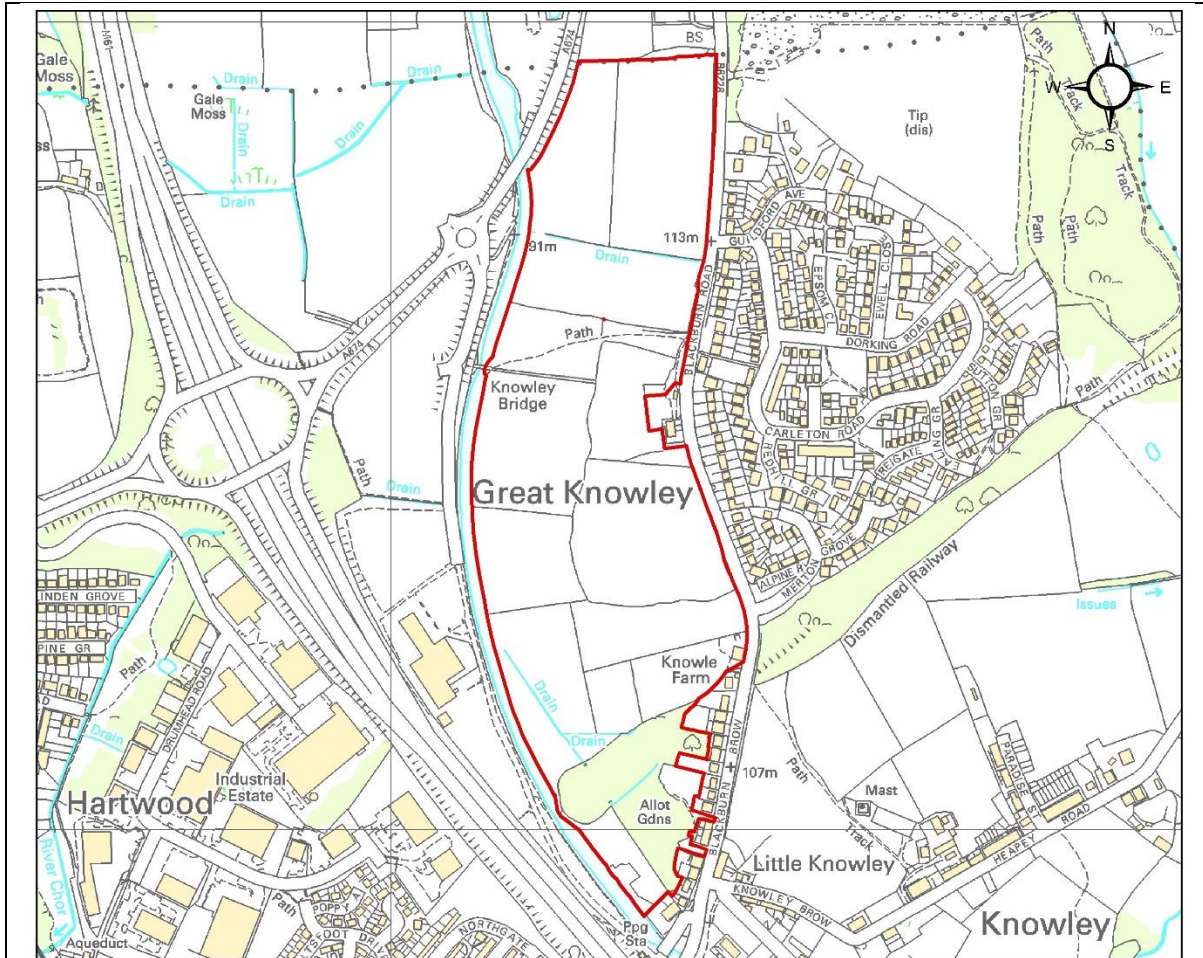


Appendix 2 – Chorley Employment Site Proformas

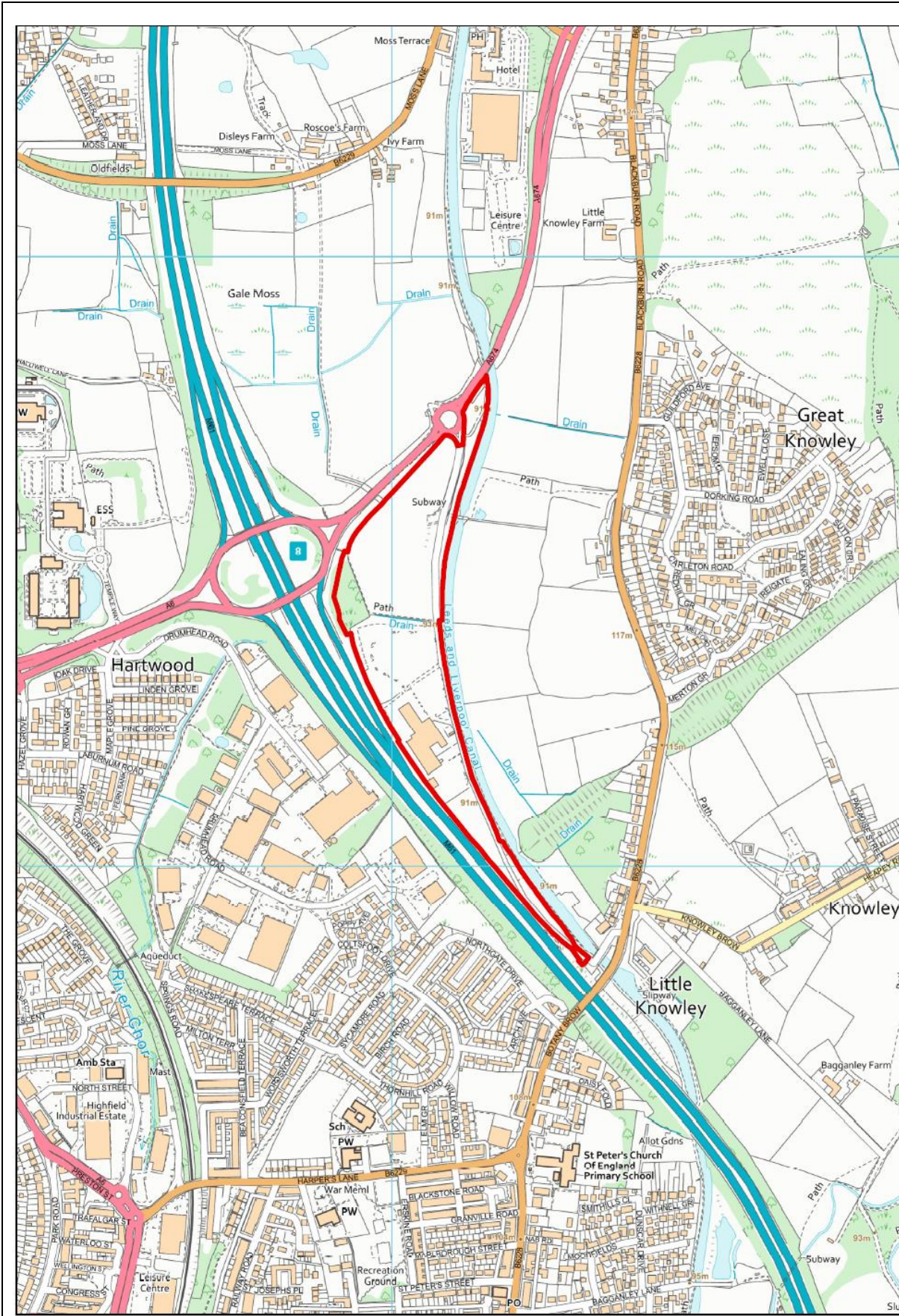
Local Plan Sites



Site Name	Great Knowley, Chorley
Policy Reference	EP1.1
Owner	Multiple
Agent	Planit
Size, ha	14.10 for Employment, with a further 9.6 ha allocated for housing in wider EP2 Policy – 23.7 in total.
Market Availability	Not Available
Planning Status (Allocated Uses)	<p>The site is within Chorley Town, which Core Strategy Policy 1 designates as a Key Service Centre where growth and investment should be concentrated. Core Strategy Policy 9 identifies this site as a sub-regionally significant development site for employment. The development of this site would help meet overall Borough employment requirements as set out in Table 5 of the Core Strategy. The site is allocated to provide a range of potential plot sizes to meet a variety of employment requirements.</p> <p>The adopted Chorley Local Plan Review 2012-2026 Policy EP1 (Employment Site Allocations) allocates 14.1 hectares for employment uses (B1 Business and B2 General Industrial) as an employment site for sub-regionally significant development.</p>

	<p>The site is also covered by Chorley Local Plan Policy EP2 (Botany Bay /Great Knowley Area - Sub Regional Employment site and Mixed Use site) and Policy HS1.8 (Housing Site Allocation) which applies to a wider site area of 23.7 hectares comprising this site for employment use as above, 200 residential units (total site area 9.6ha), restaurants and cafes (Use Class A3) and drinking establishments (Use Class A4); water based leisure/recreation uses and pedestrian and cycle route adjacent to the canal with connectivity to the existing canal towpath.</p> <p>Policy EP2 requires that the comprehensive development of the site and the adjacent EP1.2 site (Botany Bay) is demonstrated through a masterplan, an agreed design code and phasing and infrastructure delivery schedule for the area.</p>
Proposal	<p>An illustrative Masterplan document prepared by Planit for Chorley Council and landowners was presented to Chorley Council's Executive Cabinet on 9 December 2016 for noting. The masterplan covers the whole of the Policy EP2 site. It proposes on this part of the site to accommodate 250 dwellings on a 9.96 ha net site. No B employment use is proposed. A new primary access will be developed off the A674.</p> <p>The Highway Agency has commissioned Mouchels to survey and micro model junction 8, M61 and junctions in the vicinity.</p> <p>The Site has Outline consents (App. Nos. 19/01113/OUTMAJ and 17/00716/OUTMAJ) for 333 dwellings on two sites, totalling 11.97 ha with associated highways, landscaping and infrastructure provisions.</p>
Constraints	<ul style="list-style-type: none"> • Topography of the site, the Leeds and Liverpool Canal and the slope up to Knowley Brow. • A Tree Preservation Order (No 8 (Chorley) 2006 and Definitive Footpath No 26 cross the site. • The sites are identified as being within multiple National Character Areas • Impacts to multiple ecological habitats • Need to provide a bridge across the Canal is a barrier to financial viability • Owner seeking housing • Possible junction investment around J8, M61 required
Comments	<p>Around half of the wider 23.7 ha EP2 site is now the subject of residential consents.</p> <p>Some 11.73 ha remains undeveloped in the south of the site and, in principle, available for B-Class development. In practice, viability, topography, adjacent housing and landowner intentions are likely to be significant barrier to any employment development in this area.</p>
Likely development potential	E(g), B2
Attractiveness to Growth Sectors	<ul style="list-style-type: none"> • Advanced Manufacturing • Construction • Energy • Information and Communications • Administrative and Support • Creative and Digital • Finance and Professional • Health

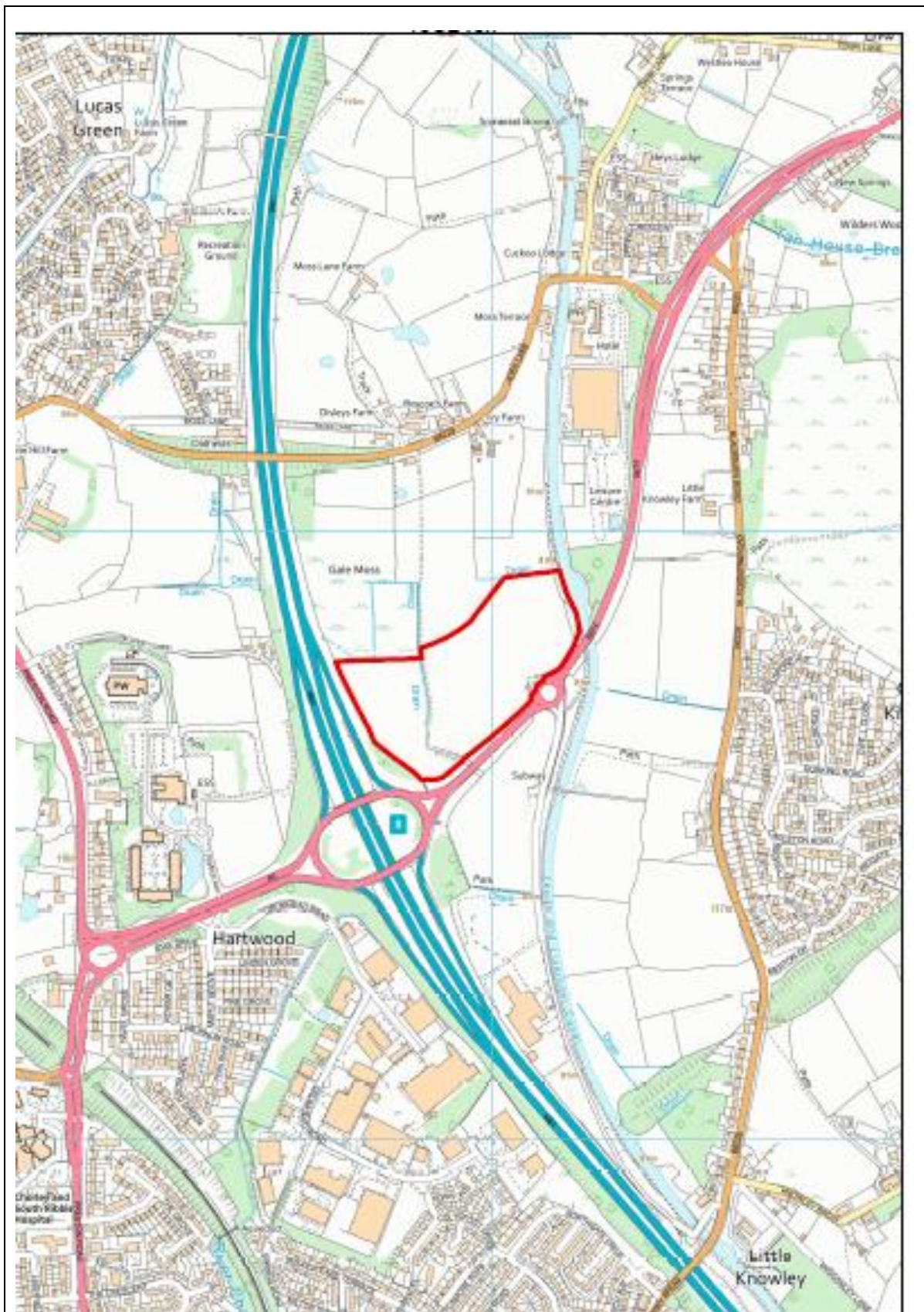
	Motorway-linked site, but suitability for Transport and Storage would be dependent on the scale and nature of the access arrangements secured.
Serviced	No



Site Name	Botany Bay, Chorley
Policy Reference	EP1.2

Owner	First Investments/Chorley Expressway
Agent	First Investments
Size, ha	5.90 for Employment, with a further 2.9 ha allocated for mixed uses in wider EP2 Policy – 8.8 in total.
Market Availability	Not available
Planning Status (Allocated Uses)	<p>The site is within Chorley Town, which Core Strategy Policy 1 designates as a Key Service Centre where growth and investment should be concentrated.</p> <p>Core Strategy Policy 9 identifies part of this site as a sub-regionally significant development site for employment. The development of this site would help meet the overall Borough employment requirements as set out in Table 5 of the Core Strategy.</p> <p>The adopted Chorley Local Plan Review 2012-2026 Policy EP1 (Employment Site Allocations) allocates 5.90 ha for employment uses (B1 Business; B2 General Industrial; B8 Storage and Distribution) and Hotel (C1 use). The employment site is designated for sub-regionally significant development.</p> <p>This site is also covered by Chorley Local Plan Policy EP2 (Botany Bay /Great Knowley Area -Sub Regional Employment site and Mixed Use site) which applies to a wider area of 8.8 ha on this site comprising the above employment and hotel uses; restaurant and cafes (Use Class A3); drinking establishments (Use Class A4); leisure uses (Use Class D2; Retail (Use Class A1) and pedestrian and cycle route adjacent to the canal.</p> <p>Policy EP2 requires that the comprehensive development of the site (and the adjacent EP1.1 site (Botany/Great Knowley) is demonstrated through a masterplan, an agreed design code and phasing and infrastructure delivery schedule for the area.</p>
Proposal	<p>An illustrative Masterplan document prepared by Planit for Chorley Council and landowners was presented to Chorley Council's Executive Cabinet on 9 December 2016. The masterplan covers the whole of the Policy EP2 site.</p> <p>The Masterplan proposes the EP1.2 site for:</p> <ul style="list-style-type: none"> • A1 retail totalling 16,027 sqm • A3 café restaurant • C1 Hotel use. <p>Overall total 18,899 sqm No B-Class employment uses are proposed.</p> <p>The Highway Agency has commissioned Mouchels to survey and micro model junction 8, M61 and junctions in the vicinity.</p> <p>The Site is the subject of an Outline planning consent (App. No. 17/00715/OUTMAJ) for up to 31,587 sqm of retail, employment and leisure floorspace (Use Classes A1 – A5, B1, C1 and D1) (floorspace inclusive of existing Canal Mill at Botany Bay).</p> <p>A Hybrid planning consent is being sought (App. No. 21/00439/FULMAJ) for the development of Botany Bay Business Park comprising development of Blocks A to J (37,661 sqm GIA) as follows:</p> <ul style="list-style-type: none"> • Detailed planning permission is sought for Blocks C to J (36,996 sqm GIA) for Use Classes E (light industry only), B2 and B8

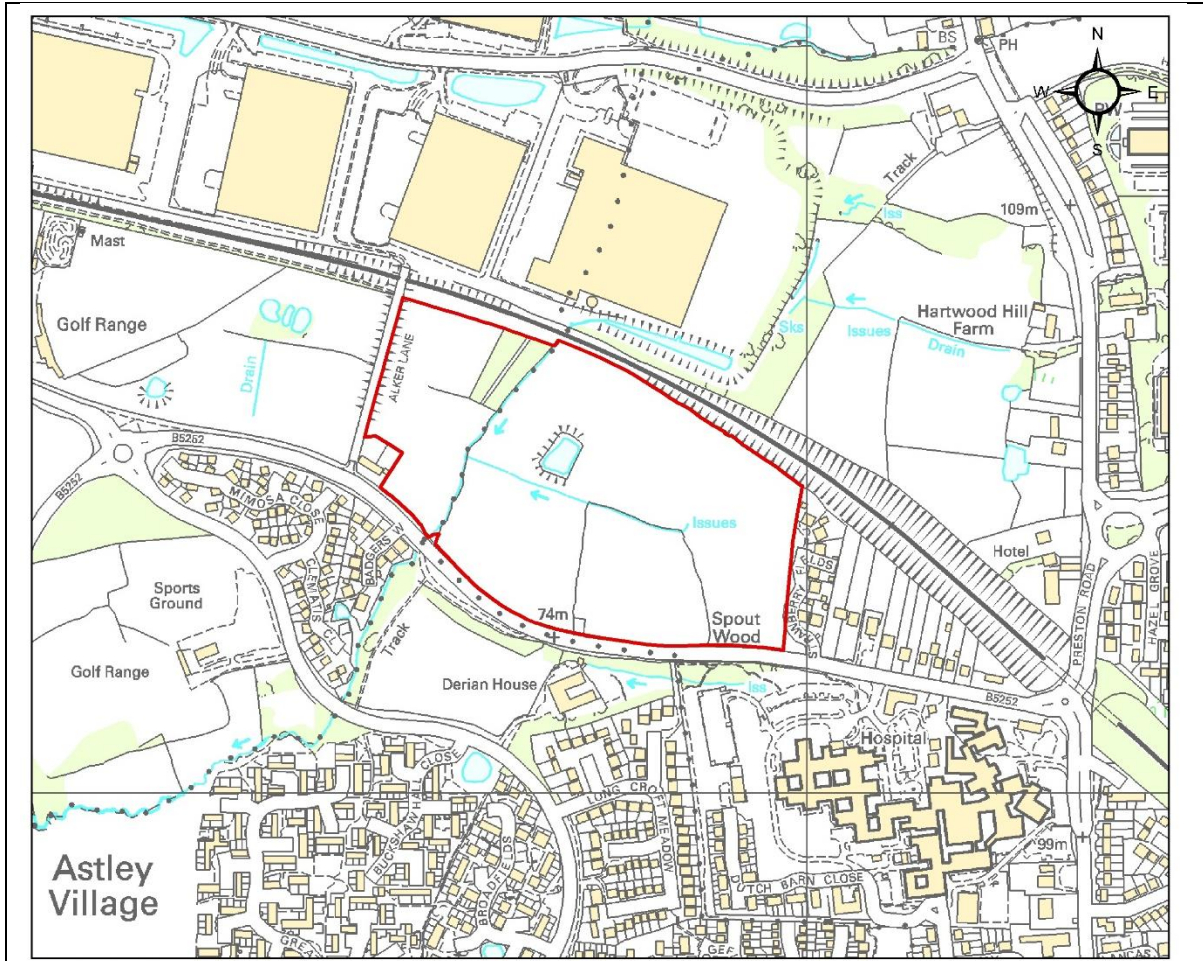
	<ul style="list-style-type: none"> Outline planning permission (all matters reserved except for means of access) for Block A (181 sqm) for Use Class E (food and drink)/sui generis (hot food takeaway) and Block B (484 sqm) for Use Class E.
Constraints	<ul style="list-style-type: none"> Leeds and Liverpool Canal Definitive Footpath No 26 crosses the site Owner seeking non E(g)/B-Class employment Possible junction investment around J8, M61 required
Comments	<p>The site has an existing access off the roundabout on the A674. The consent would redevelop the whole area for a primarily A1/A3 retail park. However, in 2020 First Investments indicated that it would not proceed with the proposed retail park "<i>due to the continued decline in the retail sector</i>"; something "<i>further compounded by the coronavirus pandemic</i>".</p> <p>In its place, First Investments proposes the 'Botany Bay Business Park', comprising 30,200 sqm of industrial and commercial space, consisting of 12 main blocks. A planning consent is now being sought for this. Details on the land area which will be developed for E/B-Class Uses has yet to be identified, however based on the floorspace proposed it is likely to be larger than 5.90 ha.</p> <p>At the time of writing, Botany Bay Mill was closed for refurbishment/redevelopment, but no external work had commenced.</p>
Likely development potential	E(g), B2, B8
Attractiveness to Growth Sectors	<ul style="list-style-type: none"> Advanced Manufacturing Transport and Storage Construction Information and Communications Administrative and Support Creative and Digital Finance and Professional Health
Serviced	<ul style="list-style-type: none"> Yes (Part)



Site Name

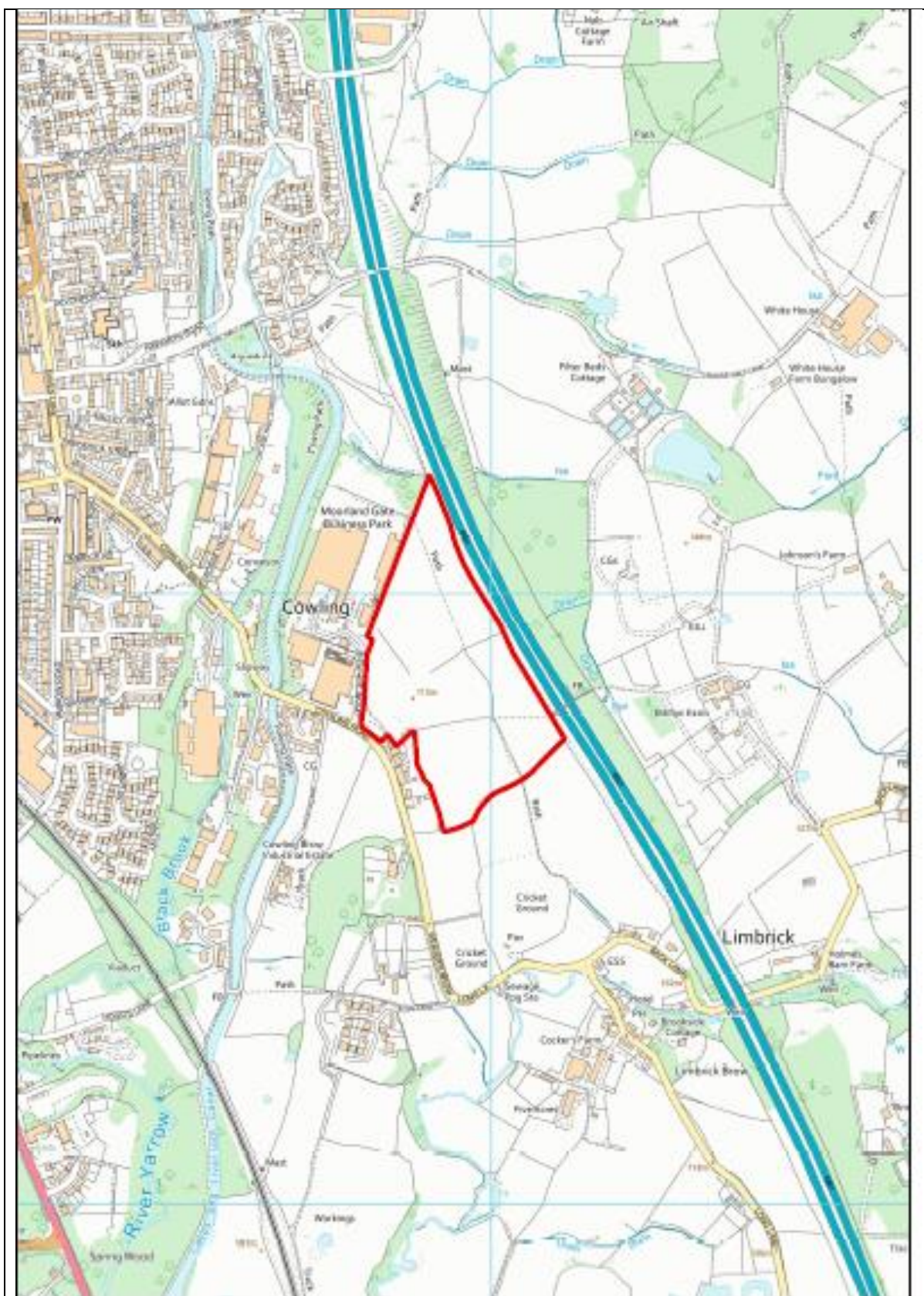
Land to the North East of M61 junction (Gale Moss)
Chorley

Policy Reference	EP1.3
Owner	Private individual
Agent	-
Size, ha	6.90
Market Availability	Not available
Planning Status (Allocated Uses)	The site is within Chorley Town, which Core Strategy Policy 1 designates as a Key Service Centre where growth and investment should be concentrated. Chorley Local Plan Policy EP1 allocates this site for employment uses (B1 Business, B2 General Industrial and B8 Storage and Distribution)
Proposal	<p>An illustrative Masterplan document prepared by Planit for Chorley Council and landowners was presented to Chorley Council's Executive Cabinet on 9 December 2016. The masterplan covers the whole of the Policy EP2 site.</p> <p>This land is proposed for B-Class employment within the wider masterplan and noted as 'Botany Bay Business Park'. Proposal is for larger industrial uses in three main plots here.</p> <p>The land is now the subject of Outline planning consent (App. No. 17/00713/OUT) for 27,871 sqm of B2 and B8 accommodation, car parking, landscape, drainage and other infrastructure. The employment space would comprise six units, indicatively split 75 percent B2, 25 percent B8 and capable of generating some 770 jobs.</p>
Constraints	<ul style="list-style-type: none"> • The site is adjacent to the Green Belt. • The site is within an area forming part of the source of the River Chor. • Part of the site is within an ecological network – grassland identified by Lancashire County Council. • The site is crossed north to south by Footpath No 26 • Very little drainage infrastructure and no water infrastructure available in this area.
Comments	This site has an existing access off the roundabout on the A674. A timetable for delivering the consent is not set out.
Likely development potential	Larger B2/B8 for a motorway linked industrial/warehouse park
Attractiveness to Growth Sectors	<ul style="list-style-type: none"> • Advanced Manufacturing • Construction • Energy • Transport and Storage
Serviced	No



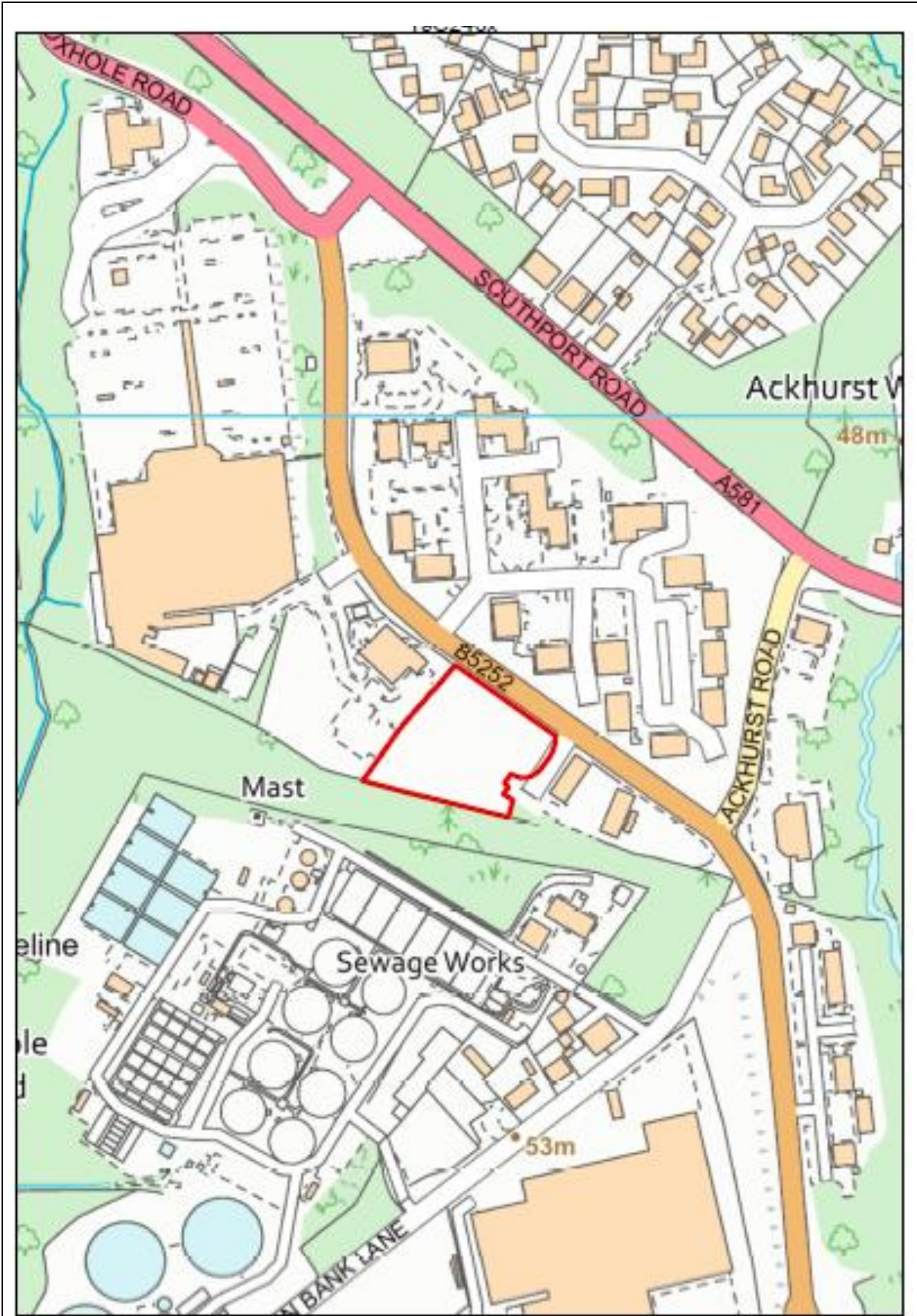
Site Name	Euxton Lane, Chorley
Policy Reference	EP1.5
Owner	Part Private Individual, part Chorley Council.
Agent	Seddon is developer partner
Size, ha	9.85 (3.25 completed)
Market Availability	Not available
Planning Status (Allocated Uses)	The site is within Chorley Town, which Core Strategy Policy 1 designates as a Key Service Centre where growth and investment should be concentrated. Chorley Local Plan Policy EP1 allocates this site for employment uses (B1 Business, B2 General Industrial and B8 Storage and Distribution).
Proposal	<p>Planning consent (15/00224/OUT) has been granted on 10.42 ha of the total 13.1 ha allocated site for mixed use development comprising a Digital Health Park, industrial/employment units (Use Classes B1/B2/B8); Care Home and Specialist Care Facility (Use Class C2); local convenience store (Use Class A1) and 125 houses. Planning consent (16/00337/REM) was granted in May 2016 for an access (and spine road), appearance and layout of the digital park (use class B1), data centre (use class B8) and business centre (use class B1/B2/B8), Reserved matters approval was granted in May 2020 (App. No 19/01099/REMMAJ).</p> <p>The proposal comprises a:</p> <ul style="list-style-type: none"> • Data Centre – 2,300 sqm • Business Centre comprising 33 units – 4,542 sqm gross

	<ul style="list-style-type: none"> Digital office building – 5,195 sqm <p>The scheme is estimated to create 750 new jobs. non E(g)/B-Class uses will take up approx. 4.3 ha of the site.</p> <p>Planning consent (App. No. 20/00861/CB3MAJ) was granted on 2.97 ha of land in the west of the site for the erection of six buildings comprising use classes B1 (A - offices, B - research and development, C - light industrial), B2 (general industrial) and B8 (storage and distribution) with associated works. Proposals are for 9,386 sqm of terraced industrial or hybrid premises comprising 33 units in six blocks. It builds on Outline planning consent (App. No. 19/00016/CO3MAJ)</p>
Constraints	-
Comments	<p>Seddon Developments are the development partner on the site, alongside Ascalon Properties (operating as Euxton Lane Developments).</p> <p>The scheme is referred to as the Strawberry Fields Digital Hub is now complete and operating a high-tech business centre offering collaborative office space, hot desks, pods and meeting space, for digital and creative innovators. Other aspects of the wider consents are under construction, particularly in the west of the site.</p>
Likely development potential	E(g), B2, B8
Attractiveness to Growth Sectors	<ul style="list-style-type: none"> Advanced Manufacturing Information and Communications Administrative and Support Creative and Digital Finance and Professional Health
Serviced	Yes



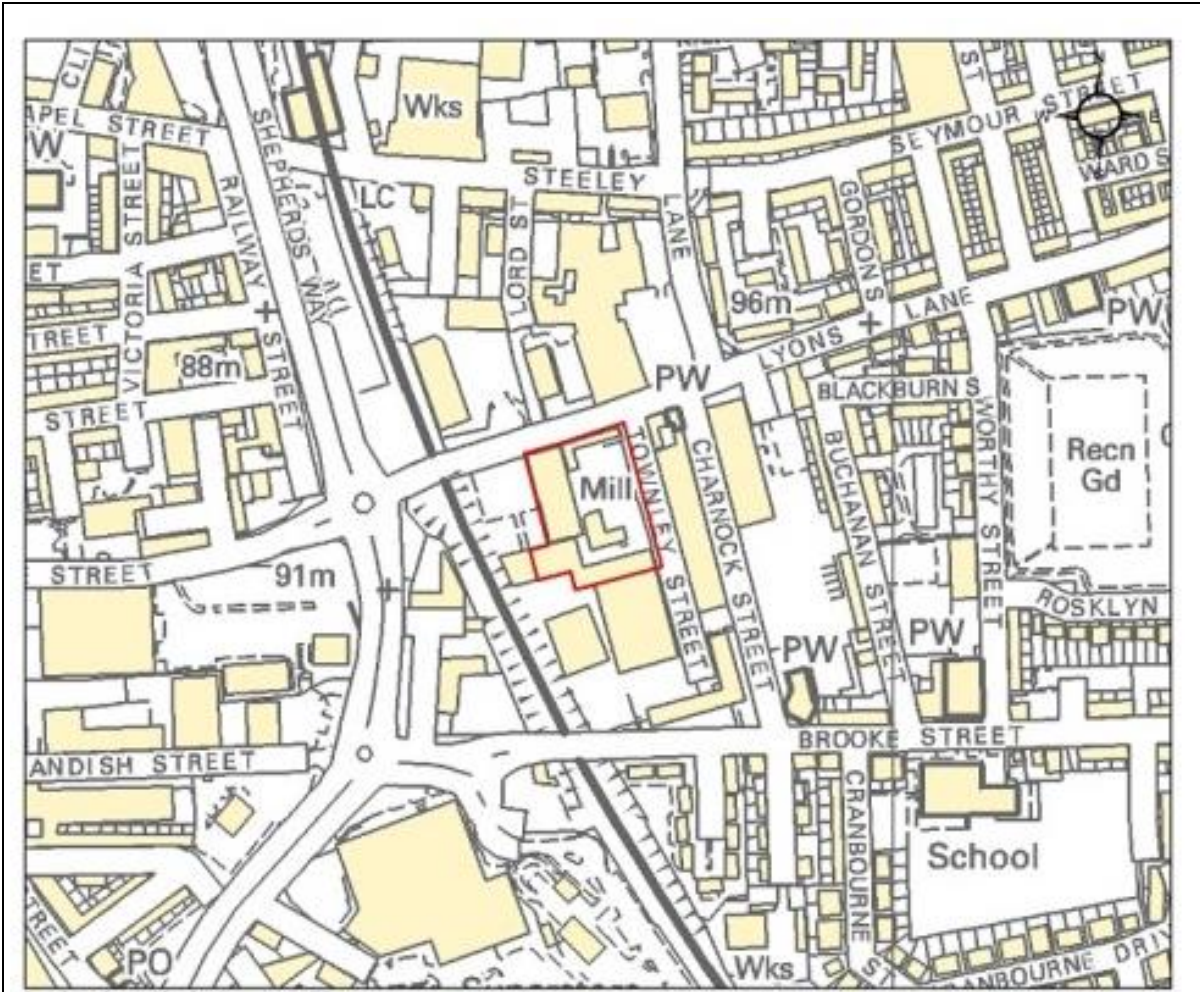
Site Name	Cowling Farm, Chorley
Policy Reference	EP1.6
Owner	Chorley Council
Agent	-
Size, ha	3.50

Market Availability	Not available
Planning Status (Allocated Uses)	<p>The site is within Chorley Town, which Core Strategy Policy 1 designates as a Key Service Centre where growth and investment should be concentrated. A 9.5ha site is allocated as a mixed use site. Local Plan Policy EP1 allocates 3.5 ha for employment uses (B1 Business, B2 General Industrial and B8 Storage and Distribution); Policy HS1.5 allocates 6ha for housing and Policy HS11 makes provision for a minimum of 5 permanent Gypsy and Traveller pitches on 0.4ha of land. The site should be subject to a Masterplan.</p> <p>Local Plan Policy ST1.11 protects a proposed cycle route through the site.</p> <p>Part of the Cowling Farm site is within an identified Mineral Safeguarding Area. Any development proposed within Mineral Safeguarding Areas must satisfy the criteria set out in Policy M2 of the Minerals and Waste Local Plan.</p>
Proposal	The residential element of site has been transferred to Homes England. A private developer will deliver the housing; while Chorley Council will make provision for the gypsy site (0.4ha) and employment uses (3.50ha). No detailed delivery plans at present.
Constraints	<ul style="list-style-type: none"> • The site is large, fairly regular in shape but undulating and would require some re-contouring. • Housing adjacent • Footpaths No 4 and No 5 cross the site and there is a related footbridge across the M61.
Comments	-
Likely development potential	Assumed primarily E(g)(iii). B2, B8 reflecting surrounding employment uses. Adjacent housing may place some limits on the scale and nature of operations though.
Attractiveness to Growth Sectors	<ul style="list-style-type: none"> • Advanced Manufacturing • Construction • Energy • Transport and Storage
Serviced	No



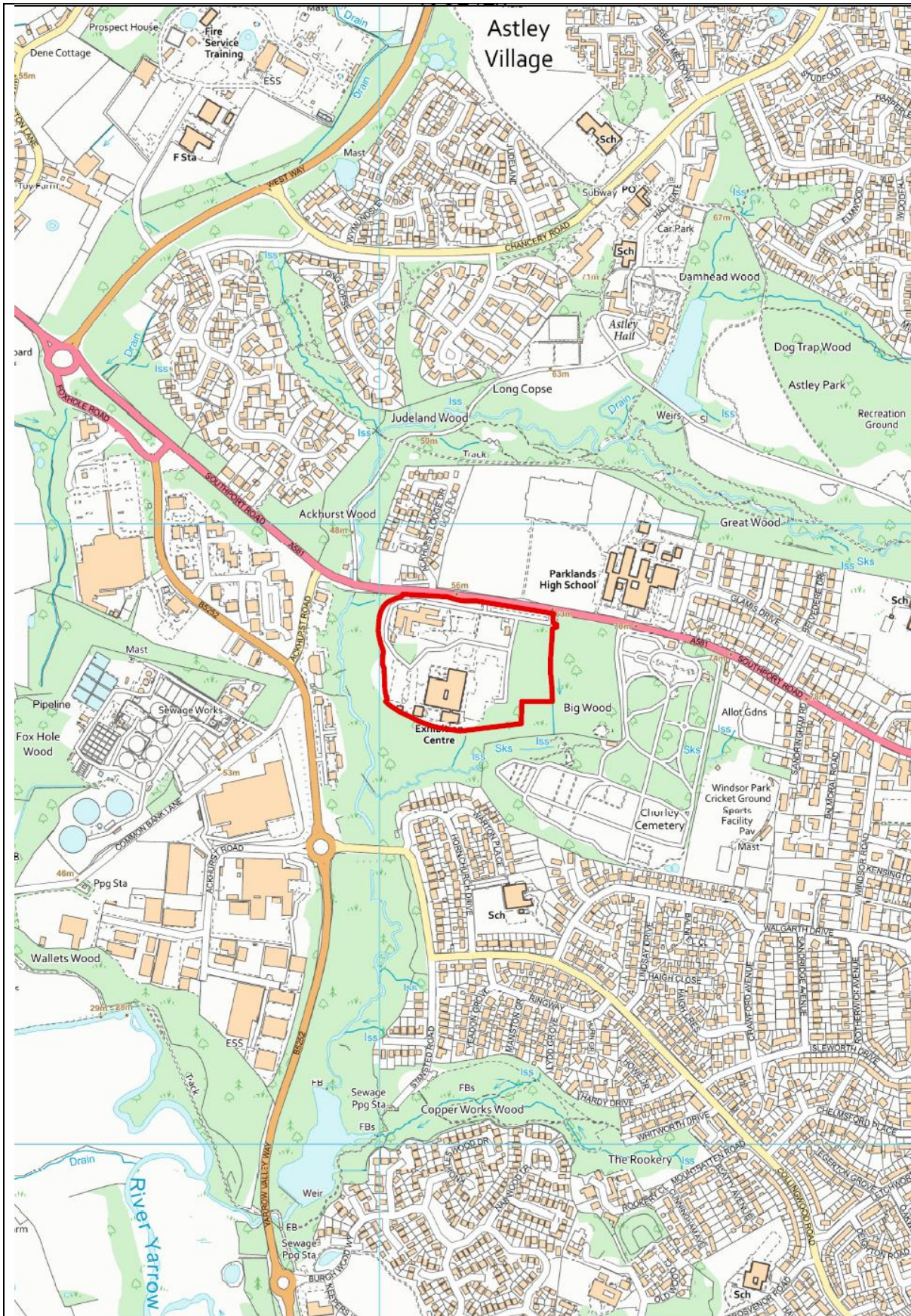
Site Name	Land at Ackhurst Business Park, Chorley
Policy Reference	EP1.7
Owner	Nissan
Agent	None

Size, ha	0.00 – Now developed for Sui Generis Car Sales
Market Availability	Not available
Planning Status (Allocated Uses)	The site is within Chorley Town, which Core Strategy Policy 1 designates as a Key Service Centre where growth and investment should be concentrated. Chorley Local Plan Policy EP1 allocates this site for employment uses (B1 Business, B2 General Industrial and B8 Storage and Distribution and A2 Financial and Professional Services).
Proposal	Site has consent (App. No. 19/00478/FUL) for a Car showroom and workshop buildings along with resurfacing to provide car forecourt.
Constraints	-
Comments	Now developed for car showroom uses (Sui Generis) for Chorley Nissan.
Likely development potential	Sui Generis Car Sales
Attractiveness to Growth Sectors	-
Serviced	Yes



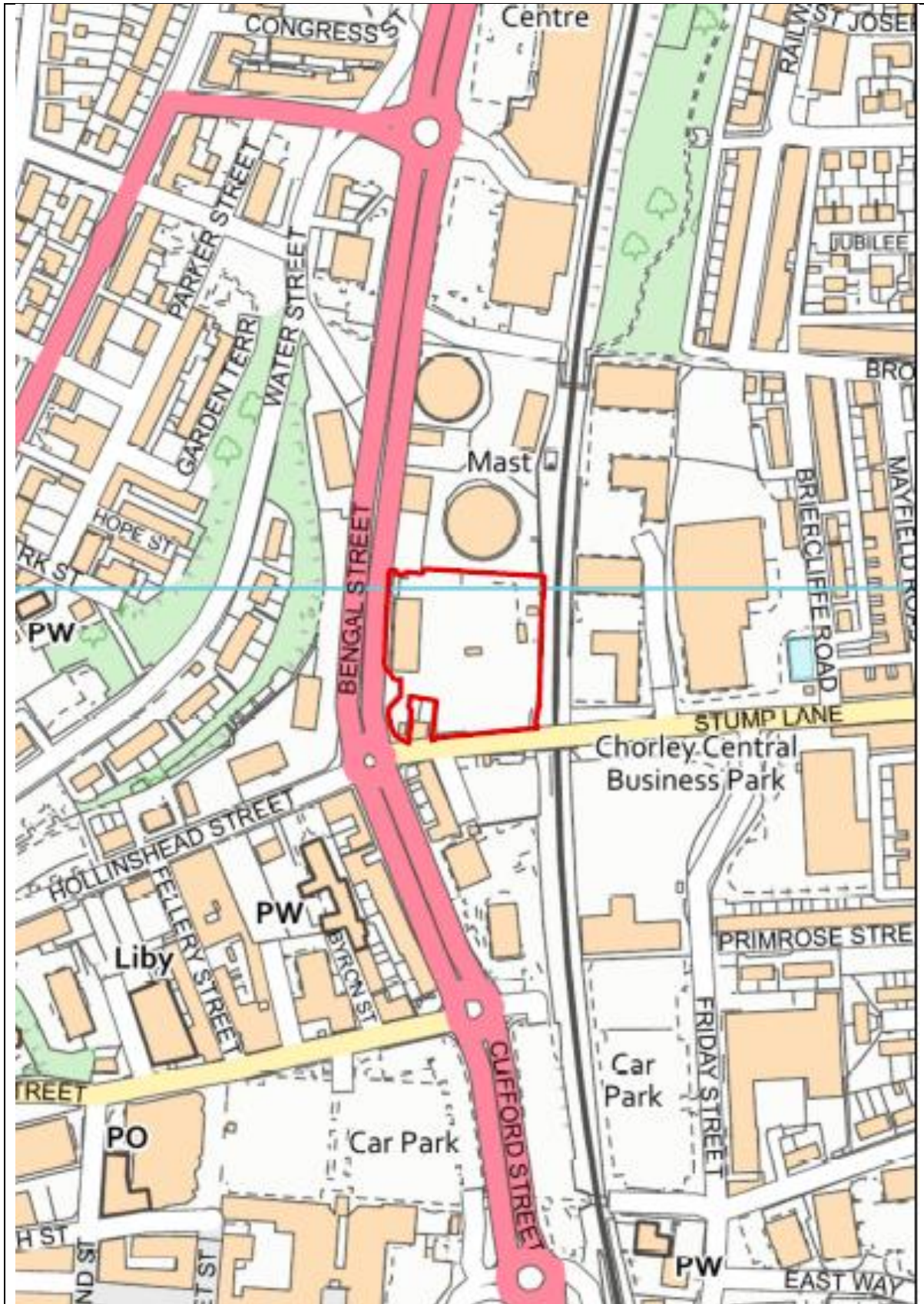
Site Name	Lyons Lane Mill, Townley Street Chorley
Policy Reference	EP1.8
Owner	Elmwood Construction
Agent	JYM Partnership
Size, ha	0.33 (0.17 developed)
Market Availability	Not available
Planning Status (Allocated Uses)	The site is within Chorley Town, which Core Strategy Policy 1 designates as a Key Service Centre where growth and investment should be concentrated. Chorley Local Plan Policy EP1 allocates this site for employment uses (B1 Business and B2 General Industrial).
Proposal	Planning consent (App. No. 12/00045/FULMAJ) proposed mixed use development consisting of 10 new starter industrial units, 3 refurbished existing units within an enclosed employment site together with 10 residential dwellings.
Constraints	-
Comments	Vehicular access to the site is already established and is via Townley Street Housing element developed.

	Three refurbished units have been completed and have a B2 use class. Six new starter industrial units remaining with the 0.33 ha undeveloped.
Likely development potential	Assumed E(g) (iii)/B2 industrial
Attractiveness to Growth Sectors	<ul style="list-style-type: none">• Advanced Manufacturing
Serviced	Yes



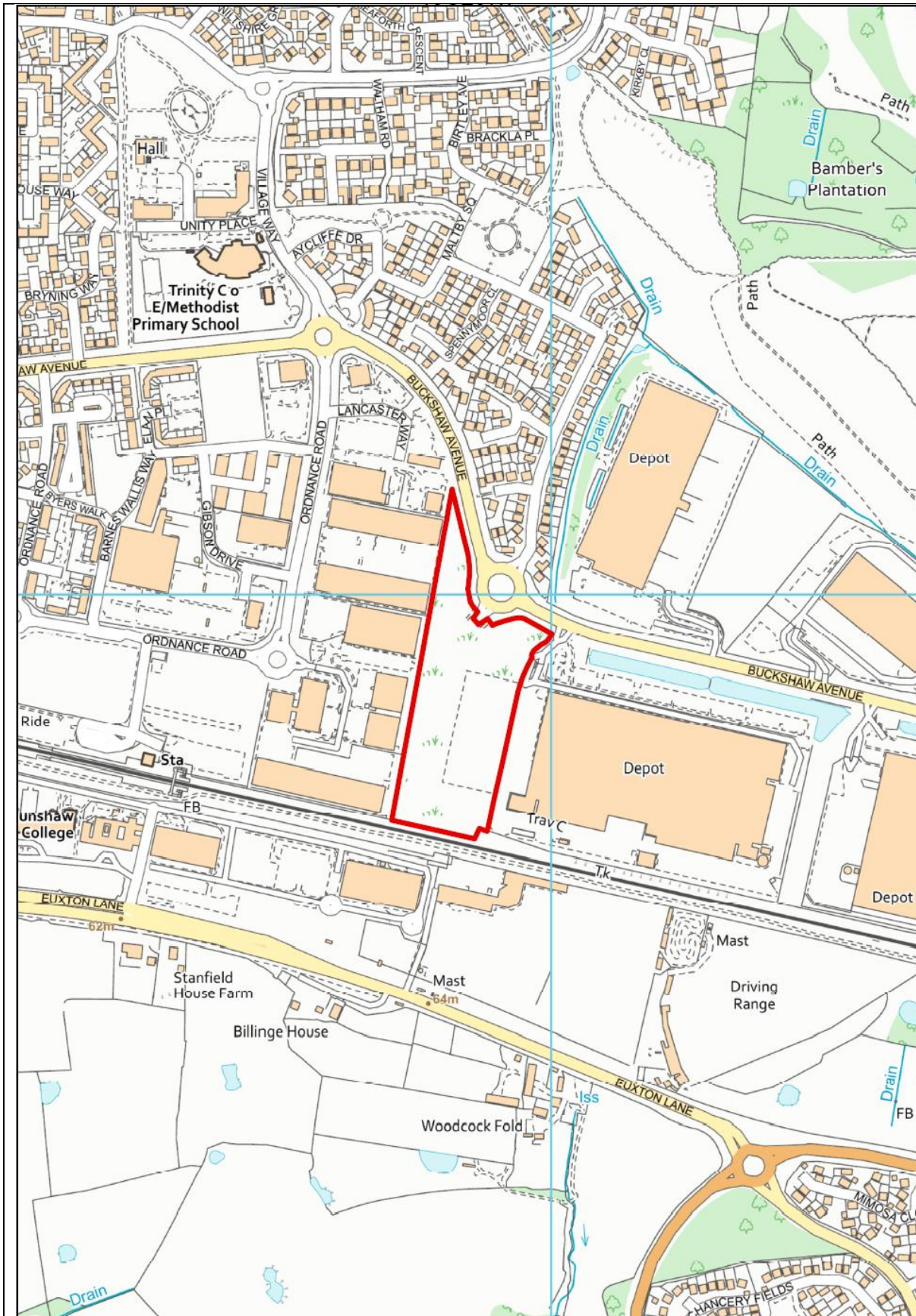
Site Name	Woodlands Centre, Southport Road, Chorley
Policy Reference	EP1.9
Owner	Lancashire County Council

Agent	-
Size, ha	0.80
Market Availability	Not available
Planning Status (Allocated Uses)	The site is within Chorley Town, which Core Strategy Policy 1 designates as a Key Service Centre where growth and investment should be concentrated. Chorley Local Plan Policy EP1 allocates this site for employment uses (B1 Business, and A2 Financial and Professional Services).
Proposal	None at present
Constraints	<ul style="list-style-type: none"> • Within the employment allocation there is a Tree Preservation Order (TPO6 (23 April 1992)) which comprises 13 individual trees, a group of trees and on the southern boundary woodland which extends beyond the site. • Land adjacent and to the east and south of the allocation is included within a Biological Heritage Site known as Big Wood which forms woodland and scrubland (Policy BNE9).
Comments	Lancashire County Council presently owns a larger site known as Woodlands containing the Woodlands Conference Centre and Lancashire Adult Learning occupied by Nelson and Colne College. The allocation sits within the boundary of this larger site. The Woodlands site has a dedicated in access with a right turning lane off the A581 Southport Road and a separate exit access with left and right turning lanes onto Southport Road. There are no immediate plans for the take up of this land, however.
Likely development potential	If not required for education facilities, then an associated offer of smaller, possibly serviced offices is likely
Attractiveness to Growth Sectors	<ul style="list-style-type: none"> • Information and Communications • Administrative and Support • Creative and Digital • Finance and Professional • Health
Serviced	No



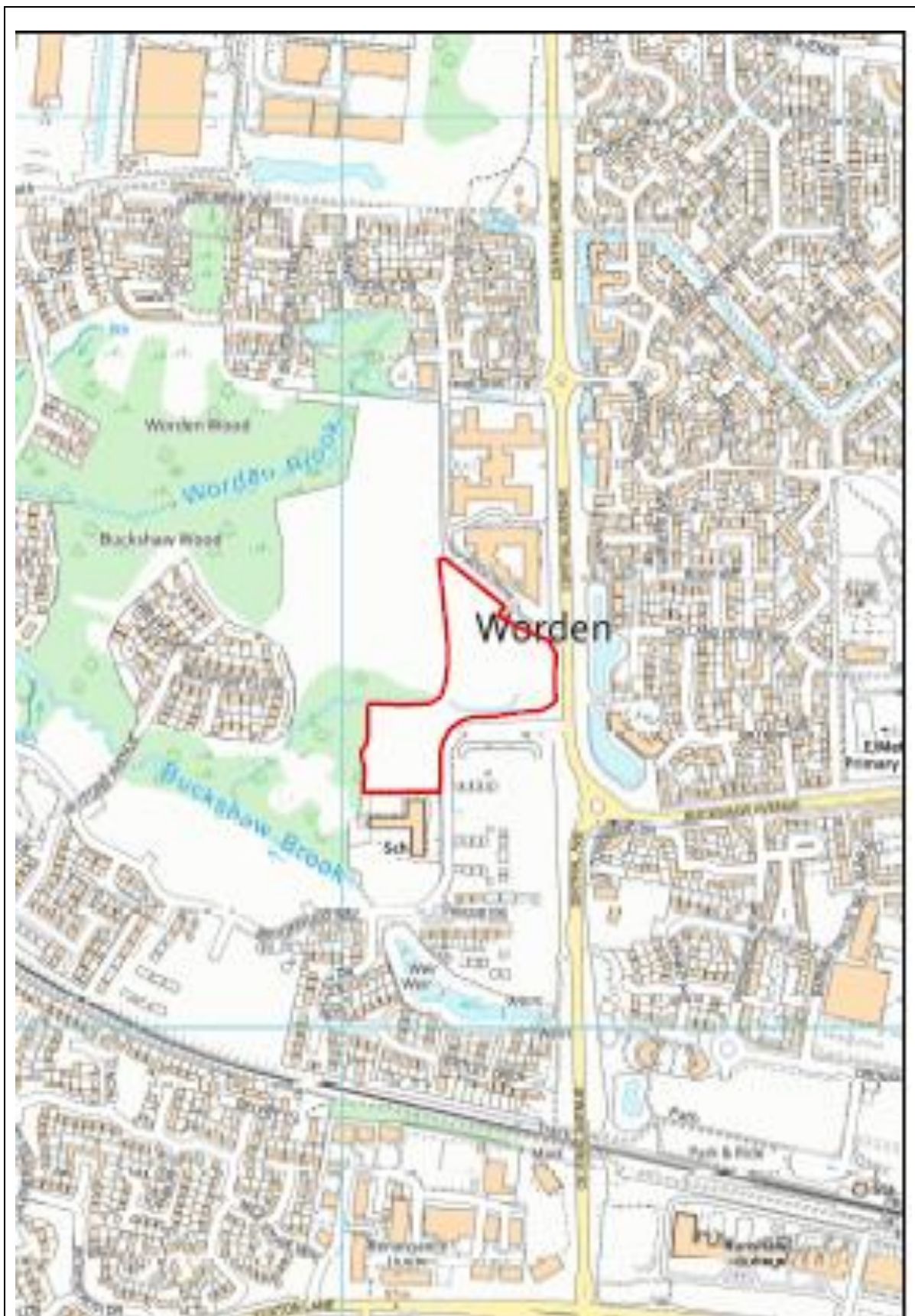
Site Name	Stump Lane, Chorley
Policy Reference	EP1.10
Owner	Workspace Properties
Agent	Workspace Properties
Size, ha	0.00 – All developed

Market Availability	Not available
Planning Status (Allocated Uses)	The site is within Chorley Town, which Core Strategy Policy 1 designates as a Key Service Centre where growth and investment should be concentrated.
Proposal	The site has been completed for E(g) and B2 uses.
Constraints	-
Comments	The site is built out, completing the Chorley Central Business Park
Likely development potential	Developed for E(g)(iii)/B2 units
Attractiveness to Growth Sectors	<ul style="list-style-type: none"> • Advanced Manufacturing
Serviced	Yes



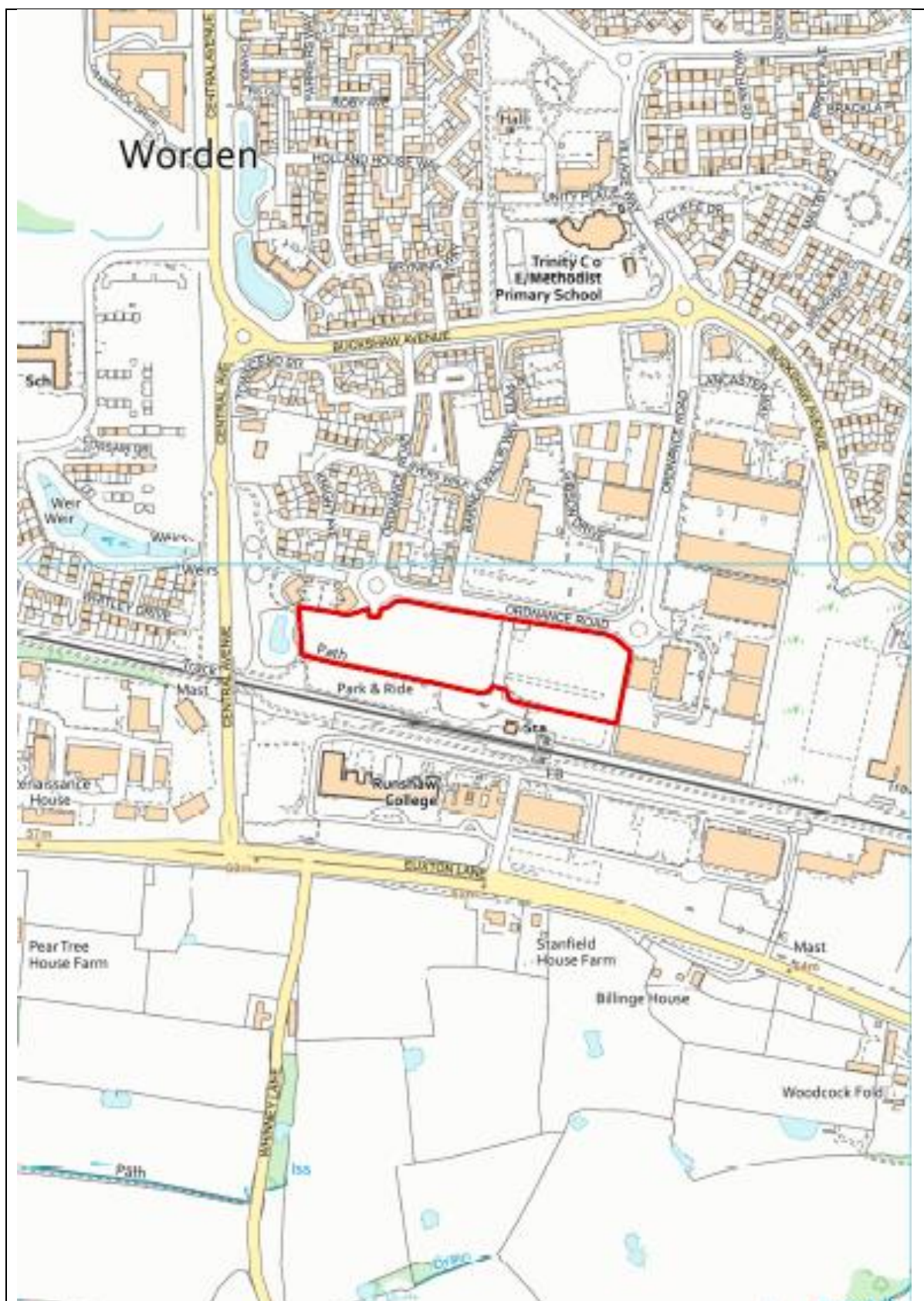
Site Name	The Revolution, Buckshaw Avenue, Buckshaw Village
Policy Reference	EP1.11
Owner	F and C Commercial Property Holdings

	Was leased to Kimberly Clarke but that lease ran out in June 2021
Agent	-
Size, ha	3.26
Market Availability	Not available
Planning Status (Allocated Uses)	The site is within Buckshaw Village, which Core Strategy Policy 1 designates as a Strategic Site for mixed use, brownfield development. Chorley Local Plan Policy EP1 allocates this site for employment uses (B2 General Industrial and B8 Storage and Distribution).
Proposal	Remaining land parcel is south of Buckshaw Avenue, at roundabout. Land could form an extension to neighbouring B8 facilities or deliver additional E(g)/B2 industrial units. No clear plans for delivery, at this time.
Constraints	None
Comments	If not required by Kimberley Clarke would suite a scheme of small to mid-sized good quality B2/B8 units, comparable to those located to the west.
Likely development potential	B2, B8
Attractiveness to Growth Sectors	<ul style="list-style-type: none"> • Advanced Manufacturing • Transport and Storage
Serviced	No



Site Name	Group 1, Buckshaw Village
Policy Reference	EP1.12
Owner	Persimmon Homes

Agent	-
Size, ha	2.30
Market Availability	Not available
Planning Status (Allocated Uses)	The site is within Buckshaw Village and known as Group 1, which Core Strategy Policy 1 designates as a Strategic Site for mixed use, brownfield development. Chorley Local Plan Policy EP1 allocates this site for employment uses (B1: Business and B2 General Industrial).
Proposal	App. No. 08/00910/OUTMAJ Outline consent for the redevelopment of land at Group One includes B1 and B2 as well as residential development. App. No. 20/01141/FULMAJ consent being sought for 81 dwellings and school pick-up/drop-off car park across both of the sites
Constraints	-
Comments	Land now proposed for housing, reflecting surrounding uses.
Likely development potential	E(g)(iii)/B2
Attractiveness to Growth Sectors	<ul style="list-style-type: none"> • Advanced Manufacturing • Transport and Storage
Serviced	No



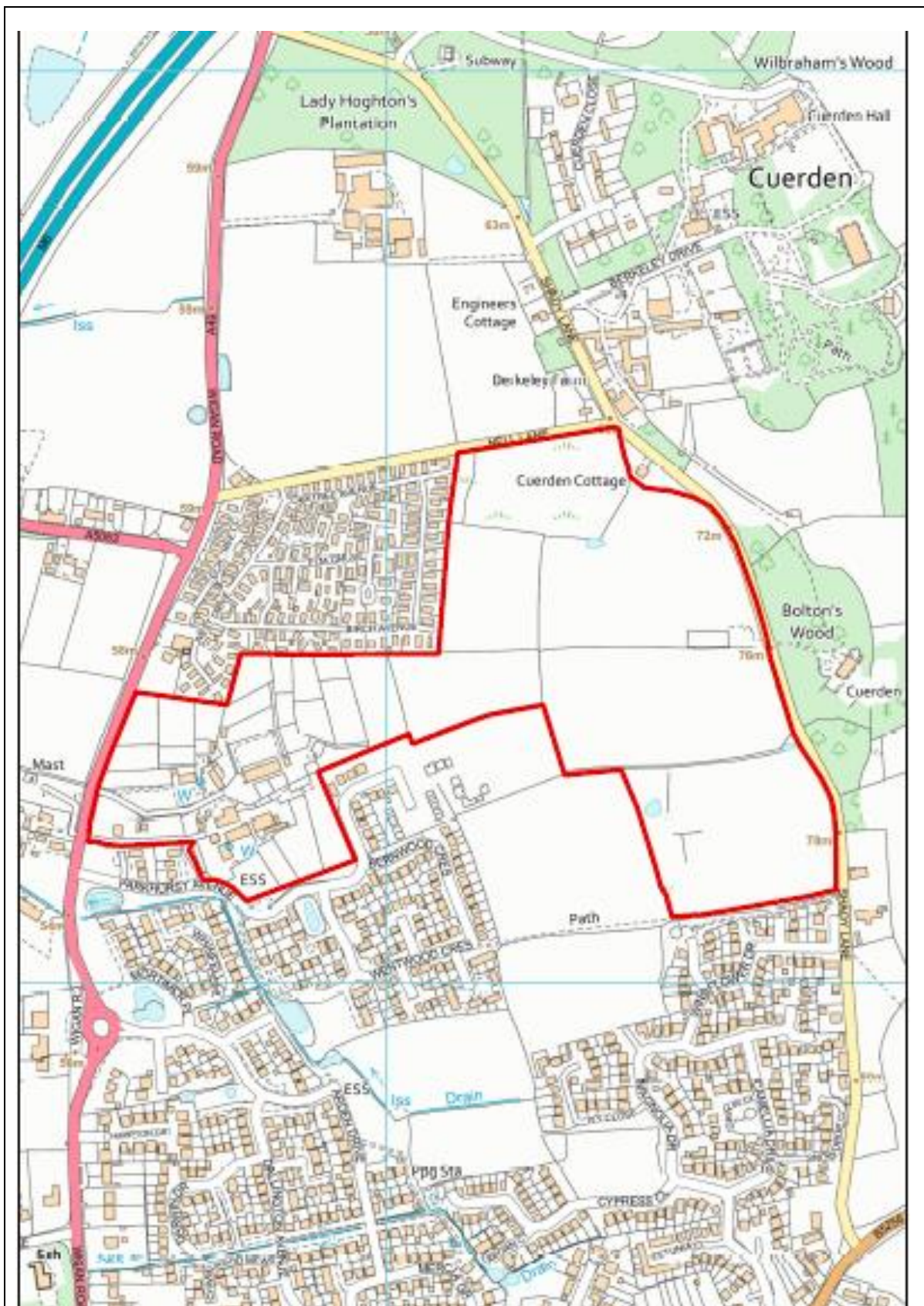
Site Name	Southern Commercial, Buckshaw Village
Policy Reference	EP1.13
Owner	Unknown (Northern Site) Orbit Investments Properties Ltd (Southern Site)
Agent	Orbit Developments

Size, ha	2.88 (1.89 ha now developed)
Market Availability	Southern Site, being marketed for design and build office development by Orbit
Planning Status (Allocated Uses)	The allocation is within Buckshaw Village, which Core Strategy Policy 1 designates as a Strategic Site for mixed use, brownfield development. Chorley Local Plan Policy EP1 allocates this site for employment uses (B1: Business and B2 General Industrial and B8 Storage and Distribution).
Proposal	<p>Site is the subject of three planning consents:</p> <ul style="list-style-type: none"> • App. No. 09/00659/REMAJ - for five 3 storey office buildings with associated car parking and landscaping on the Southern Commercial Area Buckshaw Village (Southern Site) • App. No. 17/00764/FULMAJ and 18/00811/DIS - For the erection of three Use Class B1 units (and a restaurant with drive-thru (Use Class A3/A50) including car parking, access, landscaping and associated works on the Northern Site • App. No. 20/01065/FUL - Erection of a children's nursery of 571 sqm on the Northern Site
Constraints	-
Comments	<p><i>Northern Site</i></p> <p>Northern portion of the site is developed for a KFC drive-thru. The children's nursery is under construction with the loss of another 0.28 ha of employment land.</p> <p><i>Southern Site</i></p> <p>Proposed for Buckshaw Parkway a scheme of five large, three-storey office buildings of 1,970-3,154 sqm each. Building Two (2,153 sqm) is developed to a shell state and on the market, to let.</p> <p>The developers report modest interest in the property to date, with most requirements coming from Buckshaw Village based businesses, looking to rent sub-sections of the property rather than the whole building. The quoting rent is £16.95/sqft (£182/sqm). Although this is very high in the Central Lancashire context, it is necessary to cover the high construction costs of this development.</p>
Likely development potential	E(g)(i)
Attractiveness to Growth Sectors	<ul style="list-style-type: none"> • Advanced Manufacturing • Transport and Storage • Information and Communications • Administrative and Support • Creative and Digital • Finance and Professional • Health
Serviced	Yes



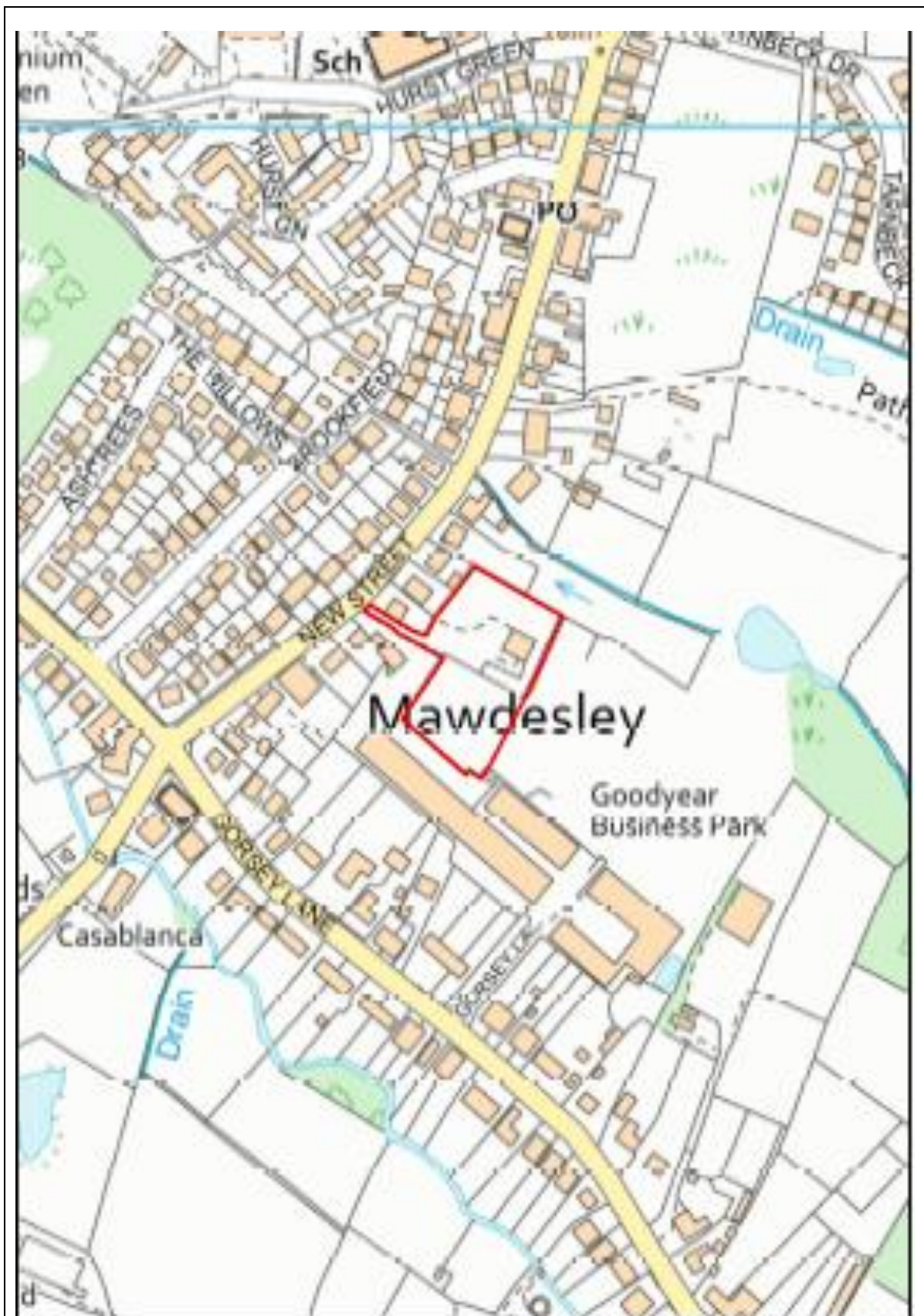
Site Name	Fairport, Market Place Adlington
Policy Reference	EP1.14
Owner	Fairport Engineering Limited
Agent	-

Size, ha	0.60
Market Availability	Not available
Planning Status (Allocated Uses)	The site is within Adlington, which Core Strategy Policy 1 designates as an Urban Local Service Centre where some growth and investment will be encouraged to help meet housing and employment needs. A larger site of 1.5ha has been allocated as a mixed use site. Chorley Local Plan Policy EP1 allocates a site for employment uses (B1 Business and B8 Storage and Distribution) comprising 0.6ha and Policy HS126 allocates 0.9 ha for housing use.
Proposal	None – Fairport has no identified plans for further investment at this location
Constraints	<ul style="list-style-type: none"> • Site would need to be cleared by existing occupier Fairport. • Access would be required from Market Place/B6227 Railway Road. • Proposals would need to consider residents located at Railway View and Meadow Street located to the north east of the allocated site.
Comments	At present land could only be used by Fairport
Likely development potential	Assumed B2/B8, reflecting current occupancy
Attractiveness to Growth Sectors	<ul style="list-style-type: none"> • Advanced Manufacturing • Transport and Storage
Serviced	Yes



Site Name	Land east of Wigan Lane, Clayton-Le-Woods
Policy Reference	EP1.15
Owner	Chorley Council
Agent	-

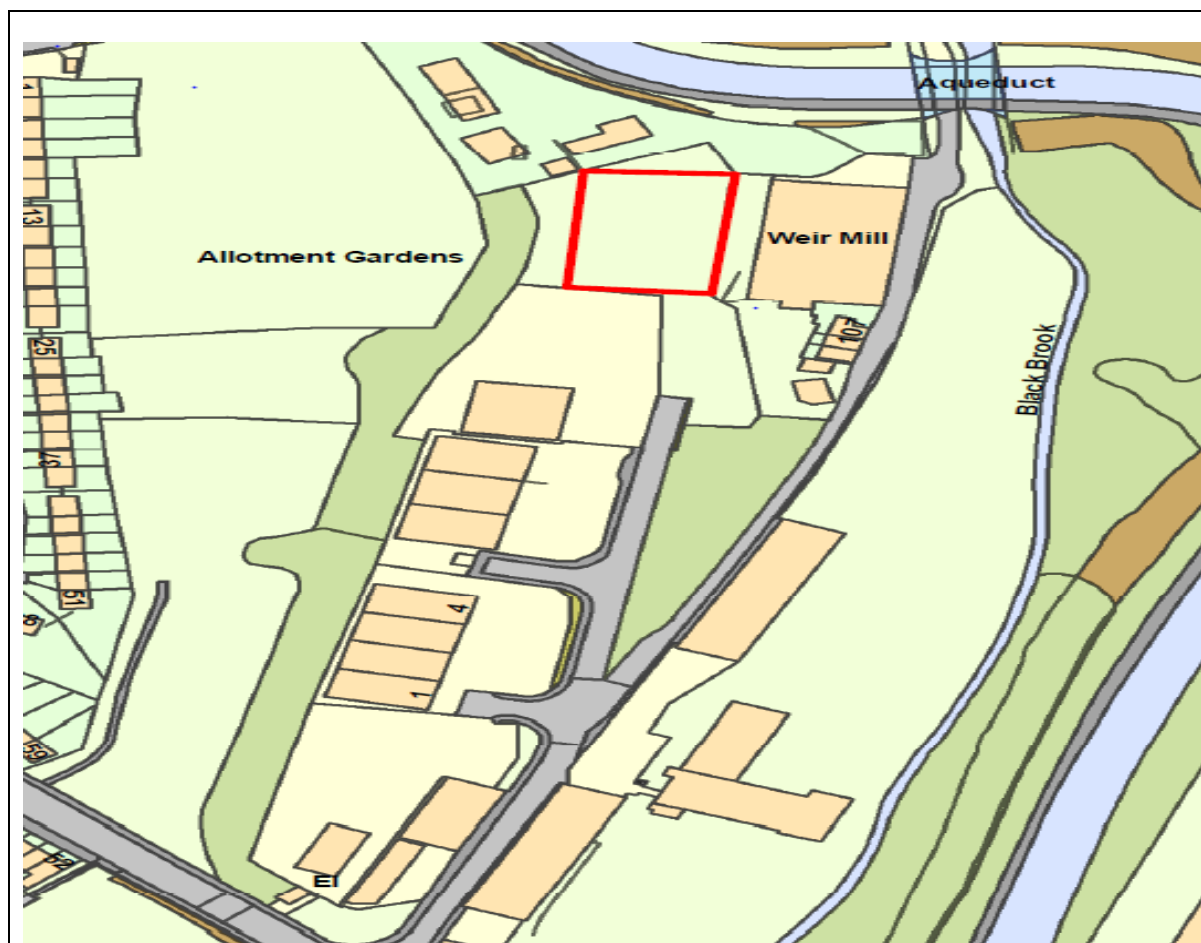
Size, ha	15.00 but net developable area for B-Class use expected to be 8.03 ha
Market Availability	Not available
Planning Status (Allocated Uses)	The site is within Clayton-Le-Woods (Lancaster Lane), which Core Strategy Policy 1 designates as an Urban Local Service Centre where some growth and investment will be encouraged to help meet housing and employment needs. A larger site of 52.14 ha for mixed use was allocated. Chorley Local Plan Policy EP1.15 allocates a site for employment uses (B1 Business and B8 Storage and Distribution) comprising 15 ha and Policy HS1.31 allocates 37.14ha for housing use (720 dwellings).
Proposal	Following a land transfer with Homes England, Chorley Council will support delivery of 8.03ha of land for employment uses. The remainder of the original allocation will be used for residential uses (with proposals now being progressed) and associated services and facilities, including a primary school.
Constraints	<ul style="list-style-type: none"> • Waterbodies cross site • Ponds on site • Trees on site • Footpaths cross the site • Several active farms on the site Some £1.6 million in Growth Funding available to open this up.
Comments	-
Likely development potential	Mixed E(g), B2, B8
Attractiveness to Growth Sectors	<ul style="list-style-type: none"> • Advanced Manufacturing • Transport and Storage • Construction • Energy • Information and Communications • Administrative and Support • Creative and Digital • Finance and Professional • Health
Serviced	No



Site Name	Rear of New Street, Mawdesley
Policy Reference	EP1.17
Owner	Northern site: Private Individual Southern site: G.T Goodyear

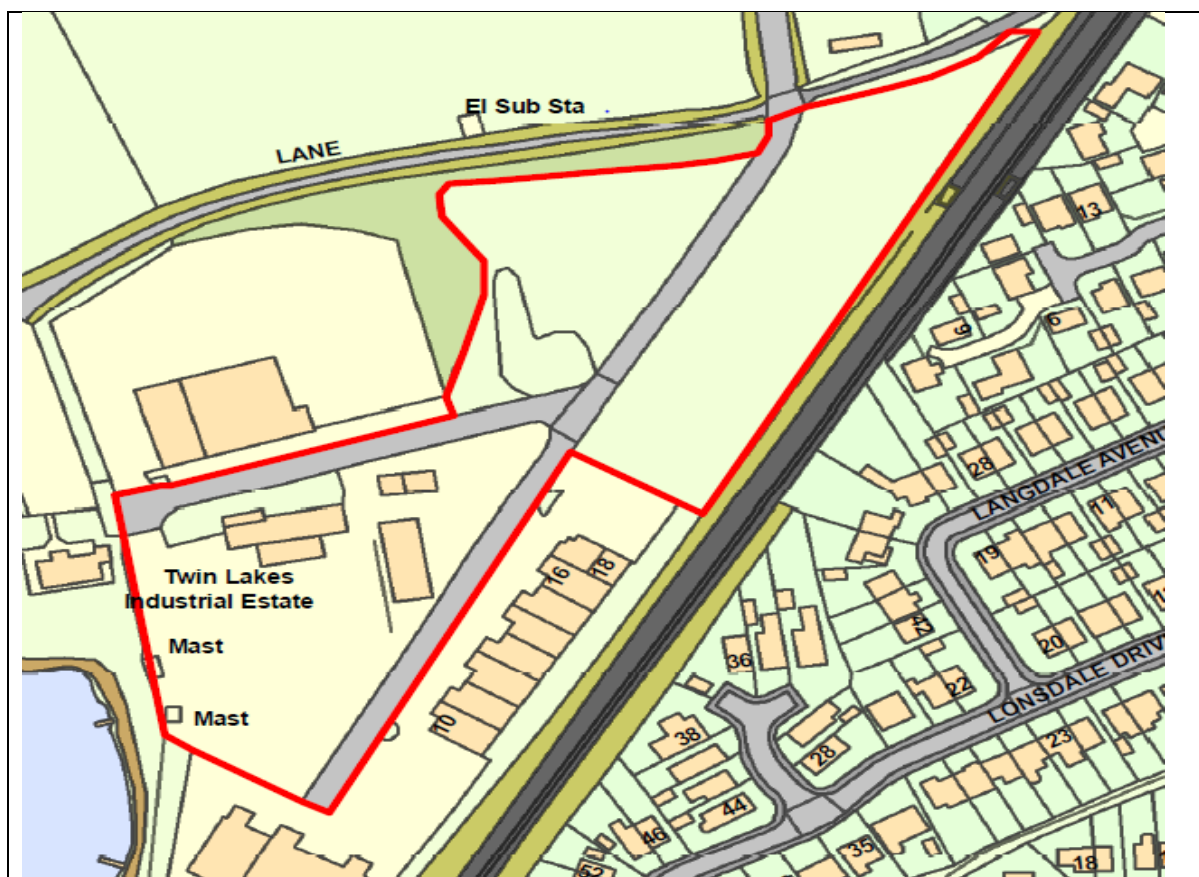
Agent	-
Size, ha	0.60
Market Availability	Not available
Planning Status (Allocated Uses)	The site is within Mawdesley, which Core Strategy Policy 1f) In other places – smaller villages – development will typically be small scale and limited to appropriate infilling, conversion of buildings and proposals to meet local needs unless there are exceptional reasons for larger scale redevelopment schemes. Chorley Local Plan Policy EP1 allocates a site for employment uses (B1 Business).
Proposal	Owner of northern site, which is currently New Street Garage, is seeking Outline planning consent (App. No. 17/00510/OUT) for the Demolition of the existing commercial building and the erection of 4 dwellings. If consented this would take up half the site, 0.30 ha. Southern site used as parking/open storage for Goodyear Furniture Centre.
Constraints	<ul style="list-style-type: none"> • Current access via narrow track between houses • Possible contamination on some land • Backland location
Comments	<p>Access could be provided from New Street and or Gorsey Lane.</p> <p>If the New Street Garage site was lost to housing, the remaining land would effectively become an expansion plot for G.T Goodyear.</p>
Likely development potential	Assumed small scale E(g)(iii)/B2/B8 uses
Attractiveness to Growth Sectors	<ul style="list-style-type: none"> • Advanced Manufacturing • Transport and Storage • Construction
Serviced	Yes (part)

Other Employment Consents



Site Name	Land adjacent Weir Mill, Crosse Hall Street, Chorley
Policy Reference	Plan App.1(App No. 14/00912/FUL)
Owner	Lyndhurst Engineering
Agent	-
Size, ha	0.26
Market Availability	Not available
Planning Status (Allocated Uses)	The site is within Chorley Town, which Core Strategy Policy 1 designates as a Key Service Centre where growth and investment should be concentrated.
Proposal	Erection of an extension to the existing industrial unit (Use Class B1 (c)) with part first floor ancillary office accommodation and the erection of a new detached industrial unit (Use Class B1 (c)) and associated parking.
Constraints	-
Comments	The site is within an existing industrial area. The extension to the existing industrial unit has been constructed. The site has existing access from Cowling Brow. Site cleared but no development of the new detached industrial unit in evidence as of October 2021. Some seven years after the consent it

	appears increasingly unlikely this will be implemented.
Likely development potential	E(g)(iii)/B2 industrial
Attractiveness to Growth Sectors	For single company use only
Serviced	Yes



Site Name	Twin Lakes Industrial Estate, Brickcroft Lane, Croston
Policy Reference	Plan App.2 (App No. 95/00426/FUL)
Owner	Ruttle Plant Hire and Plant Sales
Agent	-
Size, ha	1.90
Market Availability	Not available
Planning Status (Allocated Uses)	Site is located within the Green Belt
Proposal	Permission Expiry Date June 2001 – but consent has been partially implemented. Erection of 27 Industrial Units.
Constraints	Part of site is in Flood Zone 2. Much of the site is within 250m buffer of landfill.
Comments	The permission has been partially implemented with the erection of seven industrial units. Some of the site is used for the open storage of equipment hire by a company Readyplant. No evidence of further progression as of October 2021
Likely development potential	Smaller E(g)(iii)/B2 industrial units
Attractiveness to Growth Sectors	<ul style="list-style-type: none"> • Advanced Manufacturing • Transport and Storage • Construction
Serviced	Yes (part)