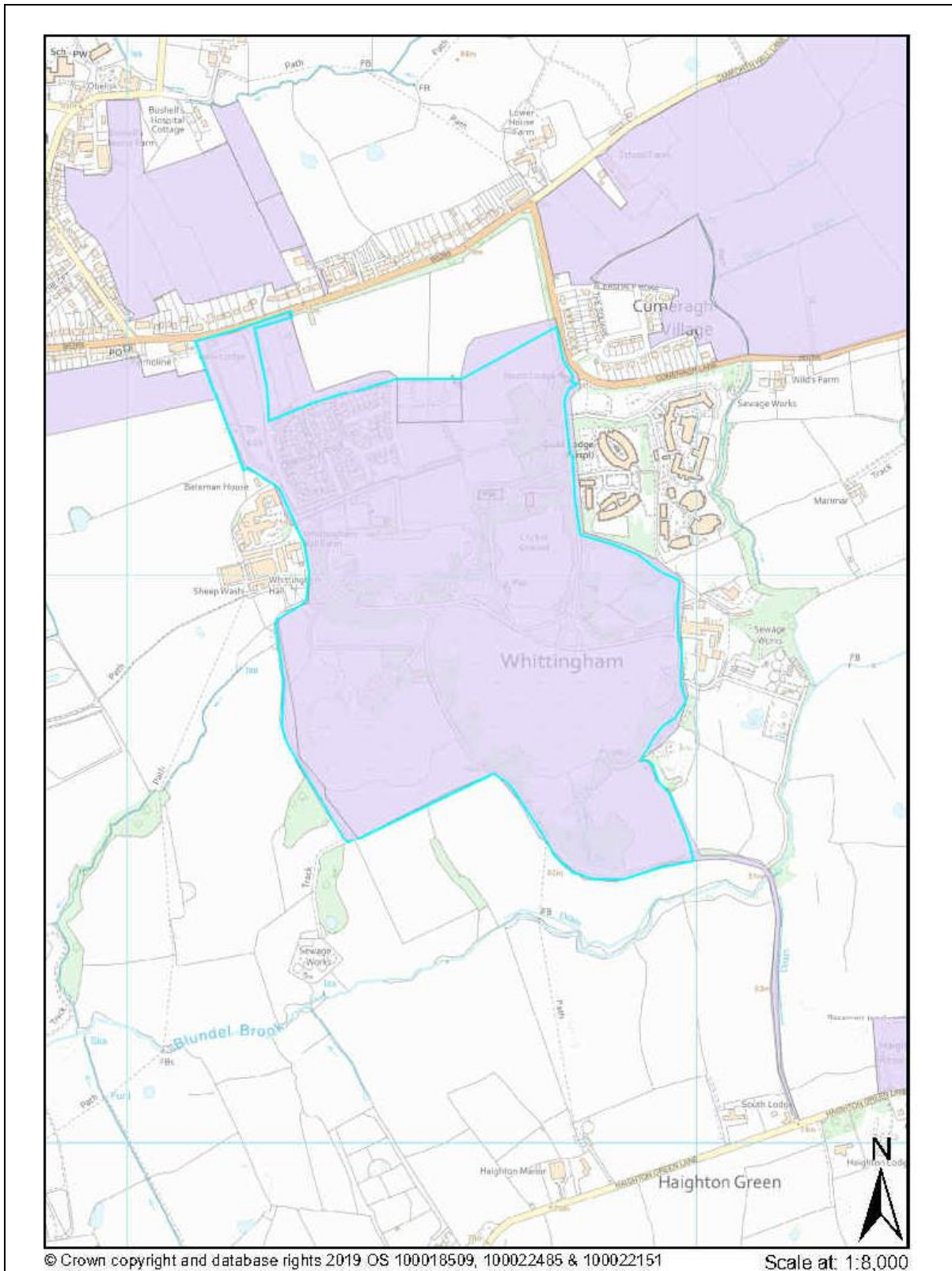
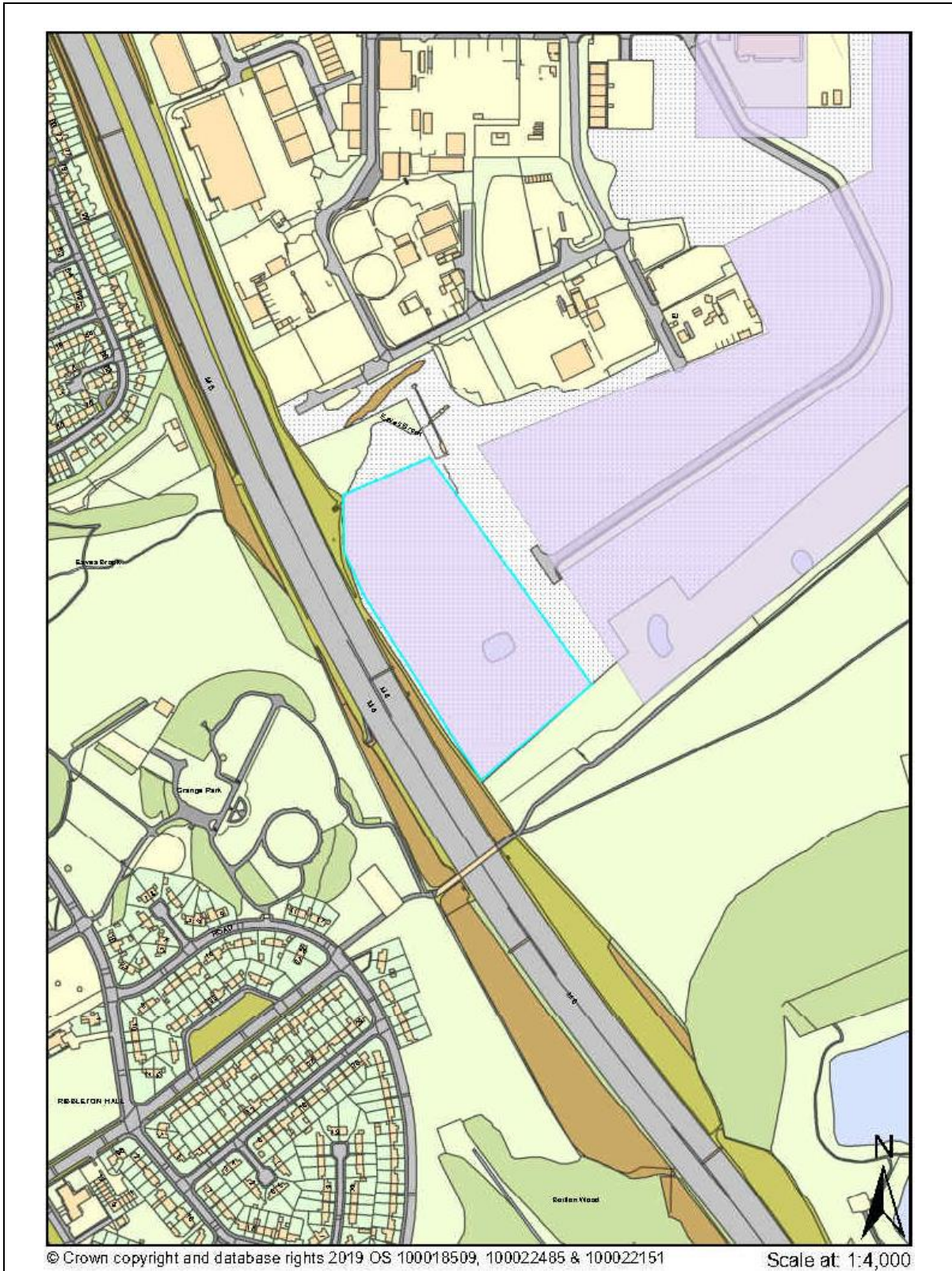


Appendix 3 – Preston Employment Site Proformas EP1 Sites



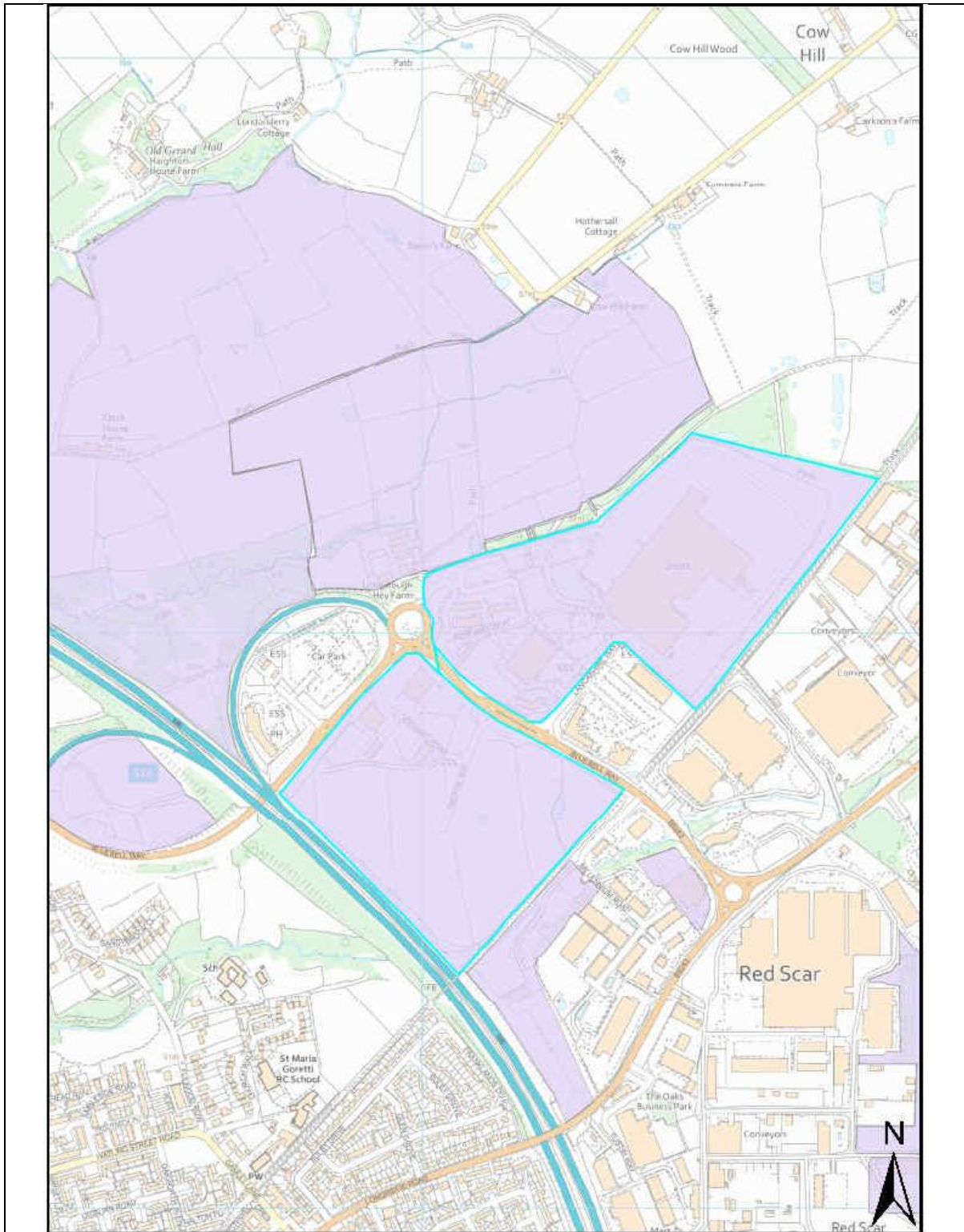
Site Name	Whittingham Hospital
Policy Reference	EP1.1
Owner	Homes England
Agent	Barton Willmore; Barratt Homes; How Planning LLP; Elan Homes Ltd

Size, ha	1.40
Market Availability	Not Available
Planning Status (Allocated Uses)	Allocated for B1 use in the Local Plan 2012-2026
Proposal	<p>App. No. 06/2019/0365 (48.7ha) - Outline planning consent approval for access from Henry Littler Way and Cumeragh Lane for the development of up to 750 dwellings; the redevelopment of the Whittingham and Goosnargh Sports and Social Club and associated outdoor facilities; approximately 1.5 hectares of land reserved for the delivery of a primary school and associated development; redevelopment of the former waste water treatment works for up to three dwellings; landscaping, public open space and other on-site infrastructure (all other matters reserved) - Not commenced as at August 2021.</p> <p>App. No. 06/2020/1118 - Reserved matters consent (namely appearance, landscaping, layout and scale) pursuant to outline permission 06/2019/0365 for 248 dwellings. 7.85 ha application site within the 48.7ha wider former hospital site. This parcel forms Phase 2 of the redevelopment of the former hospital site. Proposal involves nil provision of floorspace in the B use class. Not commenced as at August 2021.</p> <p>App. No. 06/2021/1003 - Reserved matters application (namely appearance, landscape, layout and scale) pursuant to outline permission 06/2019/0365 for 21 dwellings with associated means of access, site infrastructure, garages, car parking, landscaping and open space at Phase 3A, Whittingham Hospital – not yet decided at time of writing.</p>
Constraints	<ul style="list-style-type: none"> <li>• Bat roosts on site</li> <li>• Trees and hedgerows onsite</li> <li>• Buildings/foundations to be cleared</li> <li>• Access to be upgraded.</li> </ul>
Comments	<p>On the wider site as a whole there has been a reserved matters permission for phase 1 of the development by Taylor Wimpey which is currently under construction for the erection of 132 dwellings and 18 apartments.</p> <p>Implementing App. No. 06/2019/0365 (48.7ha) would result in the development of 48.7ha of the 51.6ha HS1.5 housing allocation for mixed-use development, involving no provision of floorspace in the B use classes. The applicant made a viability case that the previous permissions were unviable and in order to deliver development over the entire site, a revised scheme must be entirely residential. No other application/consent proposes E/B Class uses. Employment uses thus look increasingly unlikely here.</p>
Likely development potential	Housing
Attractiveness to Growth Sectors	-
Serviced	Yes (part)



Site Name	Red Scar Site H
Policy Reference	EP1.2
Owner	Tustins
Agent	HDAK, Robert Pinkus and Co, WHR
Size, ha	2.75
Market Availability	On the market for Design and Build options

Planning Status (Allocated Uses)	Allocated for B2 and B8 uses
Proposal	Land comprising Employment Sites EP1.2 and EP1.4 is now on the market as some 16 design and build plots of 0.4-1.6 ha, capable of producing premises of 2787 to 11,613 sqm for leasehold, long leasehold (125 years) or freehold basis. These have attracted only modest interest to date.
Constraints	<ul style="list-style-type: none"> <li>• Woodland- small section to the northern boundary</li> <li>• Large drainage pond on site</li> <li>• Some Flood Risk</li> <li>• An overhead power cable currently runs across the site towards the southern boundary.</li> <li>• In addition, a foul sewer and culverted watercourse are known to run across the site.</li> <li>• The site is located on the southern edge of the Red Scar Industrial Estate within a Biological Heritage Site. Mitigation against any negative impact on the Biological Heritage Site has been sought through landscaping and ecological measures indicated in the illustrative site masterplan and aided by the development of Pope Lane Field Nature Reserve to the south of the site.</li> </ul>
Comments	Access in place
Likely development potential	Anticipated occupiers would be mid-sized logistics operators.
Attractiveness to Growth Sectors	<ul style="list-style-type: none"> <li>• Transport and Storage</li> </ul>
Serviced	No

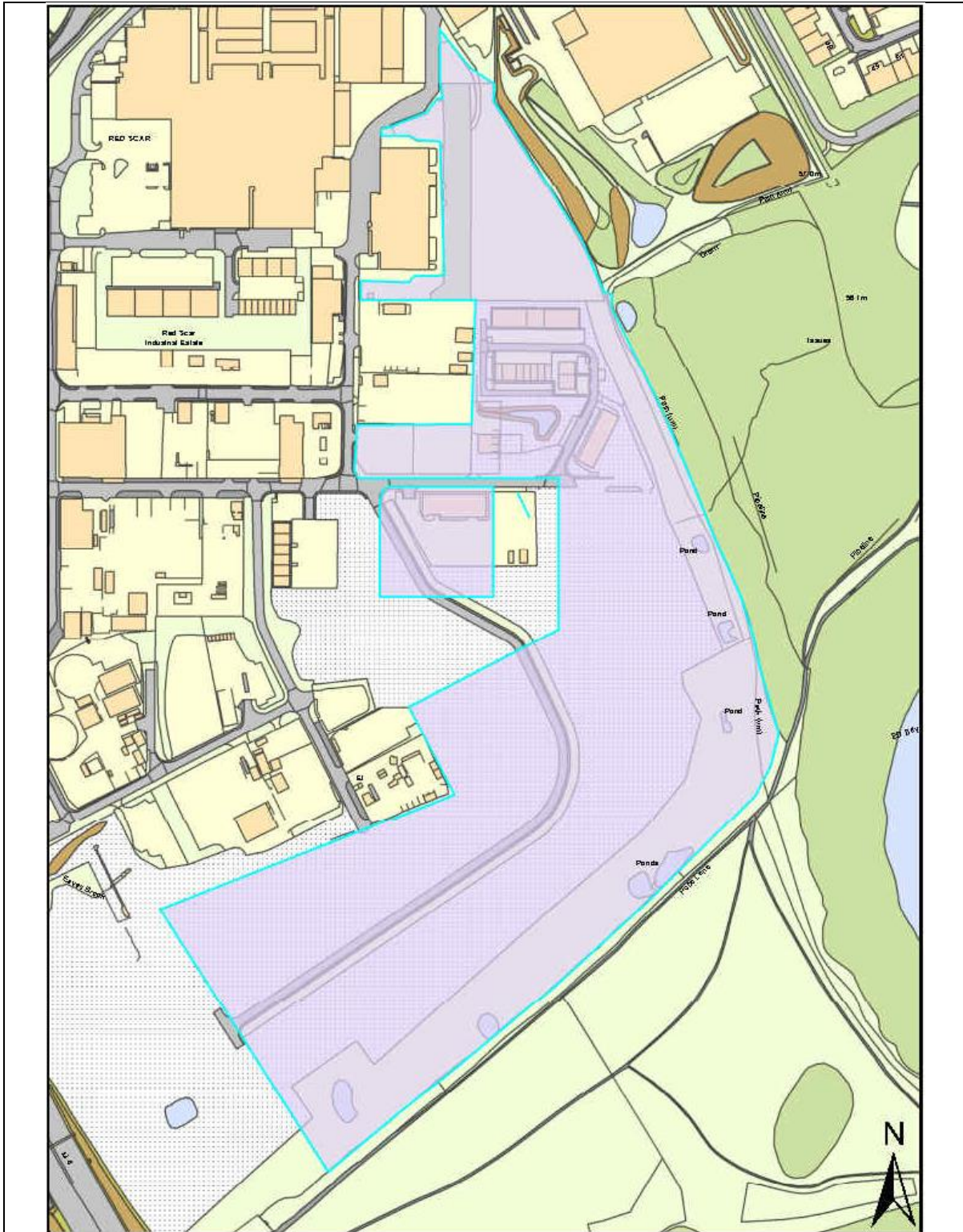


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Site Name	Preston East Employment Area
Policy Reference	EP1.3
Owner	Multiple, including Homes England
Agent	Henry Boot Developments actively developing on site. Eckersley is main agent
Size, ha	12.84ha remaining in the southern land parcel.
Market Availability	Partly available
Planning Status (Allocated Uses)	Allocated for B1(b), B2, B8 uses

<p>Proposal</p>	<p>App. No. 06/2014/0323 - Outline planning consent for the development of an employment area comprising general industrial (Class B2) and warehouse (Class B8) uses on 17.25 ha of land with access from Bluebell Way (application for extension of time limit to previously approved planning application 06/2006/1154).</p> <p>Site located in the southern parcel of land of EP1.3. Site previously marketed as 'Preston East' by Avison Young. Discharge of condition no.24 (External Lighting) application attached to outline 06/2014/0323 undecided. Development commenced Jan 2021.</p> <p>App. No 06/2020/0058 Reserved Matters consent for the above. Scheme comprises:</p> <ul style="list-style-type: none"> <li>• Unit 7A: 1,939sqm B2/B8 at ground floor level plus 150 sqm B1 at first floor level.</li> <li>• Unit 7B: 1,288 sqm B2/B8 at ground floor level plus 118sqm B1 at first floor level.</li> <li>• Unit 7C: 1,288 sqm B2/B8 at ground floor level plus 118 sqm B1 at first floor level.</li> <li>• Unit 7D: 964 sqm B2/B8 at ground floor level plus 96 sqm B1 at first floor level.</li> <li>• Unit 7E: 968 sqm B2/B8 at ground floor level plus 100 sqm B1 at first floor level.</li> </ul> <p>This provides a total of 6,447 sqm of Class B2 / B8 use floorspace and 582 sqm of office space within a single block.</p> <p>App. No. 06/2021/1521 – Full planning application registered November 2021 for 1no. industrial unit (Class B2 and B8) with ancillary Class E floorspace and associated landscaping and infrastructure. Application not yet decided. A 1.77ha site located in the southern land parcel of the EP1.3 area. Applicant is Henry Boot Barnfield (Preston East). 5936.2sq.m. B8 use (storage or distribution) with ancillary office use is proposed, comprising: -</p> <ul style="list-style-type: none"> <li>• Ground Floor: 5,580sqm B2 / B8 / Class E</li> <li>• First Floor: 356.2sq.m. B2 / B8 / Class E</li> </ul>
<p>Constraints</p>	<ul style="list-style-type: none"> <li>• Hedgerows and linear belts of trees act as valuable wildlife corridors</li> <li>• Trees and hedgerows on site</li> <li>• Abandoned water mains run from the north east to south west of the South West Site</li> <li>• Potential abnormal costs for gas and water infrastructure.</li> </ul>
<p>Comments</p>	<p>App. No 06/2020/0058 – A Henry Boot Developments scheme, under construction and nearly complete in October 2021. First phase estimated for completion in winter 2021. The Site is located in the middle of the southern land parcel, to the south of the Girl Guide HQ. Site marketed as 'Preston East' and to be developed in three phases.</p> <p>EP1.3 area Employment Land Take Up as at Aug 2021 was 19.1ha, comprising Girl Guides HQ in southern</p>

	<p>parcel and James Hall Spar development in northern parcel). In addition, 2.44ha has been developed for Perrys Vehicle Sales, Sui Generis use.</p> <p>As at Aug 2021 there is no land remaining to be developed in the northern parcel and 12.84ha remaining in the southern land parcel. All of this would be taken up by the Preston East and related development. .</p>
Likely development potential	Assumed that ongoing incremental take up will continue for a mix of B2 and B8 uses
Attractiveness to Growth Sectors	<ul style="list-style-type: none"> <li>• Advanced Manufacturing</li> <li>• Construction</li> <li>• Energy</li> <li>• Transport and Storage – But remaining plots unlikely to support larger logistics options</li> <li>• Information and Communications</li> <li>• Administrative and Support</li> <li>• Creative and Digital</li> <li>• Finance and Professional</li> <li>• Health.</li> </ul>
Serviced	Yes (part)



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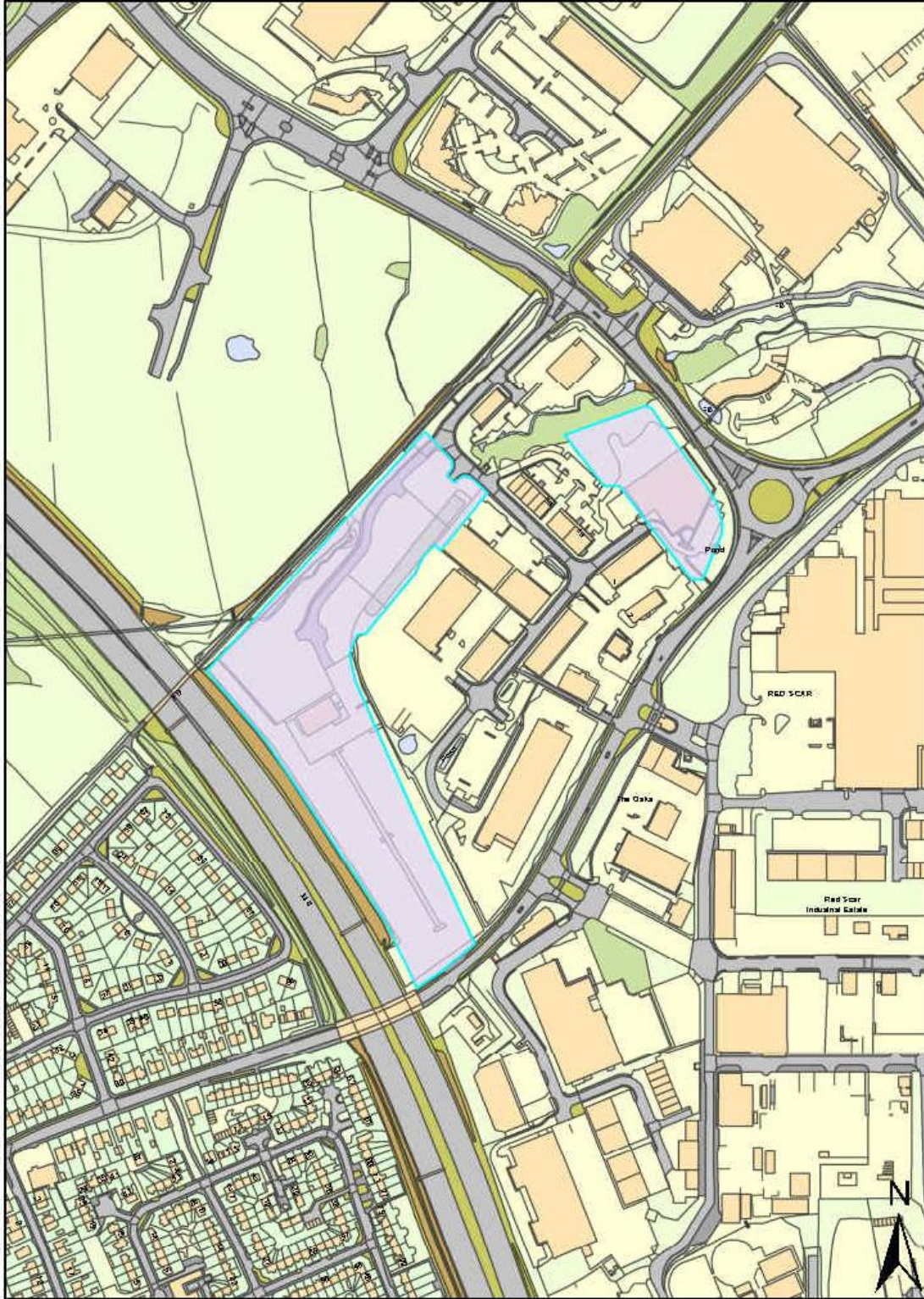
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Site Name	Red Scar Industrial Estate
Policy Reference	EP1.4
Owner	Tustins
Agent	Multiple
Size, ha	17.44 undeveloped
Market Availability	Not available
Planning Status (Allocated Uses)	Allocated for B2, B8 in the Local Plan 2012-2026
Proposal	A range of historic consents:



	<ul style="list-style-type: none"> <li>• App. No. 06/2005/0200 (26.7ha, up to 58,880 sqm. B2 and B8 use) - Outline planning permission was granted in April 2006 for an extension to the south and to the east of Red Scar Business Park for general industrial uses (Class B2) and storage and distribution uses (Class B8), including landscaping and the creation of an ecological habitat, highway access and associated works. An illustrative masterplan was submitted with a reserve matters submission in 2009</li> <li>• App. No. 06/2011/0343 (1.03ha) - Erection of six industrial units (Classes B1, B2 and B8) with associated service road, parking and storage yards. Completed 2014-15. Development comprises four. 116 sqm. units and two 139 sqm. units. 256 sqm. Eastern triangle of site is located in the EP1.4. However, most of the site is located in the developed EP2 area</li> <li>• App. No 06/2011/0430 – (0.71ha) Provision of a 1,440 sqm Class B2 use industrial building and associated land for open storage. Completed in 2016-17</li> <li>• Ribble Court Phase 1, App. No. 06/2015/0171 – Three units for B1, B2 and B8 use completed 2017-18, and fully let</li> <li>• Ribble Court Phase 2, App. No. 06/2017/1269 – 0.53ha, 1,302sqm for B1/B2/B8 use, complete by October 2020.</li> <li>• Ribble Court Phase 3, App. No. 06/2018/0751: 0.11ha, or 1,395sqm in two portal steel framed buildings forming, six industrial units (Classes B1, B2 and B8). It appears that an alternative development has been completed in this location.</li> <li>• App. No. 06/2019/0707 - Amendment to planning permission 06/2018/0625 comprising of amendment to approved site layout (non-material amendment not subject to consultation). Power generation/storage facility on 0.7 ha, under construction as of March 2021.</li> </ul>
Constraints	<ul style="list-style-type: none"> <li>• Woodland- small section to the northern boundary</li> <li>• Some Flood Risk</li> <li>• An overhead power cable currently runs across the site towards the southern boundary.</li> <li>• In addition, a foul sewer and culverted watercourse are known to run across the site.</li> <li>• The southern edge of the site is within a Biological Heritage Site. Mitigation has been sought to prevent any negative impacts on the Biological Heritage Site caused by the development of this site, through the development of the Pope Lane Field Nature Reserve to the south of the site and through the illustrative site masterplan.</li> </ul>
Comments	<p><b>Key Proposal: Longridge Road Energy Centre</b> - Nearly 45 percent of the EP1.4 area is proposed for the 9.27ha, 16,335 sqm, Longridge Road Energy Centre (App. No. 06/2019/0743; LCC App Ref: LCC/2019/0029, approved 12/06/19). The Applicant is MT Green Power Limited, Miller Turner to construct. It will create 40 permanent jobs for the operation and maintenance of the plant as well as up to 500 jobs during the construction phase. A development partner is now being introduced and Savills</p>

	<p>is working with Miller Turner to sign off the nine planning conditions that require submission and approval of details prior to commencement of development. A three years construction period is anticipated.</p> <p>It appears that remaining land in the allocation without completed development or extant planning permission is at the northern and south-western ends of the site. Given 3.87ha of the allocation has been developed and the proposed Longridge Road Energy Centre is 9.27ha, then 13.14ha of this allocation is committed leaving 8.17ha remaining available</p>
Likely development potential	E(g), B2, B8 – Inc. Energy Generation
Attractiveness to Growth Sectors	<ul style="list-style-type: none"> <li>• Advanced Manufacturing</li> <li>• Transport and Storage</li> <li>• Construction</li> <li>• Energy.</li> </ul>
Serviced	Yes (Part)



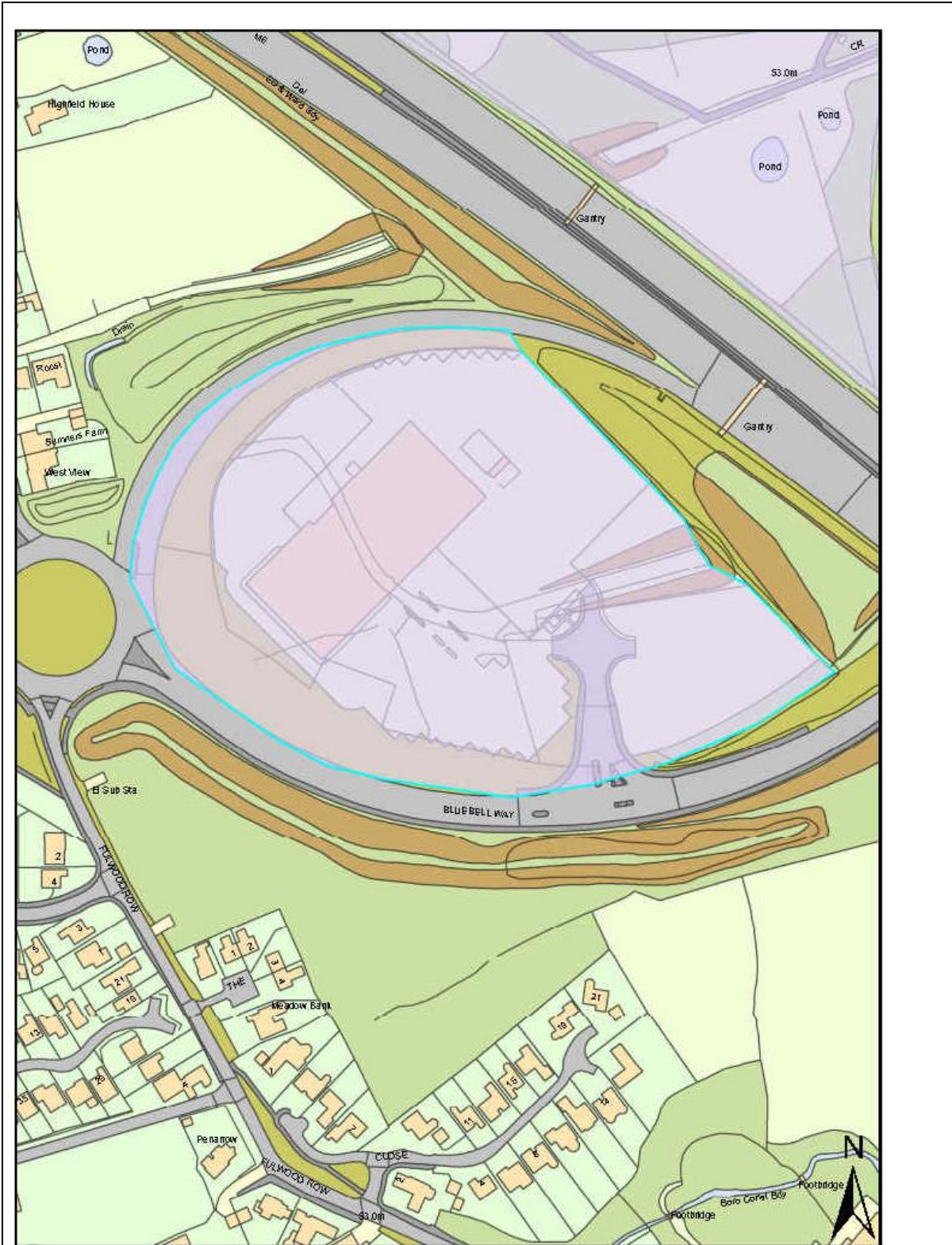
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Scale at: 1:4,000

Site Name	Millennium City Park
Policy Reference	EP1.5
Owner	<ul style="list-style-type: none"> <li>• Site to south west owned by MM Acquisitions</li> <li>• Site to the north east owned by Barnfield Construction</li> </ul>
Agent	-
Size, ha	4.16
Market Availability	Not available

Planning Status (Allocated Uses)	Allocated for B1(b), B2, B8 uses
Proposal	<p><i>South West Site</i></p> <p>Other historic consents:</p> <ul style="list-style-type: none"> <li>App. No. 06/2015/0774 - 2.77ha, or 593 sqm of B2 use. Complete 2016-17.</li> </ul> <p><i>North East Site</i></p> <p>App. No. 06/2019/0849 – Consent for five business units (Class B2 – 1,224 sqm) and associated car parking at land Adjacent to Store First, Millennium Road. Full planning permission approved 12/12/19. Not commenced at August 2021.</p> <p>App. No. 06/2005/0320 - Reserved matters application for the erection of 6no Class B1 office buildings and associated parking and landscaping. Part complete. Office 1, 4, 5 and 6 are complete but Office unit 2 (1,951sqm. - sited at site of 06/2019/0849 so only one of these developments can be delivered) and Office unit 3 (1,100 sqm. - this unit can no longer be implemented due to conflicting site layout) not started. Overall site area counted as a completion – 2.2ha site. 7,542 sqm. over six offices are proposed, of which, 4,714 sqm complete by 2019.</p> <p>Other historic consents:</p> <ul style="list-style-type: none"> <li>App. No 06/2012/0367 – 0.64ha. Store First (B8 use) and the Group First Head Office. Completed 2013-14.</li> </ul>
Constraints	<p><i>South West Site</i></p> <ul style="list-style-type: none"> <li>Remaining land is backland</li> <li>Trees onsite.</li> </ul> <p><i>North East Site</i></p> <ul style="list-style-type: none"> <li>Small site comprising mound covered with trees.</li> </ul>
Comments	<p><i>South West Site</i></p> <p>In active use for HGV Parking for M M Acquisitions but could be developed in the future.</p> <p><i>North East Site</i></p> <p>The eastern land parcel of EP1.5 is all taken up by part complete App. No. 06/2005/0320 and complete offices App. No. 06/2012/0367.</p>
Likely development potential	E(g), B2, B8
Attractiveness to Growth Sectors	<ul style="list-style-type: none"> <li>Advanced Manufacturing</li> <li>Transport and Storage – But remaining plots too small to support larger logistics options</li> <li>Construction</li> <li>Information and Communications</li> <li>Administrative and Support</li> <li>Creative and Digital</li> <li>Finance and Professional</li> <li>Health.</li> </ul>

Serviced	Yes (part)
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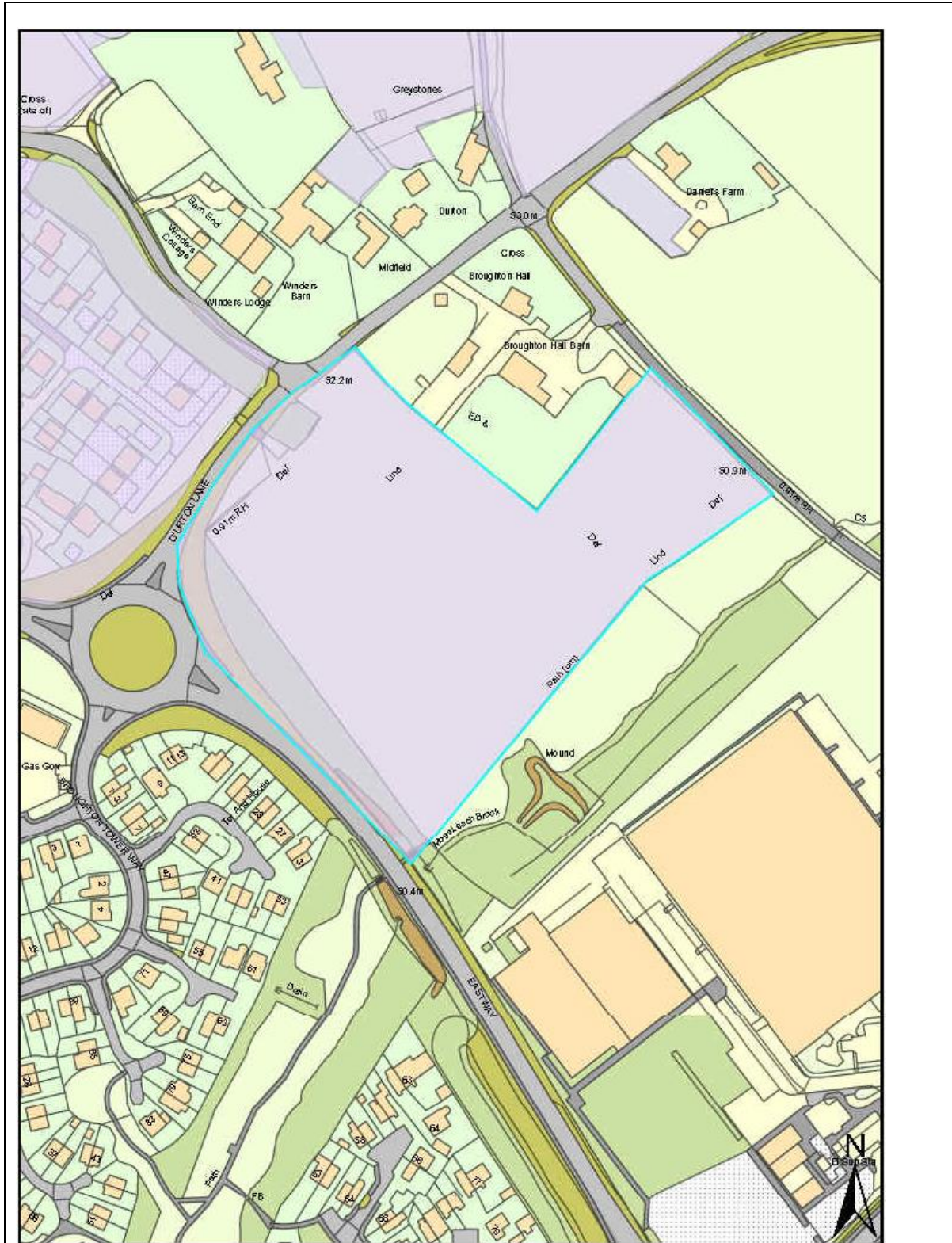


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Scale at 1:2,000

Site Name	Site at Junction 31A M6 West Loop
Policy Reference	EP1.6
Owner	Inchcape Estates
Agent	GVA
Size, ha	2.37
Market Availability	None, entire site occupied by new build car dealerships
Planning Status (Allocated Uses)	Allocated for B1(b), B1(c) uses in the Local Plan

Proposal	<p>App. No. 06/2017/0440 Full – Consent for erection of car dealership, providing sales and servicing, repair, MOT facilities, wash and valet, vehicle preparation, external car display/storage and customer/employee car parking – Completed April 2018. 5,826sq.m. GEA. Occupied by Jaguar Land Rover.</p> <p>App. No. 06/2017/1244 Full - Consent for construction of a smart repair facilities building. Occupied by Jaguar Land Rover.</p> <p>App. No 06/2019/0148 Full - Consent for erection of car dealership comprising car showroom, workshop and MoT bays, ancillary offices and welfare facilities; valet building; external parking for display, staff and customers; and landscaping. Occupied by Rybrook Volvo Preston, complete February 2020.</p>
Constraints	-
Comments	Fully developed for alternative employment generating uses.
Likely development potential	Sui Generis uses.
Attractiveness to Growth Sectors	-
Serviced	Yes



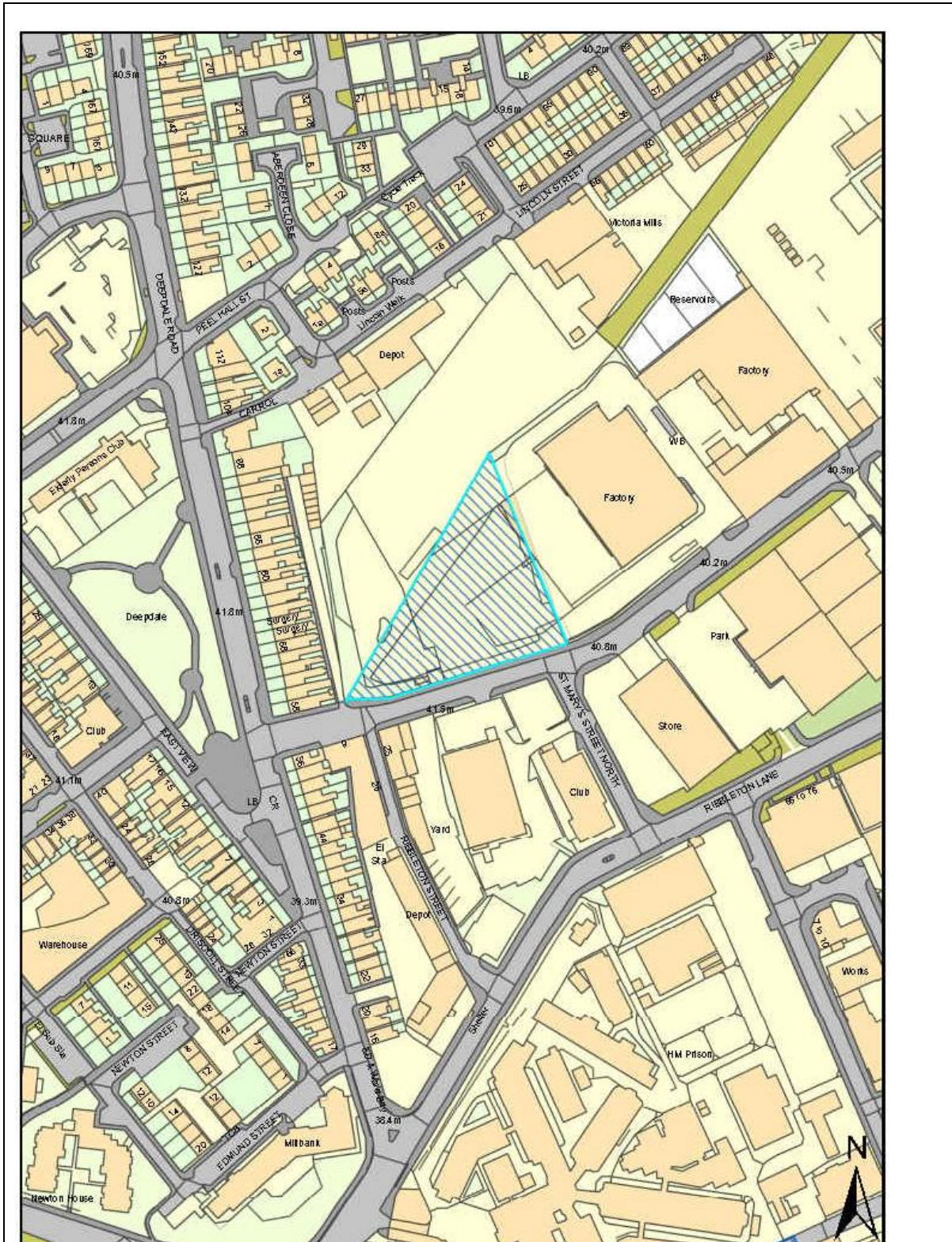
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Scale at: 1:2,000

Site Name	Land North of Eastway (formerly Broughton Business Park)
Policy Reference	EP1.7
Owner	Homes England
Agent	Morgan Martin
Size, ha	2.10
Market Availability	Units under development are being marketed



Planning Status (Allocated Uses)	Allocated for B1, B2, B8 uses in Policy EP1 of the Local Plan 2012 – 2026.
Proposal	<p>App. No. 06/2020/0941 – Full planning consent for 12 commercial units. Totals 7,556 sqm. employment uses, comprising – 426 sqm B1(a) use, 2,377 sqm B1(c), 2,377 sqm B2 use and 2,377 sqm B8 use.</p> <p>The above replaces previous similar consents – App. No. 06/2017/0987 pursuant to outline 06/2013/0349</p> <p>App. No. 06/2021/1490 – Proposed Variation of a condition (major) for 10no. commercial units for a mix use of Commercial, Business and Service (Class E) General industrial (Class B2) and Storage or distribution (Class B8) (pursuant to 06/2020/0941 to seek variation of condition no. 20 to allow for the use of approved Unit 3 as a gym (Class D2)), not yet decided.</p>
Constraints	-
Comments	<p>Scheme under development, with expected completion by September/October 2021. On the market as 'Preston Eastway Business Park', with units 1 and 2 as under offer. Unit sizes for units 3-10 marketed as 456 sqm. each.</p> <p>The development covers the whole EP1.7 area</p>
Likely development potential	E(g), B2, B8
Attractiveness to Growth Sectors	<ul style="list-style-type: none"> <li>• Advanced Manufacturing</li> <li>• Transport and Storage</li> </ul>
Serviced	Yes (under development)

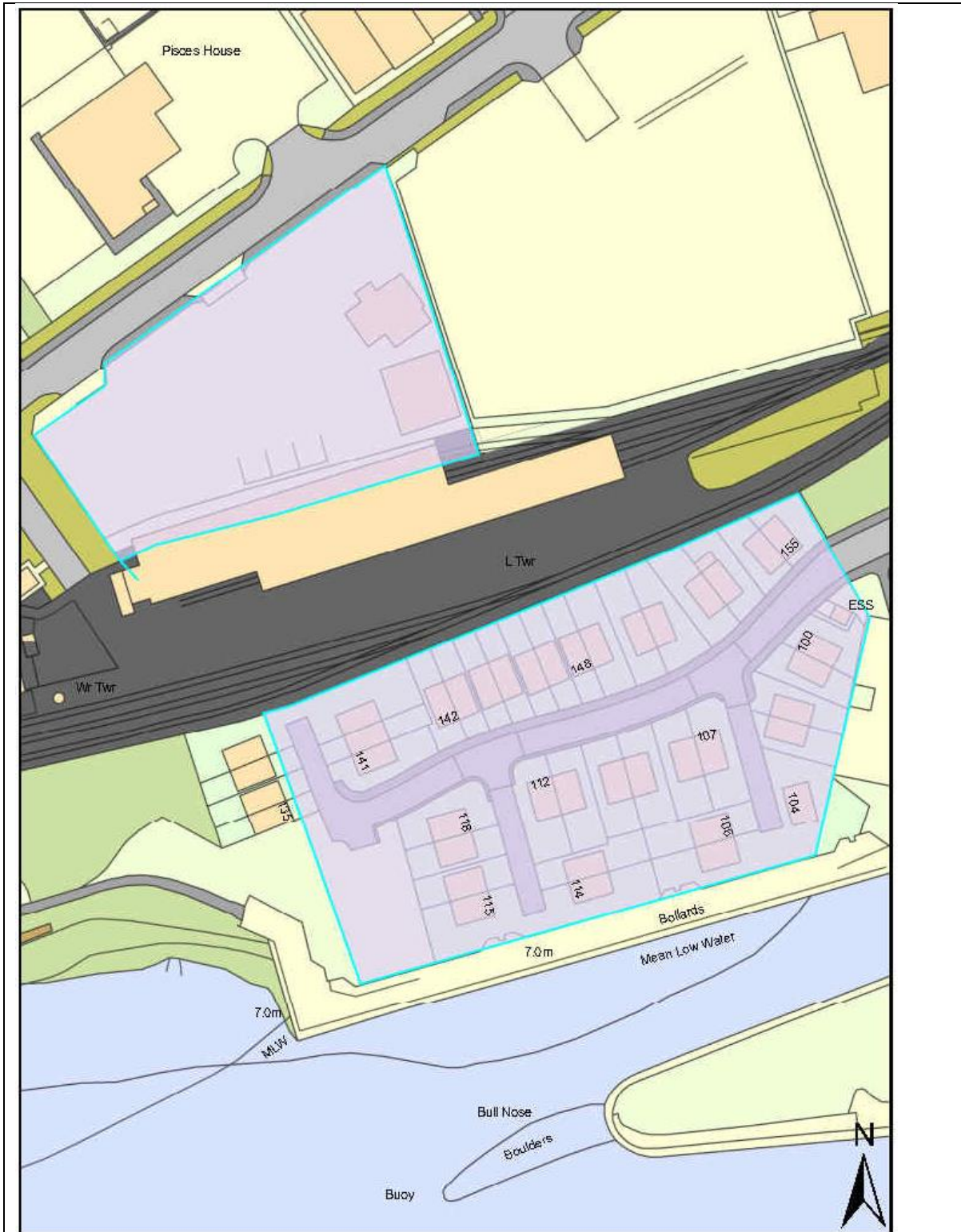


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Scale at: 1:2,000

Site Name	Deepdale Street / Fletcher Road
Policy Reference	EP1.8
Owner	Gafoor Poultry Products (Unclear if they are freeholder or long leaseholder)
Agent	-

Size, ha	0.49
Market Availability	Not available
Planning Status (Allocated Uses)	Allocated for B1, B2, B8 uses in Policy EP1 of the Local Plan 2012 – 2026.
Proposal	<p>App. No. 06/2017/0482 - Alterations to entrance/designated car and lorry parking areas at Gafoor Poultry Products Ltd. Complete by 2020. Site covers whole of EP1.8 area.</p> <p>App. No. 06/2016/0100 – Consent for the erection of two storey building to side of existing poultry processing plant and extend service yard to western side (re-submission of planning application 06/2015/0910). Complete in 2016-17 monitoring period. 1.06ha Site of which, 0.22ha within the allocation. Development delivered 2,894 sqm of B2 use.</p>
Constraints	<ul style="list-style-type: none"> <li>Irregular shape</li> </ul>
Comments	<p>Land in use for designated car and lorry parking by Gafoor. Assumed any development likely to be for expansion of adjacent company. However, site could be separated and made available for independent development if the occupier changes.</p> <p>Site currently fully developed and occupied.</p>
Likely development potential	B2, B8
Attractiveness to Growth Sectors	<ul style="list-style-type: none"> <li>Advanced Manufacturing</li> <li>Construction</li> <li>Transport and Storage – But remaining plot too small to support larger logistics options.</li> </ul>
Serviced	No

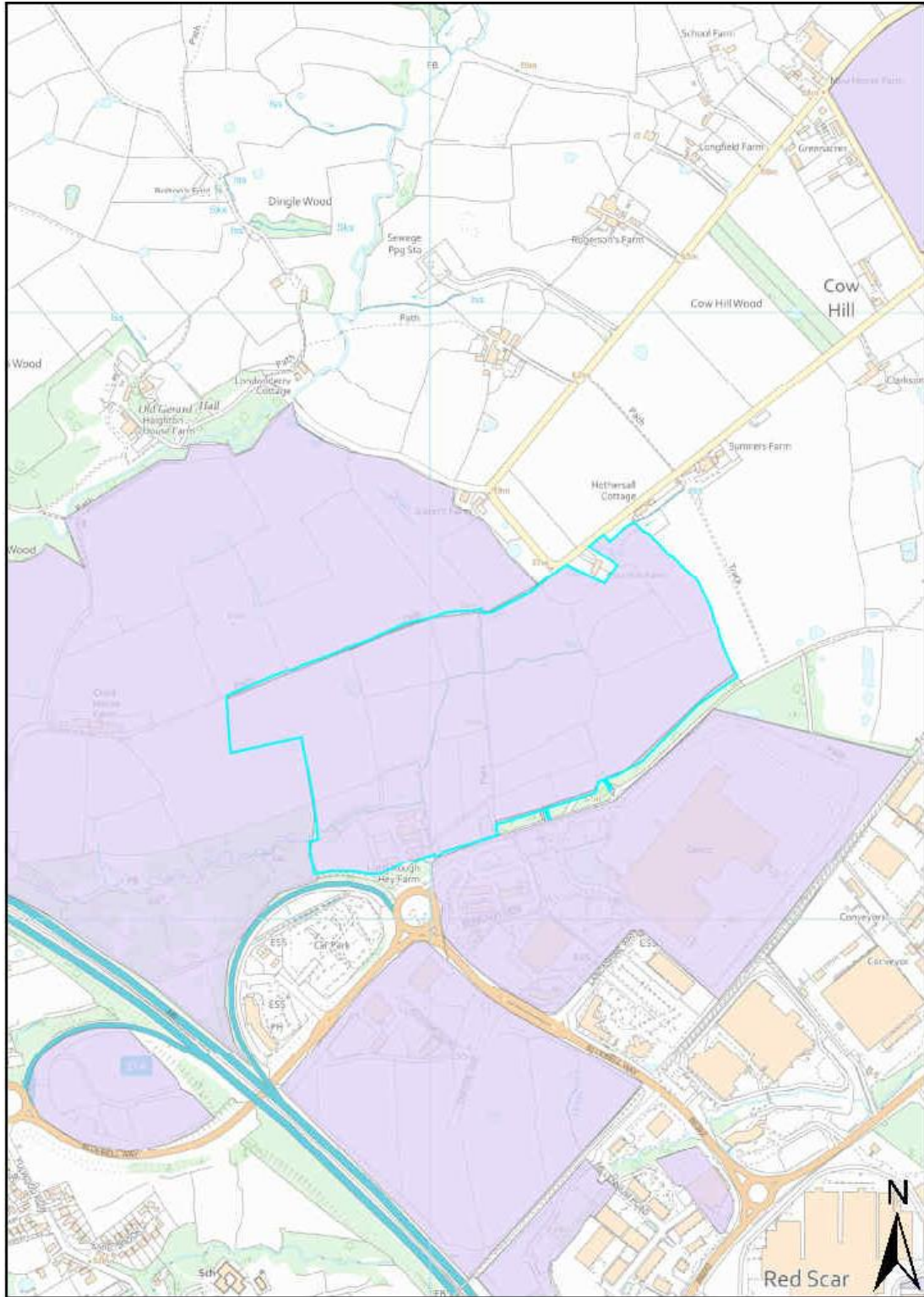


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Scale at: 1:1,000

Site Name	Riversway
Policy Reference	EP1.9
Owner	Mostly Preston City Council. Plus, owner occupied housing in the south.
Agent	-
Size, ha	1.37

Market Availability	Not available
Planning Status (Allocated Uses)	Allocated for B1, B2, B8 uses in Policy EP1 of the Local Plan 2012 – 2026.
Proposal	App. No. 06/2019/0029 – Consent for a 133.2sqm storage building (Class B8). Under construction, appears now complete.
Constraints	<p>The northern land parcel is located within a Flood Zone 3 area so it will be necessary to demonstrate that flood alleviation measures already exist or will be provided by the developer.</p> <p>The River Ribble is a Biological Heritage Site. Any development of these sites should not have an adverse impact on the River Ribble Biological Heritage Site and would have to incorporate features to facilitate the movement of wildlife, due to the sensitive location of the sites bordering a wildlife corridor.</p>
Comments	<p><i>The northern site</i> – The southern strip of this site has already been developed for an extension to the existing engine sheds. The remainder is in active use by J N Civils, mostly for vehicle storage but also with some storage and admin buildings on site. Remaining land is in use and appears unlikely to be developed by anyone other than J N Civils.</p> <p><i>The southern site</i> – This site has been developed by Mulberry homes for residential.</p>
Likely development potential	Would suit a light industrial operator.
Attractiveness to Growth Sectors	<ul style="list-style-type: none"> <li>Advanced Manufacturing</li> </ul>
Serviced	Yes

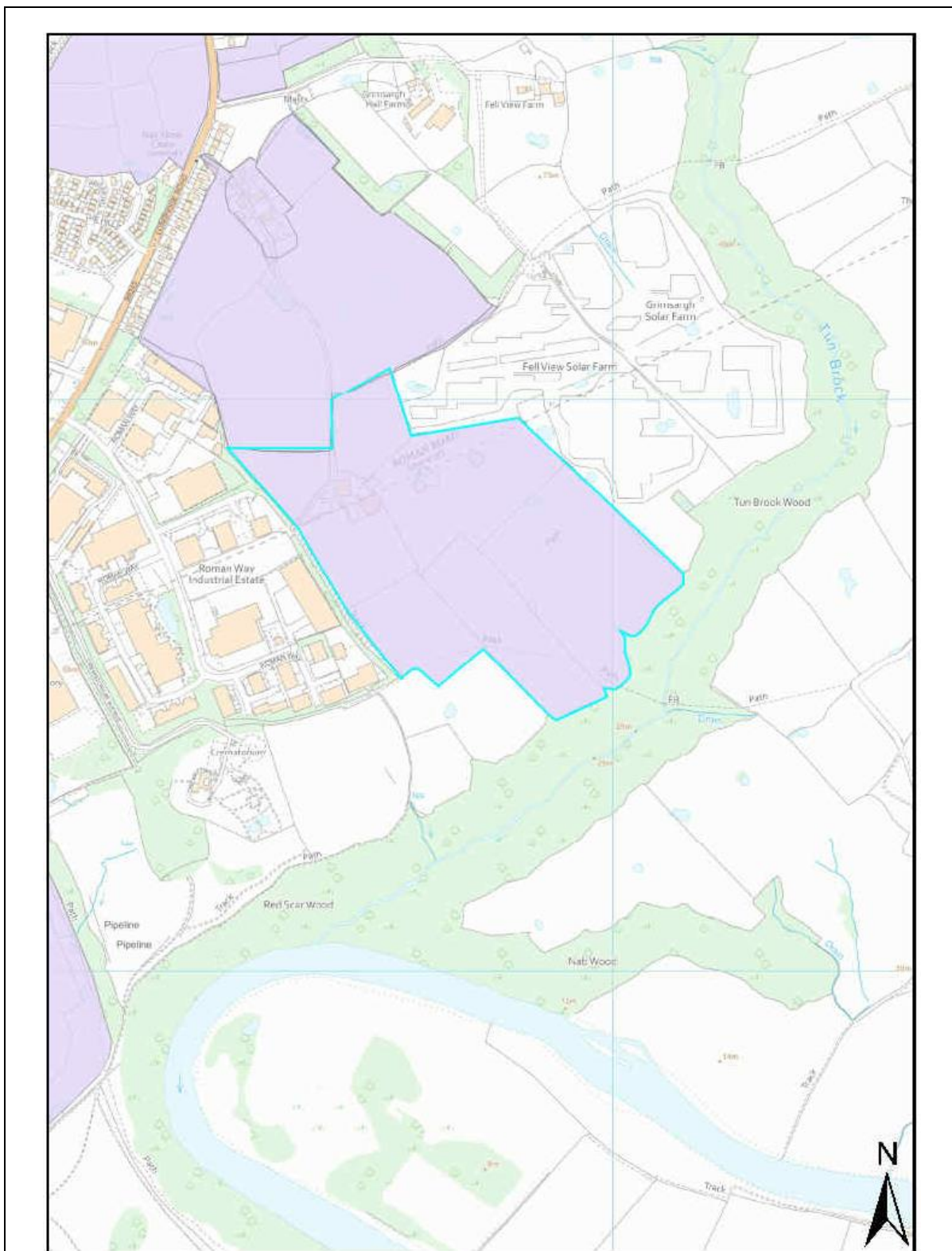


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Scale at: 1:8,000

Site Name	Preston East Junction 31A M6
Policy Reference	EP1.10
Owner	Homes England
Agent	Delta Planning
Size, ha	25.50 – But net developable area may only be 7.08 ha according to Homes England
Market Availability	To be marketed for freehold disposal

Planning Status (Allocated Uses)	Allocated for B2, B8 in the Local Plan 2012-2026
Proposal	App. No. 06/2021/0174 – EIA Scoping Opinion application for a proposed development of an employment park comprising up to 80,000 sqm industrial and/or logistics building(s) (Class B2/B8) and ancillary buildings with associated car parking, service roads and yards, HGV parking, gate houses and infrastructure, following demolition of existing livery buildings – EIA Required.
Constraints	<ul style="list-style-type: none"> <li>• Existing ponds on site.</li> <li>• Trees and hedgerows on site</li> <li>• An overhead electric cable runs diagonally across the site.</li> <li>• Lies entirely within a low-level flood risk zone.</li> <li>• Due to the size of the site, and the surrounding sensitive land uses, the Preston Local Plan mentions that the HCA have prepared a Development Statement for the site, which would need to be refined further into a masterplan or development brief. Substantial landscape buffers will be required as part of any development proposals to allow screening between the neighbouring dwellings to the north of the site and the employment site and to provide additional screening between the employment site and the land to the south.</li> </ul>
Comments	<p>Vehicle access to the site is presumed to be provided via the provision of a new arm at the existing roundabout junction</p> <p>Currently under agricultural management pending any development.</p>
Likely development potential	Up to 80,000 sqm. industrial and / or logistics B2 / B8 use.
Attractiveness to Growth Sectors	<ul style="list-style-type: none"> <li>• Advanced Manufacturing</li> <li>• Transport and Storage.</li> </ul>
Serviced	No



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Scale at: 1:8,000

Site Name	Roman Road Farm
Policy Reference	EP1.11
Owner	Private Individuals
Agent	-
Size, ha	24.94
Market Availability	Potentially available
Planning Status (Allocated Uses)	Allocated for B2, B8 use in the Local Plan 2012-2026



Proposal	No planning applications / permissions
Constraints	<ul style="list-style-type: none"> <li>• Course of an old roman road runs through the northern section of the site</li> <li>• The access route into the development site itself is currently unclear, potentially via existing Roman Way industrial estate</li> <li>• Potential habitat for bats and birds within the site</li> <li>• Trees and hedgerows on site</li> <li>• The site borders onto the Red Scar and Tun Brook Woods Site of Special Scientific Interest (SSSI) and the Tun Brook. It is imperative the development of this site would not destroy or damage the SSSI and / or impact negatively on any associated ecological network and / or ecosystem services. The SSSI is also a Wildlife Trust nature reserve and accessibility for management works and monitoring is essential. Consequently, a comprehensive development brief and masterplan would be required.</li> </ul>
Comments	<p>Part of active agricultural business. Owner has no plans to develop but is willing to discuss offers.</p> <p>Access can be gained from Longridge Road through the existing industrial estate.</p>
Likely development potential	If developed would favour smaller E(g)(iii), B2, B8 units, comparable to those in adjacent Roman Way. Access issues mean that larger logistics or high-profile offices unlikely here.
Attractiveness to Growth Sectors	<ul style="list-style-type: none"> <li>• Advanced Manufacturing</li> <li>• Construction</li> <li>• Transport and Storage, smaller options only.</li> </ul>
Serviced	No