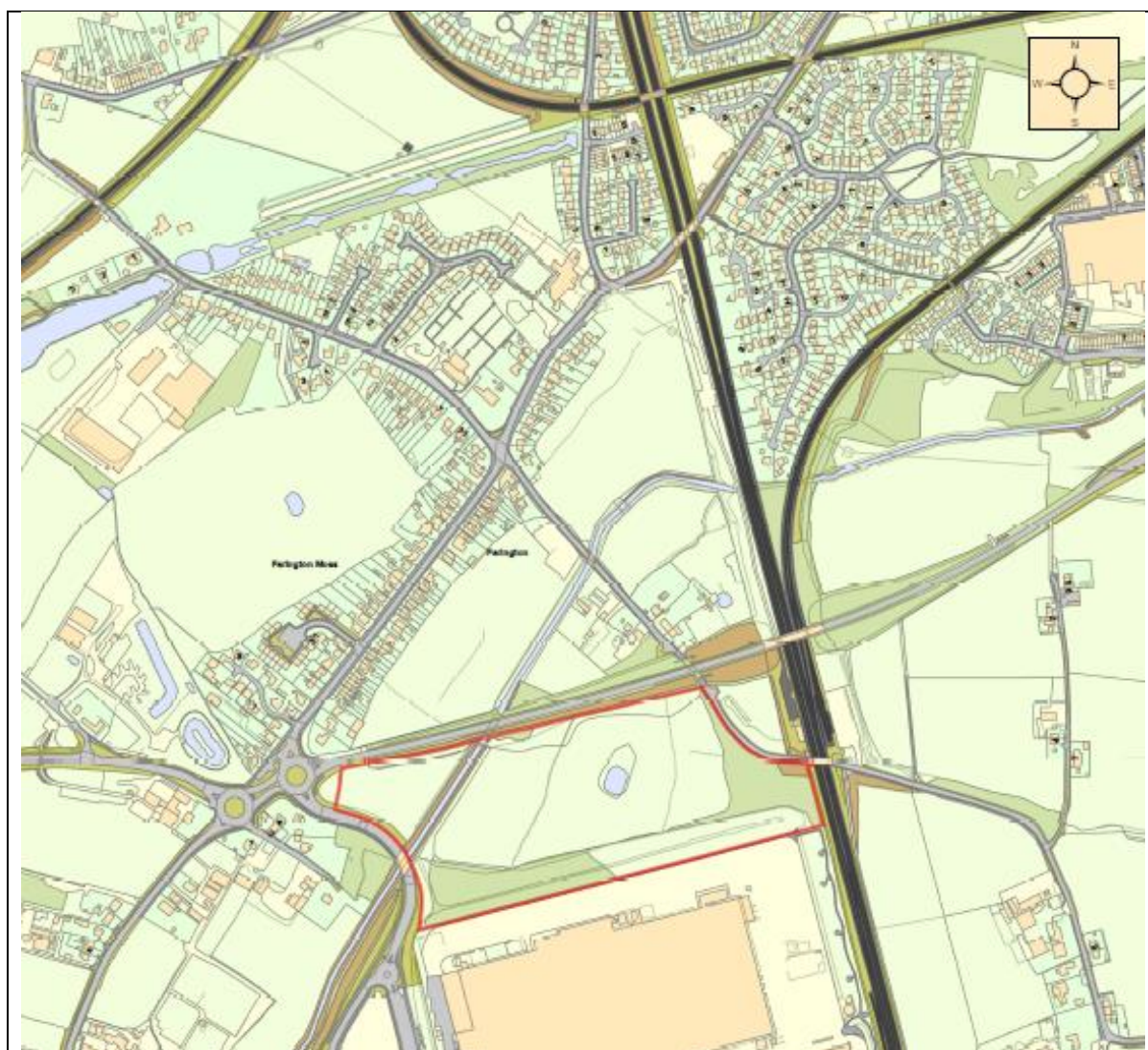


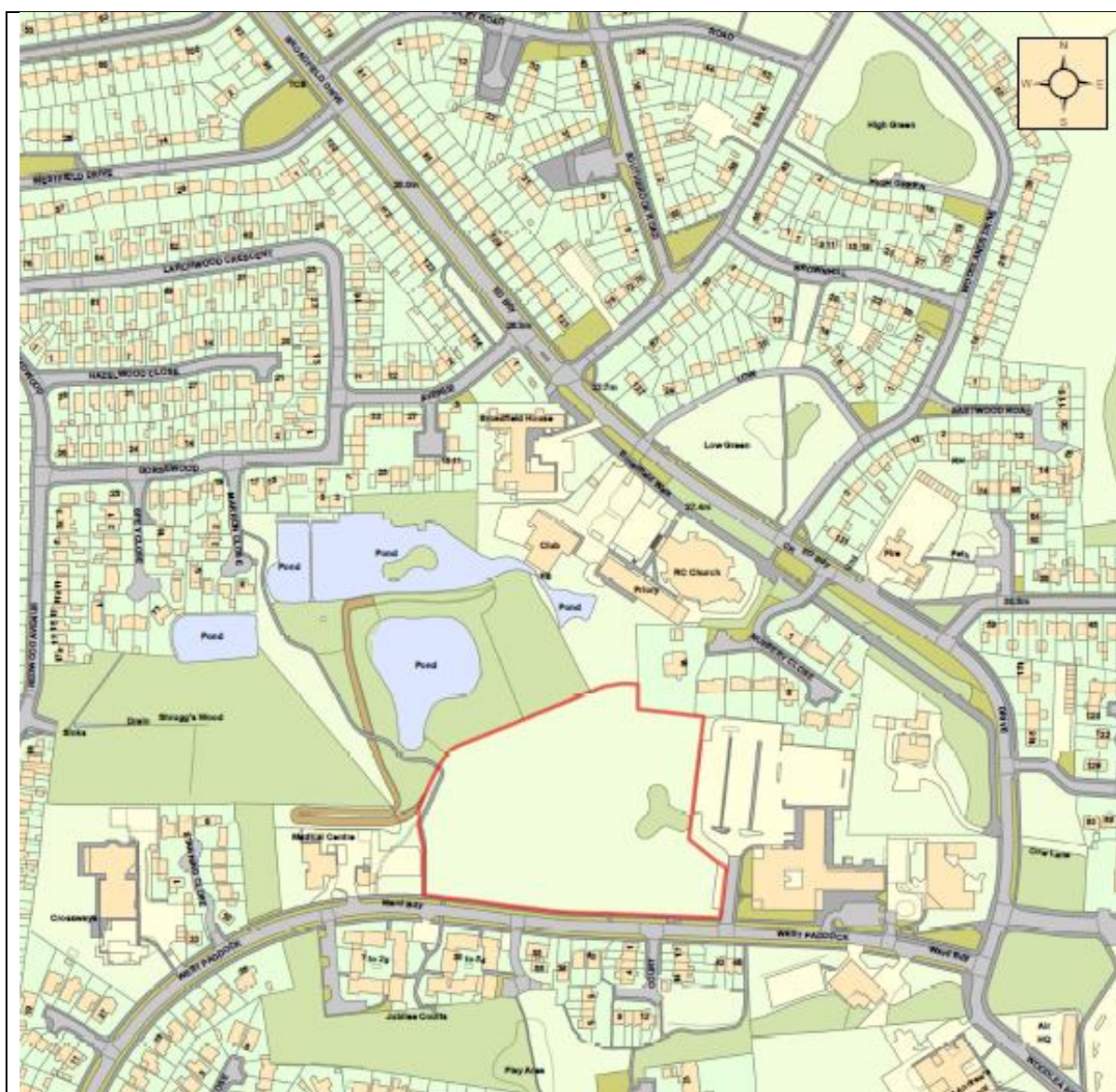
Appendix 5 – South Ribble Employment Site Proformas

Local Plan Sites



Site Name	North of Lancashire Business Park, Farington
Policy Reference	E1(d)
Owner	Leyland Trucks (Paccar)
Agent	-
Size, ha	9.20
Market Availability	Not available
Planning Status (Allocated Uses)	Allocated for employment uses in Policy E1 – ‘Allocation of Employment Land’, of the Local Plan.
Proposal	Ownership means that it is likely to be held as expansion land for Leyland Trucks. However, the land is outside of Leyland Trucks’ secure site and could be made available to other occupiers. Any development here would be separated from the rest of Lancashire (Enterprises) Business Park, Farington by the Leyland Trucks facility.
Constraints	<ul style="list-style-type: none"> • Trees on site

	<ul style="list-style-type: none"> • River Lostock crosses the west of the site, possible flood risk in places • Small pond on site.
Comments	The location represents a key frontage site for the wider Business Park with A582 frontage. Its strategic position, while already strong will benefit from a number of the infrastructure improvements of City Deal including the Penwortham Bypass, improvements around the A582/A6/M65/M6 junctions and ultimately the Western Distributor Road. This makes it a key site for South Ribble.
Likely development potential	B2, B8 but with the possibility of frontage offices
Attractiveness to Growth Sectors	<p>The links to the adjacent Leyland Trucks (Paccar) site make it an obvious location for the Automotive sector. However, in practice the land could accommodate good quality production facilities for the Advanced Manufacturing sector as well. In addition, the high prominence of this site and its strategic accessibility to both the motorways and Preston could make it a viable location for office uses:</p> <ul style="list-style-type: none"> • Information and Communications • Administrative and Support • Creative and Digital • Finance and Professional • Health. <p>Local scale transport and storage would also be appropriate here.</p>
Serviced	No



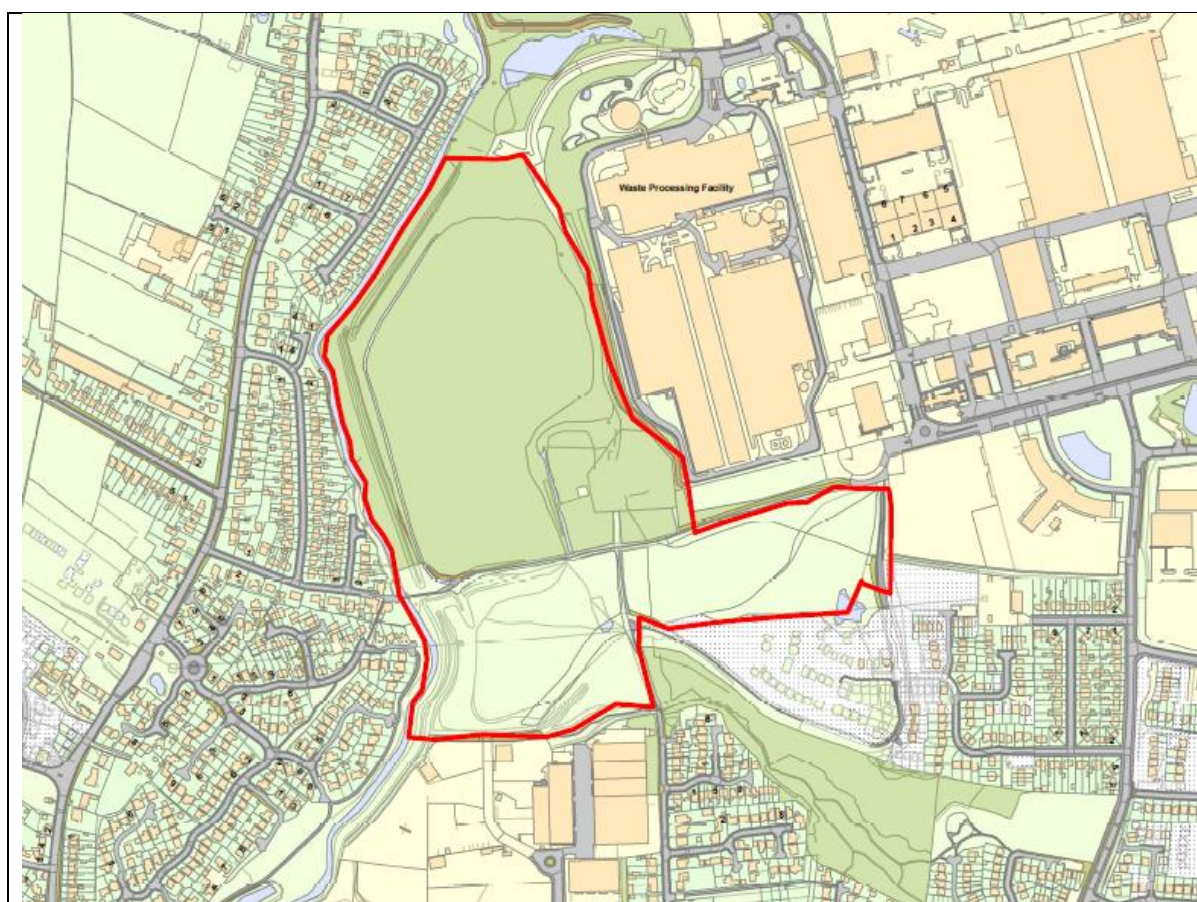
Site Name	West Paddock, Leyland
Policy Reference	E1(e)
Owner	South Ribble Borough Council
Agent	-
Size, ha	1.28 (reduced from 1.94 ha, allowing for open space)
Market Availability	Not available
Planning Status (Allocated Uses)	Allocated for employment uses in Policy E1 – ‘Allocation of Employment Land’, of the Local Plan.
Proposal	<p>It is anticipated that around a third of the site should be retained for open space.</p> <p>The Council has previously considered developing incubation units here, linked to the adjacent Civic Centre. At the time of writing the Council has not identified any funding or development partners to progress this.</p>
Constraints	<ul style="list-style-type: none"> • Trees on site • Culvert crosses the site • Public footpath crosses the edge of the site

	<ul style="list-style-type: none"> • Other woodland (Shrugg's Wood) and recreation uses adjacent • In a largely residential area.
Comments	<p>Adjacent to the Council offices but otherwise separate from the other Employment Areas of South. The location will enjoy some benefits from City Deal infrastructure improvements, in terms of access from the west and north but the site remains most likely to serve local business needs rather than inward investors.</p> <p>Land used informally for recreation.</p>
Likely development potential	E(g)(i)/(iii)
Attractiveness to Growth Sectors	<ul style="list-style-type: none"> • Advanced manufacturing • Construction • Information and Communications • Administrative and Support • Creative and Digital • Finance and Professional • Health.
Serviced	No



Site Name	Land Adjacent to Leyland Business Park, Farington
Policy Reference	E1(f)
Owner	Ainscough Properties own. Land let to Ainscough Cranes for 14 years from 2010.
Agent	-
Size, ha	2.10
Market Availability	Not available
Planning Status (Allocated Uses)	Allocated for employment uses in Policy E1 – ‘Allocation of Employment Land’ of the Local Plan.
Proposal	Currently in use for open storage and the parking of cranes.
Constraints	-
Comments	Over the longer term however, this represents a significant opportunity to grow and expand this successful local business park. Ainscough Properties have invested extensively in the Business Park in recent years and will continue to do so. In particular there will be a long term need to replace some of the older properties on Leyland

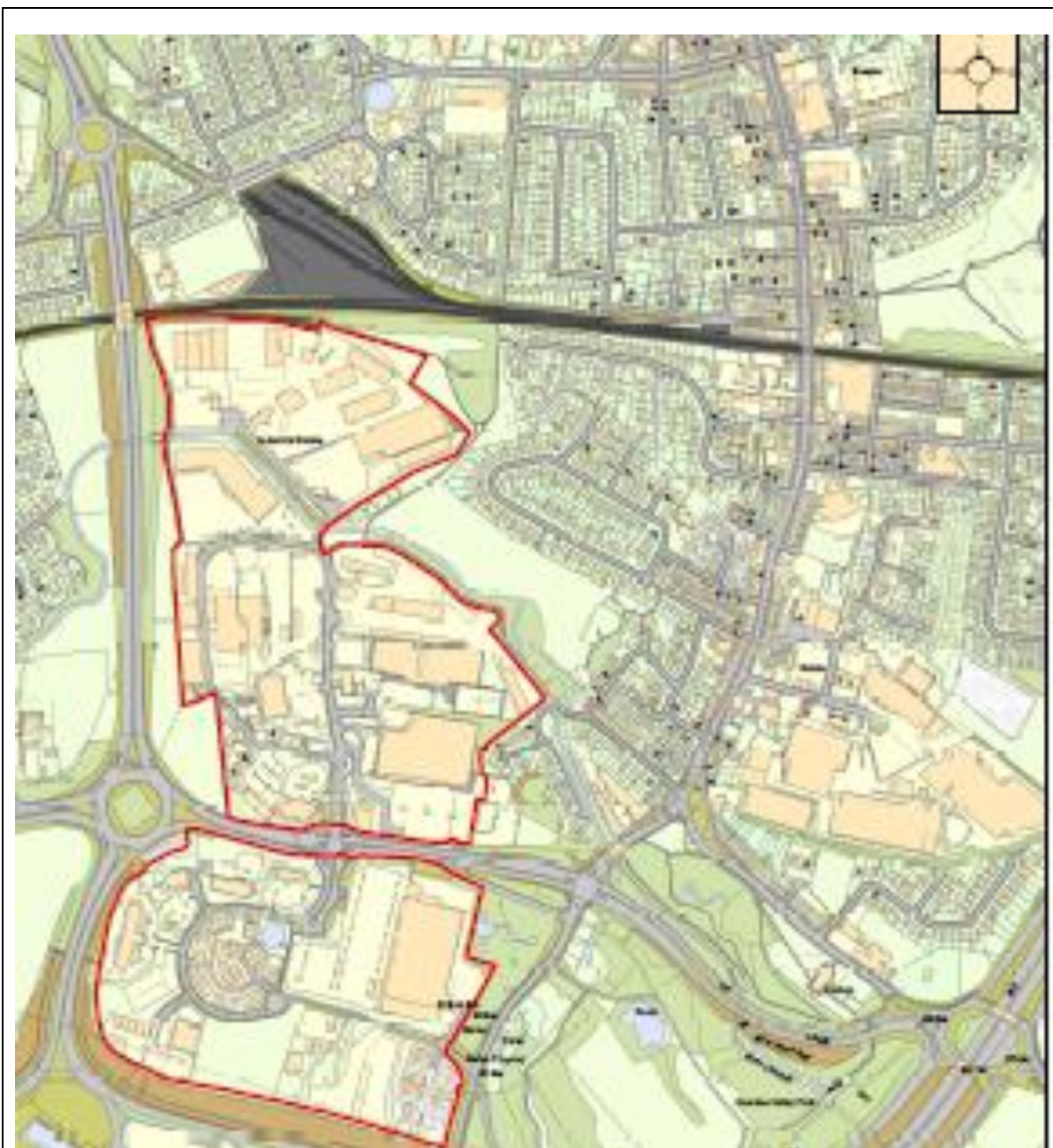
	Business Park (ex. Leyland Motors, etc. stock), which are nearing the end of their economic lives, with modern accommodation which could extend to include new build investment.
Likely development potential	E(g)(iii), B2, B8
Attractiveness to Growth Sectors	Leyland Business Park is an established location for the Automotive sector and particularly construction given its current ownership of, and use by, Ainscough. The land could also accommodate good quality production facilities for the Advanced Manufacturing sector.
Serviced	No



Site Name	Farington Hall Estate, West of Lancashire Business Park, Farington
Policy Reference	E1(g)
Owner	Sterling Property Company
Agent	Caddick Developments - Cushman and Wakefield and Knight Frank
Size, ha	22.20
Market Availability	Not available
Planning Status (Allocated Uses)	Allocated for employment uses in Policy E1 – ‘Allocation of Employment Land’ of the Local Plan
Proposal	Outline consent (App. No. 07/2020/00781/OUT) for up to 56,904sqm of E(g)/B2/B8 floorspace. A Reserved matters application was received early September 2021 (App. No. 07/2021/00966/REM) Application currently being considered.
Constraints	<ul style="list-style-type: none"> • Full access arrangements to be agreed • Trees on site • Footpaths cross the site • Area of archaeological interest on the site (around Lower Farington Hall) • Previously a landfill site for inert waste, likely contamination • River Lostock adjacent, possible flood risk in places • Waste processing facilities to the east.
Comments	Following on from outline approval for the scheme in January 2021, enquiries from potential occupiers have led to the submission of a Reserved Matters application. As of

	January 2022, that had yet to be decided. The original timetable for the facility would see completion and occupation by the fourth quarter of 2022.
Likely development potential	B2/B8
Attractiveness to Growth Sectors	<ul style="list-style-type: none">• Transport and Storage
Serviced	No

Additional Local Employment Land



Site Name	South Rings, Cuerden
Policy Reference	B3
Owner	Multiple owners including Places for People, Roundhouse Momentum Development, Other private individuals.
Agent	Momentum, Eckersley, Places for People
Size, ha	Originally 12.55, reduced to 11.05 by completions since 2015
Market Availability	Primarily not available
Planning Status (Allocated Uses)	B1, B2, B8 – with three recent consents for: <ul style="list-style-type: none"> • App. No. 07/2019/5382/FUL. Formation of 116 car parking spaces and 3 light industrial warehouse units and the installation of 26 electric charging points – Land Adj Places for People. Now Complete

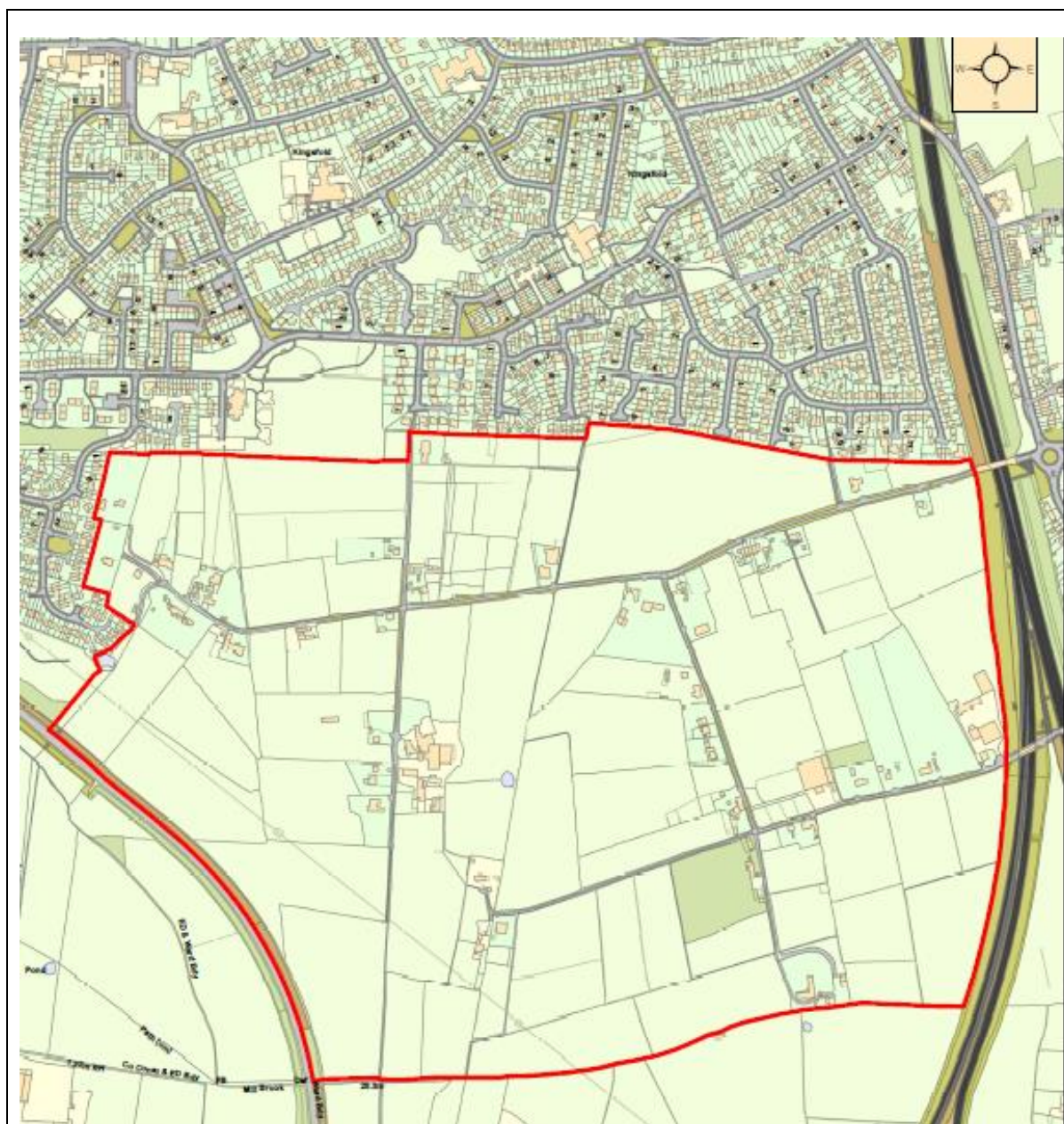
	<ul style="list-style-type: none"> • App. No. 07/2018/7064/FUL. Erection of detached building to accommodate a swimming pool and offices with car parking – Land at South Rings Business Park. Now Complete • App. No 07/2020/00361/REM. Storage and distribution unit (Use Class B8) with associated offices (Use Class B1a), electricity substation, car parking and service yard – Plot 6000. Not yet started
Proposal	<p>Remaining land is split into three main plots south of Craven Drive/Nook Lane:</p> <p><i>West Plot (5000)</i> – B1 and B8 starter units completed. D2 Health and Fitness Club (929 sqm) from Places for People, also now complete and operating as Places Gym. Overall, some 0.75 ha has been completed here</p> <p><i>Central Plot (6000)</i> – Now consented for a single large warehouse unit, to be developed by Commercial Development Projects.</p> <p><i>East Plot (7000, separated from other plots by J. Sharples Plant and Machinery dealers)</i> – Now developed for 43 micro business units as Momentum Business Centre. Overall, some 0.75 ha has been completed here.</p> <p><i>Land north of Craven Drive in South Rings Business Park</i> – Divided into a maximum of 24 development plots. Six developed and let at present. Owners now understood to be seeking an industrial development on this site, to comprise small workshop units of around 90 sqm each and comparable to that already delivered at the adjacent Momentum Business Centre on East Plot (7000).</p>
Constraints	<ul style="list-style-type: none"> • Pylons cross south west of the site • Trees on site • Public footpath crosses the site.
Comments	-
Likely development potential	E(g), B2, B8
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)



Site Name	Moss Side Test Track, Leyland (Titan Business Park)
Policy Reference	C2
Owner	Primarily Pilgrim Technology and BDW Trading
Agent	Providence Gate Group Holdings are development partner
Size, ha	5.7 based on planning applications/consents
Market Availability	Not available
Planning Status (Allocated Uses)	Identified for a mix of uses, including B1, B2, B8 uses in the Local Plan, subject to planning and an agreed masterplan.
Proposal	<p>App. No. 07/2017/3361/ORM for the whole test track site was approved November 2019. This was a Hybrid planning application comprising:</p> <ul style="list-style-type: none"> • Environmental Impact Assessment (EIA) development Part A Full - Site enabling works, the development of highway and drainage infrastructure and the provision of car park accessed off Titan Way (Phase 1); together with the construction of 197 dwellings and associated internal access roads, public open space, green infrastructure, an acoustic barrier and highway infrastructure (Phase 2)

	<ul style="list-style-type: none"> Part B Outline - for the remainder of the proposed development site for the development of between 653 and 753 new homes, up to 5,000 sqm of Business Park (Use Classes B1); up to 15,000 sqm of Use Class B2 and up to 8,000 sqm Industrial Estate (Use Class B8), local centre comprising up to 3,000 sqm of accommodation for occupation within any combination of uses within Classes A1,A2,A3, A4,A5,B1 or D1 (including health centre/clinic) (which shall not exceed 2,500 sqm of main town centre uses), a primary school and associated public open space and green infrastructure (Phases 3-5 and education, employment and local centre phases). <p>There is an undecided application for the commercial/employment element of the (App. No. 07/2021/00354/FUL) - Hybrid application for a mixed-use development covering use classes B2, B8, E and a petrol filling station (sui generis) with restaurant drive thru with associated roads and landscaping.</p> <ul style="list-style-type: none"> Outline element for development of a petrol filling station, restaurant drive thru and for development of buildings with flexible uses within classes B2, B8 and E (access applied for) Full element for development of buildings with flexible use within classes B2, B8 and E with access roads and landscaping.
Constraints	<ul style="list-style-type: none"> Abnormal costs associated with transport and access Strong local opposition Various structures/facilities to be demolished Woodlands and hedgerows on site Ponds on site Housing adjacent Small scale land contamination in some areas.
Comments	<p>The employment development, to be known as Titan Business Park, proposes modern office facilities, as well as light industrial and warehouse buildings, alongside some services. This will be built on 5.7 ha on the northern edge of the former vehicle testing site. The remainder of which is proposed for up to 950 homes.</p> <p>Accessed off Titan Way, close to the existing Moss Side Industrial Estate, proposals are for flexible industrial and commercial units from 75-4,000 sqm with removable internal panels so they can be made larger or smaller depending on the requirements of the occupier.</p> <p>Providence Gate Group Holdings indicate that they have received good levels of initial enquiries from local and regional companies looking to expand and relocate in this location. Terms are already being agreed on some of the units, increasing the likelihood of delivery. Subject to planning, Providence Gate expect to deliver the employment uses in 2022.</p>
Likely development potential	A mixed development of E(g)/B2/B8 uses
Attractiveness to Growth Sectors	The adjacent employment areas are already established locations for Advanced Manufacturing and high tech industrial uses. Hence likely growth sectors to be accommodated here may include:

	<ul style="list-style-type: none">• Energy• Advanced manufacturing• Aerospace• Automotive. <p>A modest element of Transport and Storage may also be accommodated given this location's relative prominence on the strategic transport network.</p>
Serviced	No



Site Name	Pickering's Farm, Bee Lane, Penwortham
Policy Reference	C1
Owner	Homes England plus multiple private owners
Agent	Various including Regeneris, Lea Hough, Arup
Size, ha	0.45 according to most recent Homes England estimate
Market Availability	Not available
Planning Status (Allocated Uses)	Identified for a housing-led scheme but also including B1, B2, B8 uses in the Local Plan, subject to planning and an agreed masterplan.
Proposal	Outline planning application (App. No. 07/2021/00886/ORM) for a residential-led mixed-use development (The Lanes) of up to 920 dwellings, a local centre including retail, employment and community uses was refused in December 2021 on a variety of grounds, most linked to traffic.

	<p>It is expected Homes England will resubmit with a revised application but further details on this are not yet known.</p> <p>The employment element is subject to planning and further negotiation, but Homes England estimate is for 1760 sqm of office led property.</p>
Constraints	<ul style="list-style-type: none"> • Trees and hedgerows on site • Existing farms on site • Housing adjacent.
Comments	<p>Site will benefit from City Deal investment in surrounding major road infrastructure.</p> <p>The Homes England have a second landholding, off Ermine Lane, to the south of the Leyland settlement area. Which they identify as having employment potential as the 'South Leyland Employment Area'. However, this land is safeguarded under Policy G3 – Safeguarded Land for Future Development of the South Ribble Site Allocations DPD (Site S5 Land off Emnie Lane, Leyland). That policy ensures that the land remains safeguarded and not designated for any specific purpose within the Plan period. Future review work will have to clarify when the site should come forward and what mix of uses it could be best developed for.</p>
Likely development potential	Expected to be an office led scheme
Attractiveness to Growth Sectors	<p>Site favours office based sectors unlikely to have large land or premises requirements and which may wish a location close to the larger service sector market of Preston City Centre, specifically:</p> <ul style="list-style-type: none"> • Information and Communications • Administrative and Support • Creative and Digital • Health • Finance and Professional.
Serviced	No