

Site Appraisals for Preston

Site Title and Number	1 Millennium City Park
GENERAL	
Local Authority	Preston
Site Size	11.583 ha
General Site Description	The site adjoins the M6 motorway and is surrounded by employment uses and other employment sites. There has been considerable take up of land within Millennium City Park for B1 Office and B1 Industrial uses.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	The site is located immediately adjacent to a motorway (M6).
	Quality of local road access	Surrounding roads are wide with no apparent issues of congestion.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Quality / nature of surrounding environment will be a positive factor to attracting occupiers.
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Occupiers include Parceline, Volvo, Honda, UVL. New attractive B1 and B8. Only a small section is now left undeveloped. Buildings and external areas are of good quality and condition providing a good range of building types and sizes . Good provision of parking, circulation and servicing.
	Duration of availability (<i>vacant / part vacant sites</i>)	Site has been available (e.g. allocated or committed) for 2 – 5 years.
	Marketing and enquiry interest	Evidence of active marketing with high levels of interest for employment uses indicated by agents / good level of recent completions or development under construction at the time of the survey.
	Adjoining Land Uses	The site is located in an area of other similar uses.
	Road Frontage Visibility	The site has a highly visible frontage to a motorway.
Site Development Constraints	Physical site features (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Site is in excess of 10 hectares with no apparent evidence of physical constraining features. Site has a flat topography and is a regular shape.
	Environmental constraints and abnormal development requirements (<i>vacant / part vacant sites and redevelopment opportunities</i>)	There are no identified environmental or known abnormal development requirements applying to the site.
	Flooding	No flood risk (outside of any identified flood risk zone).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Contamination unlikely, no significant ground preparation works required. Mitigation has already taken place.
	Ownership / Owner Aspirations	The site is owned by Modus who are actively pursuing employment uses. Site put forward through Site Suggestions for Employment B1, B2 and B8 uses.
	Site access	No apparent site access (visibility) constraints. Access to the site it very good. Entrance/ egress is clearly defined and wide enough for a variety of vehicles, visibility is good and pedestrians are also catered for in terms of access.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is located within 500 m of a main bus route and/or within 1 km walking distance of a rail station but not within 1 km of a transport interchange.
	Ease of walking and cycling	There are good and attractive footpath and cycle links to the site.
Enhancement of the Environment	Land classification	The site is predominantly / wholly brownfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Site is for the most part developed already to a high quality.
Regeneration and Economic Development	Sequential location	The site is located out of centre and on the edge of the urban area.
	Economic Activity	The site is located in an area of moderate economic activity (58.1 - 67.7%).
	Multiple Deprivation Indices	The site is within an area ranked within top 10% and 20% of deprived wards for multiple deprivation indices.
	Economic Development	Future development of the remainder 3.5 hectares for employment uses will assist in improving the economic activity of the area, although the site is located in an area of moderate / good economic activity and low deprivation.

Site Title and Number	2 Rough Hey Industrial Estate/ Booths
GENERAL	
Local Authority	Preston
Site Size	22.75 ha
General Site Description	An established employment site containing a good quality building portfolio.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	The site is located less than 1 kilometre away from a motorway.
	Quality of local road access	Surrounding roads are wide with no apparent issues of congestion. Access to the site is very good.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	An established employment site containing a good quality building portfolio. A large part of the site is occupied by Booths and Inter Brew. Adequate maintenance on site.
	Duration of availability (<i>vacant / part vacant sites</i>)	Parts of site have been available (e.g. allocated or committed) for 2 – 5 years.
	Marketing and enquiry interest	No evidence of active marketing, recent completions or development under construction at the time of the survey.
	Adjoining Land Uses	The site is located in an area of other similar uses.
	Road Frontage Visibility	The site has high visibility to a local road.
Site Development Constraints	Physical site features <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Site is large and has no apparent physically constraining features. It is flat and regular in shape.
	Environmental constraints and abnormal development requirements <i>(vacant / part vacant sites and redevelopment opportunities)</i>	There are no identified environmental or known abnormal development requirements applying to the site.
	Flooding	There is no flood risk (outside of any identified flood risk zone).
	Contamination <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Likely to be only limited potential for contamination requiring minimal ground preparation and remediation works.
	Ownership / Owner Aspirations	Site is in unknown ownership.
	Site access	No apparent site access (visibility) constraints. Site access is clear and wide.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is located within 500m of a main bus.
	Ease of walking and cycling	There are good footpaths and cycle links to the site.
Enhancement of the Environment	Land classification	The site is predominantly/ wholly brownfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Development / redevelopment of the site would improve existing environmental quality and / or could contribute towards local regeneration strategies for the area. Older parts of the site could be enhanced.
Regeneration and Economic Development	Sequential location	The site is located out of centre, but within the urban area.
	Economic Activity	The site is located in an area of moderate economic activity (58.1 - 67.7%).
	Multiple Deprivation Indices	The site is within an area ranked within top 10% and 20% of deprived wards for multiple deprivation indices.
	Economic Development	Established employment site capable of only providing some infill employment development.

Site Title and Number	3 Warehouses, Holme Stack Lane
GENERAL	
Local Authority	Preston
Site Size	2.036 ha
General Site Description	This is a medium size site which contains two warehouses and adjoining land. The smaller warehouse within the western part of the site is unoccupied, whereas the larger building contains some small businesses but is not occupied to its full capacity.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	The site is located less than 1 kilometre away from a motorway or major arterial route.
	Quality of local road access	Surrounding roads are relatively wide and likely to be limited congestion at peak periods.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	The existing building stock and business image of the site is relatively poor and buildings are poorly maintained.
	Duration of availability (<i>vacant / part vacant sites</i>)	Site has been available (e.g. allocated or committed) for 2 – 5 years.
	Marketing and enquiry interest	No evidence of active marketing, recent completions or development under construction at the time of the survey.
	Adjoining Land Uses	The site adjoins residential uses to the north and west and a retail park is to the east and south.
	Road Frontage Visibility	The site has some visibility to a local road.
Site Development Constraints	Physical site features (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Site is between 1 and 5 hectares, is irregular in shape and flat in topography.
	Environmental constraints and abnormal development requirements (<i>vacant / part vacant sites and redevelopment opportunities</i>)	There are no identified environmental or known abnormal development requirements applying to the site or the surrounding area.
	Flooding	No flood risk (outside of any identified flood risk zone).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Likely to be only limited potential for contamination requiring minimal ground preparation and remediation works.
	Ownership / Owner Aspirations	Site owner(s) actively pursuing employment uses - extant planning permission exists for mixed use development which includes employment uses.
	Site access	Possible site access (visibility) constraints, including for larger commercial vehicles. Access from Holme Slack Road and from shopping centre is average.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is located within 500 m of a main bus route and/or within 1 km walking distance of a rail station but not within 1 km of a transport interchange.
	Ease of walking and cycling	There are no existing footpaths or cycle links to the site.
Enhancement of the Environment	Land classification	The site is predominantly brownfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Development / redevelopment of the site would make a significant improvement to existing environmental quality and could make a substantial contribution towards local regeneration strategies for the area, particularly given new development around the site.
Regeneration and Economic Development	Sequential location	The site is located out of centre, but within the urban area.
	Economic Activity	The site is located in an area of low economic activity (53.3 -58.1%).
	Multiple Deprivation Indices	The site is within an area ranked within top 10% and 20% of deprived wards for multiple deprivation indices.
	Economic Development	The site has planning permission for residential and employment uses. Redevelopment of the site will make a contribution to addressing the low economic activity and high multiple deprivation in the surrounding area.

Site Title and Number	4 Fire Station, Blackpool Road
GENERAL	
Local Authority	Preston
Site Size	1.677 ha
General Site Description	The site contains a purpose built fire station fronting onto a local road.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	The site is located less than 1 kilometre away from a motorway or major arterial route.
	Quality of local road access	Surrounding roads are relatively wide and likely to be limited to congestion at peak periods.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Quality / nature of surrounding environment unlikely to significantly limit the attractiveness of the site for most users.
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Buildings and external areas are of a reasonable quality and condition and there is some provision of parking, circulation and servicing.
	Duration of availability (<i>vacant / part vacant sites</i>)	The site is not available.
	Marketing and enquiry interest	No evidence of active marketing, recent completions or development under construction at the time of the survey.
	Adjoining Land Uses	The site has little or no 'bad' neighbouring uses but has some potentially sensitive uses nearby (Deepdale retail park across the road and also residential).
	Road Frontage Visibility	The site has a highly visible frontage to a main road.
Site Development Constraints	Physical site features (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is regular in shape and flat in topography and appears to be free from obvious physically constraining features.
	Environmental constraints and abnormal development requirements.	There are no identified environmental or known abnormal development requirements applying to the site.
	Flooding	No flood risk (outside of any identified flood risk zone).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Likely to be only limited potential for contamination requiring minimal ground preparation and remediation works.
	Ownership / Owner Aspirations	Site is in known ownership, owner aspirations for employment appear neutral.
	Site access	No apparent site access (visibility) constraints with wide, clear access provided for fire engines which is likely to meet the requirements for other types of larger vehicles.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is located within 500 m of a main bus route and/or within 1 km walking distance of a rail station but not within 1 km of a transport interchange.
	Ease of walking and cycling	There are adequate footpath links to the site.
Enhancement of the Environment	Land classification	The site is fully/ predominantly brownfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Development / redevelopment of the site would likely have a neutral impact on existing environmental and / or local regeneration strategies for the area.
Regeneration and Economic Development	Sequential location	The site is located out of centre, but within the urban area.
	Economic Activity	The site is located in an area of low economic activity (53.3 -58.1%).
	Multiple Deprivation Indices	The site is within an area ranked within top 10% and 20% of deprived wards for multiple deprivation indices.
	Economic Development	Site does not currently have the ability to deliver any regional or local economic development objectives as it is still used as a fire station. Should the fire service relocate, the site may offer opportunities to attract other businesses and contribute to some of the local objectives.

Site Title and Number	5 Skeffington Road/Castleton Road
GENERAL	
Local Authority	Preston
Site Size	1.677 ha
General Site Description	Part of the site has recently been completed with residential development with the remainder used for haulage and as a car servicing centre.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	The site is located less than 1 kilometre away from a motorway or major arterial route.
	Quality of local road access	Local roads are narrow and busy and the site is accessible but access to the site is not straight forward.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	A large part of the site has recently been completed to provide modern residential dwellings. The remaining employment uses comprise of hardstanding areas and unattractive sheds/warehouses. The external areas are only adequately maintained and a limited parking provision is available.
	Duration of availability (<i>vacant / part vacant sites</i>)	The site is not available.
	Marketing and enquiry interest	No evidence of active marketing, recent completions or development under construction at the time of the survey.
	Adjoining Land Uses	The site has little or no 'bad' neighbouring uses but has some potentially sensitive uses nearby (residential and other employment uses).
	Road Frontage Visibility	The site has some limited frontage to a main road or high visibility to a local road.
Site Development Constraints	Physical site features (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is small in size, regular in shape, flat and adjoins a railway line.
	Environmental constraints and abnormal development requirements (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is unlikely to be significantly constrained by environmental constraints / abnormal development requirements and these issues will likely only have a minimal impact on development potential.
	Flooding	No flood risk (outside of any identified flood risk zone).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is likely to have a limited amount of contamination (possibly from haulage and adjacent railway line) on it which can be mitigated.
	Ownership / Owner Aspirations	Site is in unknown ownership.
	Site access	Possible site access (visibility) constraints, including for larger commercial vehicles, which could constrain development.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is located within 500 m of a main bus route and/or within 1 km walking distance of a rail station but not within 1 km of a transport interchange.
	Ease of walking and cycling	There is a cycle way nearby (not continuous) and there are adequate footpaths.
Enhancement of the Environment	Land classification	The site is predominantly brownfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Redevelopment of the haulage and MOT centre would significantly improve the quality of the immediate environment.
Regeneration and Economic Development	Sequential location	The site is located out of centre, but within the urban area.
	Economic Activity	The site is located in an area of low economic activity (53.3 - 58.1%).
	Multiple Deprivation Indices	The site is within an area ranked within top 10% and 20% of deprived wards for multiple deprivation indices.
	Economic Development	Around half of the site has recently been redeveloped for residential. The remainder of the site could be redeveloped however owner aspirations are unknown and potential contamination would likely require appropriate remediation.

Site Title and Number	6 The Brick House
GENERAL	
Local Authority	Preston
Site Size	0.979 ha
General Site Description	The site contains an office building (previously a dwelling) and open storage. This site is in a 'backland' location with no road frontage and very poor building portfolio.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	The site is located less than 1 kilometre away from a motorway or major arterial route.
	Quality of local road access	Width of surrounding roads could create potential issues for HGV access. Local roads are quite narrow.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Buildings and external areas are of poor to moderate quality and condition.
	Duration of availability (<i>vacant / part vacant sites</i>)	The site is not available.
	Marketing and enquiry interest	No evidence of active marketing, recent completions or development under construction at the time of the survey.
	Adjoining Land Uses	The site has little or no 'bad' neighbouring uses but has some potentially sensitive uses nearby: Adjoining uses are - social club, bowling green, openspace.
	Road Frontage Visibility	The site is not visible from any road frontage.
Site Development Constraints	Physical site features <i>(vacant / part vacant sites and redevelopment opportunities)</i>	No obvious physically constraining features at the time of the site visit other than site access (visibility) constraints / possible 'ransom' issues.
	Environmental constraints and abnormal development requirements <i>(vacant / part vacant sites and redevelopment opportunities)</i>	The site is constrained by some environmental constraints / abnormal development requirements which could limit development potential (contamination).
	Flooding	No flood risk (outside of any identified flood risk zone).
	Contamination <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Potential exists for contamination.
	Ownership / Owner Aspirations	Site is in unknown ownership.
	Site access	The site is very difficult to access for vehicles and pedestrians.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is located within 500 m of a main bus route and/or within 1 km walking distance of a rail station but not within 1 km of a transport interchange.
	Ease of walking and cycling	There are no existing footpaths or cycle links to the site.
Enhancement of the Environment	Land classification	The site is more than 50% brownfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Development/ redevelopment of the site will neither enhance nor detract from the environment and will neither enhance nor go against regeneration strategies for the area as it is well screened from any street.
Regeneration and Economic Development	Sequential location	The site is located out of centre, but within the urban area.
	Economic Activity	The site is located in an area of low economic activity (53.3 -58.1%).
	Multiple Deprivation Indices	The site is within an area ranked as an affluent ward (50%) for multiple deprivation indices.
	Economic Development	Backland location. Existing employment site most likely to be redeveloped for residential led development if redeveloped. Owner aspirations are unknown and site is likely to be contaminated.

Site Title and Number		7 Preston East Employment Area
GENERAL		
Local Authority	Preston	
Site Size	40.779 ha	
General Site Description	This is a very large predominantly undeveloped opportunity site strategically located adjacent to the M6 motorway.	

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	The site is immediately adjacent to a motorway or major arterial route.
	Quality of local road access	Surrounding roads are wide / no apparent issues of congestion.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Quality / nature of surrounding environment will be a positive factor to attracting occupiers.
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Attractive office development on part of the site, very well maintained, parking is very crowded. Plenty of land still undeveloped with lots of scope for development.
	Duration of availability (<i>vacant / part vacant sites</i>)	
	Marketing and enquiry interest	No evidence of active marketing at the time of the survey.
	Adjoining Land Uses	The site is located in an area of other similar uses and open countryside.
	Road Frontage Visibility	The site has a highly visible frontage to a motorway and local road.
Site Development Constraints	Physical site features (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Site is in large and has no apparent evidence of physical constraining features.
	Environmental constraints and abnormal development requirements (<i>vacant / part vacant sites and redevelopment opportunities</i>)	There are no identified environmental or known abnormal development requirements applying to the site.
	Flooding	No flood risk (outside of any identified flood risk zone).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Likely to be only limited potential for contamination requiring minimal ground preparation and remediation works.
	Ownership / Owner Aspirations	English Partnerships (site owners) are actively pursuing employment uses. Site put forward for employment uses B1, B2 and B8 through Site Suggestions and 18 hectares of land has been committed for office and warehousing development.
	Site access	No apparent site access (visibility) constraints. Access to the site is very good. Entrance/ egress is clearly defined and wide enough for a variety of vehicles, visibility is good and pedestrians are also catered for in terms of access.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is located within 500 m of a main bus route and/or within 1 km walking distance of a rail station but not within 1 km of a transport interchange.
	Ease of walking and cycling	There are good and attractive footpath and cycle links to the site .
Enhancement of the Environment	Land classification	The site is predominantly Greenfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Development / redevelopment of the site would make a significant improvement to existing environmental quality and could make a substantial contribution towards local regeneration strategies for the area
Regeneration and Economic Development	Sequential location	The site is located out of centre, but within the urban area.
	Economic Activity	The site is located in an area of high economic activity (72.5 -77.1%).
	Multiple Deprivation Indices	All others – data unavailable
	Economic Development	This is a very large predominantly undeveloped opportunity strategically located adjacent to the M6 motorway. A large proportion of the site has been acquired by developers Helios Slough to provide around 65,000 sqm. of industrial and warehousing floorspace. In addition, a large part of the site also has planning permission for B1 and B8 uses.

Site Title and Number	8 Site at Junction 31 a M6 West Loop
GENERAL	
Local Authority	Preston
Site Size	5.306 ha
General Site Description	The site adjoins the M6 motorway and is surrounded by residential dwellings along its western boundary and the motorway to the east. The site is Greenfield land and has been available for employment use for a number of years.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	The site immediately adjacent to a motorway (M6 – Junction 31A southbound).
	Quality of local road access	Surrounding roads are wide with no apparent issues of congestion.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Quality / nature of surrounding environment will be a positive factor to attracting occupiers.
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	There are no building on this site – undeveloped site.
	Duration of availability (<i>vacant / part vacant sites</i>)	Site has been available (e.g. allocated or committed) for 2 – 5 years
	Marketing and enquiry interest	No evidence of active marketing, recent completions or development under construction at the time of the site survey.
	Adjoining Land Uses	The site is located in an area of other similar uses and open countryside.
	Road Frontage Visibility	The site has a highly visible frontage to motorway and is visible from motorway and motorway exit.
Site Development Constraints	Physical site features (<i>vacant / part vacant sites and redevelopment opportunities</i>)	It is fairly flat and oval shaped site.
	Environmental constraints and abnormal development requirements (<i>vacant / part vacant sites and redevelopment opportunities</i>)	There are no environmental policy constraints on the site. The site is free from all environmental and heritage designations as is the surrounding area.
	Flooding	No flood risk (outside of any identified flood risk zone).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Contamination unlikely, no significant ground preparation works required.
	Ownership / Owner Aspirations	The site is in single ownership (English Partnerships) and it is understood that the site owner has aspirations to develop the site for employment and / or Class D2 uses in accordance with the Adopted Local Plan.
	Site access	No apparent site access (visibility) constraints Access to the site is very good. Entrance/ egress is clearly defined and wide enough for a variety of vehicles, visibility is good and pedestrians are also catered for in terms of access.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is located within 500 m of a main bus route and/or within 1 km walking distance of a rail station but not within 1 km of a transport interchange.
	Ease of walking and cycling	There are some footpath and cycle links to the site but use may be constrained by certain factors.
Enhancement of the Environment	Land classification	The site is wholly Greenfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Development / redevelopment of the site would likely have a neutral impact on existing environmental and / or local regeneration strategies for the area. It is an attractive green space, but equally it could be developed to become an attractive employment site.
Regeneration and Economic Development	Sequential location	The site is located out of centre, but within the urban area.
	Economic Activity	The site is located in an area of high economic activity (72.5 - 77.1%).
	Multiple Deprivation Indices	All others – data unavailable.
	Economic Development	The site has a good ability to deliver regional and local policy objectives for economic development. The site is suitable for 'Mixed Use' (employment / D2 uses).

Site Title and Number	9 Site at junction 31a (M6) East Loop
GENERAL	
Local Authority	Preston
Site Size	0.945 ha
General Site Description	The site has recently been developed and contains a Travel Lodge and Brewers Fair Pub.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	The site is located immediately adjacent to a motorway or major arterial route.
	Quality of local road access	Local roads are wide and not congested, access is excellent.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Already redeveloped – new Travel Inn and Brewers Fair pub.
	Duration of availability (<i>vacant / part vacant sites</i>)	
	Marketing and enquiry interest	No marketing on site for employment (fully occupied as non employment).
	Adjoining Land Uses	The site has little or no 'bad' neighbouring uses but has some potentially sensitive uses nearby (United Utilities and sub station, construction site, motorway, open space).
	Road Frontage Visibility	The site has a highly visible frontage to a main road – visibility to motorway.
Site Development Constraints	Physical site features (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Site is small, flat and regular in shape.
	Environmental constraints and abnormal development requirements (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Environmental/ development constraints are unlikely.
	Flooding	There is no flood risk on site (outside defined flood risk zone).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is likely to have no contamination.
	Ownership / Owner Aspirations	Ownership is not known for the site.
	Site access	Access to the site is very good. Entrance/ egress is clearly defined and wide enough for a variety of vehicles, visibility is good and pedestrians are also catered for in terms of access.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is located within 500 m of a main bus route and/or within 1 km walking distance of a rail station but not within 1 km of a transport interchange.
	Ease of walking and cycling	Adequate cycle and footpaths
Enhancement of the Environment	Land classification	The site is wholly/ predominantly brownfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	No potential – already fully developed.
Regeneration and Economic Development	Sequential location	The site is located out of centre, but within the urban areas and well served by public transport.
	Economic Activity	The site is located in an area of high economic activity (72.5 -77.1%).
	Multiple Deprivation Indices	All others
	Economic Development	Site recently developed (contains a Travel Lodge and Brewers Fair pub). No further capacity for development.

Site Title and Number	10 Fulwood Barracks
GENERAL	
Local Authority	Preston
Site Size	0.945 ha
General Site Description	Fulwood Barracks remains operational and contains attractive period barracks and some terraced housing.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	The site is located less than 1 mile away from a motorway or major arterial route.
	Quality of local road access	Local roads are relatively wide and not heavily congested, access is good.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	The barracks appears to be well maintained with a combination of good and average quality buildings. The stone wall surrounding the barracks is an attractive feature along the street, however, it is also imposing.
	Duration of availability (<i>vacant / part vacant sites</i>)	The site is not available.
	Marketing and enquiry interest	The site was not being marketed by agents at the time of the site visit (the site is occupied as a barracks).
	Adjoining Land Uses	The site adjoins residential uses, therefore the site has little or no 'bad' neighbouring uses but has some potentially sensitive uses nearby.
	Road Frontage Visibility	The site has some visibility to a local road.
Site Development Constraints	Physical site features (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is small, flat and regular in shape.
	Environmental constraints and abnormal development requirements (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is unlikely to be significantly constrained by environmental constraints/ abnormal development requirements. Some of the buildings are listed and represents an important part of Preston's heritage.
	Flooding	There is no flood risk on site (outside of an identified floodrisk zone).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site could potentially have some contamination which can be mitigated.
	Ownership / Owner Aspirations	Site owners and aspirations are unknown (assumed to be Army/ MOD).
	Site access	Access to the site is restricted due to the sensitive operations on this site.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is located within 500 m of a main bus route and/or within 1 km walking distance of a rail station but not within 1 km of a transport interchange.
	Ease of walking and cycling	There are adequate footpath links to the site.
Enhancement of the Environment	Land classification	The site is predominantly brownfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	The site is occupied and is reasonably attractive. It is also discreetly located within a residential street therefore development/ redevelopment would neither enhance or detract from the environment.
Regeneration and Economic Development	Sequential location	The site is located out of centre, but within the urban areas and well served by public transport.
	Economic Activity	The site is located in an area of high economic activity (72.5 -77.1%).
	Multiple Deprivation Indices	The site is within an area ranked as an affluent ward (50%) for multiple deprivation indices.
	Economic Development	Long terms aspirations of the owners are unknown. The site is considered unlikely to come forward in the short term.

Site Title and Number	11 Hazelmere (Country Fire Brigade HQ)
GENERAL	
Local Authority	Preston
Site Size	1.486 ha
General Site Description	The site is occupied by the County Fire Brigade. The site contains an attractive period headquarters building as well as later additions.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	The site is located less than 1 mile away from a motorway or major arterial route.
	Quality of local road access	Local roads are relatively wide and not heavily congested, access is good.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	The site contains a historic attractive main building with a number of modern extensions and additions. External areas and public areas are well maintained. There is above adequate parking provision internal circulation and servicing routes are provided.
	Duration of availability (<i>vacant / part vacant sites</i>)	This site is not vacant.
	Marketing and enquiry interest	Site was not being marketed by agents at the time of the site visit. (as it is currently occupied).
	Adjoining Land Uses	The site has little or no 'bad' neighbouring uses but has some potentially sensitive uses nearby – (residential and a school).
	Road Frontage Visibility	The site has main road frontage but it is heavily screened by mature boundary vegetation.
Site Development Constraints	Physical site features (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is medium in size, flat in topography and regular in shape and does not have any obvious physically constraining features.
	Environmental constraints and abnormal development requirements (<i>vacant / part vacant sites and redevelopment opportunities</i>)	There are no identified environmental or known abnormal development requirements applying to the site.
	Flooding	There is no flood risk on site (outside of identified floodrisk zone).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is likely to have no contamination.
	Ownership / Owner Aspirations	Unknown ownership and aspirations.
	Site access	The site is easily accessible for vehicles and pedestrians. Road layouts and visibility aid entrance and egress from the site. Circulation within the site including parking and turning facilities are good.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is located within 500 m of a main bus route and/or within 1 km walking distance of a rail station but not within 1 km of a transport interchange.
	Ease of walking and cycling	There are adequate footpath links to the site.
Enhancement of the Environment	Land classification	The site is predominantly/ wholly Brownfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	The site is already developed to a good quality. Development/ redevelopment of the site will neither enhance nor detract from the environment and will neither enhance nor go against regeneration strategies for the area. There are likely to be limited opportunities for enhancement to environmental quality through redevelopment given that the existing period building is an attractive feature along the street scene.
Regeneration and Economic Development	Sequential location	The site is located out of centre, but within the urban areas and well served by public transport.
	Economic Activity	The site is located in an area of good economic activity (67.7-72.5%).
	Multiple Deprivation Indices	All other areas.
	Economic Development	There are limited infill/ intensification opportunities therefore the site is unable to significantly contribute toward economic development.

Site Title and Number	12 Cottam Hall Brickworks
GENERAL	
Local Authority	Preston
Site Size	14.461 ha
General Site Description	An old brickwork site containing some small buildings and a large hardstanding area. Part of the site is currently being developed for a care home and day centre however a large part of the site remains undeveloped and is subject to a comprehensive Interim Planning Statement, published in June 2006 which sets out broad guidelines for mixed use development on this site and Cottam Local Centre.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	Located more than 2 miles away from a motorway or major arterial route (i.e. A-road)
	Quality of local road access	Local roads are relatively wide and not heavily congested, access is adequate/good.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	An old brickwork site, it contains some small buildings and a large hardstanding area. Part of the site is currently being developed for a care home and day centre, however, a large part of the site remains undeveloped.
	Duration of availability (<i>vacant / part vacant sites</i>)	The site has been allocated for 2-5 years.
	Marketing and enquiry interest	At the time of the site visit there was no evidence of the site being marketed by agents.
	Adjoining Land Uses	The site has some sensitive uses adjoining (residential, school and a waste disposal area).
	Road Frontage Visibility	Limited road frontage.
Site Development Constraints	Physical site features <i>(vacant / part vacant sites and redevelopment opportunities)</i>	The site is regular in shape and large with some uneven parts.
	Environmental constraints and abnormal development requirements <i>(vacant / part vacant sites and redevelopment opportunities)</i>	There are a number of environmental constraints on this site including Biological Heritage Area which needs to be protected.
	Flooding	There is no flood risk on site (outside any defined flood risk zone).
	Contamination <i>(vacant / part vacant sites and redevelopment opportunities)</i>	The site is likely to have a limited amount of contamination on it which can be mitigated.
	Ownership / Owner Aspirations	Ownership is known for the site (John Turner and Sons). Owner aspirates are not known.
	Site access	The site is accessible for vehicles and pedestrians but road layouts and visibility make it complicated.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is located within 500 m of a main bus route and/or within 1 km walking distance of a rail station but not within 1 km of a transport interchange.
	Ease of walking and cycling	There are adequate footpath links to the site.
Enhancement of the Environment	Land classification	The site is predominantly Greenfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Development/ redevelopment of the site will neither enhance nor detract from the environment and will neither enhance nor go against regeneration strategies for the area.
Regeneration and Economic Development	Sequential location	The site is located out of centre, but within the urban area.
	Economic Activity	The site is located in an area of moderate economic activity (58.1 - 67.7%).
	Multiple Deprivation Indices	The site is within an area ranked within top 10% and 20% of deprived wards for multiple deprivation indices.
	Economic Development	Estimated capacity to deliver approximately 2,770 sqm. of additional employment development over 0.69 hectares (pursuant to IPS). Specific owner aspirations are unknown and site has environmental constraints. Redevelopment of the site will require major infrastructure improvements.

Site Title and Number	13 Cottam Local Centre
GENERAL	
Local Authority	Preston
Site Size	3.778 ha
General Site Description	The site is vacant and undeveloped. This site is part of and Interim Planning Statement with Site 12 Cottam Hall Brickworks.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	The site is located more than 2 miles away from a motorway or major arterial route.
	Quality of local road access	There is no vehicular access to the site however the adjoining road is are relatively wide and not heavily congested.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Quality/ nature of surrounding external environment is unlikely to limit attractiveness of the site for most users.
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	The site is currently an open space which fronts a local road.
	Duration of availability (<i>vacant / part vacant sites</i>)	The site has been allocated for 2-5 years.
	Marketing and enquiry interest	English Partnerships/ Harrison Developments board on site at the time of site visit.
	Adjoining Land Uses	The site adjoins a modern residential estate.
	Road Frontage Visibility	The site has some limited visible frontage to a main road or high visibility to a local road.
Site Development Constraints	Physical site features (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is between 1 and 5 ha in size, fairly regular in shape, and flat in topography.
	Environmental constraints and abnormal development requirements (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site has some minimal constraints in terms of environmental policy. There are a significant number of trees on this site. This site is also part of the Interim Planning Statement No. 1. The IPS indicates that the site is suitable for a mix of uses including residential, education, leisure, retail and health care.
	Flooding	There is no flood risk on site (outside of identified floodrisk zone).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is likely to have no contamination.
	Ownership / Owner Aspirations	The site is owned by English Partnerships. Under Site Suggestions the site has been promoted for residential/ retail and leisure uses.
	Site access	There is no vehicular or pedestrian access to the site at present.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is located within 500 m of a main bus route and/or within 1 km walking distance of a rail station but not within 1 km of a transport interchange.
	Ease of walking and cycling	There are good footpath and cycle links to the site.
Enhancement of the Environment	Land classification	The site is predominantly Greenfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Development of the site will significantly enhance the sites current contribution to the local environmental quality and also meet any relevant local regeneration strategies for area.
Regeneration and Economic Development	Sequential location	The site is located out of centre, but within the urban areas and well served by public transport.
	Economic Activity	The site is located in an area of high economic activity (72.5 -77.1%).
	Multiple Deprivation Indices	The site is within an area ranked in the most affluent wards (75%) for multiple deprivation.
	Economic Development	Owner aspirations to provide leisure, retail (supermarket) and neighbourhood facilities. Development of the site should be guided by a Green Travel Plan and a Sustainability Plan to improve its sustainability score. It is estimated to be able to provide approximately 1,440 sqm of B1 office development.

Site Title and Number	14 25 – 109 Garstang Road
GENERAL	
Local Authority	Preston
Site Size	5.184 ha
General Site Description	Site contains a mix of uses in a wide variety of building styles and quality. The site is long and narrow and fronts onto a local major thoroughfare. It contains a mix of period and modern buildings which are used for residential and business purposes.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	Site is immediately adjacent to a motorway or major arterial route.
	Quality of local road access	Local roads are relatively wide and not heavily congested, access is adequate/good.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	An established employment site containing a mix of uses and operators including NHS, St John's Ambulance, National Probation Office and small warehouse units. The site has a mixed building portfolio; generally, the buildings are of older stock but well maintained. The northern part of the site also contains some residential uses.
	Duration of availability (<i>vacant / part vacant sites</i>)	The site is not available.
	Marketing and enquiry interest	Site is not being marketed by agents.
	Adjoining Land Uses	The site has little or no 'bad' neighbouring uses but has some potentially sensitive uses nearby (Deepdale Park, residential uses to the rear and Town Centre nearby).
	Road Frontage Visibility	The site is highly visible along Garstang Road which is a main "A" road.
Site Development Constraints	Physical site features (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is flat, a regular shape (narrow) and a medium size.
	Environmental constraints and abnormal development requirements (<i>vacant / part vacant sites and redevelopment opportunities</i>)	There are no environmental policy constraints on the site. The site is free from all environmental and heritage designations as is the surrounding area.
	Flooding	There is no flood risk on site (outside defined floodrisk zone).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Contamination is unlikely.
	Ownership / Owner Aspirations	Site owner(s) and aspiration are unknown.
	Site access	Access from Garstang Road is tight and it is difficult to get good visibility when leaving the site. Parking for the overall site is limited but not congested.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is located within 500 m of a main bus route and/or within 1 km walking distance of a rail station but not within 1 km of a transport interchange.
	Ease of walking and cycling	There is adequate footpath links only.
Enhancement of the Environment	Land classification	The site is predominantly brownfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Tidying up the site could slightly improve the overall environmental quality however it would not go in favour or against the regeneration strategies for the area.
Regeneration and Economic Development	Sequential location	The site is located out of centre, but within the urban areas and well served by public transport.
	Economic Activity	The site is located in an area of moderate economic activity (58.1 - 67.7%).
	Multiple Deprivation Indices	The site is within an area ranked as an affluent ward (50%) for multiple deprivation indices.
	Economic Development	Site contains a mix of uses in a wide variety of building styles and quality. Some parts of the site likely to come forward for redevelopment with mixed use offering potential to enhance contribution to the local environment but owner aspirations are unknown. Through redevelopment, the site has potential to significantly improve the quality of the environment, make more efficient use of the land and also contribute toward economic development and activity within the area.

Site Title and Number	15 Land north of Eastway (formerly Broughton Business Park)
GENERAL	
Local Authority	Preston
Site Size	25.22 ha
General Site Description	This site is a substantial Greenfield site in excess of 25 hectares set within open countryside. Part of the site is occupied by Grange Farm and is in close proximity to the residential fringe area of Preston. It is a large, regularly shaped plot which contains some mature vegetation and is allocated in the Adopted Local Plan for B1 development.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	The site adjoins the motorway to the north and is accessed from the south by good quality roads. It is approximately 5 minutes drive from the M55 (J1) and the M6 (J32).
	Quality of local road access	The road along the north boundary is a narrow lane, however, the road along the southern boundary is wide and not congested. Access is therefore adequate.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	The site contains fairly attractive open space with a farm building within the site (screened from the local road).
	Duration of availability (<i>vacant / part vacant sites</i>)	The site has been allocated for 2-5 years.
	Marketing and enquiry interest	At the time of the site visit the site was not being marketed by agents.
	Adjoining Land Uses	The site is surrounded by other open space and residential uses.
	Road Frontage Visibility	The site has a highly visible frontage along the motorway and the main and local roads.
Site Development Constraints	Physical site features (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is large, flat and fairly regular in shape.
	Environmental constraints and abnormal development requirements (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is subject to some environmental constraints, with a number of tree clusters and adjoining ponds which may have some ecological value. Potential requirement for a Park and Ride facility over part of the site.
	Flooding	There is no flood risk on site (outside of defined flood risk zone).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is likely to have no contamination.
	Ownership / Owner Aspirations	Owners are English Partnerships.
	Site access	A narrow track accessed off a local road provides access to the site at present. It is currently difficult to get good visibility when leaving the site. The redevelopment of Whittingham Hospital Complex (north of this site) requires an upgrade of roads including the provision of a link to the Broughton bypass which will dissect this site. Provision of this infrastructure will make the site more attractive and feasible for employment development although delivery of the by-pass is not anticipated until post 2010. Pending completion of the by-pass, the site has the potential to accommodate a range of occupiers.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is located within 500 m of a main bus route and/or within 1 km walking distance of a rail station but not within 1 km of a transport interchange.
	Ease of walking and cycling	There are adequate footpaths leading into the site.
Enhancement of the Environment	Land classification	The site is predominantly Greenfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	The site is currently attractive open space. Development/ redevelopment of the site will neither enhance nor detract from the environment and will neither enhance nor go against regeneration strategies for the area.
Regeneration and Economic Development	Sequential location	The site is located out of centre, but within the urban areas and well served by public transport.
	Economic Activity	The site is located in an area of good economic activity (67.7-72.5%).
	Multiple Deprivation Indices	The site is within an area ranked in the most affluent wards (75%) for multiple deprivation.
	Economic Development	The site has the potential to address key strategic planning and economic objectives such as the promotion of Preston for major new development and investment, and ability to accommodate key target sectors. However, the site's strategic and economic planning ability is tempered due to the timing of the by-pass constraining the current availability of the site. Delivery of this site requires completion of the Broughton bypass.

Site Title and Number	16 Depot, Whittingham Lane, Broughton
GENERAL	
Local Authority	Preston
Site Size	2.266 ha
General Site Description	The site contains a group of warehouse buildings which appear to be vacant. Site has a 'backland' location without any significant local road frontage. The site is committed for resident led development which will result in the loss of the site to non-employment uses.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	The site is located less than 1 mile away from a motorway or major arterial route.
	Quality of local road access	Local roads are relatively wide and not heavily congested, access is adequate.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	The buildings on site are fairly modern warehouses (circa 1980s). The perimeter of the site contains mature landscaping and wide and well defined access to the site from the local road. There is above adequate parking provision internal circulation and servicing routes are provided.
	Duration of availability (<i>vacant / part vacant sites</i>)	
	Marketing and enquiry interest	At the time of the site visit the site did not appear to be being marketed by agents.
	Adjoining Land Uses	The site adjoins residential uses and a motorway.
	Road Frontage Visibility	The site has some visibility to a local road.
Site Development Constraints	Physical site features (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is flat and regular in shape.
	Environmental constraints and abnormal development requirements (<i>vacant / part vacant sites and redevelopment opportunities</i>)	There are no environmental policy constraints on the site. The site is free from all environmental and heritage designations as is the surrounding area.
	Flooding	There is no flood risk on site (outside defined flood risk area).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is likely to have no contamination.
	Ownership / Owner Aspirations	Site owner(s) are unknown.
	Site access	Access to the site is very good. Entrance/ egress is clearly defined and wide enough for a variety of vehicles, visibility is good and pedestrians are also catered for in terms of access.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is located within 500 m of a main bus route and/or within 1 km walking distance of a rail station but not within 1 km of a transport interchange.
	Ease of walking and cycling	There are adequate footpath links to the site.
Enhancement of the Environment	Land classification	The site is predominantly brownfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Site is currently not being used. Additional landscaping and the development of good quality modern employment buildings could further improve the environmental quality. However, the site is already committed for residential development.
Regeneration and Economic Development	Sequential location	The site is located out of centre, but within the defined boundary of Whittingham Centre.
	Economic Activity	The site is located in an area of good economic activity (67.7-72.5%).
	Multiple Deprivation Indices	The site is within an area ranked in the most affluent wards (75%) for multiple deprivation.
	Economic Development	The site is committed for residential led development which will result in the loss of employment space.

Site Title and Number	17 Red Scar, Whittingham Lane, Broughton
GENERAL	
Local Authority	Preston
Site Size	61 ha
General Site Description	Red Scar Business Park is a well established Business Park which contains a large number of B1, B2 and B8 units with some vacant land.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	The site is located less than 1 mile away from a motorway or major arterial route - in close proximity to the M6 motorway (junction 31A – southbound).
	Quality of local road access	Roads within the site are mixed, some have a very poor surface and others have a good surface. Roads outside the site are generally good.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Site is used for a wide range of employment uses dominated by B1 Light Industrial, B2 Manufacturing and B8 Warehousing and Distribution. In addition, the central part of the site is occupied by a metal recycling facility. Lots of heavy vehicles were moving around the site at the time of the site visit.
	Duration of availability (<i>vacant / part vacant sites</i>)	
	Marketing and enquiry interest	A number of marketing signs were present on site at the time of the site visit, including one at the entrance. Quite a few areas were under construction at the time of the site visit.
	Adjoining Land Uses	Site adjoins other employment uses, the open countryside and the M6 motorway to the south west.
	Road Frontage Visibility	Good visibility to road frontage.
Site Development Constraints	Physical site features (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Large, flat and regular site with no apparent physically constraining features.
	Environmental constraints and abnormal development requirements (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site has no obvious environmental constraints.
	Flooding	There is no flood risk on site (outside defined floodrisk zone).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site has the potential to be contaminated.
	Ownership / Owner Aspirations	27.16 hectares of the site remains undeveloped of which 22.63 hectares is committed for employment development, divided between 3 main areas focussed within the currently undeveloped south east part of the site.
	Site access	Access to the site is excellent and purpose built. Entrance/ egress is clearly defined and wide enough for a variety of vehicles, visibility is good and pedestrians are also catered for in terms of access.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is located within 500 m of a main bus route and/or within 1 km walking distance of a rail station but not within 1 km of a transport interchange.
	Ease of walking and cycling	There are footpaths and cycle routes outside the site but are limited within.
Enhancement of the Environment	Land classification	The site is more than 50% brownfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Site is a functioning employment site, environmental quality is adequate. The majority of the remaining area within the site is already committed for employment.
Regeneration and Economic Development	Sequential location	The site is located out of centre, but within the urban areas and well served by public transport.
	Economic Activity	The site is located in an area of low economic activity (53.3 -58.1%).
	Multiple Deprivation Indices	The site is within an area ranked within the top 5% of the most deprived wards for multiple deprivation indices.
	Economic Development	The site represents an opportunity to deliver a wide range of industrial and warehousing development located away from residential settlements. The majority of the remaining area within the site is already committed for employment. The site is located in an area of low economic activity therefore take up of this land has the potential to make a difference in economic development terms.

Site Title and Number	18 Roman Way Industrial Estate
GENERAL	
Local Authority	Preston
Site Size	24.675 ha
General Site Description	Industrial Estate which is purpose built and well maintained containing a variety of warehouse and business buildings.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	The site is located less than 1 mile away from a motorway or major arterial route.
	Quality of local road access	Local roads are wide and not overly congested.
Business Image	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	The site contains a wide mix of employment uses, dominated by industrial use. The entire site of 24.675 hectares is fully developed.
	Duration of availability (<i>vacant / part vacant sites</i>)	The site is not available.
	Marketing and enquiry interest	There has been some limited marketing though local agents of the site (several signs on site at the time of the site visit).
	Adjoining Land Uses	The site has little or no 'bad' neighbouring uses but has some potentially sensitive uses nearby (crematorium and open space). It is located within an established employment area which includes South Hey Industrial Estate to its north, Mondiboard Packaging to its west and Greenfield land to the south and east. It is also in the same cluster of large employment sites including Red Scar and Millennium City Park.
	Road Frontage Visibility	The site has high visibility to a local road.
Site Development Constraints	Physical site features (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Large site with no obviously constraining features, it is relatively regular in shape and flat in topography.
	Environmental constraints and abnormal development requirements (<i>vacant / part vacant sites and redevelopment opportunities</i>)	There are no environmental policy constraints on the site. The site is free from all environmental and heritage designations as is the surrounding area.
	Flooding	There is no flood risk on site (outside defined floorisk zone).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Potentially could be some contamination which would require mitigation.
	Ownership / Owner Aspirations	Ownership is known for the site to be English Partnership. No extant planning permission exists for the site and the owner(s) are not known to be adverse to employment uses on the site.
	Site access	Access to the site it very good. Entrance/ egress is clearly defined and wide enough for a variety of vehicles, visibility is good and pedestrians are also catered for in terms of access.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is located within 500 m of a main bus route and/or within 1 km walking distance of a rail station but not within 1 km of a transport interchange.
	Ease of walking and cycling	Good footpaths and cycleways.
Enhancement of the Environment	Land classification	The site is predominantly/ wholly brownfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	The entire site is fully developed.
Regeneration and Economic Development	Sequential location	The site is located out of centre, but within the urban areas and well served by public transport.
	Economic Activity	The site is located in an area of low economic activity (53.3 - 58.1%).
	Multiple Deprivation Indices	The site is within an area ranked within the top 5% of the most deprived wards for multiple deprivation indices.
	Economic Development	The site has reached its maximum capacity and growth therefore it is unable to contribute further to these indicators beyond its current important role.

Site Title and Number	19 Mondiboard, Longridge Road
GENERAL	
Local Authority	Preston
Site Size	10.814 ha
General Site Description	The site is occupied solely by Mondi Packaging in a purpose built facility.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	The site is located less than 1 mile away from a motorway or major arterial route.
	Quality of local road access	Wide not congested locals road providing good access to Mondi packaging site.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Purpose built large warehouse with landscaping and parking.
	Duration of availability (<i>vacant / part vacant sites</i>)	The site is not vacant.
	Marketing and enquiry interest	Site is not being marketed by agents as it is fully occupied.
	Adjoining Land Uses	The site has some potentially sensitive uses nearby (crematorium) but is mainly surrounded by other similar uses.
	Road Frontage Visibility	The site has high visibility to a local road.
Site Development Constraints	Physical site features <i>(vacant / part vacant sites and redevelopment opportunities)</i>	The site has no obvious physically constraining features.
	Environmental constraints and abnormal development requirements <i>(vacant / part vacant sites and redevelopment opportunities)</i>	There are no obvious environmental constraints for the site.
	Flooding	There is no flood risk on site (outside of defined floodrisk zone).
	Contamination <i>(vacant / part vacant sites and redevelopment opportunities)</i>	The site is likely to have a limited amount of contamination on it which can be mitigated.
	Ownership / Owner Aspirations	Unknown ownership and aspirations.
	Site access	Access to the site is very good. Entrance/ egress is clearly defined and wide enough for a variety of vehicles, visibility is good and pedestrians are also catered for in terms of access.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is located within 500 m of a main bus route and/or within 1 km walking distance of a rail station but not within 1 km of a transport interchange.
	Ease of walking and cycling	There are adequate footpaths to the site.
Enhancement of the Environment	Land classification	The site is predominantly brownfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Development/ redevelopment of the site will neither enhance nor detract from the environment and will neither enhance nor go against regeneration strategies for the area.
Regeneration and Economic Development	Sequential location	The site is located out of centre, but within the urban areas and well served by public transport.
	Economic Activity	The site is located in an area of low economic activity (53.3 -58.1%) - Ribbleton Ward.
	Multiple Deprivation Indices	The site is within an area ranked within the top 5% of the most deprived wards for multiple deprivation indices.
	Economic Development	Only limited owner specific intensification can be accommodated.

Site Title and Number		20 Preston Riversway
GENERAL		
Local Authority	Preston	
Site Size	38.02 ha	
General Site Description	Established employment site containing a wide variety of employment uses.	
Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	The site is located 1 - 2 miles away from a motorway or major arterial route.
	Quality of local road access	Purpose built local roads are wide and not congested, access is excellent.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	The site contains a broad mix of building styles. The quality of buildings vary across the site however the site is well maintained. The eastern part of the site contains clusters of fairly modern B1 Office buildings. Within its southern boundary, the site is occupied by a well utilised marina and moorings. The western part of the site includes large warehouse and distribution buildings whereas the central part of the site contains B2 manufacturing operations. There is good landscaping throughout.
	Duration of availability (<i>vacant / part vacant sites</i>)	The site is not vacant.
	Marketing and enquiry interest	There was evidence of marketing on the site at the time of the site visit.
	Adjoining Land Uses	The site is located in an area of other similar uses.
	Road Frontage Visibility	The site has a highly visible frontage to a main road.
Site Development Constraints	Physical site features (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is large, fairly flat and regular in shape.
	Environmental constraints and abnormal development requirements (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is free from all environmental and heritage designations as is the surrounding area.
	Flooding	The risk of flooding is high on the site (Category 3a and 3b).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is likely to have a limited amount of contamination which can be mitigated.
	Ownership / Owner Aspirations	Site owners for the site are unknown.
	Site access	The site is easily accessible for vehicles and pedestrian, road layouts and visibility aid entrance and egress from the site.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is located within 500 m of a main bus route and/or within 1 km walking distance of a rail station but not within 1 km of a transport interchange.
	Ease of walking and cycling	There are good footpath and cycle links to the site.
Enhancement of the Environment	Land classification	The site is predominantly brownfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	There is little opportunity to enhance further as the majority of the site is attractive and developed.
Regeneration and Economic Development	Sequential location	The site is located out of centre, but within the urban area.
	Economic Activity	The site is located in an area of moderate economic activity (58.1 - 67.7%).
	Multiple Deprivation Indices	The site is within an area ranked in the most affluent wards (75%) for multiple deprivation.
	Economic Development	The site has reasonable potential to deliver some strategic economic objectives, but this score is tempered by the scale of opportunity for additional employment development, largely restricted to small pockets of land current vacant/not used to their full capacity

Site Title and Number		21 Christian Road
GENERAL		
Local Authority	Preston	
Site Size	1.475 ha	
General Site Description	The site is occupied by the Royal Mail sorting office.	

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	The site is located less than 1 mile away from a motorway or major arterial route.
	Quality of local road access	The site is difficult to access via local narrow one way roads.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	The site contains an industrial building and a single storey warehouse surrounded by a period red brick boundary wall. The landscaping is overgrown and not well maintained along the perimeter of the site. The remainder of the site is covered entirely by a hard standing which provides parking. The site is occupied by the Royal Mail sorting office
	Duration of availability (<i>vacant / part vacant sites</i>)	The site is not vacant.
	Marketing and enquiry interest	Site was not being marketed by agents at the time of the site visit.
	Adjoining Land Uses	The site has little or no 'bad' neighbouring uses but adjoins residential uses which are potentially sensitive.
	Road Frontage Visibility	The site is not visible from any road frontage, it is accessed off a local residential road with no street frontage.
Site Development Constraints	Physical site features (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is fairly regular in shape, small and flat.
	Environmental constraints and abnormal development requirements (<i>vacant / part vacant sites and redevelopment opportunities</i>)	There are no environmental policy constraints on the site. The site is free from all environmental and heritage designations as is the surrounding area.
	Flooding	There is no flood risk on site (outside defined floodrisk zone).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is likely to have no contamination.
	Ownership / Owner Aspirations	Owner aspirations are unknown and the site is not being marketed for any alternative use.
	Site access	The site is difficult to access due to the narrow one way road. The internal circulation and parking on site is good.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is located within 500m of a public transport interchange.
	Ease of walking and cycling	There are footpaths leading to the site.
Enhancement of the Environment	Land classification	The site is predominantly/ wholly brownfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Potential for owner specific infill/intensification only on site.
Regeneration and Economic Development	Sequential location	The site is located within or edge of existing city centre.
	Economic Activity	The site is located in an area of moderate economic activity (58.1 - 67.7%).
	Multiple Deprivation Indices	The site is within an area ranked within top 10% and 20% of deprived wards for multiple deprivation indices.
	Economic Development	Royal Mail sorting office with potential for owner specific infill/intensification.

Site Title and Number	22 Harting Road/Fishergate Hill
GENERAL	
Local Authority	Preston
Site Size	1.82 ha
General Site Description	The site contains a purpose built United Utilities office building and associated parking. In addition, the rear of the site contains a Nissan garage.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	The site is located less than 1 mile away from a motorway or major arterial route.
	Quality of local road access	Local roads are relatively wide and not heavily congested, access is good.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	A medium size employment site occupied by United Utilities and a Nissan garage to the rear. United Utilities occupy a group of circa 1970s office buildings along Harting Road. The building complex is well maintained and provides a positive business image.
	Duration of availability (<i>vacant / part vacant sites</i>)	The site is not vacant.
	Marketing and enquiry interest	Site was not being marketed by agents at the time of the site visit.
	Adjoining Land Uses	The site adjoins predominantly residential uses which are <u>potentially sensitive</u> .
	Road Frontage Visibility	Local road frontage is excellent.
Site Development Constraints	Physical site features (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is irregular in shape and flat.
	Environmental constraints and abnormal development requirements (<i>vacant / part vacant sites and redevelopment opportunities</i>)	There are no environmental policy constraints on the site. The site is free from all environmental and heritage designations as is the surrounding area.
	Flooding	There is no flood risk on site (outside defined flood risk zone).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is likely to have no contamination.
	Ownership / Owner Aspirations	Site ownership and aspirations are unknown.
	Site access	Access to the site is very good. Entrance/ egress is clearly defined and wide enough for a variety of vehicles, visibility is good and pedestrians are also catered for in terms of access.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is located within 500m of a public transport interchange.
	Ease of walking and cycling	There are adequate footpath links to the site.
Enhancement of the Environment	Land classification	The site is predominantly brownfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Environmental quality would be significantly improved if this part of the site were redeveloped with a modern and attractive new building, however, this being said current buildings are well maintained and are functioning well.
Regeneration and Economic Development	Sequential location	The site is located within the edge of Preston City centre.
	Economic Activity	The site is located in an area of moderate economic activity (58.1 - 67.7%).
	Multiple Deprivation Indices	The site is within an area ranked as an affluent ward (50%) for multiple deprivation indices.
	Economic Development	Site occupied by United Utilities and Nissan Garage. Limited (owner specific) infill opportunities are possible however owner aspirations are unknown.

Site Title and Number	23 Midland House, Maritime Way
GENERAL	
Local Authority	Preston
Site Size	0.935 ha
General Site Description	A small site, located near to the Riversway complex, the site is currently occupied by a small car park and an office building.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	The site is located more than 2 miles away from a motorway or major arterial route.
	Quality of local road access	The access is narrow and not straightforward.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	The site contains a car park, small office building and some vegetation.
	Duration of availability (<i>vacant / part vacant sites</i>)	
	Marketing and enquiry interest	At the time of the site visit there was some evidence of marketing though local agents on the site.
	Adjoining Land Uses	The site is surrounded by employment and residential uses which could potentially be sensitive neighbours.
	Road Frontage Visibility	The site has some visibility to a local road.
Site Development Constraints	Physical site features <i>(vacant / part vacant sites and redevelopment opportunities)</i>	The site is very small, flat and a fairly regular shape.
	Environmental constraints and abnormal development requirements <i>(vacant / part vacant sites and redevelopment opportunities)</i>	There are no environmental policy constraints on the site. The site is free from all environmental and heritage designations as is the surrounding area.
	Flooding	The risk of flooding is high on the site (Category 3a and 3b).
	Contamination <i>(vacant / part vacant sites and redevelopment opportunities)</i>	The site is likely to have no contamination.
	Ownership / Owner Aspirations	Unknown ownership and aspirations.
	Site access	Currently there is no access to the to the south of the local road, however, the car park within the site is easily accessible.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is located within 500 m of a main bus route and/or within 1 km walking distance of a rail station but not within 1 km of a transport interchange.
	Ease of walking and cycling	There are good footpaths into the site.
Enhancement of the Environment	Land classification	The site is more than 50% brownfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	The site is small and easy to develop given its location. Development of the site with an attractive small building would improve environmental quality.
Regeneration and Economic Development	Sequential location	The site is located out of centre, but within the urban areas and well served by public transport.
	Economic Activity	The site is located in an area of moderate economic activity (58.1 - 67.7%).
	Multiple Deprivation Indices	The site is within an area ranked in the most affluent wards (75%) for multiple deprivation.
	Economic Development	Small site adjacent to the large Preston Riversway Employment Site. Potential to deliver some small scale office development, however, site is within a high risk flood area.

Site Title and Number	24 Paley Road
GENERAL	
Local Authority	Preston
Site Size	1.463 ha
General Site Description	A small employment site occupied by a garage and single and two storey warehouse buildings to the rear.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	The site is located less than 1 mile away from a motorway or major arterial route.
	Quality of local road access	Local roads are narrow but not heavily congested, access is adequate.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	A small employment site occupied by a Honda garage and single and two storey warehouse buildings to the rear. The site appears to be fully occupied despite its limited local road frontage and poor building portfolio.
	Duration of availability (<i>vacant / part vacant sites</i>)	The site is not vacant.
	Marketing and enquiry interest	At the time of the site visit the site was not being marketed by agents.
	Adjoining Land Uses	The site adjoins other employment uses and residential which are potentially sensitive.
	Road Frontage Visibility	The site has high visibility to a local road.
Site Development Constraints	Physical site features (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is small, flat and regular in shape.
	Environmental constraints and abnormal development requirements (<i>vacant / part vacant sites and redevelopment opportunities</i>)	There are no environmental policy constraints on the site. The site is free from all environmental and heritage designations as is the surrounding area.
	Flooding	The risk of flooding is medium on the site (Category 2).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is likely to have a limited amount of contamination on it which can easily be mitigated.
	Ownership / Owner Aspirations	Unknown ownership and aspirations.
	Site access	The site is accessible for vehicles and pedestrians but road layouts and visibility make it complicated.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site immediately adjacent to a main bus route.
	Ease of walking and cycling	There are good footpaths to the site but no cycle routes.
Enhancement of the Environment	Land classification	The site is predominantly brownfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Redevelopment of the single storey building could improve the environmental quality.
Regeneration and Economic Development	Sequential location	The site is located out of centre, but within the urban areas and well served by public transport.
	Economic Activity	The site is located in an area of moderate economic activity (58.1 - 67.7%).
	Multiple Deprivation Indices	The site is within an area ranked as an affluent ward (50%) for multiple deprivation indices.
	Economic Development	An established employment site with a car garage within the western part of the site. Owner aspirations are unknown. Little opportunity to contribute to economic development in this moderately affluent and economically active area.

Site Title and Number	25 Preston Riversway Phase B
GENERAL	
Local Authority	Preston
Site Size	20.025 ha
General Site Description	Large site with capacity for employment development. Site adjoins Preston Riversway site to the east and the south.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	Site adjoins major arterial route to the north.
	Quality of local road access	Local roads are wide and not congested, access is very good.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Whilst a large part of the site is greenfield and allocated in the adopted Local Plan for a Park and Ride facility, the north east quadrant of the site has recently been developed with four car showrooms (Mercedes Benz, Renault, Toyota and Seat). The quality of existing building stock is good and provides a good business image.
	Duration of availability (<i>vacant / part vacant sites</i>)	
	Marketing and enquiry interest	The site did not appear to be being marketed by agents at the time of the site visit.
	Adjoining Land Uses	The site is located in an area of other similar uses and open countryside.
	Road Frontage Visibility	The site has a highly visible frontage to a main road.
Site Development Constraints	Physical site features (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is large, fairly regular in shape and flat. A constraining factor on this site is the location of electricity pylons that cross the eastern part of the site
	Environmental constraints and abnormal development requirements (<i>vacant / part vacant sites and redevelopment opportunities</i>)	No environmental/conservation destinations are known for this site.
	Flooding	The risk of flooding is high on the site (Category 3a and 3b).
	Contamination	The site is likely to have no contamination.
	(<i>vacant / part vacant sites and redevelopment opportunities</i>)	
	Ownership / Owner Aspirations	Unknown ownership and aspirations.
	Site access	Access to the site is good. Entrance/ egress is clearly defined and wide enough for a variety of vehicles, visibility is good and pedestrians are also catered for in terms of access.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is located within 500 m of a main bus route and/or within 1 km walking distance of a rail station but not within 1 km of a transport interchange.
	Ease of walking and cycling	There is a cycle route along the main road and good footpaths which lead into the site.
Enhancement of the Environment	Land classification	The site is less than 50% brownfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Development of the site with modern high quality buildings will significantly enhance the sites current contribution to the local environmental quality and also meet any relevant local regeneration strategies for area.
Regeneration and Economic Development	Sequential location	The site is located out of centre, but within the urban areas and well served by public transport.
	Economic Activity	The site is located in an area of moderate economic activity (58.1 - 67.7%).
	Multiple Deprivation Indices	The site is within an area ranked within top 10% and 20% of deprived wards for multiple deprivation indices.
	Economic Development	Given the size of the site and the presence of major automotive showrooms, any future development could attract key target sectors and provide for a range of requirements. Development of this site has the potential to significantly improve economic activity in the area and its multiple deprivation ranking.

Site Title and Number	26 Riversway Sites 5/6
GENERAL	
Local Authority	Preston
Site Size	0.806 ha
General Site Description	The site has recently been redeveloped entirely for residential use.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	The site is located 1 - 2 miles away from a motorway or major arterial route.
	Quality of local road access	Local roads are relatively wide and not heavily congested, access is adequate/good.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Site has recently been redeveloped for residential.
	Duration of availability (<i>vacant / part vacant sites</i>)	The site is occupied by residential.
	Marketing and enquiry interest	Site is not being marketed by agents for employment purposes.
	Adjoining Land Uses	The site has little or no 'bad' neighbouring uses but has some potentially sensitive uses nearby.
	Road Frontage Visibility	The site has some limited visible frontage to a main road or high visibility to a local road.
Site Development Constraints	Physical site features (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is small, regular and flat.
	Environmental constraints and abnormal development requirements (<i>vacant / part vacant sites and redevelopment opportunities</i>)	There are no environmental policy constraints on the site. The site is free from all environmental and heritage designations as is the surrounding area.
	Flooding	The risk of flooding is high on the site (Category 3a and 3b).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is likely to have no contamination.
	Ownership / Owner Aspirations	Unknown ownership.
	Site access	Access to the site is good. Entrance/ egress is clearly defined and wide enough for a variety of vehicles, visibility is good and pedestrians are also catered for in terms of access.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is located within 500 m of a main bus route and/or within 1 km walking distance of a rail station but not within 1 km of a transport interchange.
	Ease of walking and cycling	There are good footpaths leading to the site but no cycle routes.
Enhancement of the Environment	Land classification	The site is predominantly brownfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	The site has recently been redeveloped for residential purposes.
Regeneration and Economic Development	Sequential location	The site is located out of centre, but within the urban area well served by public transport.
	Economic Activity	The site is located in an area of moderate economic activity (58.1 - 67.7%).
	Multiple Deprivation Indices	The site is within an area ranked in the most affluent wards (75%) for multiple deprivation.
	Economic Development	Site does not have the ability to deliver any regional or local economic development objectives as it has recently been developed for housing.

Site Title and Number	27 Bow Lane
GENERAL	
Local Authority	Preston
Site Size	6.778 ha
General Site Description	A mixed use site containing (circa 1970s) office buildings, an attractive period brick office building and some residential development recently completed.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	The site is located less than 1 mile away from a motorway or major arterial route.
	Quality of local road access	Bow Lane is wide and overly congested. Some of the local residential roads are narrow. Access to the site is adequate.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	The site contains modern (circa 70s) buildings and a prominent large period building. The site overall is well maintained despite buildings being generally visually unappealing.
	Duration of availability (<i>vacant / part vacant sites</i>)	
	Marketing and enquiry interest	There has been some limited marketing though local agents of the site (single marketing sign on site at time of site visit).
	Adjoining Land Uses	The site adjoins other employment land and residential uses which could potentially be sensitive neighbours.
	Road Frontage Visibility	The site has good local road visibility having multiple local road frontages
Site Development Constraints	Physical site features (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is fairly flat, medium in size and of a regular shape with no obviously constraints.
	Environmental constraints and abnormal development requirements (<i>vacant / part vacant sites and redevelopment opportunities</i>)	There are no environmental policy constraints on the site. The site is free from all environmental and heritage designators, as is the surrounding area.
	Flooding	There is no flood risk on site (outside of defined floodrisk zone).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is likely to have no contamination.
	Ownership / Owner Aspirations	Owner aspirations (made under Site Suggestions) implies that the owners have aspirations to develop the site for residential.
	Site access	The site is easily accessible for vehicles and pedestrians, road layouts and visibility aid entrance and egress from the site. Nearby cul-de-sacs make access to some parts of the site confusing.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is located within 500m of a public transport interchange.
	Ease of walking and cycling	There are only footpaths leading to the site and no cycle links.
Enhancement of the Environment	Land classification	The site is predominantly brownfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	There are some poorly maintained areas of the site which could be improved.
Regeneration and Economic Development	Sequential location	The site is within Preston City Centre.
	Economic Activity	The site is located in an area of moderate economic activity (58.1 - 67.7%).
	Multiple Deprivation Indices	The site is within an area ranked within top 10% and 20% of deprived wards for multiple deprivation indices.
	Economic Development	There is an opportunity for intensification (owner specific or independent) over the open air car park. Part of site has recently developed for residential.

Site Title and Number	28 Riversway A – Portway/West Strand
GENERAL	
Local Authority	Preston
Site Size	29.393 ha
General Site Description	A large, modern employment site. Occupiers include companies such as KPMG, Caledonia Car Sales, Tustin Court (Hotel), BMW, Jaguar and Ford car showrooms.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	The site is located 1 - 2 miles away from a motorway or major arterial route.
	Quality of local road access	Local roads are wide, purpose built and not congested, access is very good.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	The site contains a few older buildings however most are new purpose built buildings which are well maintained. Areas around buildings are well landscaped and maintained.
	Duration of availability (<i>vacant / part vacant sites</i>)	The site is not vacant.
	Marketing and enquiry interest	At the time of the site visit there were some marketing signs on site.
	Adjoining Land Uses	The site adjoins other employment and residential uses (which can be sensitive).
	Road Frontage Visibility	The site has good local road visibility and frontage.
Site Development Constraints	Physical site features (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is large, fairly regular in shape and flat with no obvious constraints.
	Environmental constraints and abnormal development requirements (<i>vacant / part vacant sites and redevelopment opportunities</i>)	There are no environmental policy constraints on the site. The site is free from all environmental and heritage designations as is the surrounding area.
	Flooding	The risk of flooding is high on the site (Category 3a and 3b).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is likely to have no contamination.
	Ownership / Owner Aspirations	Owner aspirations are unknown apart from the rail engine building where a planning application is pending for a residential conversion.
	Site access	Access to the site is very good. Entrance/ egress is clearly defined and wide enough for a variety of vehicles, visibility is good and pedestrians are also catered for in terms of access.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is located within 500 m of a main bus route.
	Ease of walking and cycling	There are good footpaths leading to the site.
Enhancement of the Environment	Land classification	The site is predominantly brownfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Development/ redevelopment of the site will neither enhance nor detract from the environment and will neither enhance nor go against regeneration strategies for the area as most building stock on site is new and modern.
Regeneration and Economic Development	Sequential location	The site is located out of centre, but within the urban area.
	Economic Activity	The site is located in an area of moderate economic activity (58.1 - 67.7%).
	Multiple Deprivation Indices	The site is within an area ranked in the most affluent wards (75%) for multiple deprivation.
	Economic Development	Established high quality employment site with some opportunities for infill development. Attractive rail engine building pending decision for residential led development with some office uses proposed. Owner aspirations for the remainder of the site are unknown.

Site Title and Number	29 Sharoe Green Hospital
GENERAL	
Local Authority	Preston
Site Size	10.358 ha
General Site Description	This site includes a Grade II listed administration building (set within a formal front garden) a group of smaller outbuildings to the rear. The administrative building has been refurbished and is in multiple occupancy as offices. The remaining (retained) buildings are boarded up and the remainder of the site has been cleared for development.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	The site is located less than 1 mile away from a motorway or major arterial route.
	Quality of local road access	The local roads are not busy and are of an average width. Access to the site is good.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	The site contains an attractive historic hospital building which has been refurbished and now contains Preston Business Centre. There are a number of smaller outbuildings to the rear of this building. The remainder of the buildings appear to be boarded up ready to be cleared.
	Duration of availability (<i>vacant / part vacant sites</i>)	
	Marketing and enquiry interest	There was no marketing by agents at the time of the site visit.
	Adjoining Land Uses	The site is surrounded by open space and residential uses.
	Road Frontage Visibility	The local road frontage visibility is good.
Site Development Constraints	Physical site features (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is medium size, slightly irregular and flat.
	Environmental constraints and abnormal development requirements (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site will need to be considered sensitively given the presence of the Grade II listed building and listed formal gardens.
	Flooding	There is no flood risk on site (outside any defined flood risk zone).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is likely to have no contamination.
	Ownership / Owner Aspirations	Unknown ownership and aspirations. Part of the site has been committed for employment land which has been delivered within the main administrative building. The site also has outline planning permission for mixed use development comprising of residential, business uses, sport and health facilities with associated car parking and access.
	Site access	The site is easily accessible for vehicles and pedestrians, road layouts and visibility aid entrance and egress from the site.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is located within 500 m of a main bus route and/or within 1 km walking distance of a rail station but not within 1 km of a transport interchange.
	Ease of walking and cycling	There are adequate footpaths to the site.
Enhancement of the Environment	Land classification	The site is predominantly brownfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Whilst most of the site has been cleared, the period buildings are attractive and provide a good business image. Redevelopment of this previously developed land represents an opportunity to enhance the environmental quality.
Regeneration and Economic Development	Sequential location	The site is located out of centre, but within the urban areas and well served by public transport.
	Economic Activity	The site is located in an area of moderate economic activity (58.1 - 67.7%).
	Multiple Deprivation Indices	The site is within an area ranked as an affluent ward (50%) for multiple deprivation indices.
	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	Redevelopment of this previously developed land represents an opportunity to enhance the site's contribution to local economic activity in this relatively affluent ward. Cleared areas of the site are likely to be developed for residential use rather than the provision of additional employment.

Site Title and Number	30 North Preston Employment Area
GENERAL	
Local Authority	Preston
Site Size	53.448 ha
General Site Description	This is a large well established employment site which provides a range of employment facilities.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	The site is located less than 1 mile away from a motorway or major arterial route.
	Quality of local road access	Local roads are wide and not congested, access is excellent.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	The site contains fairly modern employment buildings, a combination of warehouses and office buildings, these are well maintained and landscaped. There is a high level of parking provision and internal circulation and servicing routes are legible.
	Duration of availability (<i>vacant / part vacant sites</i>)	
	Marketing and enquiry interest	At the time of the site visit parts of the site were being marketed by a number of estate agents including King Sturge, Parker and Company, Eskesley and others.
	Adjoining Land Uses	The site has little or no 'bad' neighbouring uses) but has some potentially sensitive uses nearby (residential and open space).
	Road Frontage Visibility	The site has a highly visible frontage to the main road (A6).
Site Development Constraints	Physical site features (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is flat, large and regular.
	Environmental constraints and abnormal development requirements (<i>vacant / part vacant sites and redevelopment opportunities</i>)	There are no environmental policy constraints on the site. The site is free from all environmental and heritage designations as is the surrounding area.
	Flooding	There is no flood risk on site (outside any defined floodrisk zone).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is not likely to have any contamination on it.
	Ownership / Owner Aspirations	Ownership is known for the site (English Partnerships). No extant planning permission exists for the site and the owner(s) are not known to be adverse to employment uses on the site.
	Site access	Access to the site is very good. Entrance/ egress is clearly defined and wide enough for a variety of vehicles, visibility is good and pedestrians are also catered for in terms of access.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is located within 500 m of a main bus route and/or within 1 km walking distance of a rail station but not within 1 km of a transport interchange.
	Ease of walking and cycling	There are good footpaths leading into the site and some cycle routes.
Enhancement of the Environment	Land classification	The site is predominantly brownfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Site is already developed to an adequate standard. Only some small pockets remain for infill/ intensification.
Regeneration and Economic Development	Sequential location	The site is located out of centre, but within the urban areas and well served by public transport.
	Economic Activity	The site is located in an area of good economic activity (67.7-72.5%).
	Multiple Deprivation Indices	The site is within an area ranked in the most affluent wards (75%) for multiple deprivation.
	Economic Development	The allocated land on this site has now been taken up. The main potential for further development arises from infilling and intensification of small pockets of land remaining.

Site Title and Number	31 Moor Lane/Cragg's Row
GENERAL	
Local Authority	Preston
Site Size	3.094 ha
General Site Description	A large part of the site has been redeveloped for residential development, however, a small part continues to provide depot accommodation for United Utilities and two other smaller warehouse occupiers.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	The site is located less than 1 mile away from a motorway or major arterial route.
	Quality of local road access	Local roads are relatively wide and not heavily congested, access is adequate.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	A large part of the site has been redeveloped for residential development, however, a small part continues to provide depot accommodation for United Utilities and two other smaller warehouse occupiers.
	Duration of availability (<i>vacant / part vacant sites</i>)	
	Marketing and enquiry interest	The site was not being marketed by agents at the time of the site visit.
	Adjoining Land Uses	The site is surrounded by predominantly residential uses which can be sensitive.
Site Development Constraints	Road Frontage Visibility	The site has a highly visible frontage to a main road.
	Physical site features (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is medium sized, irregular shape and fairly flat in topography.
	Environmental constraints and abnormal development requirements (<i>vacant / part vacant sites and redevelopment opportunities</i>)	There are no environmental policy constraints on the site. The site is free from all environmental and heritage designations as is the surrounding area.
	Flooding	There is no flood risk on site (outside of defined flood risk area).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is likely to have no contamination.
	Ownership / Owner Aspirations	Owner aspirations for the employment part of the site are unknown, however, it is likely that there will be further pressure for residential led redevelopment.
	Access to the site	Moor Street is fairly busy but access to the site is fairly straightforward. The road layout aids entrance and egress to the site.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is well located in terms of public transport links
Enhancement of the Environment	Ease of walking and cycling	There are footpath links to the site.
	Land classification	The site is predominantly brownfield.
Regeneration and Economic Development	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	The northern part of the site has already been developed whereas the southern section contains period warehouse buildings. There is scope to redevelop two small warehouses along Cragg's Row.
	Sequential location	The site is located on the edge of the existing city centre.
	Economic Activity	The site is located in an area of low economic activity (53.3 -58.1%).
	Multiple Deprivation Indices	The site is within an area ranked within the top 5% of the most deprived wards for multiple deprivation indices.
	Economic Development	Northern part of site recently redeveloped for residential development. Owner aspirations for remainder of site (occupied by United Utilities and two vacant warehouses) are unknown.

Site Title and Number		32 Council Depot, Argyll Road
GENERAL		
Local Authority	Preston	
Site Size	3.919 ha	
General Site Description	This site is used as a bus depot and contains older employment buildings.	

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	The site is located less than 1 mile away from a motorway or major arterial route.
	Quality of local road access	Local roads are relatively wide and not heavily congested, access is good.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	This site is used as a bus depot and contains older employment buildings.
	Duration of availability (<i>vacant / part vacant sites</i>)	
	Marketing and enquiry interest	Site is not being marketed by agents and appears to be fully occupied.
	Adjoining Land Uses	The site adjoins residential uses which potentially are sensitive.
	Road Frontage Visibility	The site has good local road frontage.
Site Development Constraints	Physical site features (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is flat, fairly regular in shape and free from any obvious constraints.
	Environmental constraints and abnormal development requirements (<i>vacant / part vacant sites and redevelopment opportunities</i>)	No obvious environmental policy constraints are known for the site or surrounding area.
	Flooding	There is no flood risk on site (outside of any defined floodrisk area).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is likely to have a limited amount of contamination on it which can easily be mitigated.
	Ownership / Owner Aspirations	Ownership is known to be Preston City Council. No extant planning permission exists for the site.
	Site access	There are several entrance/egress points to the site. The site is easily accessible for vehicles and pedestrian, road layouts and visibility aid entrance and egress from the site.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site immediately adjacent to a main bus route or is within 1 km walking distance of a transport interchange.
	Ease of walking and cycling	There are adequate footpath links to the site.
Enhancement of the Environment	Land classification	The site is predominantly brownfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Development/ redevelopment of buildings within the central and southern part of the site would improve the current local environmental quality.
Regeneration and Economic Development	Sequential location	The site is located out of centre, but within the urban area.
	Economic Activity	The site is located in an area of low economic activity (53.3 - 58.1%).
	Multiple Deprivation Indices	The site is within an area ranked within the top 5% of the most deprived wards for multiple deprivation indices.
	Economic Development	In current active use as a bus depot. Owner aspirations unknown. Economic development potential exists to improve economic activity and deprivation levels in the surrounding area.

Site Title and Number	33 Moor Lane/Victoria Street
GENERAL	
Local Authority	Preston
Site Size	0.279 ha
General Site Description	The site is small and contains three main buildings (a pub, a printers and a period office building) built against the boundary of the site and fronting onto local roads.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	The site is located less than 1 mile away from a motorway or major arterial route.
	Quality of local road access	The local road is narrow, congested with parked cars. The main road is fairly wide and is busy but not congested.
Business Image	Quality of the external environment <i>(vacant / part vacant sites and redevelopment opportunities)</i>	
	Quality of the existing portfolio, internal and external environment <i>(occupied sites / re-use opportunities)</i>	The site contains poorly maintained buildings. The building fronting onto Moor Lane worthy of retention and refurbishment.
	Duration of availability <i>(vacant / part vacant sites)</i>	
	Marketing and enquiry interest	Site is not being marketed by agents and appears to be fully occupied.
	Adjoining Land Uses	The site is surrounded by employment and residential uses.
	Road Frontage Visibility	The site has a highly visible frontage to a main and local road.
Site Development Constraints	Physical site features <i>(vacant / part vacant sites and redevelopment opportunities)</i>	The site is small, flat and fairly regular in shape.
	Environmental constraints and abnormal development requirements <i>(vacant / part vacant sites and redevelopment opportunities)</i>	There are no environmental policy constraints on the site. The site is free from all environmental and heritage designations as is the surrounding area.
	Flooding	There is no flood risk on site (outside any defined flood risk zone).
	Contamination <i>(vacant / part vacant sites and redevelopment opportunities)</i>	The site is likely to have a limited amount of contamination on it which can be mitigated.
	Ownership / Owner Aspirations	Site owner(s) and aspirations are unknown.
	Site access	The site contains edge of site parking which is awkward to access. Access and egress is not well defined.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is immediately adjacent to a main bus route.
	Ease of walking and cycling	There are footpaths leading to the site but no cycle links.
Enhancement of the Environment	Land classification	The site is predominantly brownfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Development/ redevelopment of the site would improve the sites current local environment.
Regeneration and Economic Development	Sequential location	The site is located on the edge of the existing city centre.
	Economic Activity	The site is located in an area of low economic activity (53.3 -58.1%).
	Multiple Deprivation Indices	The site is within an area ranked within the top 5% of the most deprived wards for multiple deprivation indices.
	Economic Development	Small mixed use site occupied by a pub, printer workshop and a period office building appears fully occupied and is performing a local employment role.

Site Title and Number	34 North Road B/Kent Street
GENERAL	
Local Authority	Preston
Site Size	13.617 ha
General Site Description	An established employment site containing a mix of operators accommodated within older style warehouse and workshop units

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	Immediately adjacent to a motorway or major arterial route.
	Quality of local road access	The local roads are very narrow. In addition, the parked cars along the road make access to the site more difficult.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Buildings are of an average quality and condition, circulation and parking provision is poor.
	Duration of availability (<i>vacant / part vacant sites</i>)	
	Marketing and enquiry interest	Most of the site appears to be occupied with the exception of a couple of derelict buildings. There was one "To Let" sign on site advertising a warehouse building at the time of the site visit.
	Adjoining Land Uses	The site is close to other employment sites and residential uses which are potentially sensitive.
	Road Frontage Visibility	The site has good local road visibility and frontage.
Site Development Constraints	Physical site features (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is irregular in shape, fairly flat and large (over 10 ha) and appears to be free from any overt physical constraints.
	Environmental constraints and abnormal development requirements (<i>vacant / part vacant sites and redevelopment opportunities</i>)	There are no environmental policy constraints on the site. The site is free from all environmental and heritage designations as is the surrounding area.
	Flooding	There is no flood risk on site (outside defined floodrisk area).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is likely to have a limited amount of contamination which can be mitigated.
	Ownership / Owner Aspirations	Site owner(s) are unknown.
	Site access	The site is accessible for vehicles and pedestrians but road layouts and visibility make it more complicated.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site immediately adjacent to a main bus route and is within 1 km walking distance of a transport interchange.
	Ease of walking and cycling	There are adequate footpaths leading to the site.
Enhancement of the Environment	Land classification	The site is predominantly brownfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Development of the site with high quality employment buildings will significantly enhance the site's current contribution to the local environmental quality.
Regeneration and Economic Development	Sequential location	The site is located within or edge of existing city centre.
	Economic Activity	The site is located in an area of low economic activity (53.3 -58.1%).
	Multiple Deprivation Indices	The site is within an area ranked within the top 5% of the most deprived wards for multiple deprivation indices.
	Economic Development	The site appears to be in high occupancy. Opportunities for development are likely to be limited to infill/intensification.

Site Title and Number		35 Rye Street/Canute Street
GENERAL		
Local Authority	Preston	
Site Size	0.851 ha	
General Site Description	This site is an extension to the North Road B/ Kent Street site, however ,it is small in size and contains very poor quality employment buildings and a group of terraced dwellings. One of the warehouse units was vacant at the time of survey.	

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	The site is located less than 1 mile away from a motorway or major arterial route.
	Quality of local road access	The local roads are narrow. There are many parked cars along the road which hinder easy access to the site.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	The site contains very poor quality employment buildings and a group of terraced dwellings. Parking and circulation is quite congested.
	Duration of availability (<i>vacant / part vacant sites</i>)	Most of the site is not vacant. It is unknown how long the warehouse unit has been vacant,
	Marketing and enquiry interest	At the time of the site visit there was a "To Let" sign marketing a warehouse within the southern part of the site.
	Adjoining Land Uses	The site contains a mix of residential and employment uses. Nearby uses are also a combination of residential (terraces) and employment uses, some of which are potentially sensitive.
	Road Frontage Visibility	The site has local road frontage visibility.
Site Development Constraints	Physical site features <i>(vacant / part vacant sites and redevelopment opportunities)</i>	The site is small (under 1 ha), flat and regular in shape.
	Environmental constraints and abnormal development requirements <i>(vacant / part vacant sites and redevelopment opportunities)</i>	There are no known environmental constraints for the site or surrounding area.
	Flooding	There is no flood risk on site (outside defined floodrisk area).
	Contamination <i>(vacant / part vacant sites and redevelopment opportunities)</i>	The site is likely to have a limited amount of contamination on it from the garage uses which can be mitigated.
	Ownership / Owner Aspirations	Site owner(s) are unknown.
	Site access	The site is accessible for vehicles and pedestrians but road layouts and visibility make it complicated. A combination of one way systems and the parked cars make the roads narrow make visibility poor when leaving the site.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is immediately adjacent to a main bus route or is within 1 km walking distance of a transport interchange.
	Ease of walking and cycling	There are good footpaths leading to the site but no cycle links.
Enhancement of the Environment	Land classification	The site is predominantly / wholly brownfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	There could be an opportunity through comprehensive re-development to enhance the environmental quality of the site.
Regeneration and Economic Development	Sequential location	The site is located out of centre, but within the urban areas and well served by public transport.
	Economic Activity	The site is located in an area of low economic activity (53.3 - 58.1%).
	Multiple Deprivation Indices	The site is within an area ranked within the top 5% of the most deprived wards for multiple deprivation indices.
	Economic Development	Site generally occupied. It could represent an opportunity for comprehensive redevelopment in the longer term which could improve economic activity in the area, however, it is likely to only attract lower end and start up businesses.

Site Title and Number	36 Eastham Industrial Estate/Aqueduct Street
GENERAL	
Local Authority	Preston
Site Size	2.304 sq m
General Site Description	A medium size established employment site containing a mix of warehouse/workshop units ranging in size.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	The site is located less than 1 mile away from a motorway or major arterial route.
	Quality of local road access	The local roads are somewhat narrow with some dead ends.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	The smaller units are modern and functional. The larger warehouses are less well maintained and of poorer condition. Narrow internal circulation.
	Duration of availability (<i>vacant / part vacant sites</i>)	
	Marketing and enquiry interest	The site was not being marketed by agents at the time of the site visit.
	Adjoining Land Uses	The site is near to other employment sites and residential uses which are potentially sensitive.
	Road Frontage Visibility	The site benefits from local road frontage.
Site Development Constraints	Physical site features (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is irregular in shape and flat in topography.
	Environmental constraints and abnormal development requirements (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Site is free from any obvious environmental constraints.
	Flooding	There is no flood risk on site (outside defined floodrisk area).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is likely to have a limited amount of contamination on it which can be mitigated.
	Ownership / Owner Aspirations	Site owner(s) and aspirations are unknown.
	Site access	Site access is narrow and congested.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is located within 500 m of a main bus route and/or within 1 km walking distance of a rail station but not within 1 km of a transport interchange.
	Ease of walking and cycling	There are footpaths leading into the site.
Enhancement of the Environment	Land classification	The site is predominantly brownfield.
	Potential to enhance environmental quality (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is in high occupancy and has a good business imagine, however, maintenance would improve the environment.
Regeneration and Economic Development	Sequential location	The site is located out of centre, but within the urban area.
	Economic Activity	The site is located in an area of low economic activity (53.3 -58.1%).
	Multiple Deprivation Indices	The site is within an area ranked within the top 5% of the most deprived wards for multiple deprivation indices.
	Economic Development	Established employment site attracting lower end users. Through some infill and intensification the site would be able to deliver economic development objectives however

	owner aspirations are unknown.
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Site Title and Number	37 Deepdale Mill, Deepdale Mill Street
GENERAL	
Local Authority	Preston
Site Size	0.707 ha
General Site Description	Mill building site has been converted to provide an education establishment and some business activities.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	The site is located less than 1 mile away from a motorway or major arterial route.
	Quality of local road access	Local roads are somewhat congested.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Old mill buildings are an adequate quality and condition. Currently operational a Muslim girls school. External areas are averagely maintained.
	Duration of availability (<i>vacant / part vacant sites</i>)	
	Marketing and enquiry interest	Site is not being marketed by agents.
	Adjoining Land Uses	The site has little or no 'bad' neighbouring uses but has some potentially sensitive uses nearby (residential).
	Road Frontage Visibility	The site has some limited high visibility to a local road.
Site Development Constraints	Physical site features (<i>vacant / part vacant sites and redevelopment opportunities</i>)	This is a very small site (under 1 ha) no obvious constraining physical features.
	Environmental constraints and abnormal development requirements (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Site Specific Policy in the Local Plan – Deepdale Mill, Deepdale Mill Street – the existing mill building currently accommodates Preston Muslim Girls School and various business activities. Located close to the Mosque, the building, although less than ideal for educational use, currently plays an important social and economic role in the lives of the local Asian community. Policy SS24 redevelopment for the following uses will be permitted – Residential (C3); Institutional (D1) and Business (B1).
	Flooding	There is no flood risk on site (outside defined floodrisk area).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site may be contaminated from former mill uses.
	Ownership / Owner Aspirations	Owner aspirations are to relocate to a bespoke facility which would free up the site for alternative uses.
	Site access	The site is easily accessible for vehicles and pedestrian, road layouts and visibility aid entrance and egress from the site.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is located within 500 m of a main bus route.
	Ease of walking and cycling	There is adequate footpath and/ or cycle links to the site.
Enhancement of the Environment	Land classification	The site is predominantly brownfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Development/ redevelopment of the site will neither enhance nor detract from the environment and will neither enhance nor go against regeneration strategies for the area.
Regeneration and Economic Development	Sequential location	The site is located out of centre, but within the urban areas and well served by public transport.
	Economic Activity	The site is located in an area of low economic activity (53.3 -58.1%).
	Multiple Deprivation Indices	The site is within an area ranked within the top 5% of the most deprived wards for multiple deprivation indices.
	Economic Development	A site converted to allow occupation by an educational establishment. Long term owner aspirations are to relocate from the site which could potentially create the opportunity for employment development on this site which would aid economic development in the area.

Site Title and Number	38 Tennyson Road Mill
GENERAL	
Local Authority	Preston
Site Size	1.292 ha
General Site Description	The entire site has recently been redeveloped for residential.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	Site is located less than 1 mile away from a motorway or major arterial route.
	Quality of local road access	Local roads are wide and not congested, access is excellent.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Site has been recently developed for residential.
	Duration of availability (<i>vacant / part vacant sites</i>)	Site has been recently developed for residential.
	Marketing and enquiry interest	No marketing on site (recently developed for residential use).
	Adjoining Land Uses	The site has little or no 'bad' neighbouring uses but has some potentially sensitive uses nearby (residential).
	Road Frontage Visibility	The site has some limited visible frontage to a main road or high visibility to a local road.
Site Development Constraints	Physical site features (<i>vacant / part vacant sites and redevelopment opportunities</i>)	No obvious constraining physical features.
	Environmental constraints and abnormal development requirements (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site has some minimal constraints in terms of environmental policy.
	Flooding	There is no flood risk on site (outside defined floodrisk zone)
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Contamination is not likely.
	Ownership / Owner Aspirations	Site owner(s) are unknown.
	Site access	The site is easily accessible for vehicles and pedestrian, road layouts and visibility aid entrance and egress from the site.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is located within 500 m of a main bus route.
	Ease of walking and cycling	There is adequate footpath and/ or cycle links to the site.
Enhancement of the Environment	Land classification	The site is brownfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Site is already redeveloped for residential.
Regeneration and Economic Development	Sequential location	The site is located out of centre, but within the urban areas and well served by public transport.
	Economic Activity	The site is located in an area of low economic activity (53.3 - 58.1%).
	Multiple Deprivation Indices	The site is within an area ranked within top 10% and 20% of deprived wards for multiple deprivation indices.
	Economic Development	Site redeveloped for residential development therefore it is unlikely to come forward for development in the long term.

Site Title and Number	39 Land at New Hall Lane/St. Mary's Street
GENERAL	
Local Authority	Preston
Site Size	1.543 ha
General Site Description	An established employment site containing commercial terraces along New Hall Lane and an office building. The site also contains an attractive period stone church (St Mary's) which is currently vacant.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	The site is located immediately adjacent to a motorway or major arterial route.
	Quality of local road access	Local roads are wide and not congested, access is very good.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	An established employment site containing commercial terraces along New Hall Lane and a circa 1960s office building within the site. In addition, the site contains an attractive period stone church (St Mary's) which is currently vacant. External areas and public areas are fairly well maintained. There is above adequate parking provision internal circulation and servicing routes are provided. The wider environment is not unattractive and is suitable for employment uses.
	Duration of availability (<i>vacant / part vacant sites</i>)	
	Marketing and enquiry interest	At the time of the site visit some of the retail units had "To Let" signage.
	Adjoining Land Uses	The site is located in an area of other similar uses.
	Road Frontage Visibility	The site has a highly visible frontage to a main road.
Site Development Constraints	Physical site features (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is regular in shape, flat and medium size.
	Environmental constraints and abnormal development requirements (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site had an attractive church within the grounds which should be retained and any new buildings would need to respect this building.
	Flooding	There is no flood risk on site (outside defined floodrisk area).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is likely to have no contamination.
	Ownership / Owner Aspirations	Site owner(s) are unknown.
	Site access	The site is easily accessible for vehicles and pedestrians, road layouts and visibility aid entrance and egress from the site.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site immediately adjacent to a main bus route or is within 1 km walking distance of a transport interchange.
	Ease of walking and cycling	There are adequate footpaths leading to the site but no cycle routes.
Enhancement of the Environment	Land classification	The site is predominantly brownfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Tidying up the appearance of the office building could improve the environmental quality however this would not impact in any way on the regeneration strategies for the area.
Regeneration and Economic Development	Sequential location	The site is located on the edge of the existing city centre.
	Economic Activity	The site is located in an area of low economic activity (53.3 -58.1%).
	Multiple Deprivation Indices	The site is within an area ranked within the top 5% of the most deprived wards for multiple deprivation indices.
	Economic Development	Established mixed use site containing a vacant church which could come forward for office use. Remainder of site likely to allow limited intensification or comprehensive long term redevelopment.

Site Title and Number	40 Ribbleton Street/Deepdale Road
GENERAL	
Local Authority	Preston
Site Size	1.283 ha
General Site Description	A mixed use site fronting onto Ribbleton Street and Deepdale Road, it contains a row of attractive period townhouses within the southern part of the site, currently in mixed use (dental surgery, medical centre, some small offices and residential) and warehouse units within the northern part.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	Located less than 1 mile away from a motorway or major arterial route.
	Quality of local road access	Ribbleton Road is relatively wide and not heavily congested however Deepdale road which provides access to the southern part of the site is extremely narrow and does not provide a straightforward access to this part of the site.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	The site comprises attractive period terrace dwellings which front onto Ribbleton Street. The southern part of the site however contains unattractive old warehouses which do not respect or reflect the character of the period buildings within the area. Site access, parking and turning are poor.
	Duration of availability (<i>vacant / part vacant sites</i>)	
	Marketing and enquiry interest	At the time of the site visit the site was not being marketed by agents.
	Adjoining Land Uses	The site is surrounded by a number of uses (some of which are potentially sensitive) including residential, other employment and a park with community centre.
	Road Frontage Visibility	The site has visibility onto a local road.
Site Development Constraints	Physical site features (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is long and narrow in shape and flat in topography.
	Environmental constraints and abnormal development requirements (<i>vacant / part vacant sites and redevelopment opportunities</i>)	There are no environmental policy constraints on the site. The site is free from all environmental and heritage designations as is the surrounding area.
	Flooding	There is no flood risk on site (outside any defined flood risk zone).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is likely to have no contamination.
	Ownership / Owner Aspirations	Site owner(s) are unknown.
	Site access	The southern part of the site is very difficult to access for vehicles and pedestrians due to the narrow road which does not aid entrance to this part of the site. The northern part of the site is more accessible, however, there is not vehicular access to these buildings.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site immediately adjacent to a main bus route.
	Ease of walking and cycling	Good footpaths run along Ribbleton Street.
Enhancement of the Environment	Land classification	The site is predominantly brownfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Redevelopment of the southern part of the site will improve the site's current local environment and will contribute towards any regeneration aspirations for the area.
Regeneration and Economic Development	Sequential location	The site is located out of centre, but within the urban area.
	Economic Activity	The site is located in an area of low economic activity (53.3 -58.1%) - St Matthew's ward.
	Multiple Deprivation Indices	The site is within an area ranked within the top 5% of the most deprived wards for multiple deprivation indices.
	Economic Development	There is no scope for additional development, however, redevelopment of the northern part of the site would significantly enhance the street scene and could potential contribute to economic development in the area.

Site Title and Number	41 Ribbleton Lane/Longworth Street
GENERAL	
Local Authority	Preston
Site Size	3.205 ha
General Site Description	An older employment site currently in multiple occupancy however not used to its full capacity.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	The site is located less than 1 mile away from a motorway or major arterial route.
	Quality of local road access	Local roads are narrow and one-way. Access to the site as a result is not straightforward.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	The site contains small business units. Overall the site is poorly maintained especially the large warehouse site.
	Duration of availability (<i>vacant / part vacant sites</i>)	
	Marketing and enquiry interest	The site was not being marketed by agents at the time of the site visit.
	Adjoining Land Uses	The site is surrounded by residential uses which are potentially sensitive.
	Road Frontage Visibility	The site has good local road frontage visibility but is set back and screened.
Site Development Constraints	Physical site features (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is medium in size, irregular in shape and fairly flat.
	Environmental constraints and abnormal development requirements (<i>vacant / part vacant sites and redevelopment opportunities</i>)	There are no environmental policy constraints on the site. The site is free from all environmental and heritage designations as is the surrounding area.
	Flooding	There is no flood risk on site (outside any defined flood risk zone).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is likely to have a limited amount of contamination on it which can be mitigated.
	Ownership / Owner Aspirations	Site owner(s) and aspirations are unknown.
	Site access	The site is accessible for vehicles and pedestrians but road layouts and visibility make it complicated. For example access and egress are not clear and are not well designed.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is located within 500 m of a main bus route.
	Ease of walking and cycling	There are footpaths leading to the site but no cycle routes.
Enhancement of the Environment	Land classification	The site is predominantly brownfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	The site's contribution to the surrounding environmental quality could be enhanced through improved maintenance/ comprehensive redevelopment.
Regeneration and Economic Development	Sequential location	The site is located out of centre, but within the urban areas and well served by public transport.
	Economic Activity	The site is located in an area of low economic activity (53.3 -58.1%) - St Matthews Ward
	Multiple Deprivation Indices	The site is within an area ranked within top 10% and 20% of deprived wards for multiple deprivation indices.
	Economic Development	Older employment site occupied by small businesses (lower end users). Some infill and intensification possible in the short-medium term. Infill/ intensification or comprehensive redevelopment would substantially contribute to economic development and help to address low economic activity and high multiple deprivation in the ward.

Site Title and Number	42 Waverley Park Mill
GENERAL	
Local Authority	Preston
Site Size	1.396 ha
General Site Description	The site is occupied by an older warehouse building (Timber and Building Supplies) with an open storage yard to the rear.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	The site is located less than 1 mile away from a motorway or major arterial route.
	Quality of local road access	Slightly narrow road access but relatively uncongested and access is good.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Timber and buildings suppliers with large yard and a few sheds. Well maintained site.
	Duration of availability (<i>vacant / part vacant sites</i>)	
	Marketing and enquiry interest	None vacant and no marketing.
	Adjoining Land Uses	Site has little or no 'bad' neighbouring uses but has some potentially sensitive uses nearby (residential).
	Road Frontage Visibility	Local road frontage is good.
Site Development Constraints	Physical site features (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Small site which is regular in shape and flat in topography.
	Environmental constraints and abnormal development requirements (<i>vacant / part vacant sites and redevelopment opportunities</i>)	There are no environmental policy constraints on the site. The site is free from all environmental and heritage designations as is the surrounding area.
	Flooding	There is no flood risk on site (outside any identified flood risk zone).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is likely to have some contamination on it which will require mitigation works.
	Ownership / Owner Aspirations	Site owner(s) are unknown.
	Site access	Access is straight forward, only one entrance/ egress.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is located within 500 m of a main bus route and/or within 1 km walking distance of a rail station but not within 1 km of a transport interchange.
	Ease of walking and cycling	Footpaths only no cycle routes
Enhancement of the Environment	Land classification	The site is predominantly brownfield.
	Potential to enhance environmental quality (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is adequate as is it currently is.
Regeneration and Economic Development	Sequential location	The site is located out of centre, but within the urban areas and well served by public transport.
	Economic Activity	The site is located in an area of low economic activity (53.3 -58.1%) - St Matthew's Ward.
	Multiple Deprivation Indices	The site is within an area ranked within top 10% and 20% of deprived wards for multiple deprivation indices.
	Economic Development	The rear part of site, (currently used as open storage) could provide owner specific development to allow for expansion.

Site Title and Number	43 Deepdale Mill Street
GENERAL	
Local Authority	Preston
Site Size	0.286 ha
General Site Description	This small employment site contains two employment buildings fronting onto Deepdale Mill Street. The site is occupied by an electrical supplies workshop and an auto workshop. The buildings are older warehouses of brick construction and are fully occupied.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	The site is located less than 1 mile away from a motorway or major arterial route.
	Quality of local road access	Local roads are relatively wide and not heavily congested, access is adequate.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	The site contains modern and period buildings which are reasonably well maintained.
	Duration of availability (<i>vacant / part vacant sites</i>)	
	Marketing and enquiry interest	At the time of the site visit there was no marketing on the site which appeared to be fully occupied.
	Adjoining Land Uses	The site is surrounded by a combination of uses (some of which are potentially sensitive) including other employment uses, residential, a church to the rear and a community centre/childcare centre.
	Road Frontage Visibility	The site has good local road frontage and visibility.
Site Development Constraints	Physical site features (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is small, narrow in shape and fairly flat.
	Environmental constraints and abnormal development requirements (<i>vacant / part vacant sites and redevelopment opportunities</i>)	There are no environmental policy constraints on the site. The site is free from all environmental and heritage designations as is the surrounding area.
	Flooding	There is no flood risk on site (outside defined flood risk zone).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is likely to have a limited amount of contamination on it which can be mitigated.
	Ownership / Owner Aspirations	Site owner(s) are unknown.
	Site access	The site is easily accessible for vehicles and pedestrian, road layouts and visibility aid entrance and egress from the site.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is located within 500 m of a main bus route and/or within 1 km walking distance of a rail station but not within 1 km of a transport interchange.
	Ease of walking and cycling	There are adequate footpath links to the site.
Enhancement of the Environment	Land classification	The site is predominantly brownfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Development/ redevelopment of the site will neither enhance nor detract from the environment and will neither enhance nor go against regeneration strategies for the area.
Regeneration and Economic Development	Sequential location	The site is located out of centre, but within the urban area.
	Economic Activity	The site is located in an area of low economic activity (53.3 -58.1%) - St Matthew's Ward.
	Multiple Deprivation Indices	The site is within an area ranked within the top 5% of the most deprived wards for multiple deprivation indices.
	Economic Development	Small occupied employment site. Very small current opportunity for infill/intensification.

Site Title and Number	44 Deepdale Street/Fletcher Road
GENERAL	
Local Authority	Preston
Site Size	9.152 ha
General Site Description	This is an established employment site with an area of land still vacant. The site contains a mix of buildings including older factory buildings and more modern warehouse buildings. Generally, the site is poorly maintained.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	Located less than 1 mile away from a motorway or major arterial route.
	Quality of local road access	Local roads are somewhat narrow and the site is accessible but access to the site is not straight forward due to car parked on the road obstructing access.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	The site contains a mix of traditional brick buildings to more recent pre fabricated warehouse buildings and sheds. The overall character and appearance of the site is discordant.
	Duration of availability (<i>vacant / part vacant sites</i>)	
	Marketing and enquiry interest	There were marketing boards on site at the time of the site visit.
	Adjoining Land Uses	The site has little or no 'bad' neighbouring uses but has some potentially sensitive uses nearby including residential uses and other employment.
	Road Frontage Visibility	The site has high visibility to a local road.
Site Development Constraints	Physical site features (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is fairly regular in shape, medium in size and flat in topography.
	Environmental constraints and abnormal development requirements (<i>vacant / part vacant sites and redevelopment opportunities</i>)	There are no environmental policy constraints on the site. The site is free from all environmental and heritage designations as is the surrounding area.
	Flooding	There is no flood risk on site (outside defined floodrisk zone).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is likely to have a limited amount of contamination on it which can be mitigated.
	Ownership / Owner Aspirations	Site owner(s) and aspirations are unknown.
	Site access	The site is accessible for vehicles and pedestrians but road layouts and visibility make it complicated.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site immediately adjacent to a main bus route or is within 1 km walking distance of a transport interchange.
	Ease of walking and cycling	There are footpaths leading to the site but no cycle routes nearby.
Enhancement of the Environment	Land classification	The site is predominantly/ wholly brownfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	There is significant scope to enhance the site's environmental quality by redeveloping some parts of the site with better quality employment buildings.
Regeneration and Economic Development	Sequential location	The site is located out of centre, but within the urban areas and well served by public transport.
	Economic Activity	The site is located in an area of low economic activity (53.3 -58.1%) - St Matthew's Ward.
	Multiple Deprivation Indices	The site is within an area ranked within the top 5% of the most deprived wards for multiple deprivation indices.
	Economic Development	The site achieves a high score in terms of economic priorities as development and redevelopment of the site is likely to increase economic activity and also reduce high multiple deprivation indicators in the area.

Site Title and Number	45 Crook Street/Campbell Street
GENERAL	
Local Authority	Preston
Site Size	3.208 ha
General Site Description	Part of a wider industrial land cluster, this is a medium size site with older stock warehousing and other employment units in a range of architectural styles and quality. Overall, the site is poorly maintained and tends to attract lower end occupiers in this location.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	The site is located less than 1 mile away from a motorway or major arterial route.
	Quality of local road access	Local roads are somewhat congested and/ or narrow and the site is accessible but access to the site is not straight forward.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	The site contains a mix of small employment buildings predominantly of brick construction . The external areas are only adequately maintained.
	Duration of availability (<i>vacant / part vacant sites</i>)	The site is not vacant
	Marketing and enquiry interest	There has been some limited marketing though local agents of the site (one 'To Let' sign on site at the time of the site visit).
	Adjoining Land Uses	The site adjoins other employment land and a prison to the east.
	Road Frontage Visibility	The site has high visibility to a local road.
Site Development Constraints	Physical site features (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is regular in shape, flat and small.
	Environmental constraints and abnormal development requirements (<i>vacant / part vacant sites and redevelopment opportunities</i>)	There are no environmental policy constraints on the site. The site is free from all environmental and heritage designations as is the surrounding area.
	Flooding	There is no flood risk on site (outside of defined floodrisk area).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is likely to have a limited amount of contamination on it which can be mitigated.
	Ownership / Owner Aspirations	Site owner(s) and aspirations are unknown.
	Site access	The site is accessible for vehicles and pedestrians but road layouts and visibility make it complicated due to the narrow local road network.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site immediately adjacent to a main bus route or is within 1 km walking distance of a transport interchange.
	Ease of walking and cycling	There are adequate footpaths to the site.
Enhancement of the Environment	Land classification	The site is predominantly/ wholly brownfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Redevelopment of the site with high quality employment buildings would improve the site's current local environment and will contribute towards any regeneration aspirations for the area.
Regeneration and Economic Development	Sequential location	The site is located out of centre, but within the urban areas and well served by public transport.
	Economic Activity	The site is located in an area of low economic activity (53.3 - 58.1%) - St Matthew's Ward
	Multiple Deprivation Indices	The site is within an area ranked within the top 5% of the most deprived wards for multiple deprivation indices.
	Economic Development	Established commercial/ employment site with limited opportunities for infill/intensification.

Site Title and Number	46 Ribbleton Lane/New Hall Lane
GENERAL	
Local Authority	Preston
Site Size	11.249 sq m
General Site Description	This is an established employment site which contains a wide mix of businesses accommodated in a mix of building styles. The site contains several listed buildings including attractive period mill buildings and chimney stacks.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	The site is located immediately adjacent to a major arterial route.
	Quality of local road access	The main road (a major arterial route)is wide and provides good, clear access to the front of site. The local roads to the rear of the site are narrow and run on a one way system. Access is poor, improvements needed for internal circulation.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	This is an established employment site which also contains a wide mix of businesses accommodated in a mix of building styles. Some of the older, attractive period buildings have recently been restored and brought back into use including refurbishment and new development to accommodate Police Headquarters and adaptive reuse of an old mill building to a hotel. Some parts of the site are poorly maintained.
	Duration of availability (<i>vacant / part vacant sites</i>)	The site is not vacant.
	Marketing and enquiry interest	Site was not being marketed by agents at the time of the site visit (fully occupied).
	Adjoining Land Uses	The site adjoins residential, commercial and other employment uses.
	Road Frontage Visibility	The site has a highly visible frontage to a main road.
Site Development Constraints	Physical site features (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is medium in size, flat and of a fairly regular shape.
	Environmental constraints and abnormal development requirements (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site had a number of listed buildings within it.
	Flooding	There is no flood risk on site (outside of any identified flood risk zone).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is likely to have a limited amount of contamination on it which can be mitigated.
	Ownership / Owner Aspirations	Site is in unknown ownership.
	Site access	The site is easily accessible for vehicles and pedestrian, road layouts and visibility aid entrance and egress from the site.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site immediately adjacent to a main bus route or is within 1 km walking distance of a transport interchange.
	Ease of walking and cycling	There are good footpaths leading to the site but no cycle links.
Enhancement of the Environment	Land classification	The site is predominantly brownfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Redeveloping of key period buildings by refurbishing them to the standard of the Police Headquarters building would improve the quality and image of this area.
Regeneration and Economic Development	Sequential location	The site is located out of centre, but within the urban areas and well served by public transport.
	Economic Activity	The site is located in an area of low economic activity (53.3 -58.1%) - St Matthew's ward.
	Multiple Deprivation Indices	The site is within an area ranked within the top 5% of the most deprived wards for multiple deprivation indices.
	Economic Development	Site is varied in character with a mix of building quality including older attractive buildings which have been refurbished. Some poorer quality stock but site generally appears popular. Some opportunities for further intensification to aid economic development in the area.

Site Title and Number	47 Blackpool Road/West View
GENERAL	
Local Authority	Preston
Site Size	7.693 ha
General Site Description	A mixed use site containing a large storage and distribution facility for SPAR and car showrooms (BMW and Vauxhall).

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	The site is located less than 1 mile away from a motorway or major arterial route.
	Quality of local road access	The site fronts a busy main road.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Much of the site appears recently redeveloped except for the offices which are older brick buildings and warehouses. All are relatively well maintained.
	Duration of availability (<i>vacant / part vacant sites</i>)	The site is not vacant.
	Marketing and enquiry interest	No marketing at time of site visit but also no vacancies.
	Adjoining Land Uses	Commercial and residential
	Road Frontage Visibility	The site has a highly visible frontage to a main road.
Site Development Constraints	Physical site features (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Irregular shape in shape, medium in size, and flat in topography.
	Environmental constraints and abnormal development requirements (<i>vacant / part vacant sites and redevelopment opportunities</i>)	There are no environmental policy constraints on the site. The site is free from all environmental and heritage designations as is the surrounding area.
	Flooding	There is no flood risk on site (outside any identified floodrisk area).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Potentially there could be some contamination on the site.
	Ownership / Owner Aspirations	Site owner(s) are unknown for most of the site. Owner aspirations for the Spar site are to deliver a mixed use development to attract higher value occupiers.
	Site access	The site is easily accessible for vehicles and pedestrian, road layouts and visibility aid entrance and egress from the site.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is located within 500 m of a main bus route and/or within 1 km walking distance of a rail station but not within 1 km of a transport interchange.
	Ease of walking and cycling	Footpaths into site but no cycle paths.
Enhancement of the Environment	Land classification	The site is predominantly brownfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Maintenance of the site could be improved at the rear of the site near to residential properties. No potential for intensification.
Regeneration and Economic Development	Sequential location	The site is located out of centre, but within the urban areas and well served by public transport.
	Economic Activity	The site is located in an area of low economic activity (53.3 -58.1%) - St Matthew's ward.
	Multiple Deprivation Indices	The site is within an area ranked within top 10% and 20% of deprived wards for multiple deprivation indices.
	Economic Development	Site occupied by SPAR Distribution Centre and two car showrooms (BMW and Vauxhall). Owner aspirations for Spar site to deliver mixed use development to attract higher value occupiers. There are increasing pressures to redevelop the rear part of the site for non employment uses.

Site Title and Number	48 Frenchwood Knoll/Selborne Street
GENERAL	
Local Authority	Preston
Site Size	2.758 ha
General Site Description	Approximately half of the site has been redeveloped for residential uses. The remainder of site is occupied by Virgin Media in a period refurbished building.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	The site is located less than 1 mile away from a motorway or major arterial route.
	Quality of local road access	Local roads are relatively wide and not heavily congested, access is adequate/good.
Business Image	Quality of the external environment <i>(vacant / part vacant sites and redevelopment opportunities)</i>	
	Quality of the existing portfolio, internal and external environment <i>(occupied sites / re-use opportunities)</i>	Approximately half of the site has been redeveloped for non employment uses. The remainder of site is occupied by Virgin Media in a period refurbished building. The building is a fairly attractive generously proportioned period brick building which appears to be adequately maintained.
	Duration of availability <i>(vacant / part vacant sites)</i>	The site is not vacant.
	Marketing and enquiry interest	The site is not being marketed by agents and appears to be fully occupied.
	Adjoining Land Uses	The site is surrounded by residential uses which could potentially be sensitive.
	Road Frontage Visibility	The site had good local road frontage visibility.
Site Development Constraints	Physical site features <i>(vacant / part vacant sites and redevelopment opportunities)</i>	The site is irregular in shape and fairly flat in topography.
	Environmental constraints and abnormal development requirements <i>(vacant / part vacant sites and redevelopment opportunities)</i>	There are no environmental policy constraints on the site. The site is free from all environmental and heritage designations as is the surrounding area.
	Flooding	There is no flood risk on site (outside any identified flood risk zone).
	Contamination <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Contamination is unlikely.
	Ownership / Owner Aspirations	Site owner(s) and aspirations are unknown.
	Site access	The site is easily accessible for vehicles and pedestrian, road layouts and visibility aid entrance and egress from the site.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is located within 500 m of a main bus route and/or within 1 km walking distance of a rail station but not within 1 km of a transport interchange.
	Ease of walking and cycling	There are good footpaths leading to the site but no dedicated cycle links.
Enhancement of the Environment	Land classification	The site is predominantly brownfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Most of the site has already been redeveloped and the period building is well maintained. Redevelopment of the remainder of the site will neither enhance nor detract from the environment and will neither enhance nor go against regeneration strategies for the area.
Regeneration and Economic Development	Sequential location	The site is located within or edge of existing city centre.
	Economic Activity	The site is located in an area of low economic activity (53.3 -58.1%) - Town Centre.
	Multiple Deprivation Indices	The site is within an area ranked within top 10% and 20% of deprived wards for multiple deprivation indices.
	Economic Development	There is no significant potential for infill/ intensification of existing premises.

Site Title and Number	49 Unicentre, Derby Street
GENERAL	
Local Authority	Preston
Site Size	0.258 ha
General Site Description	The site contains a purpose built tall office building currently being marketed and recently refurbished.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	The site is located less than 1 mile away from a motorway or major arterial route.
	Quality of local road access	Local roads are relatively wide, busy and provide adequate access.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	The site contains a tall purpose built office building (constructed circa 1960s/1970s) of average quality. The ground floor appears to have been recently refurbished. The site is suitable for employment uses.
	Duration of availability (<i>vacant / part vacant sites</i>)	Not vacant.
	Marketing and enquiry interest	There has been some limited marketing though local agents of the site (three 'To Let' signs on the building at the time of the site visit).
	Adjoining Land Uses	The site is located in an area of other similar uses.
	Road Frontage Visibility	The site has very good frontage onto the local roads.
Site Development Constraints	Physical site features (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is small, regular and flat.
	Environmental constraints and abnormal development requirements (<i>vacant / part vacant sites and redevelopment opportunities</i>)	There are no environmental policy constraints on the site. The site is free from all environmental and heritage designations as is the surrounding area. The Preston Tithebarn Regeneration Area masterplan highlights this site as being able to provide a car park and community uses in the long term as part of wider mixed use development within the City Centre.
	Flooding	There is no flood risk on site (outside any defined floodrisk zone).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is likely to have no contamination.
	Ownership / Owner Aspirations	Site owner(s) and aspirations are unknown.
	Site access	The site has a central entrance and parking to the rear. The site is easily accessible for vehicles and pedestrian, road layouts and visibility aid entrance and egress from the site.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is located within 500m of a public transport interchange.
	Ease of walking and cycling	There is a good footpath network to the site but no cycle routes nearby.
Enhancement of the Environment	Land classification	The site is predominantly brownfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Development/ redevelopment of the site will neither enhance nor detract from the environment and will neither enhance nor go against regeneration strategies for the area.
Regeneration and Economic Development	Sequential location	The site is located within or edge of existing city centre.
	Economic Activity	The site is located in an area of low economic activity (53.3 -58.1%) - Town Centre ward.
	Multiple Deprivation Indices	The site is within an area ranked within the top 5% of the most deprived wards for multiple deprivation indices.
	Economic Development	The Preston Tithebarn Regeneration Area Masterplan highlights this site as being able to provide a car park and community uses in the long term as part of wider mixed use development within the City Centre.

Site Title and Number		50 Ormskirk Road
GENERAL		
Local Authority	Preston	
Site Size	0.713 ha	
General Site Description	The site contains single storey circa 1960s buildings of brick construction occupied by a recruitment agency, a night club and retail.	
Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	Located less than 1 mile away from a motorway or major arterial route.
	Quality of local road access	Local roads are busy, narrow but not congested. Access to the site is adequate.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Poor building portfolio on site which is outdated.
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	
	Duration of availability (<i>vacant / part vacant sites</i>)	Not vacant.
	Marketing and enquiry interest	Site was not being marketed by agents at the time of the site visit.
	Adjoining Land Uses	The site adjoins other similar employment uses including offices, retail and the main coach station.
	Road Frontage Visibility	The site has good local road frontage visibility.
Site Development Constraints	Physical site features (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is regular in shape and flat in topography.
	Environmental constraints and abnormal development requirements (<i>vacant / part vacant sites and redevelopment opportunities</i>)	There are no environmental policy constraints on the site. The site is free from all environmental and heritage designations as is the surrounding area.
	Flooding	There is no flood risk on site (outside any identified floodrisk zone).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is likely to have no contamination.
	Ownership / Owner Aspirations	Site owner(s) and aspirations are unknown.
	Site access	The site is accessed via a one way highway network. Access to the site is complicated. Whilst there is provision of on site parking, most of it is in a roof top location.

STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is located within 500m of a public transport interchange.
	Ease of walking and cycling	There are good footpaths leading to the site but no cycle routes nearby.
Enhancement of the Environment	Land classification	The site is predominantly brownfield.
	Potential to enhance environmental quality (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site would benefit from redevelopment to provide good quality multi level buildings that correspond to the height of some of the taller buildings within the immediate vicinity.
Regeneration and Economic Development	Sequential location	The site is located within an existing city centre.
	Economic Activity	The site is located in an area of low economic activity (53.3 -58.1%).
	Multiple Deprivation Indices	The site is within an area ranked within the top 5% of the most deprived wards for multiple deprivation indices.
	Economic Development	The Preston Tithebarn Regeneration Area Masterplan earmarks this site to provide office/workshop accommodation as part of wider mixed use development

Site Title and Number	51 Trinity Student Village, Great Shaw Street
GENERAL	
Local Authority	Preston
Site Size	0.69 ha
General Site Description	The site has recently been redeveloped and contains a purpose built student accommodation.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	The site is located less than 1 mile away from a motorway or major arterial route.
	Quality of local road access	The local roads are busy, somewhat narrow and congested.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	The site has recently been developed and contains modern student accommodation.
	Duration of availability (<i>vacant / part vacant sites</i>)	Not vacant.
	Marketing and enquiry interest	Site is not being marketed by agents for employment.
	Adjoining Land Uses	The site adjoins employment uses, a car park and residential, some of which are potentially sensitive.
	Road Frontage Visibility	The site has a good local road frontage.
Site Development Constraints	Physical site features (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is small, regular in shape and flat.
	Environmental constraints and abnormal development requirements] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	There are no environmental policy constraints on the site. The site is free from all environmental and heritage designations as is the surrounding area.
	Flooding	There is no flood risk on site (outside defined floodrisk area).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is likely to have no contamination.
	Ownership / Owner Aspirations	Site owner(s) are unknown.
	Site access	The site is easily accessible for vehicles and pedestrian via two access points. Road layouts and visibility aid entrance and egress from the site.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site immediately adjacent to a main bus route or is within 1 km walking distance of a transport interchange.
	Ease of walking and cycling	There are footpaths leading to the site but no cycle routes.
Enhancement of the Environment	Land classification	The site is predominantly brownfield.
	Potential to enhance environmental quality (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Development/ redevelopment of the site will neither enhance nor detract from the environment and will neither enhance nor go against regeneration strategies for the area as the site is already developed with new student accommodation.
Regeneration and Economic Development	Sequential location	The site is located within or edge of existing city centre.
	Economic Activity	The site is located in an area of low economic activity (53.3 -58.1%) - Town Centre Ward
	Multiple Deprivation Indices	The site is within an area ranked within the top 5% of the most deprived wards for multiple deprivation indices.
	Economic Development	The site has recently been redeveloped for student accommodation therefore the site is unlikely to come forward for development in the long term.

Site Title and Number	52 Trinity Student Village, Great Shaw Street
GENERAL	
Local Authority	Preston
Site Size	0.69 ha
General Site Description	The site has recently been redeveloped for residential apartments.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	The site is located less than 1 mile away from a motorway or major arterial route.
	Quality of local road access	The local roads are busy, somewhat narrow and congested..
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	The site has largely been recently redeveloped for residential use (flats).
	Duration of availability (<i>vacant / part vacant sites</i>)	Not vacant.
	Marketing and enquiry interest	Site is not being marketed by agents for employment uses.
	Adjoining Land Uses	The site adjoins employment uses, a car park and residential, some of which are potentially sensitive.
	Road Frontage Visibility	The site has a good local road frontage.
Site Development Constraints	Physical site features (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is small, regular and flat.
	Environmental constraints and abnormal development requirements (<i>vacant / part vacant sites and redevelopment opportunities</i>)	There are no environmental policy constraints on the site. The site is free from all environmental and heritage designations as is the surrounding area.
	Flooding	There is no flood risk on site (outside defined floodrisk area).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is likely to have no contamination.
	Ownership / Owner Aspirations	Site owner(s) are unknown.
	Site access	The site is easily accessible for vehicles and pedestrian via two access points. Road layouts and visibility aid entrance and egress from the site.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site immediately adjacent to a main bus route or is within 1 km walking distance of a transport interchange.
	Ease of walking and cycling	There are footpaths leading to the site but no cycle routes.
Enhancement of the Environment	Land classification	The site is predominantly brownfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Development/ redevelopment of the site will neither enhance nor detract from the environment and will neither enhance nor go against regeneration strategies for the area as the site is now occupied by modern residential development.
Regeneration and Economic Development	Sequential location	The site is located within or edge of existing city centre.
	Economic Activity	The site is located in an area of low economic activity (53.3 -58.1%) -Town Centre Ward.
	Multiple Deprivation Indices	The site is within an area ranked within the top 5% of the most deprived wards for multiple deprivation indices.
	Economic Development	Site does not have the ability to deliver any regional or local economic development objectives having recently completed as new apartments.

Site Title and Number	53 County Offices, East Cliff
GENERAL	
Local Authority	Preston
Site Size	1.67 ha
General Site Description	The site contains offices in a period brick building and ancillary extensions and car park.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	The site located less than 1 mile away from a motorway or major arterial route.
	Quality of local road access	The local roads are narrow. Access to the site is via a substandard railway bridge.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	The site contains a combination of attractive period buildings and detracting modern extensions. Whilst the period office building is attractive, the other office stock is of a poor standard.
	Duration of availability (<i>vacant / part vacant sites</i>)	Not vacant.
	Marketing and enquiry interest	Site was not being marketed by agents at the time of the site visit.
	Adjoining Land Uses	The site adjoins a railway depot and a railway line.
	Road Frontage Visibility	The site is not visible from any road frontage.
Site Development Constraints	Physical site features (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Irregular shaped and relatively flat site.
	Environmental constraints and abnormal development requirements (<i>vacant / part vacant sites and redevelopment opportunities</i>)	There are no environmental policy constraints on the site. The site is free from all environmental and heritage designations as is the surrounding area.
	Flooding	There is no flood risk on site (outside any defined floodrisk area).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is likely to have no contamination.
	Ownership / Owner Aspirations	Site owner(s) and aspirations are unknown.
	Site access	The site is very difficult to access for vehicles and pedestrians.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is located within 500m of a public transport interchange.
	Ease of walking and cycling	There are some footpaths to the site however, provision is limited and is not continuous.
Enhancement of the Environment	Land classification	The site is predominantly brownfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	The existing period building is attractive. Potential to improve remaining portfolio on site.
Regeneration and Economic Development	Sequential location	The site is located within the existing city centre.
	Economic Activity	The site is located in an area of low economic activity (53.3 - 58.1%) - Town Centre Ward
	Multiple Deprivation Indices	The site is within an area ranked within the top 5% of the most deprived wards for multiple deprivation indices.
	Economic Development	Site contains attractive period buildings and poor quality additions. Site is unable to significantly contribute to economic development within the area given that it is an existing employment site without significant additional capacity to provide further employment/ expansion.

Site Title and Number	54 Winckley Square/Chapel Street
GENERAL	
Local Authority	Preston
Site Size	0.993 ha
General Site Description	Good quality office and commercial/ residential buildings in city centre location.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	The site is located less than 1 mile away from a motorway or major arterial route.
	Quality of local road access	Local roads are narrow and one way. There are lots of parked cars on the local roads which make access to the site less straightforward.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	The site contains predominantly modern office buildings and older buildings that have been refurbished and also contains offices. There is limited on site parking provision however the site is in a city centre location. The site is fairly attractive and suitable for employment uses.
	Duration of availability (<i>vacant / part vacant sites</i>)	Not vacant.
	Marketing and enquiry interest	At the time of the site visit the site was not being marketed by agents and the site appeared to be fully occupied.
	Adjoining Land Uses	The site is close to other commercial uses including retail along the main shopping street, park and is opposite an empty hospital building.
	Road Frontage Visibility	The site has good local road frontage.
Site Development Constraints	Physical site features (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is small, narrow and gently sloping down from north to south.
	Environmental constraints and abnormal development requirements (<i>vacant / part vacant sites and redevelopment opportunities</i>)	There are no environmental policy constraints on the site. The site is free from all environmental and heritage designations as is the surrounding area. The site is within a conservation area.
	Flooding	There is no flood risk on site (outside defined floodrisk zone).
	Contamination	The site is likely to have no contamination.
	(<i>vacant / part vacant sites and redevelopment opportunities</i>)	
	Ownership / Owner Aspirations	Site owner(s) and aspirations are unknown.
Site access	The site is accessible for vehicles and pedestrians. Access and egress are not clear and it is difficult to get good visibility when leaving the site.	

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is located within 500m of a public transport interchange.
	Ease of walking and cycling	There are very good footpaths leading to the site but no cycle routes nearby.
Enhancement of the Environment	Land classification	The site is predominantly brownfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	The site is already well used with no vacancies. Development/ redevelopment of the site will neither enhance nor detract from the environment and will neither enhance nor go against regeneration strategies for the area.
Regeneration and Economic Development	Sequential location	The site is located within an existing city centre.
	Economic Activity	The site is located in an area of low economic activity (53.3 -58.1%) - Town Centre Ward.
	Multiple Deprivation Indices	The site is within an area ranked within top 10% and 20% of deprived wards for multiple deprivation indices.
	Economic Development	Good quality office and commercial/residential buildings with no obvious current potential for intensification.

Site Title and Number	55 Fox Street/Corporation Street/Surgeon's Court
GENERAL	
Local Authority	Preston
Site Size	1.342 ha
General Site Description	The site contains a short stay car park a terrace row occupied as offices, and an entrance to another car park.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	The site is located less than 1 mile away from a motorway or major arterial route.
	Quality of local road access	Local roads are narrow and congested. Access to the site is not straightforward.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Occupied by a surface car park and two storey terraced buildings, currently used as offices. Overall, the site is poorly maintained and does not portray a good business image.
	Duration of availability (<i>vacant / part vacant sites</i>)	Site is not vacant.
	Marketing and enquiry interest	There is limited marketing of the site (one 'To Let' sign for one of the terrace offices at the time of the site visit).
	Adjoining Land Uses	The site adjoins other commercial/employment uses.
	Road Frontage Visibility	The site has good local road frontage.
Site Development Constraints	Physical site features (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is regular in shape and slightly sloping.
	Environmental constraints and abnormal development requirements (<i>vacant / part vacant sites and redevelopment opportunities</i>)	There are no environmental policy constraints on the site. The site is free from all environmental and heritage designations as is the surrounding area. The site is partially within a conservation area. The site is subject to Policy SS4 of the Preston Local Plan which supports development for offices (B1), educational facilities and small scale retail.
	Flooding	There is no flood risk on site (outside defined flood risk area).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is not likely to be contaminated.
	Ownership / Owner Aspirations	Site owner(s) and aspirations are unknown.
	Site access	The site is accessible for vehicles and pedestrians but road layouts and visibility make it complicated.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is located within 500m of a public transport interchange.
	Ease of walking and cycling	There are good footpaths leading to the site however there are no cycle routes.
Enhancement of the Environment	Land classification	The site is predominantly brownfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Development/ redevelopment of the site will improve the sites current local environment and will contribute towards any regeneration aspirations for the area. Redeveloping the car park to a high quality employment would significantly improve the appearance of the site and its use. The terrace row could also be modernised which would improve the environmental quality.
Regeneration and Economic Development	Sequential location	The site is located within the existing city centre.
	Economic Activity	The site is located in an area of low economic activity (53.3 -58.1%). Town Centre Ward
	Multiple Deprivation Indices	The site is within an area ranked within top 10% and 20% of deprived wards for multiple deprivation indices.
	Economic Development	Redevelopment is likely to attract mixed use development (higher value occupiers). Existing occupiers may need to be relocated.

Site Title and Number	56 Avenham Street
GENERAL	
Local Authority	Preston
Site Size	1.75 ha
General Site Description	Site currently contains a car park and a number of older employment buildings. In 2006 a planning application was granted for permission for 210 apartments and B1 office floorspace of 2,988 sqm in the car park. This planning permission has not be implemented.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	The site is located less than 1 mile away from a motorway or major arterial route.
	Quality of local road access	The local roads are narrow and operate via a "one way" system. The site is accessible but access to the site is not straight forward.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	The site contains period brick buildings. The existing car park appears well used. The site overall is poorly maintained, however, it is suitable for employment uses.
	Duration of availability (<i>vacant / part vacant sites</i>)	Site is not vacant.
	Marketing and enquiry interest	Site was not being marketed by agents at the time of the site visit.
	Adjoining Land Uses	The site has little or no 'bad' neighbouring uses but has some potentially sensitive uses nearby including residential.
	Road Frontage Visibility	The site has high visibility to a local road.
Site Development Constraints	Physical site features (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is a regular shape, medium size and gently sloping down from north to south.
	Environmental constraints and abnormal development requirements (<i>vacant / part vacant sites and redevelopment opportunities</i>)	There are no environmental policy constraints on the site. The site is free from all environmental and heritage designations as is the surrounding area.
	Flooding	There is no flood risk on site (outside identified floodrisk zone).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site could have a limited amount of contamination from previous uses which can be mitigated.
	Ownership / Owner Aspirations	Site owner(s) are unknown.
	Site access	The site is accessible for vehicles and pedestrians but road layouts and visibility make it complicated. Access and egress are not clear and it is difficult to get good visibility when leaving the site.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site immediately adjacent to a main bus route or is within 1 km walking distance of a transport interchange.
	Ease of walking and cycling	There are adequate footpaths leading to the site but no dedicated cycle links.
Enhancement of the Environment	Land classification	The site is predominantly brownfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	The land occupied by the car parks could be redeveloped with high quality buildings that respect and reflect the predominant historic character of this part of Preston.
Regeneration and Economic Development	Sequential location	The site is located within or edge of existing city centre.
	Economic Activity	The site is located in an area of low economic activity (53.3 - 58.1%) - Town Centre Ward.
	Multiple Deprivation Indices	The site is within an area ranked within the top 5% of the most deprived wards for multiple deprivation indices.
	Economic Development	Redevelopment of this site is likely to contribute to economic development in an area where multiple deprivation indices are highest and economic activity lowest (although redevelopment proposals would displace existing occupiers).

Site Title and Number	57 St Joseph's Hospital, Mount Street
GENERAL	
Local Authority	Preston
Site Size	0.408 ha
General Site Description	Period vacant hospital buildings (Grade II listed) which are a feature within the locality.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	Located less than 1 mile away from a motorway or major arterial route.
	Quality of local road access	Local roads are narrow and operate on a one way network. Access to the site is not straightforward.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	The site contains an attractive period hospital building however it is currently vacant and is poor maintained. The site would be suitable for employment uses.
	Duration of availability (<i>vacant / part vacant sites</i>)	
	Marketing and enquiry interest	The site is marketed (for sale sign attached to the premises at the time of the site visit).
	Adjoining Land Uses	The site has little or no 'bad' neighbouring uses but has some potentially sensitive uses nearby including a care home and other residential.
	Road Frontage Visibility	The site has high visibility onto the local roads.
Site Development Constraints	Physical site features (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is small, regularly shaped and gently sloping down from north to south.
	Environmental constraints and abnormal development requirements (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site has some minimal constraints in terms of environmental policy – Listed building.
	Flooding	There is no flood risk on site (outside defined flood risk zone).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is likely to have no contamination.
	Ownership / Owner Aspirations	Site owners are understood to have aspirations for residential led development.
	Site access	The site is accessible for vehicles and pedestrians but road layouts and visibility make it complicated. Access and egress are not clear and it is difficult to get good visibility when leaving the site. Poor internal access and parking.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is located within 500m of a public transport interchange.
	Ease of walking and cycling	There are good footpath links to the site but no cycle route.
Enhancement of the Environment	Land classification	The site is predominantly brownfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	The existing attractive period building could be refurbished and modernised this would enhance the quality of the immediate environment.
Regeneration and Economic Development	Sequential location	The site is located within existing city centre.
	Economic Activity	The site is located in an area of low economic activity (53.3 -58.1%) - Town Centre Ward.
	Multiple Deprivation Indices	The site is within an area ranked within top 10% and 20% of deprived wards for multiple deprivation indices.
	Economic Development	Owner aspirations for residential led development, for which it is currently being marketed. Potential opportunity for mixed use development. The site achieves a good to very good sustainability and strategic planning score due to its City Centre location however it is unlikely to be promoted for wholly employment development

Site Title and Number	58 Site of former St. Mary's Church, Friargate Brow
GENERAL	
Local Authority	Preston
Site Size	0.209 ha
General Site Description	This is a small City Centre site which adjoins the proposed Central Business District. It is currently used as a surface car park.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	The site is located less than 1 mile away from a motorway or major arterial route.
	Quality of local road access	The local roads are narrow and windy and operate via a one way system. Access to the site is therefore not straightforward.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	The site is an open air car park which appears to be well maintained but not used to its full capacity. The wider environment is appealing and the site is suitable for employment uses.
	Duration of availability (<i>vacant / part vacant sites</i>)	
	Marketing and enquiry interest	The site was not being marketed by agents at the time of the site visit.
	Adjoining Land Uses	The site is surrounded by employment uses and nearby university buildings, retail, and residential.
	Road Frontage Visibility	The site has limited frontage onto a local road.
Site Development Constraints	Physical site features (<i>vacant / part vacant sites and redevelopment opportunities</i>)	This is a slightly sloping, small site which is regular in shape.
	Environmental constraints and abnormal development requirements (<i>vacant / part vacant sites and redevelopment opportunities</i>)	There are no environmental policy constraints on the site. The site is free from all environmental and heritage designations as is the surrounding area. Policy SS10 of the adopted Local Plan allows for a mix of uses to be provided on site including Business (B1), residential (C3), non residential institutions, leisure facilities and a short stay surface car park.
	Flooding	There is no flood risk on site (outside defined flood risk zone).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is likely to be free from any contamination.
	Ownership / Owner Aspirations	Site owner(s) are unknown.
	Site access	The site is accessed via a one way street. The road layout in the area make access to the site complicated.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site immediately adjacent to a main bus route or is within 1 km walking distance of a transport interchange.
	Ease of walking and cycling	There are some footpaths leading to the site.
Enhancement of the Environment	Land classification	The site is predominantly brownfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	The site is tucked away to the rear of a main local street The site has potential to improve the local environment and contribute towards regeneration aspirations for the area.
Regeneration and Economic Development	Sequential location	The site is located within or edge of existing city centre.
	Economic Activity	The site is located in an area of low economic activity (53.3 -58.1%) - Town Centre Ward.
	Multiple Deprivation Indices	The site is within an area ranked within the top 5% of the most deprived wards for multiple deprivation indices.
	Economic Development	Used as a commercial car park. Redevelopment could attract higher end occupiers however owner aspirations for the site are unknown.

Site Title and Number	59 Hope Street/Corporation Street
GENERAL	
Local Authority	Preston
Site Size	0.18 ha
General Site Description	A small car park within Preston City Centre with a small group of buildings within the site.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	Located less than 1 mile away from a motorway or major arterial route.
	Quality of local road access	The site is accessed via a one way road network but adjoins a main two way road with a roundabout. Access to the site is therefore adequate.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site consists of a small open air car park and a poor quality building within part of the site. The site contains mature trees along the parameter of the site which are attractive. Buildings are of poor quality and do not portray a good business image. Overall, the site is adequately maintained and would be suitable for an employment use.
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	
	Duration of availability (<i>vacant / part vacant sites</i>)	Site is not vacant.
	Marketing and enquiry interest	Site not being marketed by agents at the time of the site visit.
	Adjoining Land Uses	The site is near to university buildings and adjoins shops and other employment uses.
	Road Frontage Visibility	The site has very good local road frontage and main road frontage to the north.
Site Development Constraints	Physical site features (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is flat, regular in shape and small in size.
	Environmental constraints and abnormal development requirements (<i>vacant / part vacant sites and redevelopment opportunities</i>)	There are no environmental policy constraints on the site. The site is free from all environmental and heritage designations as is the surrounding area. The site has mature trees which may need protection.
	Flooding	There is no flood risk on site (outside defined flood risk zone).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is likely to have no contamination.
	Ownership / Owner Aspirations	Site owner(s) and aspirations are unknown.
	Site access	The site is easily accessible for vehicles and pedestrian via two access points along the one way local roads. Road layouts and visibility aid entrance and egress from the site.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site immediately adjacent to a main bus route or is within 1 km walking distance of a transport interchange.
	Ease of walking and cycling	There are adequate footpaths leading to the site but no cycle routes.
Enhancement of the Environment	Land classification	The site is predominantly brownfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Development of the site would enhance the sites current contribution to the local environmental quality and also meet any relevant local regeneration strategies for area. A high quality modern building which addresses all three street frontages could help activate the street and make better use of the land.
Regeneration and Economic Development	Sequential location	The site is located within or edge of existing city centre.
	Economic Activity	The site is located in an area of low economic activity (53.3 -58.1%) - Town Centre Ward.
	Multiple Deprivation Indices	The site is within an area ranked within the top 5% of the most deprived wards for multiple deprivation indices.
	Economic Development	Small site currently used as private car park. Owner aspirations unknown but redevelopment for employment use could attract higher value occupiers.

Site Title and Number	60 Walker Street/Great Shaw Street
GENERAL	
Local Authority	Preston
Site Size	0.997 ha
General Site Description	The site is occupied by a bulky retail uses including a car garage and offices.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	The site is located less than 1 mile away from a motorway or major arterial route.
	Quality of local road access	Local roads are relatively wide and not heavily congested. Access to the site is adequate.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Various buildings of different ages and qualities including car servicing, student accommodation and bulky goods retail. Existing buildings do not generally portray a positive business image.
	Duration of availability (<i>vacant / part vacant sites</i>)	Site is not vacant.
	Marketing and enquiry interest	The student flats within the south east corner advertised 'To let' at the time of the site visit but no marketing for employment uses.
	Adjoining Land Uses	The site is surrounded by a mix of uses including modern purpose built student accommodation east of the site.
	Road Frontage Visibility	Excellent road frontage visibility onto four roads
Site Development Constraints	Physical site features (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is regular in shape, gently sloping and medium size.
	Environmental constraints and abnormal development requirements (<i>vacant / part vacant sites and redevelopment opportunities</i>)	There are no environmental policy constraints on the site. The site is free from all environmental and heritage designations as is the surrounding area.
	Flooding	There is no flood risk on site (outside defined flood risk zone).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is likely to have a limited amount of contamination on it which can be mitigated.
	Ownership / Owner Aspirations	Site owner(s) and aspirations are unknown.
	Site access	The site is accessible for vehicles and pedestrians but road layouts and visibility make it complicated. Access and egress are not clear and it is difficult to get good visibility when leaving the site.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site immediately adjacent to a main bus route or is within 1 km walking distance of a transport interchange.
	Ease of walking and cycling	There are adequate footpaths leading to the site.
Enhancement of the Environment	Land classification	The site is predominantly brownfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Development/ redevelopment of the site is likely to enhance the sites current contribution to the local environmental quality and also meet any relevant local regeneration strategies for area.
Regeneration and Economic Development	Sequential location	The site is located within or edge of existing city centre.
	Economic Activity	The site is located in an area of low economic activity (53.3 -58.1%) - Town Centre Ward.
	Multiple Deprivation Indices	The site is within an area ranked within the top 5% of the most deprived wards for multiple deprivation indices.
	Economic Development	The site appears to be fully occupied and has no capacity to provide additional development (unless considering redevelopment). Redevelopment of this site would increase economic development and has good potential to reduce multiple deprivation in the area.

Site Title and Number	61 Church Street/Pole Street
GENERAL	
Local Authority	Preston
Site Size	0.179 ha
General Site Description	This site has recently been redeveloped for mixed use development which is residential led and contains a small number of ground floor commercial units, some of which remain vacant.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	The site is located less than 1 mile away from a motorway or major arterial route.
	Quality of local road access	Local roads are relatively wide. They are busy but not heavily congested. Access to the site is good.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	The site has recently been redeveloped with 3 storey residential apartments. Some of the office/ retail unit at ground floor are boarded up.
	Duration of availability (<i>vacant / part vacant sites</i>)	Site is not vacant.
	Marketing and enquiry interest	Site not being marketed by agents at the time of the site visit.
	Adjoining Land Uses	The site adjoins other residential uses and commercial, some of which are potentially sensitive.
	Road Frontage Visibility	The site has a highly visible frontage to a main and local road.
Site Development Constraints	Physical site features (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is small, flat and fairly regular in shape.
	Environmental constraints and abnormal development requirements (<i>vacant / part vacant sites and redevelopment opportunities</i>)	There are no environmental policy constraints on the site. The site is free from all environmental and heritage designations as is the surrounding area.
	Flooding	There is no flood risk on site (outside defined flood risk zone).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is likely to have no contamination.
	Ownership / Owner Aspirations	Site owner(s) and aspirations are unknown.
	Site access	The site is easily accessible for vehicles and pedestrian, road layouts and visibility aid entrance and egress from the site.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is located within 500m of a public transport interchange.
	Ease of walking and cycling	There are good footpaths leading to the site but no cycle routes.
Enhancement of the Environment	Land classification	The site is predominantly brownfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	The site has recently been redeveloped for mixed use development comprising predominantly residential uses and some limited commercial on the ground floor.
Regeneration and Economic Development	Sequential location	The site is located within or edge of existing city centre.
	Economic Activity	The site is located in an area of low economic activity (53.3 -58.1% - Town Centre Ward
	Multiple Deprivation Indices	The site is within an area ranked within the top 5% of the most deprived wards for multiple deprivation indices.
	Economic Development	Recently redeveloped with residential led development with small number of commercial units on the ground floor. No further capacity for infill/ intensification.

Site Title and Number	62 Walker Street
GENERAL	
Local Authority	Preston
Site Size	2.609 ha
General Site Description	The site contains older office buildings and a surface car park.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	The site is located less than 1 mile away from a motorway or major arterial route.
	Quality of local road access	Local roads are busy and congested. Some roads are fairly narrow which makes access to the site less straightforward.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	The site contains older stock office buildings and a surface car park. Despite the buildings' age (circa 1960s building), they appear well maintained and have very good local road frontage.
	Duration of availability (<i>vacant / part vacant sites</i>)	Site is not vacant.
	Marketing and enquiry interest	At the time of the site visit there was no evidence of marketing on site.
	Adjoining Land Uses	The site adjoins other commercial uses and residential which are potentially sensitive.
	Road Frontage Visibility	The site has high visibility onto a local road.
Site Development Constraints	Physical site features (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is gently sloping and of a regular shape.
	Environmental constraints and abnormal development requirements (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Policy SS21 of the adopted Local Plan suggests several uses on this site including a car park and B1 offices
	Flooding	There is no flood risk on site (outside defined floodrisk zone).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is likely to have no contamination.
	Ownership / Owner Aspirations	Multiple Owners (Tustins Development – car park).
	Site access	Access to offices is very narrow. The car park entrance is wide but is it accessed from a narrow street therefore the visibility when leaving the site is poor.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	City centre location therefore well connected to public transport.
	Ease of walking and cycling	There are good footpath and cycle links to the site.
Enhancement of the Environment	Land classification	The site is predominantly brownfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Development/ redevelopment of the site will improve the sites current local environment and will contribute towards any regeneration aspirations for the area.
Regeneration and Economic Development	Sequential location	The site is located within or edge of existing city centre.
	Economic Activity	The site is located in an area of low economic activity (53.3 - 58.1%) - Town Centre Ward.
	Multiple Deprivation Indices	The site is within an area ranked within the top 5% of the most deprived wards for multiple deprivation indices.
	Economic Development	Possible redevelopment opportunity provided by car park to accommodate uses above, including B1 offices. Ability through development (over the surface car park) to contribute toward economic activity and development in the ward.

Site Title and Number	63 Oakham Court/Laurel Street
GENERAL	
Local Authority	Preston
Site Size	1.039 ha
General Site Description	Poorly maintained site containing a collection of small warehouses and workshops.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	The site is located less than 1 mile away from a motorway or major arterial route.
	Quality of local road access	Local roads are narrow.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	The site contains small workshop units and warehouses, some of which are vacant. The overall site maintenance is poor.
	Duration of availability (<i>vacant / part vacant sites</i>)	Site is not vacant.
	Marketing and enquiry interest	There has been some limited marketing though local agents of the site (1 To Let and 1 For Sale sign on site at the time of the site visit).
	Adjoining Land Uses	The site is surrounded by other similar uses.
	Road Frontage Visibility	The site has high visibility onto a local road.
Site Development Constraints	Physical site features (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is small, fairly regular in shape and gently sloping.
	Environmental constraints and abnormal development requirements (<i>vacant / part vacant sites and redevelopment opportunities</i>)	There are no environmental policy constraints on the site. The site is free from all environmental and heritage designations as is the surrounding area.
	Flooding	There is no flood risk on site (outside defined floodrisk zone).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is likely to have a limited amount of contamination on it which can easily be mitigated.
	Ownership / Owner Aspirations	Site is in unknown ownership. The site has recently been put forward for residential development through Site Suggestions.
	Site access	The site is accessible for vehicles and pedestrians but road layouts and visibility make it complicated. Access and egress are not clear.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is located within 500m of a public transport interchange.
	Ease of walking and cycling	There are adequate footpaths leading into the site.
Enhancement of the Environment	Land classification	The site is predominantly brownfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Regeneration of this site will have a significant positive impact on the development of the area.
Regeneration and Economic Development	Sequential location	The site is located within or edge of existing city centre.
	Economic Activity	The site is located in an area of low economic activity (53.3 -58.1%) - Town Centre Ward.
	Multiple Deprivation Indices	The site is within an area ranked within the top 5% of the most deprived wards for multiple deprivation indices.
	Economic Development	On the basis that the local road network is narrow, the redevelopment of this site is likely to attract a very small number of light industrial/workshop uses but would be more suitable for B1 Office with potentially a mix of other employment and non-employment development. Relocating existing occupiers could be a constraining factor associated with any redevelopment proposals.

Site Title and Number		64 Shepherd Street
GENERAL		
Local Authority	Preston	
Site Size	0.832 ha	
General Site Description	Most of the site is occupied by an open air car park with a few small warehouse and office buildings.	

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road).	The site is located less than 1 mile away from a motorway or major arterial route.
	Quality of local road access	Local roads are narrow and the site is accessible but access to the site is not straight forward due to the one way system operation in this area.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	The buildings within the site are average quality. Open air car parking covers most of the site which is reasonably maintained.
	Duration of availability (<i>vacant / part vacant sites</i>)	
	Marketing and enquiry interest	There has been some limited marketing though local agents of the site ('To Let' sign on site at the time of the site visit).
	Adjoining Land Uses	The site is surrounded by other commercial and employment uses.
Site Development Constraints	Road Frontage Visibility	The site has high visibility to a local road.
	Physical site features <i>(vacant / part vacant sites and redevelopment opportunities)</i>	The site is medium, flat and fairly regular in shape.
	Environmental constraints and abnormal development requirements <i>(vacant / part vacant sites and redevelopment opportunities)</i>	There are no environmental policy constraints on the site. The site is free from all environmental and heritage designations as is the surrounding area.
	Flooding	There is no flood risk on site (outside defined floodrisk zone).
	Contamination <i>(vacant / part vacant sites and redevelopment opportunities)</i>	The site is likely to have no contamination.
	Ownership / Owner Aspirations	Site owner(s) and aspirations are unknown.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is located within 500m of a public transport interchange.
Enhancement of the Environment	Ease of walking and cycling	There are adequate footpaths leading to the site but there are no cycle routes close by
	Land classification	The site is predominantly brownfield.
Regeneration and Economic Development	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Most of the site could be redeveloped which would significantly improve the quality of the wider environment and also meet any relevant local regeneration strategies for area.
	Sequential location	The site is located within or edge of existing city centre.
	Economic Activity	The site is located in an area of low economic activity (53.3 -58.1%) - Town Centre Ward.
	Multiple Deprivation Indices	The site is within an area ranked within the top 5% of the most deprived wards for multiple deprivation indices.
	Economic Development	Town centre site with good redevelopment potential to enhance economic development in the area.

Site Title and Number	65) Winckley Square (SW)/ East Cliff
GENERAL	
Local Authority	Preston
Site Size	1.641 ha
General Site Description	This is an established group of mixed use buildings comprising of retail, office and residential and it is within Preston City Centre.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	Located less than 1 mile away from a motorway or major arterial route.
	Quality of local road access	Local roads operate on a one way system and are narrow. The site is accessible but access to the site is not straight forward.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	This is an established group of mixed use buildings comprising of retail, office and residential with an attractive business image. However, there is limited access to the site and heavy reliance on on-street parking due to older stock buildings.
	Duration of availability (<i>vacant / part vacant sites</i>)	Site is not vacant.
	Marketing and enquiry interest	There has been some limited marketing though local agents of the site (TO LET sign on site at the time of the site visit).
	Adjoining Land Uses	The site is near to other office buildings, residential and other commercial including Use Class A1 and A3 (Shops and cafes/restaurants).
	Road Frontage Visibility	The site has high visibility to a local road.
Site Development Constraints	Physical site features <i>(vacant / part vacant sites and redevelopment opportunities)</i>	The site is gently sloping irregular shaped site.
	Environmental constraints and abnormal development requirements <i>(vacant / part vacant sites and redevelopment opportunities)</i>	There are no environmental policy constraints on the site. The site is free from all environmental and heritage designations as is the surrounding area. The site is partly within a conservation area.
	Flooding	There is no flood risk on site (outside any defined flood risk zone).
	Contamination <i>(vacant / part vacant sites and redevelopment opportunities)</i>	The site is likely to have no contamination.
	Ownership / Owner Aspirations	Site owner(s) are unknown.
	Site access	The site is accessible for vehicles and pedestrians but road layouts (one way network) make it complicated.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is located within 500m of a public transport interchange.
	Ease of walking and cycling	There are footpaths leading to the site but no cycle routes.
Enhancement of the Environment	Land classification	The site is predominantly brownfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	The site does not have additional capacity to provide additional development as the site has reached its full capacity and site is already attractive.
Regeneration and Economic Development	Sequential location	The site is located within the existing city centre.
	Economic Activity	The site is located in an area of low economic activity (53.3 - 58.1%) - Town Centre Ward
	Multiple Deprivation Indices	The site is within an area ranked within top 10% and 20% of deprived wards for multiple deprivation indices.
	Economic Development	Well located site with a mix of uses including modern residential and period attractive townhouses occupied predominantly as offices. Site is already developed to capacity and therefore offers no opportunity for further development.

Site Title and Number	66 Winckley Square (South and East)/Cross Street
GENERAL	
Local Authority	Preston
Site Size	2.506 ha
General Site Description	The site contains a wide mix of office buildings and other commercial. There are a number of occupiers within the site including Inland Revenue.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	The site is located less than 1 mile away from a motorway or major arterial route.
	Quality of local road access	The local roads are very narrow and busy.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	An established mixed use site of varying building types including very attractive period buildings and some modern (circa 1970s) office buildings. Overall, the site is well maintained and is suitable for employment uses.
	Duration of availability (<i>vacant / part vacant sites</i>)	Site is not vacant.
	Marketing and enquiry interest	There has been some limited marketing though local agents of the site (several 'To Let' signs on the site at the time of the site visit).
	Adjoining Land Uses	The site adjoins other employment uses including commercial and an attractive Park (Winckley Square).
	Road Frontage Visibility	The site has high visibility onto a local road.
Site Development Constraints	Physical site features (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is irregular in shape, medium size and gently sloping.
	Environmental constraints and abnormal development requirements (<i>vacant / part vacant sites and redevelopment opportunities</i>)	There are no environmental policy constraints on the site. The site is free from all environmental and heritage designations as is the surrounding area. The site is partly within a conservation area.
	Flooding	There is no flood risk on site (outside defined flood risk zone).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is likely to have no contamination.
	Ownership / Owner Aspirations	Unknown ownership and aspirations.
	Site access	The site is easily accessible for vehicles and pedestrian, road layouts and visibility aid entrance and egress from the site.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is located within 500m of a public transport interchange.
	Ease of walking and cycling	There are adequate footpaths leading to the site but no cycle routes.
Enhancement of the Environment	Land classification	The site is predominantly brownfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	There are several buildings within the eastern part of the site which could be refurbished which would improve the image and environmental quality of this area, however overall, the site is in a reasonable condition therefore development/ redevelopment of the site will neither enhance nor detract from the environment and will neither enhance nor go against regeneration strategies for the area.
Regeneration and Economic Development	Sequential location	The site is located within the existing city centre.
	Economic Activity	The site is located in an area of low economic activity (53.3 -58.1%) - Town Centre Ward.
	Multiple Deprivation Indices	The site is within an area ranked within top 10% and 20% of deprived wards for multiple deprivation indices.
	Economic Development	No site capacity to provide additional buildings, however, redevelopment of poor quality buildings (long term) could increase density on part of the site.

Site Title and Number	67 Princes Building, Lancaster Road
GENERAL	
Local Authority	Preston
Site Size	0.385 ha
General Site Description	The site contains an open space, a recently refurbished office building and commercial townhouses with shops on the ground floor.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	The site is located less than 1 mile away from a motorway or major arterial route.
	Quality of local road access	Local roads are relatively wide and not heavily congested, access is adequate/good.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Site includes a number of period buildings with retail on the ground floor. A refurbished building close to the open space appears to be vacant. Overall the site appears well maintained.
	Duration of availability (<i>vacant / part vacant sites</i>)	
	Marketing and enquiry interest	Site was not being marketed by agents at the time of the site visit.
	Adjoining Land Uses	The site is surrounded by other commercial and employment uses.
	Road Frontage Visibility	The site has a highly visible frontage to a main road and local roads.
Site Development Constraints	Physical site features (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is a regular shape, flat and medium in size.
	Environmental constraints and abnormal development requirements (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site has some minimal constraints in terms of environmental policy. A large portion of the site is open space.
	Flooding	There is no flood risk on site (outside of defined flood risk zone).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is likely to have no contamination.
	Ownership / Owner Aspirations	Site owner(s) are unknown.
	Site access	The site is easily accessible for vehicles and pedestrians however there is no on site parking. Road layout is legible.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is located within 500m of a public transport interchange.
	Ease of walking and cycling	There are good footpaths leading to the site but no cycle routes.
Enhancement of the Environment	Land classification	The site is less than 50% brownfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Development of part of the open space along the perimeter of the site could significantly improve the environmental quality as well as increase employment opportunities on this site.
Regeneration and Economic Development	Sequential location	The site is located within or edge of existing city centre.
	Economic Activity	The site is located in an area of low economic activity (53.3 - 58.1%) - Town Centre Ward
	Multiple Deprivation Indices	The site is within an area ranked within the top 5% of the most deprived wards for multiple deprivation indices.
	Economic Development	Part of the site remains undeveloped and provides an opportunity to contribute toward economic development and increased economic activity. Site adjoins open space which has potential to be developed for mixed use. Historic setting is main constraint, therefore any future development would need to respond to the attractive historic environment. Policy SS8 supports development for a wide range of uses.

Site Title and Number	68 Kaymar Industrial Estate
GENERAL	
Local Authority	Preston
Site Size	6.525 ha
General Site Description	A large old industrial site comprising a mix of brick buildings (warehouses and offices) the quality of which is generally outdated and in need of maintenance. However, the site is a well established and performs a local role in the employment hierarchy.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	The site is immediately adjacent to a motorway or major arterial route.
	Quality of local road access	The site can be accessed via local residential roads as well as a main road. The local roads are narrow, however, the main road is wide and not heavily congested.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Offices along the main road area of a reasonable standard, however, the warehouses near Salmon Street are in extremely poor condition. The site overall is poorly maintained whilst the wider environment is unattractive. The site is suitable for employment use.
	Duration of availability (<i>vacant / part vacant sites</i>)	Site is not vacant.
	Marketing and enquiry interest	The site is advertised on the premises (several 'TO LET' signs at the time of the site visit).
	Adjoining Land Uses	The site is surrounded by other employment uses, leisure, residential and open space. The residential use is potentially sensitive.
	Road Frontage Visibility	The site has limited main road frontage and high local road visibility.
Site Development Constraints	Physical site features (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is medium size, irregular shaped and flat.
	Environmental constraints and abnormal development requirements (<i>vacant / part vacant sites and redevelopment opportunities</i>)	There are no environmental policy constraints on the site. The site is free from all environmental and heritage designations as is the surrounding area.
	Flooding	There is no flood risk on site (outside of any defined flood risk zone).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is likely to have a limited amount of contamination on it from previous uses which can easily be mitigated.
	Ownership / Owner Aspirations	Site owner(s) are unknown.
	Site access	Access to some parts of the site is complicated and is accessed via windy roads.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site immediately adjacent to a main bus route or is within 1 km walking distance of a transport interchange.
	Ease of walking and cycling	There are adequate footpaths leading to the site but no cycle routes.
Enhancement of the Environment	Land classification	The site is predominantly brownfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Any major redevelopment could significantly enhance environmental quality and contribute toward economic activity and local regeneration strategies.
Regeneration and Economic Development	Sequential location	The site is located within or edge of existing city centre.
	Economic Activity	The site is located in an area of low economic activity (53.3 - 58.1%) - Town Centre/ Fishwick.
	Multiple Deprivation Indices	The site is within an area ranked within top 10% and 20% of deprived wards for multiple deprivation indices.
	Economic Development	Site provides essential low cost accommodation for lower end users. Long term redevelopment could attract higher value occupiers. The site also represents opportunities for limited infill and intensification.

Site Title and Number	69 North Road A
GENERAL	
Local Authority	Preston
Site Size	2.414 ha
General Site Description	Occupied by a mix of businesses. The site contains Grade II listed City Church. North Road bisects the site into east and west. The western part contains a vacant plot of land and older commercial buildings. The eastern part contains a mix of circa 1960s business premises. Site appears to achieve high occupancy.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	The site is immediately adjacent to a motorway or major arterial route.
	Quality of local road access	Local roads are narrow and the site is accessible but access to the site is not straight forward as it is available via one way streets.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	The site contains a mix of building styles including a very attractive period building and other buildings of average quality including warehouses. Also on site is some poor quality retail and a openspace.
	Duration of availability (<i>vacant / part vacant sites</i>)	Site is not vacant.
	Marketing and enquiry interest	Site was not being marketed by agents at the time of the site visit.
	Adjoining Land Uses	The site has little or no 'bad' neighbouring uses but has some potentially sensitive uses nearby (residential, employment, court house).
	Road Frontage Visibility	The site has a highly visible frontage to a main road and local roads.
Site Development Constraints	Physical site features (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is fairly flat and regular in shape.
	Environmental constraints and abnormal development requirements (<i>vacant / part vacant sites and redevelopment opportunities</i>)	There are no environmental policy constraints on the site. The site is free from all environmental and heritage designations as is the surrounding area.
	Flooding	There is no flood risk on site (outside defined floodrisk zone).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is likely to have a limited amount of contamination on it which can be mitigated.
	Ownership / Owner Aspirations	Site owner(s) and aspirations are unknown. The Hardwick site had planning permission to provide a barrister's offices however this planning permission has now expired.
	Site access	The site is easily accessible for vehicles and pedestrian, road layouts and visibility aid entrance and egress from the site.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is located within 500m of a public transport interchange.
	Ease of walking and cycling	There are good footpaths leading to the site.
Enhancement of the Environment	Land classification	The site is predominantly brownfield with a small pocket of undeveloped land within the south east quadrant.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	The site represents an opportunity for redevelopment (except for the City Church which is an attractive building and should be retained). Development of the site will significantly enhance the sites current contribution to the local environmental quality and also meet any relevant local regeneration strategies for area.
Regeneration and Economic Development	Sequential location	The site is located within or edge of existing city centre.
	Economic Activity	The site is located in an area of low economic activity (53.3 -58.1%) - Town Centre/ St Georges ward.
	Multiple Deprivation Indices	The site is within an area ranked within the top 5% of the most deprived wards for multiple deprivation indices.
	Economic Development	Redevelopment/ development of the site represents a good opportunity to address low economic activity and high multiple deprivation in the area. Development may benefit from making improvements to the local road network. The site is considered to be suitable for a range of employment uses.

Site Title and Number	70 Tulketh Brow/ Fylde Road
GENERAL	
Local Authority	Preston
Site Size	1.134 ha
General Site Description	Mixed site. Retail buildings along the street frontage recently developed. Rear part of site occupied by five warehouse units (2 of which are currently vacant).

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	The site is located less than 1 mile away from a motorway or major arterial route.
	Quality of local road access	Local roads are relatively wide and not heavily congested, access is adequate/good.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	A small mixed use site containing a furniture store along Fylde Road and five small warehouse units to the rear. One of the units is occupied by Travis Perkins and two other units were vacant and being marketed at the time of the survey. The site contains a good quality building portfolio with the furniture store along the main road (recently developed) providing an attractive road frontage. However, internal vehicular access and servicing is narrow which affects its overall score.
	Duration of availability (<i>vacant / part vacant sites</i>)	Site is not vacant.
	Marketing and enquiry interest	At the time of the site visit there was some limited marketing though local agents of the warehouses within the eastern part of the site.
	Adjoining Land Uses	The site adjoins other employment uses and a church which is potentially sensitive.
	Road Frontage Visibility	The site has a highly visible frontage to a main road and local roads.
Site Development Constraints	Physical site features (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is flat and regular in shape.
	Environmental constraints and abnormal development requirements (<i>vacant / part vacant sites and redevelopment opportunities</i>)	There are no environmental policy constraints on the site. The site is free from all environmental and heritage designations as is the surrounding area.
	Flooding	There is no flood risk on site (outside identified flood risk area).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is likely to have no contamination.
	Ownership / Owner Aspirations	Site owner(s) are unknown.
	Site access	There are several access point to the site which are clearly marked along the road network. The site is easily accessible for vehicles and pedestrian, road layouts and visibility aid entrance and egress from the site.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is located within 500 m of a main bus route and/or within 1 km walking distance of a rail station but not within 1 km of a transport interchange.
	Ease of walking and cycling	There are adequate footpaths leading to the site and some cycle routes which are not continuous.
Enhancement of the Environment	Land classification	The site is predominantly brownfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	The appearance of the open storage yard and warehouses could be improved, especially as approached from the main road. The vacant parts of the site have potential to be redeveloped which together with visual improvements to the warehouse at Travis Perkins would have a significant positive impact on the quality of the environment and would be in support of regenerations strategies for the area.
Regeneration and Economic Development	Sequential location	The site is located out of centre, but within the urban area.
	Economic Activity	The site is located in an area of good economic activity (67.7-72.5%) - Tulketh Ward.
	Multiple Deprivation Indices	The site is within an area ranked as an affluent ward (50%) for multiple deprivation indices.
	Economic Development	Retail buildings along the street frontage recently developed. Limited potential to intensify the use of the site to deliver additional employment floorspace.

Site Title and Number	71 Depot, Shelley Road/Old Lancaster Lane
GENERAL	
Local Authority	Preston
Site Size	0.202 ha
General Site Description	A small site occupied by ATS Tyres. The building is well maintained and the facility provides moderate on site parking.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	The site is located less than 1 mile away from a motorway or major arterial route.
	Quality of local road access	Local roads are fairly wide and not congested. Access to the site is good.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	The site contains a single storey garage occupied by ATS Tyres which is of average quality and is fairly well maintained. The site contains mature streets along the side and rear boundary and is suitable for employment uses.
	Duration of availability (<i>vacant / part vacant sites</i>)	Site is not vacant.
	Marketing and enquiry interest	Site is not being marketed by agents and is fully occupied.
	Adjoining Land Uses	The site adjoins a pub, other employment sites and residential uses which are potentially sensitive.
	Road Frontage Visibility	The site has excellent local road frontage visibility.
Site Development Constraints	Physical site features (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is small, flat and a regular shape.
	Environmental constraints and abnormal development requirements (<i>vacant / part vacant sites and redevelopment opportunities</i>)	There are no environmental policy constraints on the site. The site is free from all environmental and heritage designations as is the surrounding area.
	Flooding	There is no flood risk on site (outside of any defined flood risk zone).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is likely to have a limited amount of contamination on it which can easily be mitigated.
	Ownership / Owner Aspirations	Site owner(s) and aspirations are unknown.
	Site access	The site is easily accessible for vehicles and pedestrian, road layouts and visibility aid entrance and egress from the site.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is located within 500 m of a main bus route and/or within 1 km walking distance of a rail station but not within 1 km of a transport interchange.
	Ease of walking and cycling	There are good footpaths leading to the site and some cycle routes which are not continuous.
Enhancement of the Environment	Land classification	The site is predominantly brownfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Development/ redevelopment of the site will improve the sites current local environment and will contribute towards any regeneration aspirations for the area.
Regeneration and Economic Development	Sequential location	The site is located out of centre, but within the urban areas and well served by public transport.
	Economic Activity	The site is located in an area of good economic activity (67.7-72.5%) - Tulketh Ward.
	Multiple Deprivation Indices	The site is within an area ranked as an affluent ward (50%) for multiple deprivation indices.
	Economic Development	Site occupied by ATS Tyres with opportunity to expand (owner specific). Redevelopment of the site could bring forward other employment or non employment uses. There appears to be no major environmental constraints.

Site Title and Number	72 Shelley Road
GENERAL	
Local Authority	Preston
Site Size	4.599 ha
General Site Description	An established employment site (previously a mill), in multiple occupancy.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	The site is located less than 1 mile away from a motorway or major arterial route.
	Quality of local road access	Local roads are not congested. They are narrow but not bust. Access to the site is adequate.
Business Image	Quality of the external environment <i>(vacant / part vacant sites and redevelopment opportunities)</i>	
	Quality of the existing portfolio, internal and external environment <i>(occupied sites / re-use opportunities)</i>	An old landmark brick building exists on site which is attractive and is occupied by 'Plumbs'. The site is overall poorly maintained, however, it is suitable for employment uses. A portion in the east of the site has already gone for residential. The site provides accommodation for a wide mix of occupiers.
	Duration of availability <i>(vacant / part vacant sites)</i>	Site is not vacant.
	Marketing and enquiry interest	There were several 'TO LET' signs on the site at the time of the site visit.
	Adjoining Land Uses	The site adjoins residential uses. In addition, part of the site has been redeveloped for residential purposes which are potentially sensitive.
	Road Frontage Visibility	The site has high visibility to local roads.
Site Development Constraints	Physical site features <i>(vacant / part vacant sites and redevelopment opportunities)</i>	The site is flat in topography and regular in shape with no major physical constraints.
	Environmental constraints and abnormal development requirements <i>(vacant / part vacant sites and redevelopment opportunities)</i>	There are no environmental policy constraints on the site. The site is free from all environmental and heritage designations as is the surrounding area.
	Flooding	There is no flood risk on site (outside identified floodrisk area).
	Contamination <i>(vacant / part vacant sites and redevelopment opportunities)</i>	The site is likely to have a limited amount of contamination on it which can easily be mitigated.
	Ownership / Owner Aspirations	Site owner(s) and aspirations are unknown.
	Site access	Access to the site is not overly complicated. There are several access points which are clearly marked off the local roads.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is located within 500 m of a main bus route and/or within 1 km walking distance of a rail station but not within 1 km of a transport interchange.
	Ease of walking and cycling	There are adequate footpaths leading to the site but no cycle routes.
Enhancement of the Environment	Land classification	The site is predominantly brownfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Development/ redevelopment of the site will improve the sites current local environment and will contribute towards any regeneration aspirations for the area. The period warehouse building could be retained and refurbished whereas the poorer quality warehouses can be redeveloped.
Regeneration and Economic Development	Sequential location	The site is located out of centre, but within the urban areas and well served by public transport.
	Economic Activity	The site is located in an area of good economic activity (67.7-72.5%) - Tulketh Ward
	Multiple Deprivation Indices	The site is within an area ranked as an affluent ward (50%) for multiple deprivation indices.
	Economic Development	Large historic mill site. Eastern part of the site developed for residential. Likely ongoing pressure to release further land for residential development. Opportunities for infill and intensification on parts of the site which could improve economic activity and also enhance environmental quality.

Site Title and Number	73 Tulketh Mill
GENERAL	
Local Authority	Preston
Site Size	3.941 ha
General Site Description	The site contains a period mill building with ancillary smaller buildings and is currently occupied by Carphone Warehouse.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	The site is located less than 1 mile away from a motorway or major arterial route.
	Quality of local road access	Local roads are relatively wide and not congested. Access to the site is adequate.
Business Image	Quality of the external environment <i>(vacant / part vacant sites and redevelopment opportunities)</i>	
	Quality of the existing portfolio, internal and external environment <i>(occupied sites / re-use opportunities)</i>	A very attractive medium size site containing a period mill building, currently occupied as offices by Car Phone Warehouse. Some smaller outbuildings are individually occupied as car workshops or are vacant.
	Duration of availability <i>(vacant / part vacant sites)</i>	
	Marketing and enquiry interest	Some marketing for smaller units at the time of the site visit.
	Adjoining Land Uses	The site adjoins other employment uses as well as residential which is potentially sensitive.
	Road Frontage Visibility	The site had a highly visible frontage onto a main road as well as local roads.
Site Development Constraints	Physical site features <i>(vacant / part vacant sites and redevelopment opportunities)</i>	The site is flat and regular with no major obvious physical constraints.
	Environmental constraints and abnormal development requirements <i>(vacant / part vacant sites and redevelopment opportunities)</i>	There are no environmental policy constraints on the site. The site is free from all environmental and heritage designations as is the surrounding area.
	Flooding	There is no flood risk on site (outside identified flood risk zone).
	Contamination <i>(vacant / part vacant sites and redevelopment opportunities)</i>	The site is likely to have a limited amount of contamination on it which can be mitigated.
	Ownership / Owner Aspirations	Site owner(s) are unknown.
	Site access	There are several entrance/egress points to the site. The main road is busy but provides straightforward access into the site.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is located within 500 m of a main bus route and/or within 1 km walking distance of a rail station but not within 1 km of a transport interchange.
	Ease of walking and cycling	There are adequate footpaths into the site but no cycle routes nearby.
Enhancement of the Environment	Land classification	The site is predominantly brownfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Mill building has been attractively refurbished.
Regeneration and Economic Development	Sequential location	The site is located out of centre, but within the urban areas and well served by public transport.
	Economic Activity	The site is located in an area of good economic activity (67.7-72.5%) - Tulketh Ward.
	Multiple Deprivation Indices	The site is within an area ranked as an affluent ward (50%) for multiple deprivation indices.
	Economic Development	Site occupied by an attractive, refurbished period mill building and smaller outbuildings. Site presents additional opportunities for small infill and intensification.

Site Title and Number	74 Lane Ends Trading Estate
GENERAL	
Local Authority	Preston
Site Size	1.47 ha
General Site Description	Majority of site redeveloped for residential. The remainder of the site is occupied by a warehouse (vacant) which is likely to come under pressure for residential-led development.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	The site is located less than 1 mile away from a motorway or major arterial route.
	Quality of local road access	Local roads are relatively wide and not heavily congested, access is adequate/good.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	The site contains all new residential except for the existing HSS tool hire along the main road.
	Duration of availability (<i>vacant / part vacant sites</i>)	Site is not vacant.
	Marketing and enquiry interest	Some limited marketing present at the time of the site visit.
	Adjoining Land Uses	The site has little or no 'bad' neighbouring uses but has some potentially sensitive uses nearby including residential within and around the site as well as other employment and light industrial uses.
	Road Frontage Visibility	The site has a highly visible frontage to a main road and local roads frontage.
Site Development Constraints	Physical site features (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is regular in shape and flat.
	Environmental constraints and abnormal development requirements (<i>vacant / part vacant sites and redevelopment opportunities</i>)	There are no environmental policy constraints on the site. The site is free from all environmental and heritage designations as is the surrounding area.
	Flooding	There is no flood risk on site (outside identified floodrisk zone).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is likely to have no contamination.
	Ownership / Owner Aspirations	Unknown ownership and owner aspirations.
	Site access	The site is easily accessible for vehicles and pedestrian, road layouts and visibility aid entrance and egress from the site. The site however could not be accessed by HGVs.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is located on a strategic bus corridor but is not within 1 km walking distance of a bus or rail interchange.
	Ease of walking and cycling	There are adequate footpaths leading to the site but no cycle routes nearby.
Enhancement of the Environment	Land classification	The site is predominantly brownfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Development/ redevelopment of the site will neither enhance nor detract from the environment and will neither enhance nor go against regeneration strategies for the area as majority of the site has recently been redeveloped to residential.
Regeneration and Economic Development	Sequential location	The site is located out of centre, but within the urban areas and well served by public transport.
	Economic Activity	The site is located in an area of good economic activity (67.7-72.5%) – Tulketh Ward.
	Multiple Deprivation Indices	The site is within an area ranked as an affluent ward (50%) for multiple deprivation indices.
	Economic Development	Majority of site redeveloped for residential. The remainder of the site is occupied by a warehouse (vacant) which is likely to come under pressure for residential-led development.

Site Title and Number	75 Oxheys Industrial Estate
GENERAL	
Local Authority	Preston
Site Size	1.51 ha
General Site Description	An older industrial, medium size site in multiple occupancy containing a wide mix of building styles.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	The site is located less than 1 mile away from a motorway or major arterial route.
	Quality of local road access	Local roads are narrow with parked cars making access to the site difficult.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Southern part of the site contains residential terraces. The remainder of the site is in employment use, occupied by a mix of smaller businesses. The site contains an old yard, Skoda showroom and older warehouses which are in a poor condition.
	Duration of availability (<i>vacant / part vacant sites</i>)	Site is not vacant.
	Marketing and enquiry interest	Site was not being marketed by agents at the time of the site visit.
	Adjoining Land Uses	The site is surrounded by residential uses which are potentially sensitive.
	Road Frontage Visibility	The site has a high visibility to a local road.
Site Development Constraints	Physical site features (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is flat and regular in shape.
	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (<i>vacant / part vacant sites and redevelopment opportunities</i>)	There are no environmental policy constraints on the site. The site is free from all environmental and heritage designations as is the surrounding area.
	Flooding	There is no flood risk on site (outside of identified floodrisk zone).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is likely to have a limited amount of contamination on it from previous industrial uses which can easily be mitigated.
	Ownership / Owner Aspirations	Unknown ownership and aspirations.
	Site access	The site is accessible for vehicles and pedestrians but local road layouts and visibility make it complicated.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is located within 500 m of a main bus route and/or within 1 km walking distance of a rail station but not within 1 km of a transport interchange.
	Ease of walking and cycling	There are adequate footpaths leading into the site.
Enhancement of the Environment	Land classification	The site is predominantly brownfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	The site is not prominent in the streetscene therefore the poor quality building stock does not affect the streetscene.
Regeneration and Economic Development	Sequential location	The site is located out of centre, but within the urban areas and well served by public transport.
	Economic Activity	The site is located in an area of good economic activity (67.7-72.5%) - Tulketh Ward.
	Multiple Deprivation Indices	The site is within an area ranked as an affluent ward (50%) for multiple deprivation indices.
	Economic Development	Some potential for infill/intensification, however, currently site caters well for lower end users.

Site Title and Number	76 Cattle Market
GENERAL	
Local Authority	Preston
Site Size	4.007ha
General Site Description	Site redeveloped for residential development therefore it is unlikely to come forward for development in the long term.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	The site is located less than 1 mile away from a motorway or major arterial route.
	Quality of local road access	Local roads are relatively wide and not heavily congested, access is adequate/good.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	The site has recently been redeveloped entirely for residential uses.
	Duration of availability (<i>vacant / part vacant sites</i>)	Site is not vacant.
	Marketing and enquiry interest	Site is not being marketed by agents for employment.
	Adjoining Land Uses	The site is surrounded similar uses.
	Road Frontage Visibility	The site has three local road frontages.
Site Development Constraints	Physical site features <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Site is flat in topography and regular in shape.
	Environmental constraints and abnormal development requirements <i>(vacant / part vacant sites and redevelopment opportunities)</i>	There are no environmental policy constraints on the site. The site is free from all environmental and heritage designations as is the surrounding area.
	Flooding	The risk of flooding is high on the site (Category 3a and 3b).
	Contamination <i>(vacant / part vacant sites and redevelopment opportunities)</i>	The site is likely to have no contamination. Any contamination would have been remediated prior to the residential development taking place.
	Ownership / Owner Aspirations	Unknown ownership and aspirations.
	Site access	Access is good.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is located within 500 m of a main bus route and/or within 1 km walking distance of a rail station but not within 1 km of a transport interchange.
	Ease of walking and cycling	There are adequate footpaths leading into the site.
Enhancement of the Environment	Land classification	The site is predominantly brownfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Development/ redevelopment of the site will neither enhance nor detract from the environment and will neither enhance nor go against regeneration strategies for the area as the site has already been developed for residential.
Regeneration and Economic Development	Sequential location	The site is located out of centre, but within the urban areas and well served by public transport.
	Economic Activity	The site is located in an area of good economic activity (67.7-72.5%) - Tulketh Ward.
	Multiple Deprivation Indices	The site is within an area ranked as an affluent ward (50%) for multiple deprivation indices.
	Economic Development	Site redeveloped for residential development therefore it is unlikely to come forward for development in the long term.

Site Title and Number	77 Starkie Industrial Estate/Brierley Street
GENERAL	
Local Authority	Preston
Site Size	2.221 ha
General Site Description	A medium size established employment site with a number of outdated warehouse and industrial buildings. Site appears to be fully occupied but the buildings. Occupiers include Mayors of Preston, MsArthur, Jewsons and smaller workshop businesses.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	The site is located less than 1 mile away from a motorway or major arterial route.
	Quality of local road access	Local roads are somewhat narrow but are not congested. Access to the site is adequate.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	The site contains older brick buildings of average quality. The site is adequately maintained but is generally outdated. The site is bounded by a high brick wall which adjoins residential development.
	Duration of availability (<i>vacant / part vacant sites</i>)	Site is not vacant.
	Marketing and enquiry interest	Site was not being marketed by agents at the time of the site visit.
	Adjoining Land Uses	The site adjoins residential uses which are potentially sensitive and employment uses on the other side of the railway line.
	Road Frontage Visibility	The site has high visibility to a local road.
Site Development Constraints	Physical site features (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is irregular in shape and flat in topography.
	Environmental constraints and abnormal development requirements (<i>vacant / part vacant sites and redevelopment opportunities</i>)	There are no environmental policy constraints on the site. The site is free from all environmental and heritage designations as is the surrounding area.
	Flooding	There is no flood risk on site (outside any defined flood risk zone).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is likely to have some contamination on it which will require mitigation works.
	Ownership / Owner Aspirations	Unknown ownership and aspirations.
	Site access	The site is easily accessible for vehicles and pedestrian, road layouts and visibility aid entrance and egress from the site.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is located within 500 m of a main bus route and/or within 1 km walking distance of a rail station but not within 1 km of a transport interchange.
	Ease of walking and cycling	There are adequate footpaths leading to the site.
Enhancement of the Environment	Land classification	The site is predominantly brownfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	The site could provide an opportunity to enhance environmental quality through redevelopment.
Regeneration and Economic Development	Sequential location	The site is located out of centre, but within the urban area.
	Economic Activity	The site is located in an area of good economic activity (67.7-72.5%) - Tulketh Ward.
	Multiple Deprivation Indices	The site is within an area ranked as an affluent ward (50%) for multiple deprivation indices.
	Economic Development	Older warehouse buildings are occupied by small occupiers. Small potential for infill and intensification to assist existing businesses however comprehensive redevelopment of the site could include mixed uses able to attract higher value users.

Site Title and Number	78 Land adjacent to Ringway/Falkland Street
GENERAL	
Local Authority	Preston
Site Size	2.108 ha
General Site Description	Irregularly shaped site on the edge of Preston City Centre. Partly occupied by an older building used as a karate studio. The area around the building is used as a car park and the remainder is overgrown in vegetation. Site is allocated for B1 development under Policy W1 of the adopted Local Plan.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	The site is located less than 1 mile away from a motorway or major arterial route (A59).
	Quality of local road access	Local roads are very narrow and access to the site is very poor with a dead-end street within the site with no turning facilities.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Buildings are low quality and appear to be in a poor condition.
	Duration of availability (<i>vacant / part vacant sites</i>)	Site is not vacant.
	Marketing and enquiry interest	Site not being marketed by agents at the time of the site visit.
	Adjoining Land Uses	The site is located in an area of other similar uses.
	Road Frontage Visibility	The site is in part screened from main roads but does have a large degree of frontage to the road network and railway.
Site Development Constraints	Physical site features (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is irregular in shape and flat in topography.
	Environmental constraints and abnormal development requirements (<i>vacant / part vacant sites and redevelopment opportunities</i>)	There are no environmental policy constraints on the site. The site is free from all environmental and heritage designations as is the surrounding area.
	Flooding	There is no flood risk on site (outside defined flood risk zone).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is likely to have a limited amount of contamination on it from the adjoining railway line which can be mitigated.
	Ownership / Owner Aspirations	It is understood that (the majority of) the site is owned by Network Rail. Under Site suggestions, the site has been put forward for mixed use (residential, retail and office development).
	Site access	The site is very difficult to access for vehicles and pedestrians. Entrance and egress route(s) are very narrow and confusing and visibility is poor.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is located within 500m of a public transport interchange.
	Ease of walking and cycling	There are adequate footpaths which link to the site but no cycle routes.
Enhancement of the Environment	Land classification	The site is more than 50% brownfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	The site is in a city centre location and development/ redevelopment of the site will significantly enhance the sites current contribution to the local environmental quality and also meet any relevant local regeneration strategies for area.
Regeneration and Economic Development	Sequential location	Within or edge of existing town or city centre.
	Economic Activity	The site is located in an area of low economic activity (53.3 -58.1%) - University Ward.
	Multiple Deprivation Indices	The site is within an area ranked within top 10% and 20% of deprived wards for multiple deprivation indices.
	Economic Development	The site represents an opportunity to deliver good quality office stock within Preston City Centre.

Site Title and Number	79 Potential Central Business District
GENERAL	
Local Authority	Preston
Site Size	9.769 ha
General Site Description	The site is currently disjointed. Certain streets include attractive period brick buildings, used predominantly as offices and university/educational uses. Buildings within the southern part of the site include large bulky goods retail premises. The remainder of the buildings (which front onto secondary streets), are a combination of 1960s and period buildings including bulky goods retail, small light industrial units, offices and a small residential component. Occupiers of the site include the National Kitchen Appliance Centre, Streetwise Sports, Maplin, and Staples.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	The site is located less than 1 mile away from a motorway or major arterial route.
	Quality of local road access	Local roads are narrow, one way streets and are busy. Access to the site is not straight forward.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	The site contains many poor quality commercial buildings which require a lot of maintenance. The more modern buildings i.e. circa 1970s are of poor quality also. There are a number of attractive period buildings which are in good condition and a new student accommodation building on this site.
	Duration of availability (<i>vacant / part vacant sites</i>)	Site is not vacant.
	Marketing and enquiry interest	Site was not being marketed by agents at the time of the site visit.
	Adjoining Land Uses	The site adjoins residential uses and employment uses including retail, office and workshops.
	Road Frontage Visibility	The site has a highly visible frontage to a main road and local roads.
Site Development Constraints	Physical site features (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is irregular in shape and fairly flat.
	Environmental constraints and abnormal development requirements (<i>vacant / part vacant sites and redevelopment opportunities</i>)	There are no environmental policy constraints on the site. The site is free from all environmental and heritage designations as is the surrounding area.
	Flooding	There is no flood risk on site (outside of any identified flood risk zone).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is likely to have a limited amount of contamination on it from past uses which can be mitigated.
	Ownership / Owner Aspirations	Multiple owners including Preston City Council. No extant planning permission exists for the site and the owner(s) are not known to be adverse to employment uses on the site.
	Site access	Roads operate on a one way system. They are narrow in places but not congested. The site is accessible for pedestrians and vehicles.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is located within 500m of a public transport interchange.
	Ease of walking and cycling	There area adequate footpaths to the site but no cycle routes nearby.
Enhancement of the Environment	Land classification	The site is predominantly brownfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Retention and upgrade of key period buildings within the site would significantly improve environmental quality.
Regeneration and Economic Development	Sequential location	Within or edge of existing town or city centre.
	Economic Activity	The site is located in an area of low economic activity (53.3 - 58.1%) - University Ward.
	Multiple Deprivation Indices	The site is within an area ranked within the top 5% of the most deprived wards for multiple deprivation indices.
	Economic Development	Whilst the site has major potential due to its large regular size, it is in multiple ownership. Delivery of renewal will require comprehensive planning. The site presents an opportunity through regeneration and redevelopment to increase economic activity and attract higher value occupiers.

Site Title and Number	80 Croft Street/Wellfield Road
GENERAL	
Local Authority	Preston
Site Size	6.635 ha
General Site Description	An older industrial site occupied by a number of businesses an other uses including Surestart and Hertz.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	The site is located less than 1 mile away from a motorway or major arterial route.
	Quality of local road access	Local roads are narrow but adequate. Good site access.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	The site contains older warehousing stock (predominantly brick construction) which is accessed via a narrow road. The buildings on site are of average quality.
	Duration of availability (<i>vacant / part vacant sites</i>)	Site is not vacant.
	Marketing and enquiry interest	Site not being marketed by agents at the time of the site visit.
	Adjoining Land Uses	The site adjoins other employment sites and some residential uses which are potentially sensitive.
	Road Frontage Visibility	The site has a highly visible frontage to a main road.
Site Development Constraints	Physical site features (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is fairly regular in shape, medium size and gently sloping.
	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (<i>vacant / part vacant sites and redevelopment opportunities</i>)	There are no environmental policy constraints on the site. The site is free from all environmental and heritage designations as is the surrounding area.
	Flooding	There is no flood risk on site (outside of any identified flood risk zone).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is likely to have a limited amount of contamination on it which can be mitigated.
	Ownership / Owner Aspirations	Unknown ownership and owner aspirations.
	Site access	The site is easily accessible for vehicles and pedestrian, road layouts and visibility aid entrance and egress from the site.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site immediately adjacent to a main bus route or is within 1 km walking distance of a transport interchange.
	Ease of walking and cycling	There are adequate footpaths leading to the site but no cycle routes.
Enhancement of the Environment	Land classification	The site is predominantly brownfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Redeveloping the site with high quality modern employment buildings will enhance the site's contribution to the local environmental quality.
Regeneration and Economic Development	Sequential location	Within or edge of existing town or city centre.
	Economic Activity	The site is located in an area of low economic activity (53.3 -58.1%) - University Ward.
	Multiple Deprivation Indices	The site is within an area ranked as an affluent ward (50%) for multiple deprivation indices.
	Economic Development	Comprehensive redevelopment of the site could attract higher value occupiers in this sustainable location. In the short term, the site is capable of some infill and intensification.

Site Title and Number	81 Jubilee Trading Estate
GENERAL	
Local Authority	Preston
Site Size	1.121 ha
General Site Description	This is an established industrial site occupied by a number of occupiers including Dexters Paint, car rentals and a scaffolding company.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	The site is located less than 1 mile away from a motorway or major arterial route.
	Quality of local road access	Local road is a wide busy road with small local roads to the rear of the units. Access to the site is adequate.
Business Image	Quality of the external environment <i>(vacant / part vacant sites and redevelopment opportunities)</i>	
	Quality of the existing portfolio, internal and external environment <i>(occupied sites / re-use opportunities)</i>	The site contains poor quality modern buildings. External areas are adequately maintained.
	Duration of availability <i>(vacant / part vacant sites)</i>	Site is not vacant.
	Marketing and enquiry interest	Site is not being marketed by agents.
	Adjoining Land Uses	The site adjoins other employment sites and residential uses which are potentially sensitive.
	Road Frontage Visibility	The site has a highly visible frontage to a main road.
Site Development Constraints	Physical site features <i>(vacant / part vacant sites and redevelopment opportunities)</i>	The site is small, flat and fairly regular in shape.
	Environmental constraints and abnormal development requirements <i>(vacant / part vacant sites and redevelopment opportunities)</i>	There are no environmental policy constraints on the site. The site is free from all environmental and heritage designations as is the surrounding area.
	Flooding	There is no flood risk on site (outside of any identified flood risk zone).
	Contamination <i>(vacant / part vacant sites and redevelopment opportunities)</i>	The site is likely to have a limited amount of contamination on it which can easily be mitigated.
	Ownership / Owner Aspirations	Unknown ownership and aspirations.
	Site access	Site access from the main road is complicated. Access to the smaller units is off a local residential street.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is located within 500 m of a main bus route and/or within 1 km walking distance of a rail station but not within 1 km of a transport interchange.
	Ease of walking and cycling	There are adequate footpaths leading to the site but no cycle route nearby.
Enhancement of the Environment	Land classification	The site is predominantly brownfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Improved maintenance and redevelopment with high quality employment buildings could improve the environmental quality and contribute toward regeneration aspirations for the local area.
Regeneration and Economic Development	Sequential location	Within or edge of existing town or city centre.
	Economic Activity	The site is located in an area of low economic activity (53.3 - 58.1%) - University ward.
	Multiple Deprivation Indices	The site is within an area ranked as an affluent ward (50%) for multiple deprivation indices.
	Economic Development	Site has capacity to provide additional industrial floorspace as infill or intensification of established uses on around 0.2 hectares of undeveloped land. Accommodating additional industrial development could increase economic activity and help to address high multiple deprivation within the ward.

Site Title and Number	82 Brunel Court, Ladywell Street
GENERAL	
Local Authority	Preston
Site Size	0.924 ha
General Site Description	The site has recently been redeveloped for student accommodation.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	The site is located less than 1 mile away from a motorway or major arterial route.
	Quality of local road access	Local roads are narrow (one way) and busy. Access to the site is not straightforward.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	The site contains new student accommodation buildings.
	Duration of availability (<i>vacant / part vacant sites</i>)	Site is not vacant.
	Marketing and enquiry interest	Site is not being marketed by agents for employment uses.
	Adjoining Land Uses	The site adjoins commercial uses and other residential.
	Road Frontage Visibility	The site had a highly visible frontage onto the ring way and local roads.
Site Development Constraints	Physical site features (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is narrow in shape, flat in topography and medium in size.
	Environmental constraints and abnormal development requirements (<i>vacant / part vacant sites and redevelopment opportunities</i>)	There are no environmental policy constraints on the site. The site is free from all environmental and heritage designations as is the surrounding area.
	Flooding	There is no flood risk on site (outside defined floodrisk zone).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is likely to have no contamination.
	Ownership / Owner Aspirations	Unknown ownership and aspirations.
	Site access	The site is easily accessible for vehicles and pedestrian, road layouts and visibility aid entrance and egress from the site.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site immediately adjacent to a main bus route or is within 1 km walking distance of a transport interchange.
	Ease of walking and cycling	There are adequate footpaths leading to the site but no nearby cycle routes.
Enhancement of the Environment	Land classification	The site is predominantly brownfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	The site has already been redeveloped for residential.
Regeneration and Economic Development	Sequential location	The site is located within the existing city centre.
	Economic Activity	The site is located in an area of low economic activity (53.3 - 58.1%) - University Ward.
	Multiple Deprivation Indices	The site is within an area ranked as an affluent ward (50%) for multiple deprivation indices.
	Economic Development	Site recently redeveloped for student accommodation and is therefore unlikely to come forward for development in the long term.

Site Title and Number	83 Leighton Street (Gypsy Site and adjacent land)
GENERAL	
Local Authority	Preston
Site Size	1.206 ha
General Site Description	Northern part of site recently redeveloped for student accommodation. Southern part of the site is a gypsy site and adjacent land.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	The site is located less than 1 mile away from a motorway or major arterial route.
	Quality of local road access	Local roads are relatively wide and not heavily congested, access is adequate/good.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Half of the site has been redeveloped with student accommodation and the remainder is occupied as a Gypsy site.
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	
	Duration of availability (<i>vacant / part vacant sites</i>)	
	Marketing and enquiry interest	Site was not being marketed by agents at the time of the site visit.
	Adjoining Land Uses	The site adjoins employment uses and other residential.
	Road Frontage Visibility	The site has good local road frontage visibility.
Site Development Constraints	Physical site features <i>(vacant / part vacant sites and redevelopment opportunities)</i>	The site is gently sloping and a regular shape.
	Environmental constraints and abnormal development requirements <i>(vacant / part vacant sites and redevelopment opportunities)</i>	There are no environmental policy constraints on the site. The site is free from all environmental and heritage designations as is the surrounding area.
	Flooding	There is no flood risk on site (outside of defined flood risk zone).
	Contamination <i>(vacant / part vacant sites and redevelopment opportunities)</i>	The site is likely to have no contamination.
	Ownership / Owner Aspirations	Unknown ownership and aspirations.
	Site access	The site is easily accessible for vehicles and pedestrian, road layouts and visibility aid entrance and egress from the site.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site immediately adjacent to a main bus route or is within 1 km walking distance of a transport interchange.
	Ease of walking and cycling	There are good footpaths leading to the site but no nearby cycle routes.
Enhancement of the Environment	Land classification	The site is predominantly brownfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	The north part of the site has already been redeveloped. Redeveloping the southern part of the site may be complicated but it could improve the environmental quality and assist in meeting local regeneration objectives.
Regeneration and Economic Development	Sequential location	The site is located on the edge of the existing city centre.
	Economic Activity	The site is located in an area of low economic activity (53.3 -58.1%) - University Ward.
	Multiple Deprivation Indices	The site is within an area ranked as an affluent ward (50%) for multiple deprivation indices.
	Economic Development	Northern part of site recently redeveloped for student accommodation. Owner aspirations for the southern part of the site (Gypsy Site) are unknown.

Site Title and Number	84 West Strand/Marsh Lane
GENERAL	
Local Authority	Preston
Site Size	6.933 ha
General Site Description	An established employment site located adjacent to the Riversway, it contains both older warehouse units and a cluster of modern office buildings.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	The site is located less than 1 mile away from a motorway or major arterial route.
	Quality of local road access	Local roads are wide and not congested, access is very good.
Business Image	Quality of the external environment <i>(vacant / part vacant sites and redevelopment opportunities)</i>	
	Quality of the existing portfolio, internal and external environment <i>(occupied sites / re-use opportunities)</i>	The site contains a mix of older buildings and modern office buildings (some still under construction at the time of the site visit). The overall site is well maintained although most buildings are not new.
	Duration of availability <i>(vacant / part vacant sites)</i>	Site is not vacant.
	Marketing and enquiry interest	Site not being marketed by agents at the time of the site visit.
	Adjoining Land Uses	The site adjoins other employment uses and residential which could be sensitive.
	Road Frontage Visibility	The site has a highly visible frontage to a main road.
Site Development Constraints	Physical site features <i>(vacant / part vacant sites and redevelopment opportunities)</i>	The site is medium size, a fairly regular shape and flat. The site presents no obvious/ known constraints.
	Environmental constraints and abnormal development requirements <i>(vacant / part vacant sites and redevelopment opportunities)</i>	There are no environmental policy constraints on the site. The site is free from all environmental and heritage designations as is the surrounding area.
	Flooding	The risk of flooding is medium on the site (Category 2).
	Contamination <i>(vacant / part vacant sites and redevelopment opportunities)</i>	The site is likely to have no contamination.
	Ownership / Owner Aspirations	Site owner(s) and aspirations are unknown.
	Site access	Access to the site is very good. Entrance/ egress is clearly defined and wide enough for a variety of vehicles, visibility is good and pedestrians are also catered for in terms of access.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site immediately adjacent to a main bus route or is within 1 km walking distance of a transport interchange.
	Ease of walking and cycling	There are good footpath and cycle links to the site.
Enhancement of the Environment	Land classification	The site is predominantly brownfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Development/ redevelopment of older parts of the site will improve the site's current local environment.
Regeneration and Economic Development	Sequential location	The site is located on the edge of existing city centre
	Economic Activity	The site is located in an area of low economic activity (53.3 - 58.1%) - University Ward.
	Multiple Deprivation Indices	The site is within an area ranked as an affluent ward (50%) for multiple deprivation indices.
	Economic Development	Established employment site. Vacant parts recently completed for office development within the western sector of the site. No further current obvious opportunities for development available [other than through (longer term) redevelopment].

Site Title and Number	85 Greenbank Street/Bond Street
GENERAL	
Local Authority	Preston
Site Size	12.544 ha
General Site Description	This is a large, older industrial site located adjacent to other employment sites. The site's building portfolio is generally poor (most of the accommodation is in older period buildings which are poorly maintained).

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	Located less than 1 mile away from a motorway or major arterial route.
	Quality of local road access	Local roads are difficult and access to the site is not straightforward.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	This is a large, older industrial site located adjacent to other employment sites. The site's building portfolio is generally poor (most of the accommodation is in older period buildings which are poorly maintained). The external areas are only adequately maintained however the site is suitable for employment uses.
	Duration of availability (<i>vacant / part vacant sites</i>)	Site is not vacant.
	Marketing and enquiry interest	Site not being marketed by agents at the time of the site visit.
	Adjoining Land Uses	The site adjoins other employment uses, student accommodation and general residential which are potentially sensitive.
	Road Frontage Visibility	The site has some limited visible frontage to a main road or high visibility to a local road.
Site Development Constraints	Physical site features (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is irregular in shape, large and flat.
	Environmental constraints and abnormal development requirements (<i>vacant / part vacant sites and redevelopment opportunities</i>)	No environmental policy constraints on the site.
	Flooding	There is no flood risk on site (outside any defined flood risk zone).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is likely to have a limited amount of contamination on it which can easily be mitigated.
	Ownership / Owner Aspirations	Site owner(s) and aspirations are unknown.
	Site access	The site is accessed via a number of access points. Overall, the site is easily accessible for vehicles and pedestrian, road layouts and visibility aid entrance and egress from the site.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is located within 500 m of a main bus route and/or within 1 km walking distance of a rail station but not within 1 km of a transport interchange.
	Ease of walking and cycling	There are adequate footpaths leading to the site but no cycle routes.
Enhancement of the Environment	Land classification	The site is predominantly brownfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Development of the site has the potential to significantly enhance the sites current contribution to the local environmental quality and also meet any relevant local regeneration strategies for area.
Regeneration and Economic Development	Sequential location	The site is located on the edge of the existing city centre.
	Economic Activity	The site is located in an area of low economic activity (53.3 -58.1%) - University Ward
	Multiple Deprivation Indices	The site is within an area ranked as an affluent ward (50%) for multiple deprivation indices.
	Economic Development	Established industrial site in multiple occupancy. Unknown owner aspirations. Currently limited opportunities for intensification.

Site Title and Number	86 Maudlands, Aqueduct Street
GENERAL	
Local Authority	Preston
Site Size	1.976 ha
General Site Description	Employment site containing poorer quality warehouses and a period attractive Steam mill office building (appears to be in non employment use). Occupiers include MOT centre and a garage.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	Located less than 1 mile away from a motorway or major arterial route.
	Quality of local road access	Access to the site is via a major road and some off a local road. Local roads are relatively wide and not heavily congested, access is adequate/good.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site contains a mix of building styles including a period Mill Office building (used as residential) and sheds to the rear. Most of the site is screened by a tall brick wall along the main road and vegetation. External areas and public areas are only adequately maintained. Limited parking is provided. However, the site is suitable for employment uses.
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	
	Duration of availability (<i>vacant / part vacant sites</i>)	Site is not vacant.
	Marketing and enquiry interest	Site not being marketed by agents at the time of the site visit.
	Adjoining Land Uses	The site is surrounded by other employment uses and contains within it residential uses as well as residential uses adjoining which are potentially sensitive.
	Road Frontage Visibility	The site has frontage to a main road but much of the site is screened by wall and vegetation.
Site Development Constraints	Physical site features (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is irregular in shape and flat in topography.
	Environmental constraints and abnormal development requirements (<i>vacant / part vacant sites and redevelopment opportunities</i>)	There are no environmental policy constraints on the site. The site is free from all environmental and heritage designations as is the surrounding area.
	Flooding	There is no flood risk on site (outside identified flood risk zone).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is likely to have a limited amount of contamination on it from previous uses which can easily be mitigated.
	Ownership / Owner Aspirations	Owner aspirations for the site are unknown however the site appears to be fully occupied.
	Site access	The site is accessible for vehicles and pedestrians but road layouts and visibility make it complicated. For example access and egress are not clear and it is difficult to get good visibility when leaving the site.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is located within 500 m of a main bus route and/or within 1 km walking distance of a rail station but not within 1 km of a transport interchange.
	Ease of walking and cycling	There area adequate footpaths leading to the site but no cycle routes.
Enhancement of the Environment	Land classification	The site is predominantly brownfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Buildings generally appear well occupied. Redevelopment of the rear part of the site would enhance environmental quality.
Regeneration and Economic Development	Sequential location	The site is located out of centre, but within the urban areas and well served by public transport.
	Economic Activity	The site is located in an area of low economic activity (53.3 -58.1%) - University Ward
	Multiple Deprivation Indices	The site is within an area ranked as an affluent ward (50%) for multiple deprivation indices.
	Economic Development	Site could represent an opportunity through redevelopment to significantly enhance environmental quality by improving its prominence along Aqueduct Street and to increase economic activity.

Site Title and Number	87 Former Whittingham Hospital Complex
GENERAL	
Local Authority	Preston
Site Size	51.662 ha
General Site Description	This large former Hospital complex in a semi rural setting close to the village of Goosnargh. The complex is almost 60 hectares in size of which only 3.83 hectares is likely to be available for employment use (B1 Office), forming part of a residential-led mixed use scheme for the site being brought forward by Taylor Wimpey, the preferred developer appointed by English Partnerships (the site owners). The complex is committed under Policy DS2 of the Adopted Local Plan for comprehensive mixed-use development. Part of the site (excluded from the 50+ hectare redevelopment) remains operating as a hospital

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway / major arterial routes	Located more than 2 miles away from a motorway or major arterial route (i.e. A-road).
	Quality of local road access	Local roads are wide and not heavily congested.
Business Image	Quality of the existing portfolio, internal and external environment	Very attractive period hospital buildings. Those not now used by the NHS are in very poor condition and are vacant, boarded up and overgrown. Areas still in use are well maintained.
	Duration of availability (vacant sites)	
	Marketing and enquiry interest	Sign for EP and GVA Grimley but no actual marketing signs on site at the time of the site visit. Complex is almost 60 ha in size of which only 3.83 ha is likely to be available for employment use (B1 office). The rest of the site is being brought forward by Taylor Wimpey for residential-led mixed use scheme.
	Adjoining Land Uses	Hospital, residential, sports club, Greenfield. Mature landscape setting.
	Road Frontage Visibility	Limited visibility to local road.
Site Development Constraints	Site topography, size, shape, other on site physical features.	Irregular shape, large, and flat site.
	Environmental (policy) constraints	Overall, the site contains a significant number of mature trees, protected by Tree Preservation Orders and period attractive hospital buildings which appear in a poor condition. The site also has potential ecological issues. However, given the large scale of the site, environmental constraints will unlikely significantly impact on the provision of the scale of employment development currently envisaged. Site is committed under policy DS2 of the Adopted Local Plan for a comprehensive mixed-use development.
	Flooding	There is no flood risk on site (outside defined flood risk zone).
	Contamination	There may be contamination on site.
	Ownership / Owner Aspirations	The site is in multiple ownership (English Partnerships and NHS). Approximately 3.83 hectares of land has been committed to provide 9,000 sqm. of office floorspace. The Whittingham Hospital site has planning permission for the provision of 9,000 sqm. of B1 office development alongside substantial residential and ancillary uses which will require improvements to local infrastructure, most notably the highway network. In particular, comprehensive development of the site cannot start until construction of the Broughton bypass is commenced from J1 of the M55 to the north of Broughton village. Redevelopment of the hospital complex is therefore not anticipated until early 2010.
	Site access	Narrow, windy and complicated access.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is located within 500 m of a main bus route and/or within 1 km walking distance of a rail station but not within 1 km of a transport interchange.
	Ease of walking and cycling	No existing footpaths or cycleways.
Enhancement of the Environment	Land classification	Predominantly brownfield.
	Potential to enhance environmental quality	Very attractive buildings but falling into a state of disrepair.
Regeneration and Economic Development	Sequential location	The site is located completely outside of a defined urban area.
	Economic Activity	The site is located in an area of good economic activity (67.7-72.5%).
	Multiple Deprivation Indices	The site is within an area ranked in the most affluent wards (75%) for multiple deprivation.
	Economic Development	Substantial opportunity for mixed use development. Effective delivery of the site is dependent on strategic access improvements (i.e. a link to the proposed the Broughton bypass). The introduction of a Green Travel Plan and a Sustainability Plan would also enhance the site's sustainability credentials.