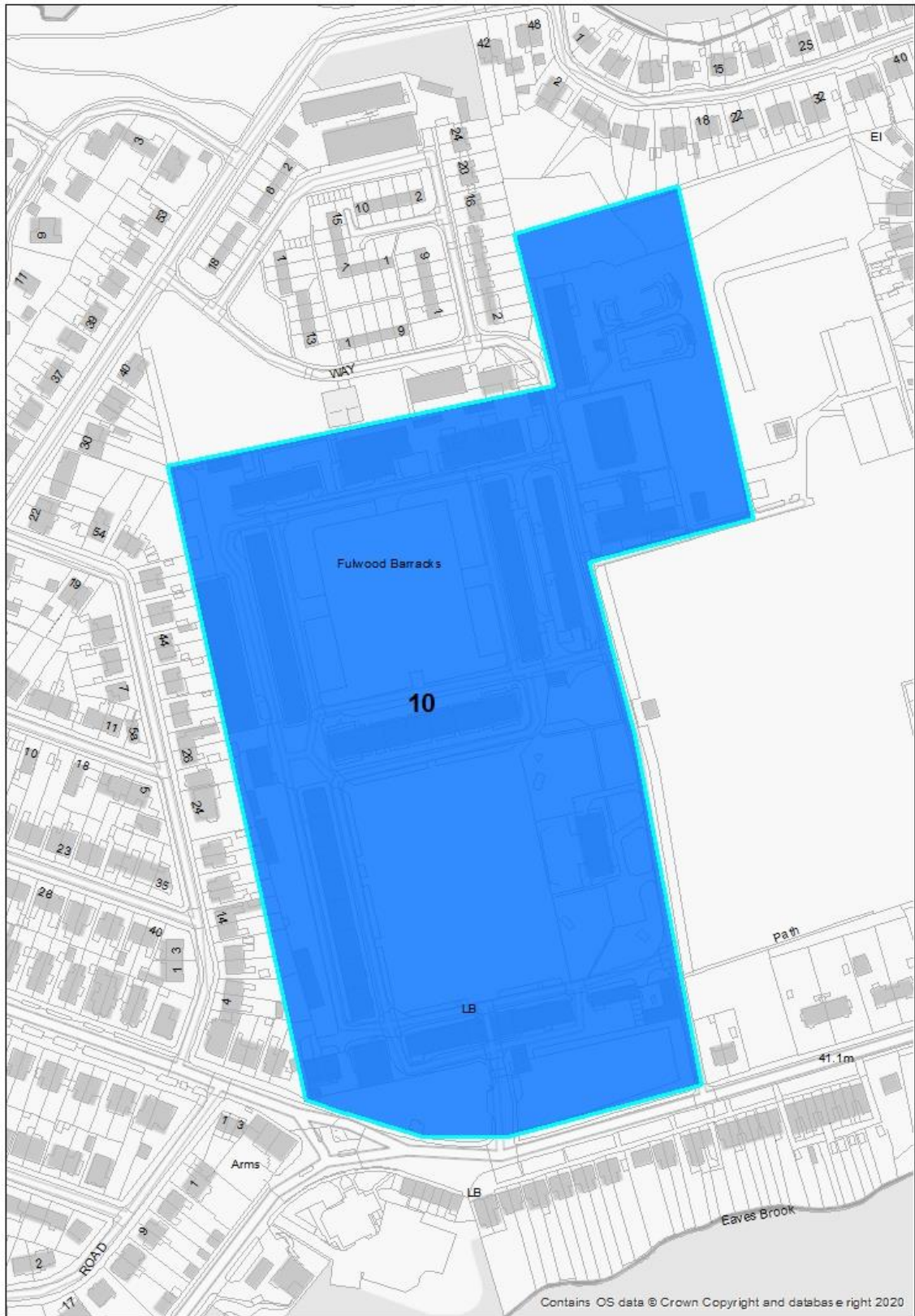


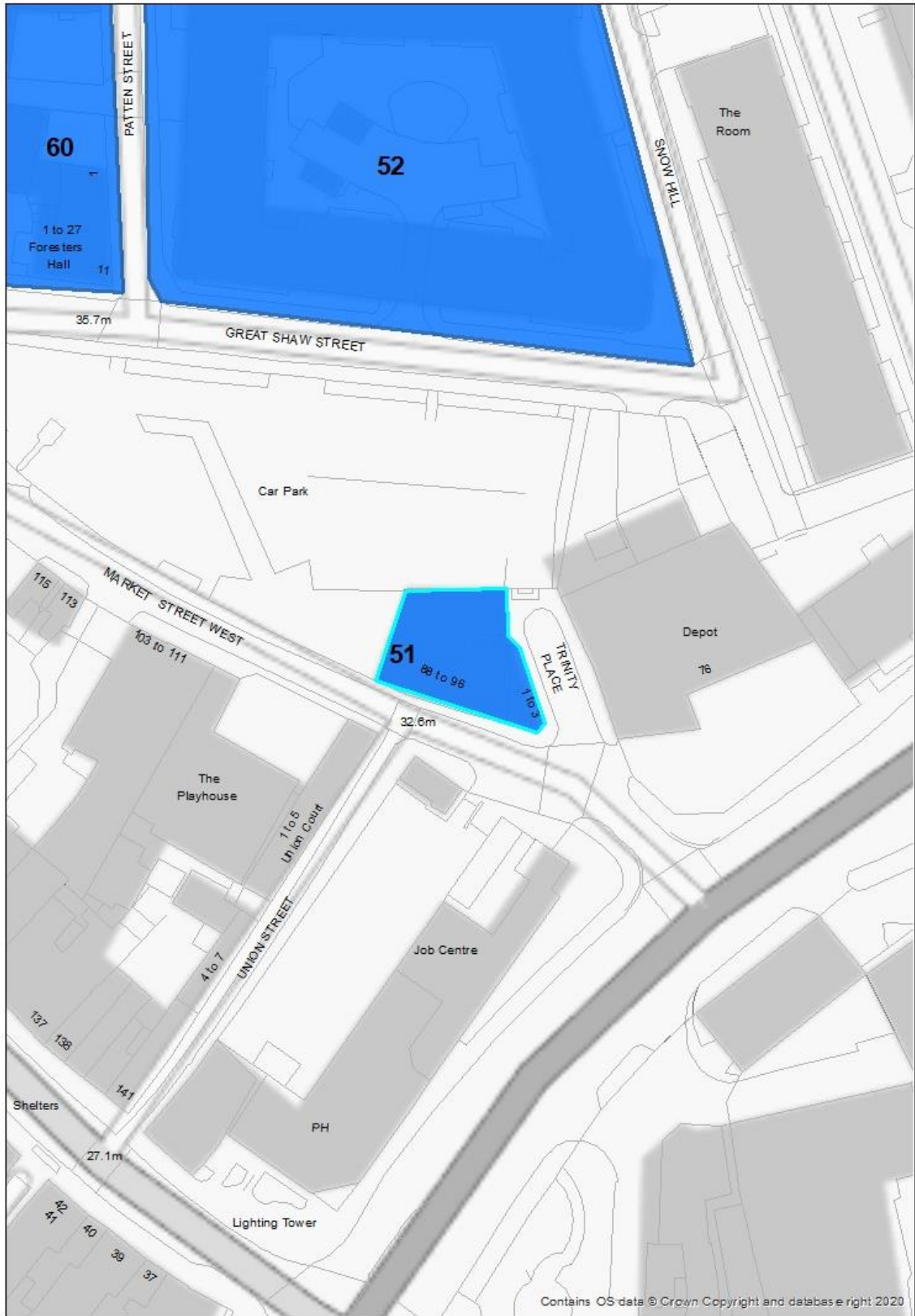
Appendix 4 – Preston Employment Site Proformas ELR



Site Name	Fulwood Barracks
Policy Reference	ELR 10
Owner	Ministry of Defence
Agent	-
Size, ha	9.8 ha
Market Availability	Not available
Planning Status (Allocated Uses)	Allocated Other Urban Employment Site EP2 area.
Proposal	The latest statements from the Ministry of Defence indicate that Fulwood Barracks will close in 2027. Further plans have not been put forward
Constraints	<ul style="list-style-type: none"> • High proportion of listed buildings and the whole of the site falls within the Fulwood conservation area. Any future development will need to conserve and enhance the buildings and their setting within the site. • There is a mix of historic and other buildings, including recent new buildings on the site. The site is adequately maintained but the historic buildings require on-going maintenance. Unlikely to be re-occupied without requiring significant works. • Firing range complaint on actual site.
Comments	<p>The future of the Barracks remains uncertain. Plans for closure have been delayed once, from 2022 to 2027, and may be delayed again. Assuming the closure occurs in 2027, and the facility is not required for other military uses, then there will need to be a clear masterplan for its re-use.</p> <p>Reflecting such developments elsewhere any redevelopment is likely to be for a mix of uses, with residential predominating, particularly in the conversion of historic buildings. Other properties could suit conversion for higher quality employment uses, including offices/serviced offices and workshops. The exact split of uses would need to be determined by a demand analysis nearer the time.</p> <p>The (long term) likelihood of a mixed use redevelopment here should be recognised in the Local Plan.</p> <p>Larger industrial/warehouse uses would be harder to support here without clearing some buildings or developing some of the recreational land to the east. Also, while needed more generally in Preston there are no existing industrial uses in this immediate area so again demand testing would be needed, to confirm that they are supported here. Transport assessments would also need to identify what level of traffic could be supported on local roads and from the site access points.</p>
Likely development potential	E(g), B2, B8 – In a mixed use scheme
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



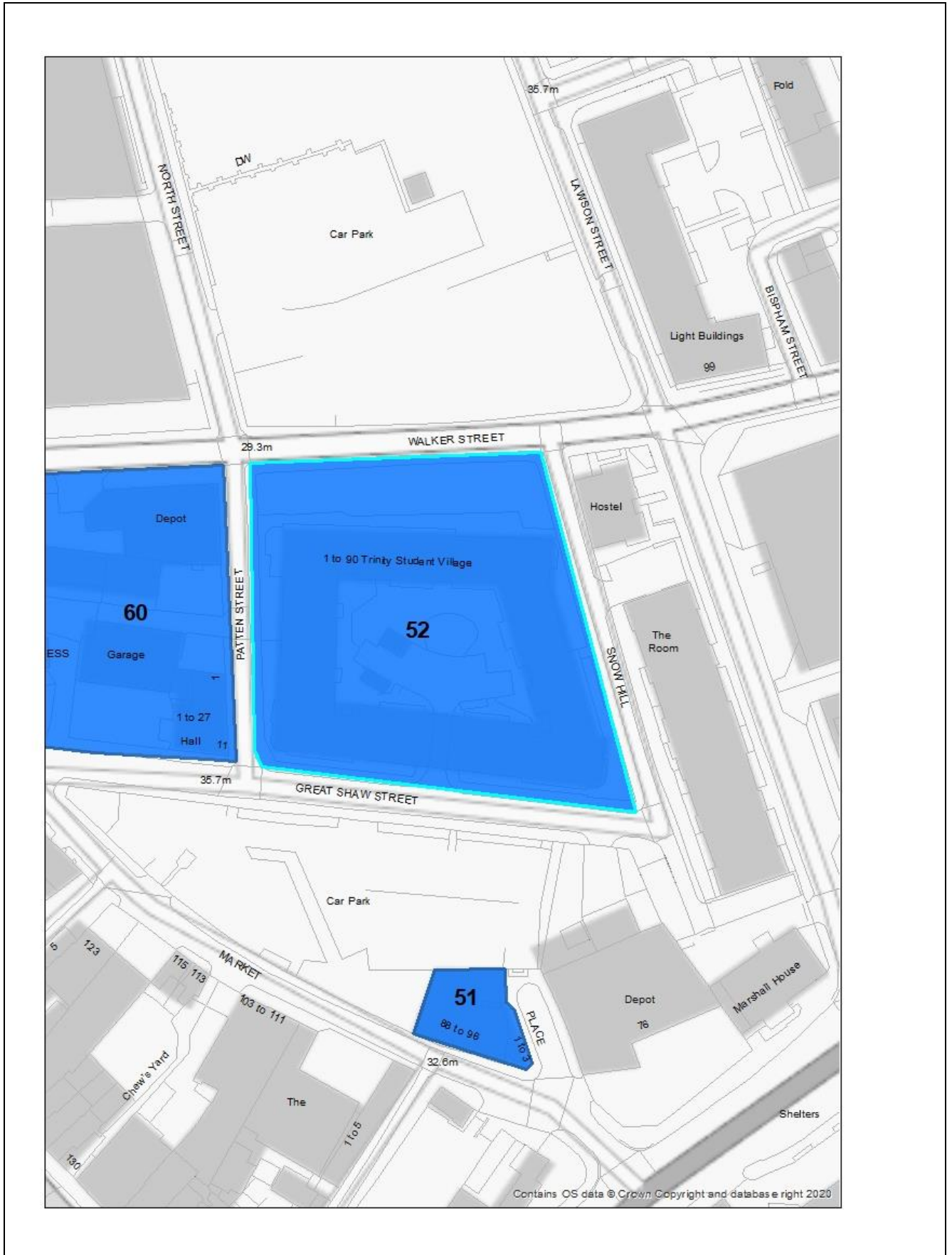
Site Name	Moor Lane/Craggs Row
Policy Reference	ELR 31
Owner	Multiple, inc. Police Commissioner for Lancashire
Agent	-
Size, ha	3.09 – of which 1.04 ha might provide a future employment opportunity
Market Availability	Not available
Planning Status (Allocated Uses)	Allocated Other Urban Employment Site EP2 area.
Proposal	<p>Lancashire Constabulary occupies the southern half of the site; whilst the remainder has mostly been developed to provide new student accommodation. North Lancs Training Group and House of Mercy (place of worship) also front Lancaster Road North.</p> <p>The Lancashire Constabulary have re-located their police station function to this site relatively recently and have invested to improve the site and its buildings. Planning permission was granted in 2009, although is not implemented, to replace the existing warehouse unit occupied as a place of worship for two new units that could be used for B1, B2 or B8 purposes (one of the units may, if required, continue the use by the present occupier – the House of Mercy).</p>
Constraints	<ul style="list-style-type: none"> • Busy area with very limited on-street parking but no particular constraints other than sensitivity to residential neighbours. • Road access to the police site is adequate, although has some impact on a residential area. • Some informal complaints in respect of early morning comings and goings to and from the police site.
Comments	<p>The single site occupied by Lancashire Constabulary is suitable for employment use, providing improved office accommodation, parking and servicing. The Lancashire Constabulary site is well used and has seen recent investment. It is therefore assumed the Constabulary intend to occupy the site for the long term and the site cannot be counted on for short-mid term employment land supply. Should the Police vacate the site, the quality of building is re-lettable and should be retained for employment purposes – 1.04 ha of land.</p> <p>The remainder of the site has largely been intensively developed for student accommodation and is therefore unsuitable for future employment purposes.</p> <p>The boundaries of the employment site should be reduced to reflect the change of the remainder of this area to student accommodation.</p>
Likely development potential	E(g)(i) - Offices
Attractiveness to Growth Sectors	<ul style="list-style-type: none"> • Information and Communications • Administrative and Support • Creative and Digital • Finance and Professional • Health
Serviced	Yes



Site Name

Trinity Place

Policy Reference	ELR 51
Owner	Preston City Council (Car Park), Clayton Recruitment (Holdings) 88-96 Market Street West Private Individuals (1-3 Trinity Place)
Agent	-
Size, ha	0.52 – Inc. Adjacent car park (0.38 developable)
Market Availability	Not available
Planning Status (Allocated Uses)	Within Preston City Centre boundary (Policy EV1)
Proposal	Buildings within the site are in active use and not available for development. 88-96 Market Street West recently converted to student housing.
Constraints	<ul style="list-style-type: none"> • Trees on site • Housing adjacent • Irregularly shaped site
Comments	<p>The wider Car Park represents the main development opportunity here, 0.38 ha. Although some surrounding sites have been converted to housing, the character of much of the area remains industrial and the site enjoys good access to the strategic road network in Preston.</p> <p>Thus, the site would be a good location for light industrial or B8 uses, which remain in demand in Preston, assuming they can be delivered without impact on adjoining housing.</p> <p>The site should be protected for employment uses. Residential is likely to be the main alternative use.</p>
Likely development potential	E(g)(iii), B8
Attractiveness to Growth Sectors	<ul style="list-style-type: none"> • Advanced Manufacturing • Construction • Transport and Storage
Serviced	Yes (part)

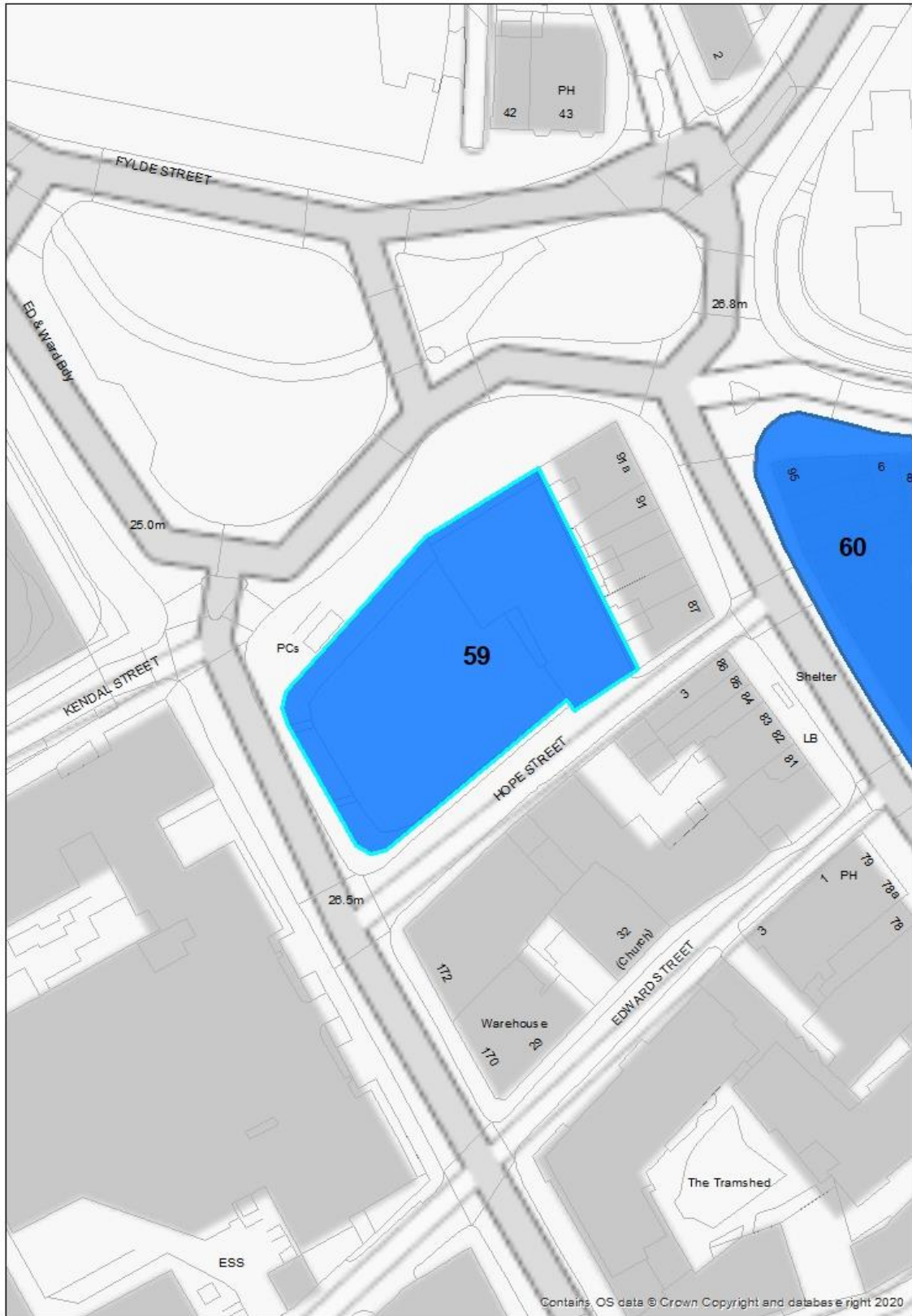


Site Name	Trinity Student Village, Great Shaw Street
Policy Reference	ELR 52
Owner	Hencap Housing Properties (Main Student Village) Preston City Council (Land to north)
Agent	-
Size, ha	0.56
Market Availability	Not available
Planning Status (Allocated Uses)	Within Preston City Centre boundary (Policy EV1).
Proposal	The bulk of the site was developed for Trinity Student Village, 399 units, in 2002 under App. No. 06/2001/0400. It remains in this use.
Constraints	<ul style="list-style-type: none"> • Trees on site • Required separation distance of development from Trinity Student Village will reduce developable area of land within the north of the site.
Comments	Most land developed and in active use as student accommodation. The remaining strip of land, fronting Walker Street, is too small (0.04 ha approx.), too narrow and too close to the adjacent student housing to provide any employment development.
Likely development potential	None
Attractiveness to Growth Sectors	-
Serviced	Yes



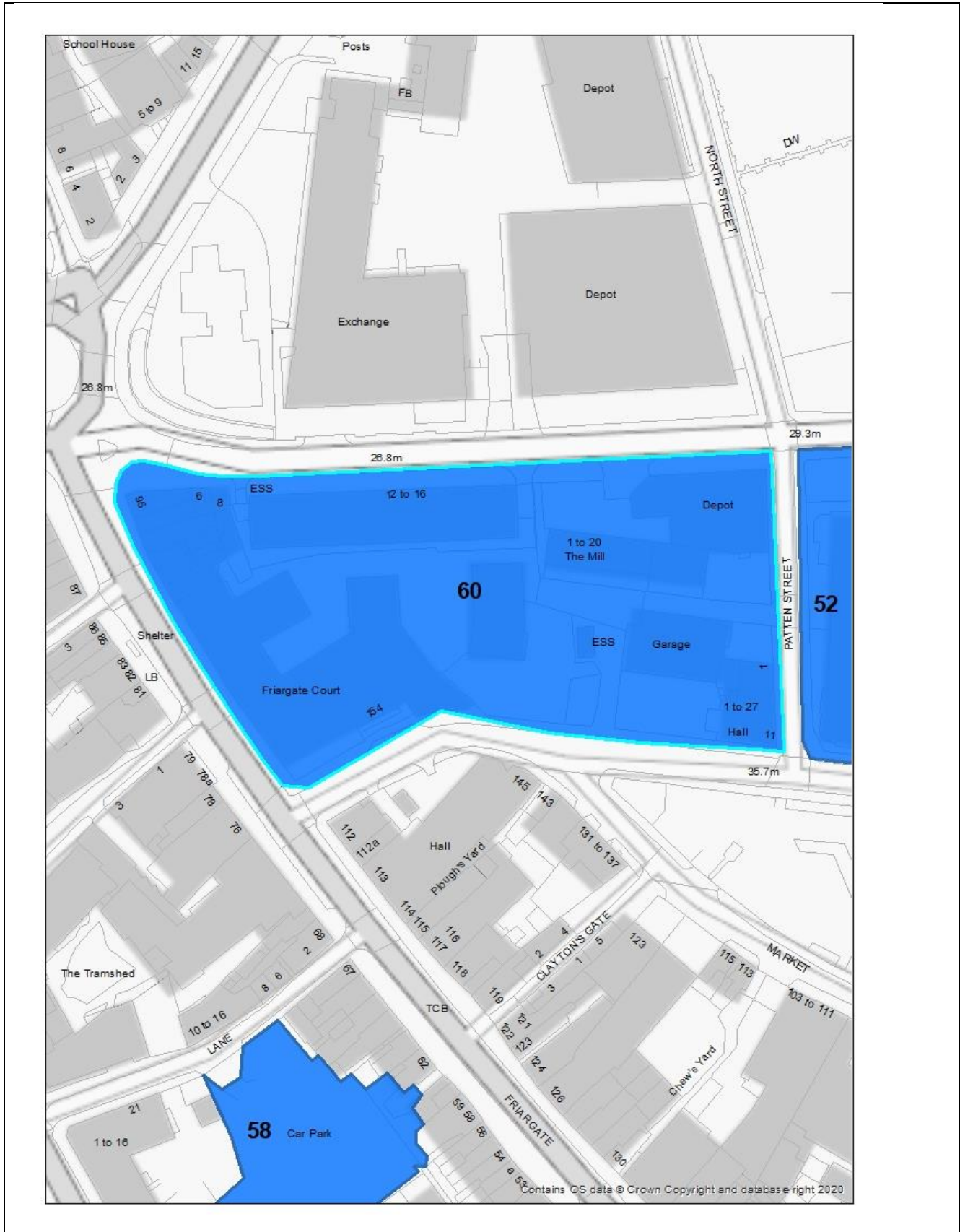
Site Name	Site of former St. Mary's Church, Friargate Brow
Policy Reference	ELR 58
Owner	Trustees for Roman Catholic Purposes Registered

Agent	-
Size, ha	0.21
Market Availability	Not available
Planning Status (Allocated Uses)	Site located in Preston City Centre boundary. Site located in the Corporation Street Opportunity Area (Policy OP1)
Proposal	Currently in use as a public car park. That car park appears well used. App. No. 06/2011/0704. Full consent for the continuation of use of the site for short stay car park for 60 vehicles on a temporary basis. No identified plans for change.
Constraints	<ul style="list-style-type: none"> • Access is from a one way street (windy narrow road) making access to the main roads in the city centre more difficult. Access into the car park is also on a steep gradient. • Site is suitable for a development without parking (due to its position in the city centre) and would be best suited to a use that requires limited needs for servicing by large vehicles due to access conditions. • Any use would need to be sensitive to residential neighbours.
Comments	<p>The Car Park is in active use. Over the long term this would represent a redevelopment opportunity. The backland nature of the site would make it poorly suited for most retail uses and most of the site is located outside the Primary Shopping Area.</p> <p>In terms of E(g)/B-Class uses, light industrial/storage uses, which generate HGV traffic, would be discouraged by the narrow and one way access of Marsh Lane. A possible secondary access, Simpson Street off Heatley Street in the south, appears even more narrow and constrained.</p> <p>Offices are a possible employment use here, especially given the City Centre location and proximity to the railway station, Primary Shopping Area and main bus routes, but again the backland nature of the site and limited access are barriers to demand.</p> <p>These constraints could be partially addressed by a larger scheme which clears/substantially refurbishes some of the older industrial premises to the west, providing frontage to Corporation Street. However, this would add considerable costs to any scheme and a mixed use development, including higher value uses, would likely be required to ensure viability.</p> <p>One likely occupier of this land would be UCLan, or an affiliate organisation, given the adjacent University offices (Livesey House) and its ongoing programme of expansion. The most likely other use would be residential – city centre flats or student accommodation.</p> <p>Site should therefore be considered for mixed use development, likely either offices and/or housing</p>
Likely development potential	E(g) (i) or non E(g)/B-Class
Attractiveness to Growth Sectors	<ul style="list-style-type: none"> • Information and Communications • Administrative and Support • Creative and Digital • Finance and Professional • Health
Serviced	Yes

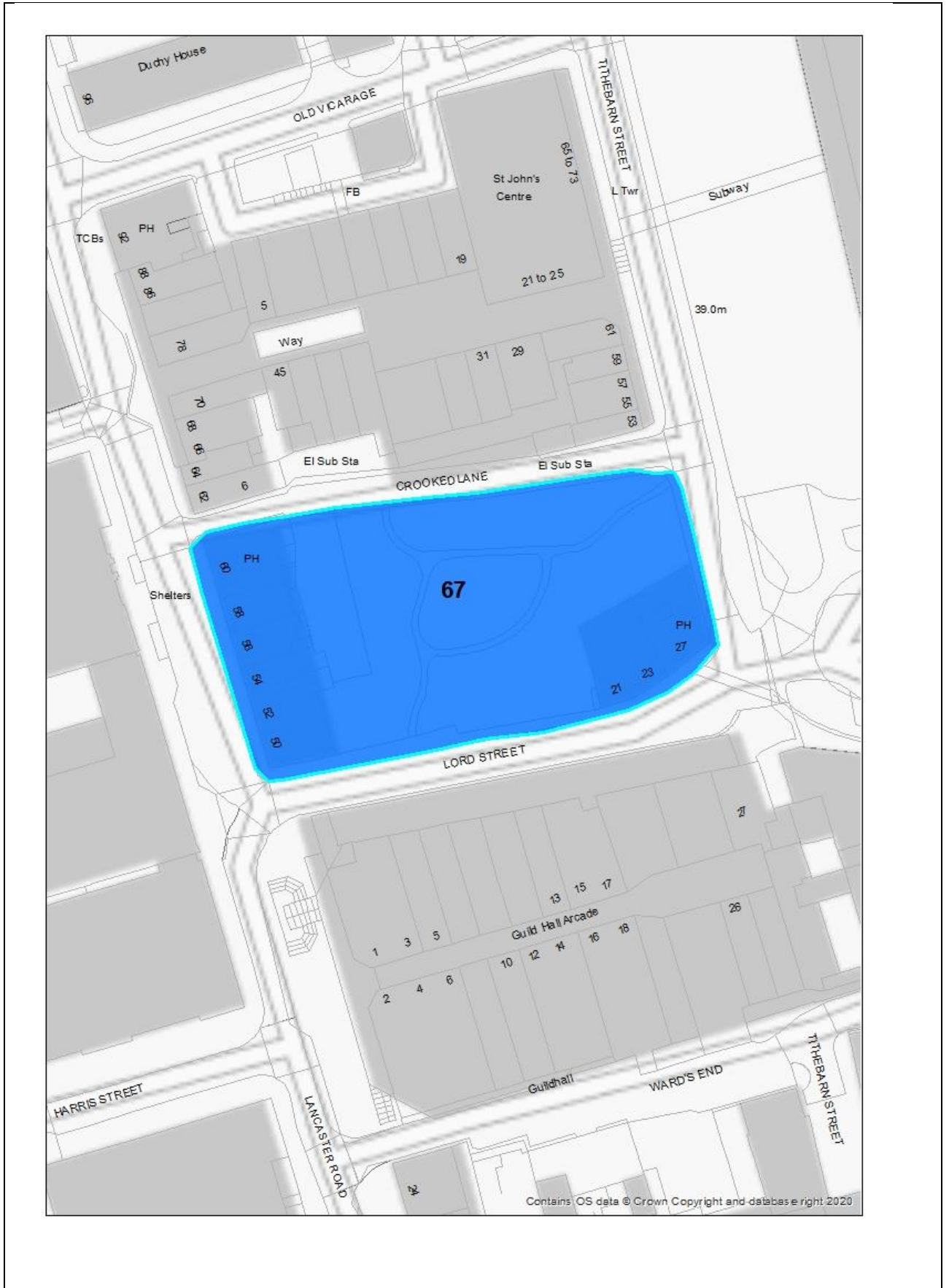


Site Name	Hope Street/Corporation Street
Policy Reference	ELR 59
Owner	Preston City Council (Main Car Park) UCLan (Land to east)

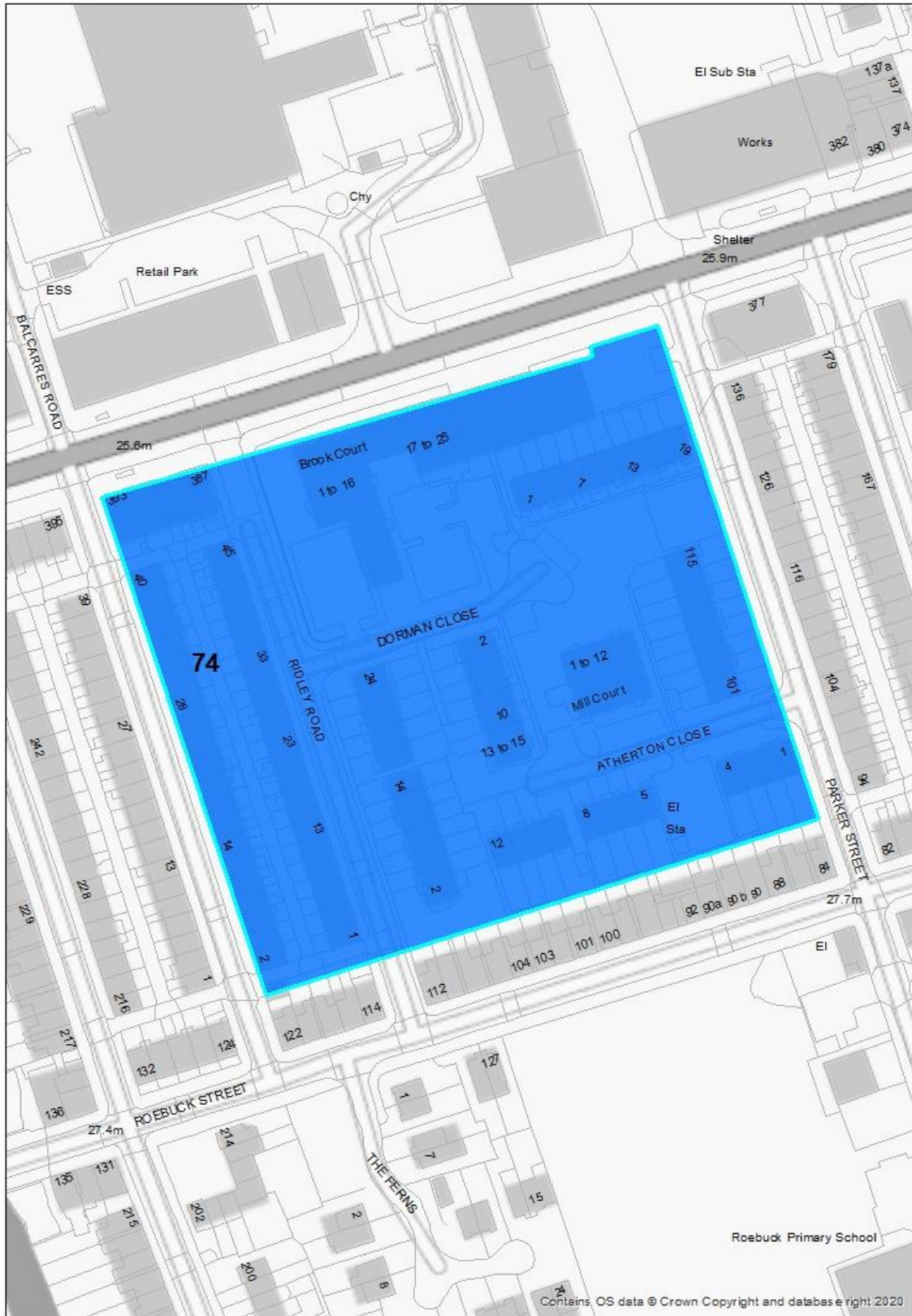
Agent	-
Size, ha	0.18
Market Availability	Not available
Planning Status (Allocated Uses)	Within Preston City Centre boundary (Policy EV1). Site located in the Corporation Street Opportunity Area (Policy OP1)
Proposal	<p>Private car park having spaces allocated for nearby businesses, especially UCLan. Also referred to as the UCLan Hope Street Car Park.</p> <p>Land to the east, referred to as the UCLan Fylde 2 Car Park is now in use by UCLan as contractor parking for nearby University developments. A car garage which previously occupied this site has been cleared relating to planning consent App. No. 06/2012/0438.</p> <p>No identified plans for change</p>
Constraints	<ul style="list-style-type: none"> • One way access from Friargate is slightly limiting with congestion around a junction of main roads but is adequate for smaller vehicles • Road access from Hope Street is narrow and one way and therefore less suited to larger vehicles. Access to the remaining area is from the fast moving and busy roundabout junction. Limited space for parking and turning large vehicles if the site was developed. • Trees on site
Comments	<p>Very prominent site at the A583/A5071 junction, with few constraints beyond its small size and some access issues. It would suit an office use that required such a visible site. Less suitable for other Class B uses due to the size of the site and road access.</p> <p>Given that the site is on the edge of the main UCLan Campus, and is part owned by UCLan, University uses are most likely here.</p> <p>Land should therefore be protected for employment uses. recognising that education uses are also likely here. Part of the site is located in the Primary Shopping Area.</p> <p>Alternatives would include good quality retail, hot food or flats, with student accommodation likely.</p>
Likely development potential	E(g)(i) – Offices or education
Attractiveness to Growth Sectors	<ul style="list-style-type: none"> • Information and Communications • Administrative and Support • Creative and Digital • Finance and Professional • Health
Serviced	Yes



Site Name	Walker Street/Great Shaw Street
Policy Reference	ELR 60
Owner	Multiple
Agent	-
Size, ha	1.00
Market Availability	Not available
Planning Status (Allocated Uses)	Allocated Other Urban Employment Site EP2 area. Site located in the Preston City Centre boundary (Policy EV1) Part of site fronting Friargate located in the Primary Shopping Area (Policy EV1)
Proposal	<p>App. No. 06/2018/0072 seeks Outline planning consent for access, appearance, scale and layout for a 21 storey building comprising of 299no. studios/apartments, marketed as Foresters Hall, with ancillary communal facilities, car and bicycle parking following demolition of the existing building. Approved subject to a 106 Agreement. To be delivered on the Foresters Hall site in the south east.</p> <p>App. No. 06/2021/1489 seeks Outline planning consent for access, appearance, scale and layout for a 30no. storey building comprising 174no. residential apartments, 166no. room hotel and ancillary facilities at the Foresters Hall site. Application registered 05/11/21, not yet decided.</p>
Constraints	<ul style="list-style-type: none"> • Direct access from buildings onto busy Walker Street; side street up Patten Street is narrow. • Reasonable repair of garages and capable of re-occupation. Shops generally in poor condition but capable of improvement which would make them more attractive to new occupiers. • Difficult site for access given parking restrictions, one way traffic routes, narrow and steep side road, although in an accessible location within the boundary of the city centre. • Noise (bass) breakout from "Club Solid" on Great Shaw Street. Tipping at VIP cabs site.
Comments	<p>Assuming one of the above schemes is delivered, the whole area will be in non E(g)/B-Class use, with buildings to the west in residential use and the property to the north of Foresters Hall being in hot food use.</p> <p>The site would thus not offer any employment land development opportunities. This should be reflected in the Local Plan Designation.</p>
Likely development potential	Primarily residential
Attractiveness to Growth Sectors	-
Serviced	Yes

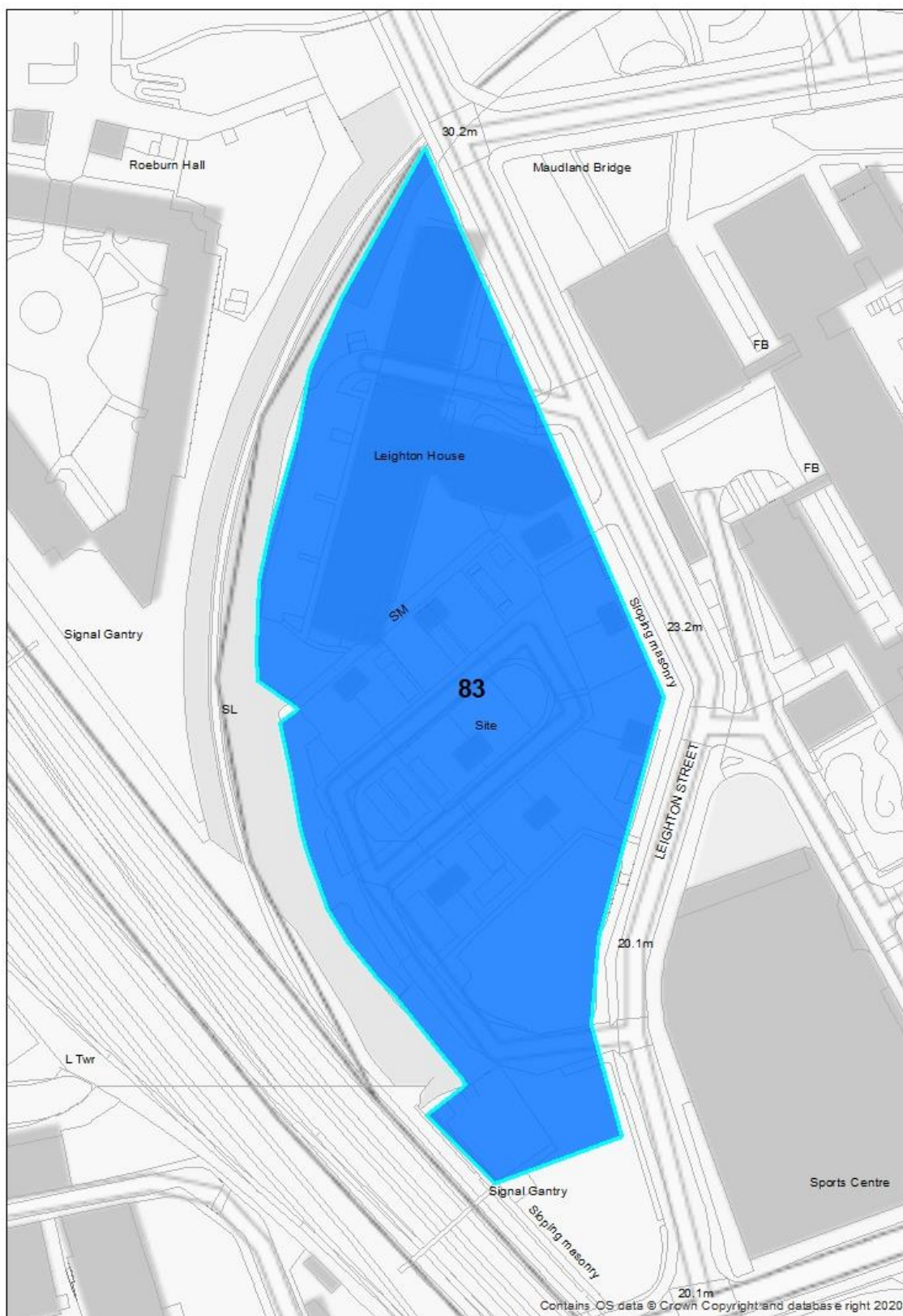


Site Name	Princes Building, Lancaster Road
Policy Reference	ELR 67
Owner	Preston City Council (open land), TTS Real Estate, adjoining shops in multiple private ownerships
Agent	-
Size, ha	0.27
Market Availability	Not available
Planning Status (Allocated Uses)	In Preston City Centre (EV1) In the Primary Shopping Area (EV1). In the City Centre North Opportunity Area (OP3)
Proposal	No proposals on the site itself Various previous minor investments in surrounding properties
Constraints	<ul style="list-style-type: none"> • Trees on site • Overlooked by housing in places • Some properties are protected by heritage designations
Comments	<p>The green land in the centre of the site represents the main development opportunity.</p> <p>This is a small but prominent undeveloped site in the City Centre. Although 'backland' in the context of Lancaster Road it sits on strong footfall routes between the Bus Station and Primary Shopping Streets.</p> <p>Its development could make a useful contribution to City Centre regeneration. Any employment uses delivered here would likely be offices, possibly with ground floor retail and potentially within a larger regeneration scheme.</p> <p>As the landowner, the City Council could have a role in promoting it to developers, both individually and within wider development programme. It is likely that any employment uses delivered would be part of a mix with retail, hot food and residential uses, especially given the modest market for pure office uses in Preston at present.</p> <p>The site could therefore be protected for employment uses, but any designation would need to recognise that a mixed use scheme would be most likely here.</p> <p>Adjoining buildings could be brought into any scheme, but all are in active use, and many are protected by heritage designations</p>
Likely development potential	E(g) (i) – Offices. Likely within mixed use.
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	Lane Ends Trading Estate
Policy Reference	ELR 74

Owner	Golita Holdings (remaining warehouse)
Agent	Previously Robert Pinkus
Size, ha	1.47 ha - 0.11 ha remaining following re-development of the main site.
Market Availability	Warehouse was previously on the market to let, with Robert Pinkus
Planning Status (Allocated Uses)	Allocated Other Urban Employment Site EP2 area.
Proposal	A large proportion of the site has been developed for residential purposes.
Constraints	<ul style="list-style-type: none"> • Site bounds new residential development as well as established residential street and so is sensitive to noise
Comments	<p>Most of the site has been re-developed so is no longer available for employment purposes.</p> <p>Remaining warehouse site (0.11ha, 377 Blackpool Road sitting just east of the map boundary) is re-lettable for employment purposes, likely for a trade use as found elsewhere along Blackpool Road. It could usefully be protected for employment uses, although not to the exclusion of all other opportunities as the scale and importance of the opportunity is modest.</p> <p>Any redevelopment would likely be for housing, reflecting adjoining uses.</p>
Likely development potential	B2, B8 or non E(g)/B-Class
Attractiveness to Growth Sectors	<ul style="list-style-type: none"> • Advanced Manufacturing • Transport and Storage • Construction
Serviced	Yes



Site Name	Leighton Street
Policy Reference	ELR 83
Owner	Leighton Hall and Gypsy site are owned by Lancashire County Council

Agent	-
Size, ha	1.21 ha - approximately 0.26 ha of land used for car parking that is developable. Remainder of site is developed or established as a gypsy site.
Market Availability	Not available
Planning Status (Allocated Uses)	Other Urban Employment Site EP2 area. Southern part of the site in the Policy HS6 University of Central Lancashire Area
Proposal	Site comprises Leighton Hall (student accommodation), Gypsy site provided by Lancashire County Council and UCLan car parks. All in active use.
Constraints	<ul style="list-style-type: none"> • Residential uses adjacent
Comments	<p>Land to the north is developed.</p> <p>Facilities are being improved on the gypsy site for its long term operation and there is no realistic prospect of this land becoming available for employment purposes.</p> <p>The UCLan Car Parks are in use, but as they do not have a developed property on them, could still represent a long term urban development opportunity, of some 0.13 ha each, which given the pace of growth at UCLan is likely to be taken up over the long term.</p> <p>Given adjoining residential uses, the most likely use would be offices or very low impact light industry or storage. As the sites are under UCLan ownership and Leighton Street is dominated by University Campus facilities and part of the site is allocated as HS6, it is likely that any development here would be for university facilities. Additionally, adjoining residential uses may make the land less attractive to third party employment developers or occupiers.</p> <p>The UCLan Car Parks thus represents a development opportunity, which may deliver employment uses, although other uses are equality, if not more likely here so any designation in the Local Plan should not be prescriptive.</p>
Likely development potential	E(g) (i), E(g) (ii), B8 - Education
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 (part)