



Fylde Local Plan to 2042

Publication Version

For Consultation

18th September 2026 - 30th October 2026

Medlar with Wesham Town Council

2042 Local Plan

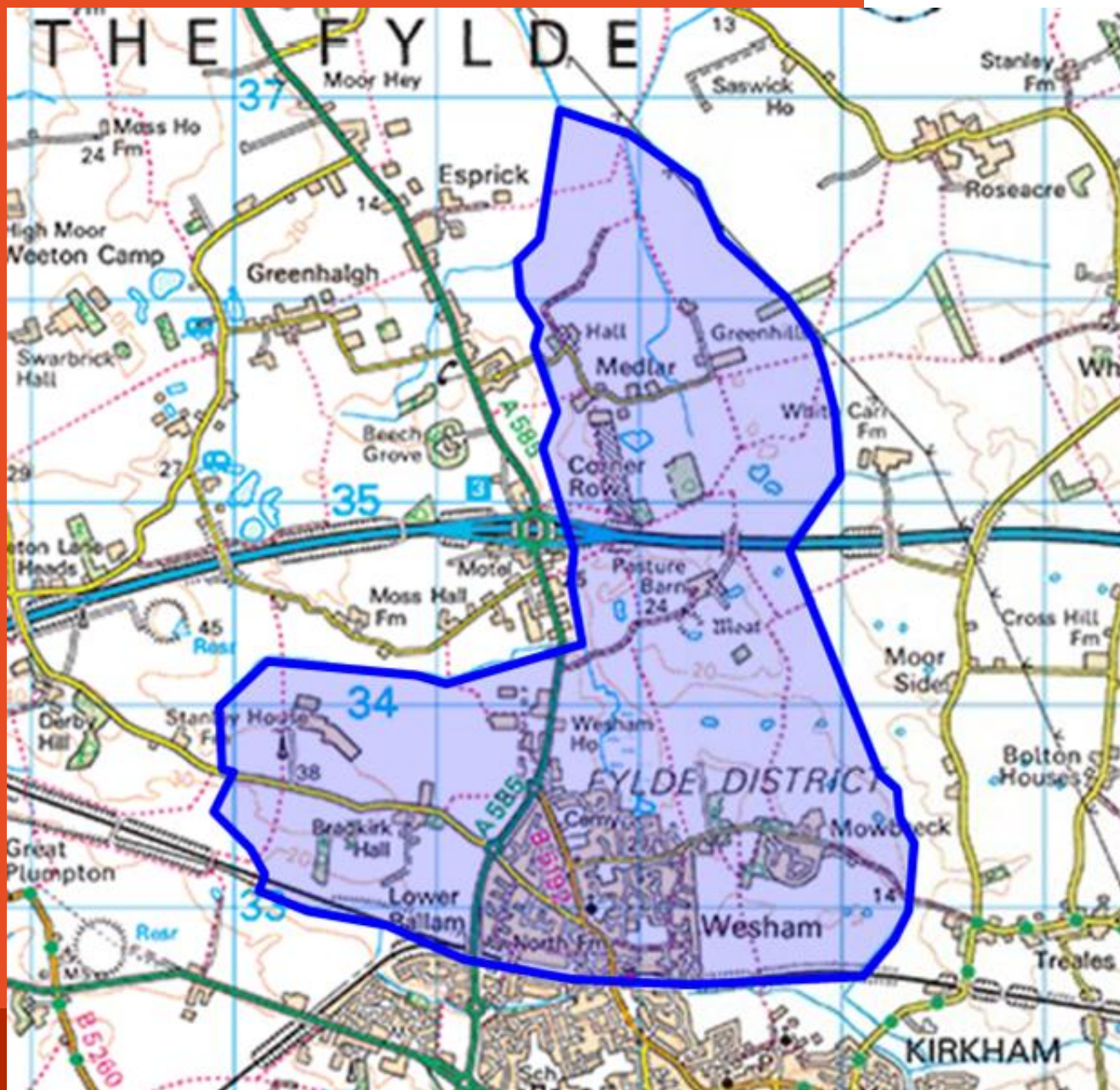
Local Plan Review: National Policy Requirements

What does the Framework require?

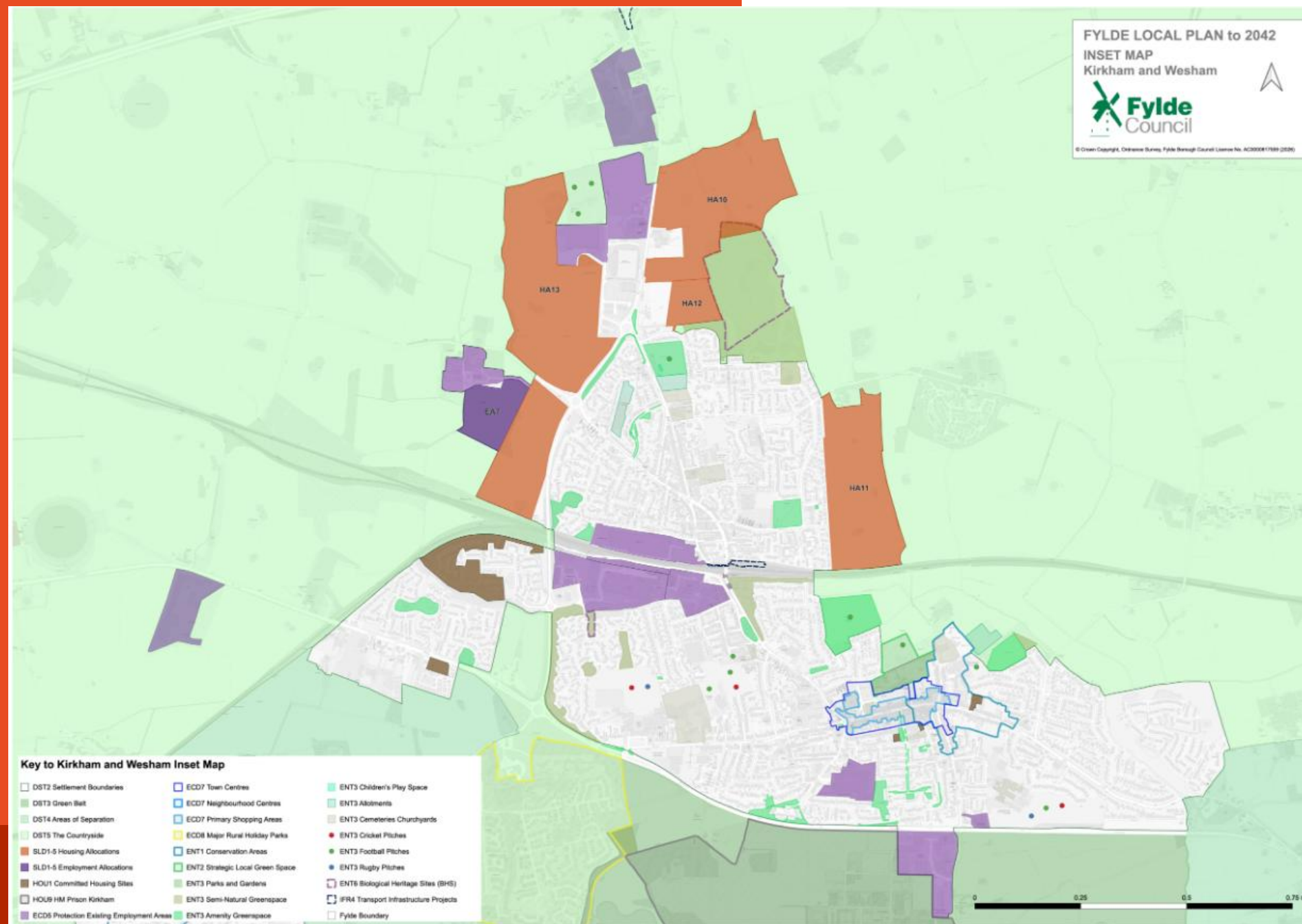
- Local Plan policies must be reviewed at least every five years.
- Fylde Council's Local Plan was prepared under an earlier version of the Framework.
- Some national planning policies have since changed.
- Paragraph 232 provides transitional arrangements for existing Local Plans, subject to housing supply and delivery being maintained.

Why Is Action Needed by December 2026?

- Existing transitional arrangements protect relevant Local Plan policies from becoming out of date solely due to changes to the standard method for calculating housing need, provided housing supply and delivery are maintained.
- After December 2026, the Local Plan's housing supply policies will be considered out of date under the arrangements described in the report.
- Fylde Council therefore needs to fully review its Local Plan or produce a new plan by December 2026.



Medlar with Wesham Parish Map



Medlar with
 Wesham Fylde
 Local Plan
 Development
 Sites

1st April
2026-March
2042

Strategic Locations for Development



The Local Plan Development Strategy is to direct future growth to the most sustainable locations, specifically to the four Strategic Locations for Development. Around 90% of homes to be developed in the plan period (including small sites) and 24.04 ha of employment land will be located in the four Strategic Locations for development.

The four Strategic Locations are:
St Annes (including Squires Gate);
Whitehills and Whyndyke;
Warton; and
Kirkham and Wesham.

They offer the most sustainable opportunities for strategic-scale development.

Each location has existing strengths in facilities, employment, transport or town-centre provision.

Planned growth can support local communities, improve access to services and strengthen the relationship between housing and employment.

Why have these locations been selected?

6



1. St Annes

- The largest individual settlement in the Borough.
- Main town centre and the widest range of local facilities.
- Strong existing services to support further growth.



3. Warton

- Home to the nationally important BAE Systems employment site.
- Additional housing could improve the balance between homes and jobs.
- Potential to reduce commuting and support more sustainable growth.



2. Whitehills and Whyndyke

- Extensions to the adjoining settlement of Blackpool.
- Access to Blackpool's extensive range of facilities.
- Two new Local Service Centres are being developed to provide local amenities.



4. Kirkham and Wesham

- Railway links to the wider sub-region and North West.
- Kirkham has a historic town centre benefiting from improvements and investment.
- Capacity to support a larger population, alongside expanding manufacturing employment.

Kirkham and Wesham Strategic Location for Development

Sustainable Location

Kirkham is a market town, alongside the smaller town of Wesham.

Together, they provide a wide range of local facilities.

Most facilities are easily accessible from across both settlements.

The towns are considered together because residents can access facilities in either location.

Access to Facilities and Transport

Kirkham

Town centre and shops.

Secondary schools.

Established local services.

Wesham

Railway station providing public transport connections.

Access to facilities across the adjoining settlement.

Constraints to Further Development

Green Belt

The main constraint affects Kirkham.

Green Belt between Kirkham and Freckleton restricts further development to the south.

Areas of Separation

Designated to the east and west of Kirkham.

Intended to reduce the risk of Kirkham merging with nearby villages.

Further details are provided in Chapter 3 of the Local Plan.

Housing Delivery: Existing Local Plan Sites

66 dwellings

Remaining to be completed at Land North of Blackpool Road

This is the only site in the existing Local Plan with a significant number of homes still being delivered.

A small number of homes remain to be completed on other sites.

The remaining housing supply from existing allocations is therefore limited

HA10: East of Fleetwood Road, Wesham

Proposed development: 281 homes

1. Landscaping and noise

- Reduce the need for high fences and barriers by using trees, planting and landscaped buffers.
- Keep existing hedges, ponds and vegetation wherever possible.
- Retain and improve the hedge along Fleetwood Road.
- Use landscaping to reduce the visual impact of the development on the surrounding countryside.

2. Roads, walking and cycling

- Create safe, attractive streets and routes that are easy to navigate.
- Provide convenient walking and cycling links through the site and to local services and open spaces.
- Make walking and cycling routes connect directly to the existing pedestrian crossing on Fleetwood Road.
- Plant trees along main roads.
- Coordinate connections with the neighbouring HA12 development.

3. Traffic, parking and access

- Assess traffic and parking impacts, including those caused by events at the nearby stadium.
- Consider pedestrian safety and the effect on residents.
- Assess the impact of additional traffic travelling to and from the M55.
- If necessary, contribute towards park-and-ride facilities at Kirkham and Wesham Railway Station.

4. Open spaces, buildings and wildlife

- Provide several public open spaces across the development.
- Protect and improve wetlands, particularly within the site and along its eastern edge, to support wildlife.
- Design buildings to look attractive and fit in with the local area.
- Most buildings should be one or two storeys, with some taller buildings to create landmarks.
- Ensure the development looks towards the countryside positively, with walking access along these edges where appropriate.
- Design the boundary with neighbouring site HA12 so that future development is not restricted.

**What has
to be
done?**

HA11: South of Mowbreck Lane, Wesham

Proposed development: 229 homes

1. Roads, walking and cycling

Create safe, attractive and easy-to-navigate streets.

Provide walking and cycling routes through the development and link these to open spaces.

Access for vehicles will be from Mowbreck Lane.

Provide walking and cycling connections to streets to the west of the site.

Plant trees along main roads.

2. Open spaces and the Town Hill viewpoint

Provide several public open spaces for residents.

Turn the highest part of the site, known locally as Town Hill, into public open space.

Link Town Hill to the existing public footpath.

Provide a public viewpoint, with signs around the development directing people towards it.

Ensure taller buildings do not block views from the viewpoint.

3. Flooding, drainage and wildlife

Carefully manage drainage into the watercourse to the south to reduce the risk of flooding beyond the site.

Retain as much existing vegetation and as many ponds as possible.

Design open spaces to support nature, wildlife and water management.

4. Building design and landscaping

Most buildings should be one or two storeys, with some taller buildings to create landmarks.

Ensure buildings fit in with the surrounding landscape and do not spoil important views.

Provide walking access along the edges next to the countryside.

Use landscaping around the site to soften the appearance of the new homes when viewed from Kirkham and the railway line.

What has
to be
done?

HA12: Land East of Fleetwood Road and North of Sanderling Way, Wesham

Proposed development: 61 homes

1. Building design and layout

Design the southern part of the development to blend in with the existing homes along Sanderling Way. Ensure the new streets and buildings create a natural continuation of the existing neighbourhood. Design the layout so that it does not prevent the neighbouring HA10 site from being developed.

2. Countryside and landscaping

Design the edges of the development next to the countryside to look attractive. Provide pedestrian access along the countryside boundaries. Use planting and landscaping on the eastern edge to soften the appearance of the development. Use the nearby wetland as inspiration to create a natural-looking boundary.

3. Drainage and wildlife

Retain as much existing vegetation and as many ponds as possible. Ensure the existing flood basin to the south can continue draining into the watercourse to the east. Protect the natural character of the surrounding wetland.

4. Traffic, parking and transport

Assess the impact of traffic and parking, including traffic generated by events at the nearby stadium. Consider pedestrian safety and the impact on residents. Assess the effects of additional traffic accessing the M55. Where necessary, contribute towards park-and-ride facilities at Kirkham and Wesham Railway Station. Any required financial contributions will be secured through the appropriate legal agreement.

**What
has to
be
done?**

HA13: Land at Weeton Road, Wesham

Proposed development: 467 homes

1. Landscaping and noise

Minimise the need for high fences and barriers to reduce noise and light impacts.

Use trees, planting and landscaped buffers to soften the development.

Retain as much existing vegetation and as many ponds as possible.

Ensure the development fits in with the surrounding landscape.

2. Roads, walking and cycling

Create safe, attractive streets with clear routes through the development.

Provide convenient walking and cycling links to local services, open spaces and nearby routes.

Make sure pedestrians and cyclists can easily access the adjacent supermarket.

Plant trees along the main roads.

3. Traffic, parking and transport

Assess the impact of additional traffic and parking, including traffic from events at the nearby stadium.

Consider pedestrian safety and the impact on local residents.

Assess the effect of increased traffic accessing the M55.

Where necessary, contribute towards park-and-ride facilities at Kirkham and Wesham Railway Station.

Secure any required financial contributions through a legal agreement.

4. Open spaces and building design

Provide several public open spaces across the development.

Create a large central open space featuring a LEAP (Local Equipped Area for Play).

Design open spaces to support nature, wildlife and water management.

Ensure buildings look attractive and complement the local area.

Allow buildings of up to 2.5 storeys in the centre of the site, with lower buildings towards the edges.

Provide attractive building frontages facing roads and the countryside, with pedestrian access along countryside edges.

What has
to be
done?

EA7: Land South of Bradkirk Business Park, Weeton Road, Wesham

Proposed employment land: 4.49 hectares

1. Employment development and buffer zone

The site is allocated for employment uses.

A buffer zone must be created between business activities that could disturb residents and the neighbouring HA13 housing development.

The buffer must be large enough to protect the quality of life of people living in the new homes.

Activities that would not negatively affect residents can still take place within the buffer zone.

2. Protecting future residents

Businesses operating close to the housing site must not cause unacceptable disturbance to residents.

Planning conditions will be used to restrict which activities can take place within the buffer zone.

The layout must carefully consider the relationship between the employment site and the proposed 467 homes at HA13.

What has
to be
done?

Have your say!



**Talk to us
tonight**



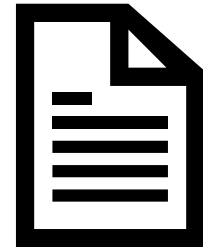
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Post to Planning Policy,
Planning Department,
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By the deadline of 5pm on 30th October 2026.