site sits in Scorton Conservation Area. • Note former use as a mill race. Site investigations likely to be required. • Historic landfill site • CFS_2022_020
SCO_06	Land east of Scorton Church and School	Scorton	0.91	0.73	21	Greenfield	1	<ul style="list-style-type: none"> • Sloping topography. • Scorton Conservation Area. • Listed building – Church of St Mary and St James approx. 30m to the west. • Listed building – Church of St Peter approx. 50m to the west of the site. • Listed building – Lynch Gate North of Church of St Peter approx. 35m to the west of the site. • Listed building – The Haven approx. 80m to the west of the site. • M6 motorway is directly adjacent to the East. • Watercourse (Tithe Barn Brook) outside site boundary to the South is approx. 35m away.
STA_04_01	Land to the rear of Pennine Gardens, Mill Lane, Stalmine, FY6 0LA	Stalmine	3.9	3.12	93	Greenfield	1	<ul style="list-style-type: none"> • CFS_2023_077 covers most of site. • Access via existing residential development to the SW. • Listed building – Church of St James is approx. 55m to the west of the site.
STA_06	Land south of Grange Lane and west of Occupation	Stalmine	0.43	0.34	10	Greenfield	1	<ul style="list-style-type: none"> • Approx 40% of the site covered by TPOs. • Access could be an issue. • PROW 2-22-FP 12 adjacent to site along southern boundary. • Listed building – Town End Farmhouse is approx. 30m to the east of the site.
STA_12	The Stables, Carr End Lane	Stalmine	1.78	1.42	42	Greenfield	1	<ul style="list-style-type: none"> • CFS_2023_095 • The site lies some 2km from the River Wyre which is designated a SSI, SPA and Ramsar site. • Pond adjacent to the site. • Carr End Lane relatively narrow. No footpath at this point.

SHELAA Ref	Site Name	Nearest Settlement	Size (hectares)	Net Developable Area (hectares)	Capacity	Land Type	Flood Zone	Known constraints and other matters
STA_13	Land West of Carr End Lane	Stalmine	2.27	1.82	54	Greenfield	1	<ul style="list-style-type: none"> The site lies some 2km from the River Wyre which is designated a SSI, SPA and Ramsar site. Some 50% is ALC Grade 2. Very small part of the site is an MSA. Listed building - Town End Farmhouse, is adjacent the site (grade II listed). Carr End Lane relatively narrow. No footpath at this point. Drainage ditch forms the boundary with Carr End Lane. SA1/7 is opposite the site.
STA_14	Land North of Douglas Avenue	Stalmine	1.25	1.00	30	Greenfield	1	<ul style="list-style-type: none"> The site lies some 2km from the River Wyre which is designated a SSI, SPA and Ramsar site. 100% ALC Grade 2. Adjacent football ground (STA_17) and play area. Ransom strip at end of Douglas Av. Alternative access off Bradshaws Close would require additional land in the ownership of the owner. Bradshaws Close is narrow and may not be suitable.
STA_16	South West Stalime, Carr End Lane	Stalmine	2.73	2.18	65	Greenfield	1	<ul style="list-style-type: none"> The site lies some 2km from the River Wyre which is designated a SSI, SPA and Ramsar site. Carr End Lane relatively narrow. No footpath at this point. Access may be achieved from Stricklands Lane. SA1/7 to the NE.
STA_21	North West Stalmine	Stalmine	15.25	9.15	274	Greenfield	2 & 3	<ul style="list-style-type: none"> The site lies some 2km from the River Wyre which is designated a SSI, SPA and Ramsar site. 100% ALC grade 2. Grange Pool Main River line to the north. Ponds and drains present. Church of St James listed grade II lies to the south east.
STA_23	Land off Foxfields, Stalmine Moss Side, Stalmine, FY6 0QR	Stalmine	5.2	3.12	93	Greenfield	2 & 3	<ul style="list-style-type: none"> CFS_2023_076 PROW 2-22-FP 7 dissects the site southwest/northeast. Large pond present. Access achievable from A588.

SHELAA Ref	Site Name	Nearest Settlement	Size (hectares)	Net Developable Area (hectares)	Capacity	Land Type	Flood Zone	Known constraints and other matters
								<ul style="list-style-type: none"> Listed buildings – Church of St James and The Peach Wall are both in close proximity to the site.

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Appendix 8 – Availability Assessment - Sieved Out Sites (Sieve 3) (Residential)

This table lists those sites considered to be physically suitable for residential use but are deemed to be unavailable for the purposes of this exercise, either as a result of information obtained through direct contact with the landowner or because the availability is unknown or uncertain. Availability can change through time as a direct result of new information or a change of position/view from the landowner.

Net Developable Area (NDA) – Net developable area (in hectares) (see main report section 2.4).

Capacity – Capacity in this instance is the estimated number of dwellings that could be achieved based on assumptions set out in the main report (see section 2.4). Actual capacity may be different should the site be deemed appropriate for development in the future.

Land Type – Brownfield Land (Previously Developed Land “PDL”), Conversion or Greenfield

THE BELOW TABLE WILL BE UPDATED ONCE AVAILABILITY HAS BEEN CONFIRMED

SHELAA Ref	Site Name	Nearest Settlement	Size (hectares)	Net Developable Area (hectares)	Capacity	Land Type	Flood Zone	Availability

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Appendix 9 - Final Housing Sites – Suitable and Available

This table lists those sites considered to be physically suitable and available for residential use (excluding those covered in Appendix 2 and Appendix 3). Sites submitted through the Call for Sites (CFS) exercises in 2022 and 2023 are assumed to be available where it has been stated the submission is by, or on behalf of, the landowner. Where part of a site is partially covered by a CFS submission, reasonable judgement has been applied. Through an issues and options consultation period, relevant landowners can comment on availability of sites not covered by a call for sites submission in 2022 or 2023.

Net Developable Area (NDA) – Net developable area (in hectares) (see main report section 2.4).

Capacity – Capacity in this instance is the estimated number of dwellings that could be achieved based on assumptions set out in the main report (see section 2.4). Actual capacity may be different should the site be deemed appropriate for development in the future.

Land Type – Brownfield Land (Previously Developed Land “PDL”), Conversion or Greenfield

THE BELOW TABLE WILL BE UPDATED ONCE AVAILABILITY HAS BEEN CONFIRMED

SHELAA Ref	Site Name	Nearest Settlement	Size (hectares)	Net Developable Area (hectares)	Capacity	Land Type	Flood Zone	Availability

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Appendix 10 – Suitability Assessment Sieved Out Sites (Sieve 1) (Parameters Gateway) (Employment)

SHELAA Ref	Call for Sites Ref	Site Name	Nearest Settlement	Size (hectares) or Sqm	Land Type	Flood Zone	Exclusion Parameter	Notes
EMP_12	CFS_2022_008	Land East of Cartmel Lane	Nateby	5.00	Greenfield	1	Location	Too remote from A roads.
EMP_13	CFS_2022_009	Stannah Substation, River Road	Thornton	4.95	Brownfield	2 and 3	Flood Risk	
EMP_16	CFS_2022_033	Land Off Marsh Lane, Hambleton, FY6 9AW	Hambleton	26.00	Greenfield	2 and 3	Flood Risk	
EMP_18	CFS_2022_040	Riverside Industrial Park, Tan Yard Road, Catterall, Preston, Lancashire, PR3 0HP	Catterall	4.50	Greenfield	2 and 3	Flood Risk	
EMP_19	CFS_2022_041	Land Off Shard Lane Lane, Hambleton, FY6 9BX	Hambleton	3.03	Greenfield	2 and 3	Flood Risk	
EMP_20	CFS_2022_048	Land South of Fouldrey Avenue, Poulton-le-Fylde	Poulton-Le-Fylde	9.16	Mainly commercial	2 and 3	Flood Risk	
EMP_21	CFS_2022_068	Land around Parrox Hall, Preesall, FY6 0JU	Preesall	28.00	Greenfield	2 and 3	Flood Risk	Whole site flood zone 2, large swathes zone 3
EMP_22	CFS_2022_069	Land around Hackensall Road, Knott End-on-Sea, FY6 0JU	Knott End	10.70	Greenfield	2 and 3	Flood Risk	
EMP_23	CFS_2022_070	Land around Green Lane Farm, Preesall	Preesall Hill	4.70	Greenfield	2 and 3	Flood Risk	
EMP_25	CFS_2023_079	Land to the East side of Sowerby Road, Preston, PR3 0TU	Sowerby	16.19	Greenfield	2 and 3	Flood Risk	
EMP_26	CFS_2023_080	Land to the East side of Fleetwood Road, Carleton, FY5 5NP	Carleton	3.00	Greenfield	2 and 3	Flood Risk	
EMP_27	CFS_2023_081	Sowerby Lodge, Sowerby Hall Farm, St Michaels, Preston, PR3 0TU	Sowerby	1.50	Brownfield	1	Location	Too remote from A roads.
EMP_28	CFS_2023_082	Land surrounding Sowerby Hall Farm, Preston, PR3 0TU	Sowerby	2.35	Greenfield	1	Location	Too remote from A roads.
EMP_30	CFS_2023_084	Land at Trapp Farm, Fleetwood Road South, Thornton Cleveleys, FY5 5NR	Thornton/Carleton	11.66	Greenfield	1	Greenbelt	

SHELAA Ref	Call for Sites Ref	Site Name	Nearest Settlement	Size (hectares) or Sqm	Land Type	Flood Zone	Exclusion Parameter	Notes
EMP_31	CFS_2023_086	Marsh Farm, Victoria Road East, Thornton-Cleveleys, FY5 3SY	Thornton-Cleveleys	20.00	Greenfield	2 and 3	Flood Risk	
EMP_32	CFS_2023_087	Land North of Sowerby Lodge, Sowerby Hall Farm, Preston, PR3 0TU	Sowerby	5.00	Greenfield	2 and 3	Flood Risk.	Also too remote from A roads.
EMP_35	CFS_2023_106	Land at Brock, Garstang Road, Bilborrow, Preston, PR3 0BT	Bilborrow	2.15	Greenfield	2 and 3	Flood Risk	
EMP_38	N/A	Land At Copse Road, Fleetwood	Fleetwood	2.11	Brownfield	3	Flood Risk	20/00128/FULMAJ
EMP_41	N/A	Victoria Bingo, Poulton Road, Fleetwood	Fleetwood	0.14	Brownfield	2 and 3	Flood Risk	21/01273/FULMAJ

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Appendix 11 – Suitability Assessment Sieved Out Sites (Sieve 2) (Detailed Assessment) (Employment)

SHELAA Ref	Allocated Site Reference	Planning application reference(s)	Site Name	Nearest Settlement	Size (hectares)	Land Type	Flood Zone	Exclusion Parameter	Notes
EMP_05	SA3/2	15/00248/OULMAJ, 16/01065/RELMAJ, 20/01009/FUL and 23/00795/FUL	Joe Lane, Catterall	Catterall	0.95	Greenfield	1	Planning Status	The site is allocated for 0.95ha. The whole site was covered by an outline permission that included 0.95ha of employment. A subsequent permission allowed at appeal reduced the quantum of land available within the allocation, with circa 0.3ha of land available. A permission on the residual area within the allocation has removed land available for employment at 31 March 2022. The employment allocation has been lost. Now 0.00 hectares for employment.

Appendix 12 – Availability Assessment – Sieved Out Sites (Sieve 3) (Employment)

No employment sites are sieved out by Sieve 3 at this stage. Sites may be sieved out at a later date once availability of sites has been confirmed.

Appendix 13 – Final Employment Sites – Suitable and Available

SHELAA Ref	Site Reference	Site Name	Nearest Settlement	Site (hectares)	Land Type
EMP_01	SA2/1	Carrfield Works, Park Lane, Preesall Hill	Preesall Hill	0.34	Greenfield
EMP_02	SA2/2	Riverside Industrial Park Extension, Catterall	Catterall	3.42	Greenfield
EMP_03	SA2/3	South of Goose Lane, Catterall	Catterall	1.00	Greenfield
EMP_04	SA3/1	Fleetwood Dock and Marina, Fleetwood	Fleetwood	8.10 ⁷	Brownfield
EMP_06	SA3/3	Land West of Great Eccleston	Great Eccleston	1.00	Greenfield
EMP_07	SA3/4	Forton Extension	Forton	1.00	Greenfield
EMP_08 and EMP_36	SA3/5	Land West of the A6, Garstang	Garstang	4.68	Greenfield
EMP_09	SA4	Hillhouse Technology Enterprise Zone, Thornton	Thornton	10.96 ⁸	Brownfield/Greenfield
EMP_10	SA5	Port of Fleetwood, Fleetwood	Fleetwood	7.60	Brownfield
EMP_11	SA7	Brockholes Industrial Estate Extension, Catterall	Catterall	30.26	Greenfield
EMP_14	CFS_2022_030	Land south of Snapewood Lane, Cabus, PR3 0JP	Cabus	4.10	Part house, remainder greenfield
EMP_15	CFS_2022_032	Land off Shard Lane, Hambleton, FY6 9DD	Hambleton	11.00	Greenfield
EMP_17	CFS_2022_036	Westfield Farm, Claughton on Brock, Garstang, PR3 0PU	Claughton on Brock	17.00	Greenfield
EMP_24	CFS_2023_078	Old Holly Farm, Cabus, Preston, PR3 1AA	Cabus	3.49	Greenfield
EMP_29	CFS_2023_083	Land at Copp Farm, Copp Lane, Great Eccleston, PR3 0ZN	Great Eccleston	5.22	Greenfield
EMP_33	CFS_2023_088	Land on the North West side of Puddle House Lane, Poulton-le-Fylde, FY6 8FE	Poulton-le-Fylde	2.50	Greenfield
EMP_34	CFS_2023_090	Land at St Michaels' Road, Bilsborrow, PR3 0RS	Bilsborrow	1.78	Greenfield
EMP_37	17/00177/FULMAJ and 17/00210/FUL	Former District Council Depot, Green Lane West, Garstang	Garstang	0.50	Brownfield
EMP_39	21/01411/FUL	VMS Solutions, Butts Close, Thornton Cleveleys	Thornton	0.06	Brownfield

⁷ Site EMP_04 (SA3/1) was allocated with a residual remaining area for employment of 6.32 hectares. However a planning application has been received which is currently pending decision and takes the site area to 8.10ha. Therefore this document reports an amount of 8.10ha.

⁸ Site EMP_09 (SA4) was allocated with an amount of 13.00ha. However the Fylde Coast Employment Study has identified the land for employment is 10.96ha. Therefore this document reports an amount of 10.96ha.

SHELAA Ref	Site Reference	Site Name	Nearest Settlement	Site (hectares)	Land Type
EMP_40	20/00497/LMAJ	Land East of Brockholes Industrial Estate, Brockholes Way, Cloughton-on-Brock	Cloughton on Brock	2.25	Greenfield

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Appendix 14 – 2023 Call for sites pro-forma

Wyre Local Plan Full Review

Call for Sites 2023 Response Form

We are inviting the local community, residents, Members, parish councils, agents, landowners, developers, organisations and others to inform us of any sites, land or buildings that could have potential for a range of different types of developments or designations. The aim is to identify as many sites as possible in the Borough for these types of land uses. Once we have compiled all sites that have been submitted for consideration, we will assess their potential and consider what sites could come forward for development or designation, if required.

If you wish to submit any sites for consideration, please complete this response form and return it with a plan that clearly identifies the site boundary to the council **by 5pm on Friday 17th March 2023**. Late submissions will not be accepted.

- Please complete a separate form for each site.
- You do not need to submit sites that are identified in the adopted Wyre Local Plan (2011-2031) (incorporating partial update of 2022), that have planning permission or are currently under construction, as these sites are already accounted for in the plan making process, unless you have an alternative proposed use for the site or updated site information.
- Unless site details have changed significantly, please do not submit a site that was previously submitted during the 2022 exercise. 2022 submitted sites can be found here - <https://www.wyre.gov.uk/local-plan/local-plan-full-review/3>

Completed response forms and location plans should be submitted to:

- Email: planning.policy@wyre.gov.uk or
- Post: Planning Policy, Civic Centre, Breck Road, Poulton le Fylde, FY6 7PU

Your suggested site cannot be considered if you do not send a location plan that clearly identifies the site boundary. Due to Ordnance Survey licensing restrictions, the council is unable to provide blank plans for this exercise. Ordnance Survey plans of sites may be obtained via external companies (there is normally a charge for these services).

Submitting a site does not guarantee that the council will allocate or designate it, or support its development in the future, all sites will need to be judged against relevant planning policies and other considerations. Until such time as any site is formally allocated, any submissions will have **no weight** as a material planning consideration in the determination of planning applications.

Data Protection

Sites submitted for considerations cannot be treated as confidential as they will form part of the evidence base for the Local Plan Full Review. The information may also be submitted to the Planning Inspectorate and any agency appointed on their behalf. Guidance on how the Planning Inspectorate hold and use your information is available from <https://www.gov.uk/government/publications/planning-inspectorate-privacy-notices>

Your personal details included in your representation will be held by the council to progress the Local Plan Full Review. Site submissions will be publicly available with the associated name(s) and organisation(s) if relevant. Signatures, addresses and contact details will not be made public. Further information about Data Protection and the council's policy can be viewed on the council's website at <https://www.wyre.gov.uk/service-area-privacy-notices/privacy-notice> and at <https://www.wyre.gov.uk/downloads/file/203/privacy-notice-planning-services>

I agree that Wyre Council can hold the site submission and the contact details and I understand that they will only be used in relation to Planning Policy matters.

Signed	Click or tap here to enter text.	Date	Click or tap here to enter text.
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Please note that forms that are not signed and dated will not be accepted.

If you have any concerns regarding the processing of your data, please contact the planning policy team via email: planning.policy@wyre.gov.uk or telephone: 01253 891000

Consultation Database

If you are not on the council's local plan consultation database but you would like to be, please register at <https://www.wyre.gov.uk/planning-policy/consultations>

Everyone who is on the consultation database will be notified at key stages of the Wyre Local Plan full review process, including notification of further public consultations. However, we cannot contact individuals and organisations not subscribed to the database. If you would like to subscribe to the database but are unable to do so, please contact the planning policy team.

Section A - Your Contact Details

Name	Click or tap here to enter text.
Position (if applicable)	Click or tap here to enter text.
Organisation (if applicable)	Click or tap here to enter text.
Email	Click or tap here to enter text.
Telephone	Click or tap here to enter text.
Address	Click or tap here to enter text.
Postcode	Click or tap here to enter text.

I / Our status

(please tick all that apply)

The Landowner <input type="checkbox"/>	A Planning Consultant <input type="checkbox"/>
A Developer <input type="checkbox"/>	A Registered Social Housing Provider <input type="checkbox"/>
A Land agent <input type="checkbox"/>	A Resident <input type="checkbox"/>
If acting on behalf of landowner/developer please provide client name and address details: Click or tap here to enter text.	Other <input type="checkbox"/> (please specify): Click or tap here to enter text.

Section B – Site Details and Proposed Use

Site address	Click or tap here to enter text.
Postcode (if known)	Click or tap here to enter text.
Site size (hectares)	Click or tap here to enter text.
Grid reference (if known)	Click or tap here to enter text.
Site description and characteristics including current land use(s)	Click or tap here to enter text.
Historic land use(s)	Click or tap here to enter text.
Character of the surrounding area including adjacent land use(s)	Click or tap here to enter text.
Please state whether the site is greenfield or previously developed. Please provide a % for each if appropriate	Click or tap here to enter text.
Is the site located in a sustainable location (e.g. with access to public transport, cycle routes, community infrastructure such as schools and medical services and green infrastructure).	Click or tap here to enter text.
Planning History: Has the site ever been subject to a planning application for the proposed use or other uses? Please provide details.	Click or tap here to enter text.

Proposed Use

Please tick all that apply.

Housing <input type="checkbox"/>	Retail <input type="checkbox"/>
Employment <input type="checkbox"/>	Leisure <input type="checkbox"/>
Commercial <input type="checkbox"/>	Renewable, community and low carbon energy <input type="checkbox"/>
Gypsies and travellers & travelling showpeople <input type="checkbox"/>	Nature recovery/ biodiversity net gain <input type="checkbox"/>
Natural flood management <input type="checkbox"/>	Other <input type="checkbox"/> (please specify):

Housing <input type="checkbox"/>	Retail <input type="checkbox"/>
	Click or tap here to enter text.

Section C- Site Ownership

I (or my client)	Am sole owner of the site <input type="checkbox"/> Own part of the site <input type="checkbox"/> Have an interest (other than ownership) in all or part of the site <input type="checkbox"/> Do not own (or hold any legal interest in) the site whatsoever <input type="checkbox"/>
If you are not the owner, or own only part of the site, do you know who owns the site or the remainder of it (please provide details)?	Click or tap here to enter text.
Does the owner (or other owner(s)) support your proposals for the site? If yes, please provide supporting information.	Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown <input type="checkbox"/>

Section D - Market Interest

	Yes	No	Comments
Site is owned by a developer or operator	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.
Site is under option to a developer or operator	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.
Enquiries received for purchase	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.
Site is being marketed	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.
None of the above applies	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.

Section E- Site Constraints and Considerations

Please tell us if the site has any constraints or other attributes we should be made aware of.

Question	Yes	Part	No	Comments / Further Details
Are there any physical or topographical constraints (e.g. gradient)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.
Does the site have any known ground instability that would limit development?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.
Does the site fall within Flood Zones 2 and 3 or within an area of history of groundwater or surface flooding?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.
Does the site include any ecological or habitat features (e.g. ponds, trees, hedgerows)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.
Does the site or surrounding area have a history of environmental protection issues or known current environmental issues (e.g. noise, vibration, odour), including proximity to bad neighbour uses (e.g. power lines/ railway lines, major highways, heavy industry)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.
Is there a possibility that the site is contaminated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.
Would development of the site harm any nearby sensitive community or commercial receptors, existing or proposed (e.g. schools, health centres, public open space, sensitive business uses and tourist visitor attractions)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.
Can vehicular, pedestrian and cycle access to the site be achieved?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.
Are there any public footpaths including Public Rights of Way running	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.

Question	Yes	Part	No	Comments / Further Details
through the site or accessible from the site?				

If you answered yes/part to any of the above please provide additional information, including any measures required to overcome constraints:

Click or tap here to enter text.

Please tell us which of the following utilities are available to the site.

	Yes	No	Unsure
Main water supply	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Main sewerage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electrical supply	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas supply	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public highway	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landline telephone/broadband internet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please specify)	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.

Section F – Site Availability

Question	Yes	Part	No	Comments / Further Details
Is there land in other ownership which must be acquired to develop the site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.
Are there any legal/ownership constraints that might prohibit or delay development of the site (e.g. ransom strip/covenants)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.
Are there any current uses that need to be relocated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.
Is the owner willing to sell for the proposed use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.

Please indicate the timescale for site availability:

- Immediately
- Up to 5 years
- 5 - 10 years
- 10 – 15 years
- Plus 15 years

Question	Comments / Further Details
If the site is not available immediately, please state why.	Click or tap here to enter text.
Is the site located within a recognised market for the proposed use (e.g. housing area, employment area)?	Click or tap here to enter text.
Are there any known significant abnormal development costs (e.g. contamination remediation, demolition, access etc.)?	Click or tap here to enter text.
Are there any current uses that need to be relocated?	Click or tap here to enter text.
Does the site require significant new infrastructure investment to be suitable for development?	Click or tap here to enter text.
Are there any issues that may influence the economic viability or timing of the development?	Click or tap here to enter text.
If you answered yes or partially to any of the above please provide additional information, including any measures required to overcome constraint:	Click or tap here to enter text.

Section G – Housing Sites Additional Information

Please only fill in the tables below if your proposed use includes housing.

What is the estimated number of dwellings that could be provided on the site, taking into account, the type of development likely to be suitable, affordable housing requirements, height and character of surrounding buildings, density requirements etc?	Click or tap here to enter text.
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When is the site likely to be developed?	Within 5 years <input type="checkbox"/>	Within 5-10 years <input type="checkbox"/>	10-15 years <input type="checkbox"/>	Beyond 15 years <input type="checkbox"/>
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What type / mix of dwellings would you seek?	1 bed	2 bed	3 bed	4/4+ bed
House/bungalow	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Flat/apartment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

What type / mix of dwellings would you seek?	1 bed	2 bed	3 bed	4/4+ bed
Affordable	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Self-build plots	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other (Please specify)	Click or tap here to enter text.
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Section H – Gypsy, Traveller and Travelling Showpeople Sites Additional Information

Please only fill in the table below if your proposed use includes Gypsy, Travellers or Travelling Showpeople.

If possible, please indicate the estimate number of pitches (Gypsies/Travellers) or plots (Showpeople) that could be provided on the site, taking into account the character of the surrounding area, site access, road network etc?				Click or tap here to enter text.
When is the site likely to be developed?	Within 5 years <input type="checkbox"/>	Within 5-10 years <input type="checkbox"/>	10-15 years <input type="checkbox"/>	Beyond 15 years <input type="checkbox"/>

Section I – Additional Comments

Please provide any additional comments. If necessary, please continue on a separate sheet.

Click or tap here to enter text.