

Appendix 3

Site Appraisals for Chorley

Site Title and Number	1 Botany/ Great Knowley Site
GENERAL	
Local Authority	Chorley
Site Size	14.1 ha
General Site Description	This large green field site adjoins the Leeds and Liverpool Canal and contains mature vegetation on sloping hills. The site is in close proximity to Junction 8 of the M61 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 M61 motorway (access from Junction 8).
	Quality of local road access	The width of surrounding roads could create potential issues for HGV access. The Local road is significantly higher than the site. There have been very positive discussions with highways regarding improved access.
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. The site is greenfield, steeply sloping in parts with mature vegetation and set against the Leeds Liverpool canal.
	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 has been available (e.g. allocated) for more than 10 years and was first identified in 1991 under the Draft Chorley Borough Local Plan (adopted in 1997 and is within the Review, 2003).
	Marketing and enquiry interest	Evidence of limited marketing. There are no boards on site but Peter Gilkes is marketing the site. It is understood that Primrose holdings would like to buy the site. Planning history – one application was submitted by Primrose Holdings but the Council refused to register it. Patrick Properties wants to develop another part of the site and had initial discussions and against the Council's advice issued a leaflet to residents, many of whom now oppose any development of site. Some enquires about the site have been made to the Council. A number of site suggestions have been submitted for this site for housing and employment, employment and leisure and greenbelt.
	Adjoining Land Uses	The site has little or no 'bad' neighbouring uses but has some potentially sensitive uses nearby. The site adjoins residential, greenfield and a canal with retail at Botany Bay.
	Road Frontage Visibility	The site has some visibility to a local road
Site Development Constraints	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Site is in excess of 5 hectares and is sloping and irregular in shape.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] <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. There are TPOS on site. The site is allocated as employment land for B1 and B2 (EM1.4). To the west of the site is an area of safeguarded land where development other than that permissible in the countryside under policy DC1 or DC2 will not be permitted. To the east is an environmental improvement corridor. To the north of the site (across the A674) is a priority urban fringe area. Several entrances to the site are designated TR22.1 where planning permission will be refused on land required to allow road access to nearby sites considered suitable for development (Botany/ Great Knowley).
	Flooding	There is no flood risk on site (outside of any identified flood risk zone). Drainage improvements are needed.
	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 multiple ownership, including: <ul style="list-style-type: none"> ▪ Bete and Taylor Architects, Royal Exchange, Cross Street, Manchester ▪ British Waterways, Waterside House, Waterside Drive, Widan ▪ Mr and Mrs K Holden, 12 Knowley Brow, Chorley ▪ The Owner, Little Knowle Farm, 19 Blackburn Road, Whittle le Woods ▪ Mr and Mrs WJ Drinkwater, Moss Corrage, Euxton Hall Gardens, Euxton, Chorley ▪ Ms A Drinkwater, Roedean, Whiteacre Lane, Wiswell, Whalley ▪ Mr N Naqvi and Ms S Naqvi, Heaton Cottage, Chorley Road, Bolton. <p>There have been multiple discussions with the Council but given the number of owners and competing aspirations bringing together the site owners on a voluntary basis is likely to be difficult to achieve.</p> <p>In March 2008 the Council adopted a Guiding Principles document to assist those wanting to develop the site for employment.</p>
	Site access	In the future access to the site could potentially be obtained from the adjacent roundabout.

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 route (but not immediately adjacent)
	Ease of walking and cycling	There are some footpaths along the local road adjacent to the site but no cycle routes.
Enhancement of the Environment	Land classification	The site is predominantly / wholly greenfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Development / redevelopment of the site could detract from existing environmental quality (e.g. development would impact on attractive open countryside).
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%) in Chorley North West Ward.
	Multiple Deprivation Indices	The site is within an area ranked within the most affluent wards (75%) for multiple deprivation.

Appraisal Criteria	Detailed Indicators	Commentary
	Economic Development	The site has a good ability to deliver regional or local economic development objectives but this will require the development of a greenfield site which contains a number of physical constraints. However the site is sufficiently large to offer a reasonable range of potential plot sizes and layouts to meet a variety of employment requirements.

Site Title and Number		2 M61 Botany Site
GENERAL		
Local Authority	Chorley	
Site Size	5.85 ha	
General Site Description	The site is an undeveloped piece of land adjacent to Botany Bay. It adjoins the motorway to the west and the Leeds and Liverpool Canal to the east.	

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 M61, but no direct access (access via Junction 8).
	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>)	The site is greenfield. The 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>)	
	Duration of availability (<i>vacant / part vacant sites</i>)	The site has been available (e.g. allocated) for more than 10 years. It was first allocated in 1991 Draft Chorley Borough Local Plan, adopted in 1997 and in the Review 2003.
	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 other green field/open countryside and Botany Bay Villages (a refurbished mill used as an antiques centre).
	Road Frontage Visibility	There is some frontage onto the main road and good local road frontage.
Site Development Constraints	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is over 5 ha in size and is regular in shape with no disturbances to the topography or obvious significant development constraints. .
	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is allocated for B1, B2, B8 and C2 uses in the adopted local plan. An environmental improvement corridor bounds the east of the site. To the north of the site (across the A674) is a priority urban green fringe allocation.
	Flooding	There is no flood risk on site (outside of any identified flood risk zone).

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
	Contamination <i>(vacant / part vacant sites and redevelopment opportunities)</i>	The site is likely to have no contamination.
	Ownership / Owner Aspirations	Owner(s) - Mr J Ambrose Primrose Holdings Heys Farm Chapel Lane Heapey PR68EW/ Tim Knowles Botany Bay Mill Planning history Application approved for temporary access road from roundabout on A674 to Canal Mill. Applications 05/392FULMAJ – erection of two-story office unit 05/393/FULMAJ – erection of two single story industrial units and 05/394OUTMAJ – mixed use development of mainly B1, B2 and B8 use. 05/394/OUTMAJ – mixed use development for mainly B1, B2 and B8 use classes with site entrance allocated for C1 and A4 use have been approved subject to section 106 agreements. A site suggestion for housing on this site has been made.
	Site access	The site is in close proximity to the motorway and a roundabout and site access to the A674 has been constructed.

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 but not within 1 km of a transport interchange.
	Ease of walking and cycling	There are some footpaths to the site but no cycle route.
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 an attractive open field. Its appearance (and the environmental quality) would equally be positive if it were development with good quality buildings.
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%) Chorley North East Ward
	Multiple Deprivation Indices	The site is within an area ranked within the most affluent wards (75%) for multiple deprivation.
	Economic Development	The site has a good ability to deliver regional and or local policy objectives.

Site Title and Number	3 Chorley North Industrial Estate
GENERAL	
Local Authority	Chorley
Site Size	15.01 ha
General Site Description	This is large and relatively modern and well maintained industrial estate with some frontage to the M61 motorway. The site contains predominantly B8, B2 and B1 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 immediately adjacent to M61(Junction 8).
	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>)	This is a large modern site with opportunities for infill and intensification only.
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	The site contains modern, newly constructed buildings. There is some landscaping on site and good street lighting the site is well maintained.
	Duration of availability (<i>vacant / part vacant sites</i>)	The middle part of the site was first allocated in Chorley Town Local Plan 1988 as an employment site and carried forward in the adopted 1997 Local Plan and Review Plan.
	Marketing and enquiry interest	At the time of the site visit there were limited 'to let' signs and the estate appears to be almost fully occupied.
	Adjoining Land Uses	The site has little or no 'bad' neighbouring uses but has some potentially sensitive uses nearby - the site adjoins residential uses, open space to the north and the motorway.
	Road Frontage Visibility	There is limited frontage to a motorway.
Site Development Constraints	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Site is in excess of 5 hectares and has no apparent evidence of physical constraining features.
	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<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. Areas within the site are allocated for employment. Adjacent to the western edge of the site is protected playing fields/ casual playspace area which is also a biological heritage site/ local nature reserve. There is also a housing site allocation adjacent 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>)	Site is unlikely to be contaminated.
	Ownership / Owner Aspirations	Site is in unknown ownership, no extant planning permissions / recent pre-application discussions for employment or non-employment development. Owner 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 (although pedestrian footpaths are not continuous).

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 but not within 1 km of a transport interchange.
	Ease of walking and cycling	There are some footpaths to and within 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 quality of the estate is good, however, it has virtually reached its development capacity. The middle green areas provides a possible opportunity for infill although its loss will need to be balanced with its current role in providing a welcome break to an otherwise built up 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 good economic activity (67.7-72.5%) Chorley North East Ward.
	Multiple Deprivation Indices	The site is within an area ranked within the most affluent wards (75%) for multiple deprivation
	Economic Development	The site has been developed recently. There are only small pockets of land still undeveloped within this 15 hectares industrial estate; these pockets could be used as infill development or for the expansion of existing occupiers. Care should be taken to ensure that further infill development does not detract from the overall environmental quality of the estate

Site Title and Number		4 Highfield Industrial Estate
GENERAL		
Local Authority	Chorley	
Site Size	4.6 ha	
General Site Description	Highfield Industrial Estate is regular in shape and contains a number of businesses including CEW, Central Tyres, Comet, Aldi, B&Q, Chorley Ambulance Station, Elite, Quigley's Carpets, G& S Electrical and a small recycling site.	

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 a mile from the M61(JCT 8) and is adjacent to the A6.
	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 a mix of buildings ranging from mainstream bulky retail which are modern to average quality 'shed-like' buildings such as one to the rear of Aldi which is in poor condition. The site has good street lighting.
	Duration of availability (<i>vacant / part vacant sites</i>)	The site is fully occupied.
	Marketing and enquiry interest	The site is not marketed (as fully occupied).
	Adjoining Land Uses	The site adjoins residential uses to the east, north and west.
	Road Frontage Visibility	The site has a highly visible frontage to a main road.
Site Development Constraints	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is fairly regular in shape, large and predominantly flat.
	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Protected cycle route to the west of the site. There are no identified environmental or known abnormal development requirements applying to the site.
	Flooding	There is no floodrisk on site (outside of any defined floodrisk zone).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Contamination is unlikely.
	Ownership / Owner Aspirations	Site is in unknown ownership, no extant planning permissions / recent pre-application discussions for employment or non-employment development, owner aspirations 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 within 1 km of a transport interchange.
	Ease of walking and cycling	Protected cycle route to the north of the site. There are also good footpaths throughout 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 only one building within the site which is in poor condition and has the potential for redevelopment. The old warehouse to the rear of Aldi could be redeveloped or revitalised however it is not prominent within the main road streetscene therefore whether it is improved would not make a significant impact upon the environmental quality. Other buildings on site are of a generally acceptable quality.
Regeneration and Economic Development	Sequential location	The site is located out of centre, but within the urban areas.
	Economic Activity	The site is located in an area of good economic activity (67.7-72.5%) in Chorley North East Ward
	Multiple Deprivation Indices	The site is within an area ranked in the most affluent wards (75%) for multiple deprivation.
	Economic Development	The site has some limited ability to deliver regional or local policy objectives by redeveloping the old building stock.

Site Title and Number		5 Ackhurst Park/ Common Bank Area
GENERAL		
Local Authority	Chorley	
Site Size	16.2 ha	
General Site Description	This industrial area site contains a mix of period warehouse buildings and newer warehouse style buildings. Occupiers include Aramark, Direct Display Ltd, Warrior Boats. The site has good main road frontage but is well screened. There are undeveloped areas in the north of the site and also the centre of 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)	The site is located less than a mile away from the A6.
	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>)	There is an undeveloped area at the north of the site and also in the centre of the site (with planning permission for B1 use).
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	The site contains a mix of period warehouse buildings and some modern warehouses. The site is rather poor in appearance and not well maintained (including the new warehouses within the rear part of the site where vegetation is not well maintained).
	Duration of availability (<i>vacant / part vacant sites</i>)	Chorley Local Plan 1998 identified the site for employment development which was carried forward in the adopted Chorley Borough Local Plan for B1, B2, B8 and A2 uses and carried forward in the Local Plan Review 2003. Significant part of the site has been developed but also some undeveloped areas remain.
	Marketing and enquiry interest	There has been some limited marketing though local agents of the site. There are three units vacant within the new part of the site.
	Adjoining Land Uses	The site is located in an area of other similar uses and adjacent to open countryside.
	Road Frontage Visibility	The site has a highly visible frontage to a main road.
Site Development Constraints	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site presents no obvious/ known constraints.
	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is bounded on three sides by Valley Park, Greenbelt and a Biological Heritage Site designation.
	Flooding	There is no floodrisk on site (outside defined floodrisk zone).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is likely to have some contamination on it (from factory/works and sewage at adjoining land) which will require mitigation works.
	Ownership / Owner Aspirations	The site has more than one owner. Part owned by Northern Trust Co Ltd. Linton House, Foxhole Road, Chorley, PR71NY.

Appraisal Criteria	Detailed Indicators	Commentary
	Site access	The site is easily accessible for vehicles and pedestrians (although footpaths are not continuous), 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 inaccessible by public transport, it is not within 500 m of a main bus route or within 1 km walking distance of a train station or transport interchange.
	Ease of walking and cycling	There are some footpaths to the site and a protected cycle route which bounds the north western edge of 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 well screened. 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.
	Economic Activity	The site is located in an area of moderate economic activity (58.1 - 67.7%) Chorley North West Ward.
	Multiple Deprivation Indices	The site is within an area ranked in the affluent wards (50%) for multiple deprivation.
	Economic Development	The site has a good ability to deliver regional and or local policy objectives. There is potential to develop the western part of the site and the northern section for additional employment uses.

Site Title and Number	6 George Street/ Clarence Street Estate Including Brunswick Mill
GENERAL	
Local Authority	Chorley
Site Size	0.81 ha
General Site Description	The site contains B2 and A1 uses (large hardware store) as well as smaller employment uses and a residential apartment building. The site is fully occupied and is close to the Town 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 a mile from the A6.
	Quality of local road access	Local roads are relatively wide but are quite busy, access is good (off the main roundabout).
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 (most of which are of brick construction). There is some street lighting and trees on site. Buildings within the north part of the site are in poor condition.
	Duration of availability (<i>vacant / part vacant sites</i>)	The site is occupied.
	Marketing and enquiry interest	The site is not being marketed by agents. There have been lots of enquiries to Council for retail on this site.
	Adjoining Land Uses	There are residential uses within and around the site as well as small warehouses, retail uses and offices.
	Road Frontage Visibility	The site has good local road frontage.
Site Development Constraints	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is irregular in shape, small in size and has a steep entrance.
	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	To the north and west the site is an area with housing redevelopment potential. There is retail allocation opposite the site across George Street.
	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 no contamination.
	Ownership / Owner Aspirations	Site is in unknown ownership, no extant planning permissions / recent pre-application discussions for employment or non-employment development, owner aspirations unknown.
	Site access	The access to the site is via a narrow local road which is steep and provides poor visibility to the main road.

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	Site is within a few hundred metres of a safeguarded cycle route. There are also good 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>	The environmental quality would be enhanced if the old building stock is renovated.
Regeneration and Economic Development	Sequential location	The site is located within or on the edge of an existing district or town centre.
	Economic Activity	The site is located in an area of moderate economic activity (58.1 - 67.7%) in Chorley South East Ward
	Multiple Deprivation Indices	The site is split between wards ranked affluent and also deprived.
	Economic Development	The site is fully occupied with employment and residential uses and has no potential for intensification.

Site Title and Number		7 Apex House Stump Lane
GENERAL		
Local Authority	Chorley	
Site Size	0.16 ha	
General Site Description	Tight site adjacent to residential properties and the railway line.	

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 just off the A6.
	Quality of local road access	Local roads are wide and 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 old stock buildings in an ad hoc arrangement that creates an awkward space, particularly within the rear of the site.
	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.
	Adjoining Land Uses	The adjoining land uses comprise of terraced houses and commercial uses (Tops Tiles).
	Road Frontage Visibility	The site has good local road visibility.
Site Development Constraints	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is a small regular plot that steeply slopes to the rear.
	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	There are no identified environmental or known abnormal development requirements applying to the site, although height of terraced properties that back on to the site could restrict the height of new development on the site. The site is 200 metres from a conservation area.
	Flooding	There is no flood risk on site (the site is outside of any identified flood risk zone).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is likely to have no contamination.
	Ownership / Owner Aspirations	Owner is Mr Noel Glass. Understood that the owner has aspirations to develop the site as many of the existing units are not let.
	Site access	The site is accessed via a narrow internal road which is shared with the residential uses along the lane. Turning within the car park is difficult.

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 on the local road but not within the access lane.
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 building could be improved however there is no room on site to intensify uses.
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 split between wards ranked affluent and also deprived.
	Economic Development	This occupied site has limited potential to allow more intensive use.

Site Title and Number	8 Friday Street Area
GENERAL	
Local Authority	Chorley
Site Size	3.55 ha
General Site Description	Close to town centre and railway station the site is occupied by a mixture of building types and ages and uses (including pub, auto-mechanics, and a beauty salon)

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 from the A6.
	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 series of buildings arranged in an ad hoc way. There are many building styles and the buildings are of average quality and condition. They are used for a variety of uses.
	Duration of availability (<i>vacant / part vacant sites</i>)	The site appears to be occupied.
	Marketing and enquiry interest	The site does not appear to be being marketed by agents (and is occupied).
	Adjoining Land Uses	The site adjoins other employment land, residential uses and a railway line and also well used long stay car park.
	Road Frontage Visibility	The site has high visibility to a local road.
Site Development Constraints	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is moderate in size and does not appear to have any physical constraining features.
	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<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 any identified flood risk zone).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Could be some contamination on the site but is likely to be mitigated.
	Ownership / Owner Aspirations	Site ownership likely to be multiple, no extant planning permissions / recent pre-application discussions for employment or non-employment development, owner aspirations unknown.
	Site access	The site is accessible for vehicles and pedestrians but road layouts and visibility make it complicated as it is narrow.

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 train or bus station.
	Ease of walking and cycling	Site is very close to protected cycle route and there are good footpaths throughout 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>	Rationalising the building layout and quality of buildings on it would significantly improve the appearance of the site.
Regeneration and Economic Development	Sequential location	The site is located within or on the edge of an existing district or town 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 in the deprived wards for multiple deprivation (10 – 20%).
	Economic Development	The site has a good ability to deliver regional and local policy objectives, particularly given the site's town centre location and adjacency to the railway station. However, the redevelopment of the site would not be straight forward as the majority of the buildings appear in occupation and the site is likely to be in multiple ownership. The local roads are narrow and congested.

Site Title and Number	9 East Chorley Business Park
GENERAL	
Local Authority	Chorley
Site Size	2.29 ha
General Site Description	Well located to town centre site with a mix of building types, ages and uses (including Royal Mail, Plumb centre, Howdens joinery, and a carpet centre). Majority of the site has been developed within the last 10 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 is located less than 1 mile from A6
	Quality of local road access	The local road network consists of narrow roads with several parked cars and double yellow lines in many places. 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>)	The new buildings are of modern appearance and are in good condition. Some of the older buildings however are in poor condition (employment and commercial use).
	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.
	Adjoining Land Uses	The site adjoins other similar employment uses and some retail and residential.
	Road Frontage Visibility	The site has very good local road visibility and frontage.
Site Development Constraints	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is flat, fairly regular in shape and medium size.
	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is adjacent to a shopping improvement 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>)	
	Ownership / Owner Aspirations	Site is in unknown ownership, no extant planning permissions / recent pre-application discussions for employment or non-employment development, owner aspirations unknown
	Site access	There are many egress and entrance points to the site which are clearly marked.

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 close to Chorley Railway Station and Bus Station.
	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>	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 on the edge of an existing district or town centre.
	Economic Activity	The site is located in an area of moderate economic activity (58.1 - 67.7%). Chorley East Ward
	Multiple Deprivation Indices	The site is within an area ranked in the deprived wards for multiple deprivation (10 – 20%).
	Economic Development	Site does not have the ability to deliver regional or local economic development objectives as it has already decently been developed.

Site Title and Number	10 Moorfield Industrial Estate Road Cowling
GENERAL	
Local Authority	Chorley
Site Size	6.12ha
General Site Description	This is a large employment site which is currently occupied by FDC Holdings.

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 from the A6.
	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>)	There is an area of green space within the site suitable for expansion.
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Buildings are relatively modern (late 1960s/ 1970s/ 1980s) and are good quality and appear in good condition. External areas and public areas are well maintained. There is good parking provision, internal circulation and servicing routes. The industrial part of the site appears to release an odour. The wider environment is attractive and is suitable for employment uses.
	Duration of availability (<i>vacant / part vacant sites</i>)	Vacant Remaining site to the rear allocated for the expansion of the brewery in adopted Chorley Town Local Plan 1988. Within settlement boundary in adopted 1997 plan and within the built up area of Chorley as defined in adopted 2003 plan and the curtilage of existing employment development.
	Marketing and enquiry interest	There has been some limited marketing through local agents (1 x TO LET sign at the front of the premises)
	Adjoining Land Uses	The site adjoins residential uses, other employment sites and greenfield land.
	Road Frontage Visibility	The site has some visibility to a local road.
Site Development Constraints	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site presents no obvious/ known constraints and is fairly flat, regular in shape and large.
	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Adjacent to environmental improvement corridor. Also adjacent to allocated employment sites.
	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 (road haulage) which can be mitigated.
	Ownership / Owner Aspirations	Owner is FDC Holdings. A site suggestion has been submitted for housing and employment.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
	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 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 potential for limited extensions to the north of the site, however, development/ redevelopment of the site will likely have a neutral impact on the environment regeneration strategies for the area.
Regeneration and Economic Development	Sequential location	The site is located out of centre, but within the urban areas.
	Economic Activity	The site is located in an area of moderate economic activity (58.1 - 67.7%) Chorley East.
	Multiple Deprivation Indices	The site is within an area ranked in the deprived wards for multiple deprivation (10 – 20%).
	Economic Development	Opportunity for owner expansion on this site which would contribute to economic development objectives.

Site Title and Number		11 Yarrow Mill Industrial Estate
GENERAL		
Local Authority	Chorley	
Site Size	1.50 ha	
General Site Description	Yarrow Mill industrial estate. The site contains an older warehouse brick building and period mill building tower. The main warehouse is of average quality the period mill is a positive feature of 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)	The site is located less than 1 mile from the A6.
	Quality of local road access	Local roads are very narrow and access to the site is poor.
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 older warehouse brick building and period mill building tower. The main warehouse is of average quality the period mill is a positive feature of the site.
	Duration of availability (<i>vacant / part vacant sites</i>)	The site is not vacant.
	Marketing and enquiry interest	The site is occupied and does not appear to be being marketed by agents.
	Adjoining Land Uses	The site has some 'bad' neighbour uses/ or sensitive uses adjoining or within the site - surrounded by residential uses and a railway line to the south west.
	Road Frontage Visibility	The site has good local road frontage and visibility.
Site Development Constraints	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site does not appear to have any obvious physically constraining features.
	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is unlikely to be significantly constrained by environmental constraints / abnormal development requirements.
	Flooding	There is no floodrisk (outside any identified flood risk zone).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	There is likely to be only limited potential for contamination requiring minimal ground preparation and remediation works.
	Ownership / Owner Aspirations	One owner - Peter Bracken. Owner would like the site developed for housing. No extant planning permission exists for the site. A site suggestion has been submitted for housing.
	Site access	Site access is narrow and poorly 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 located within 500m of a main bus route (but not immediately adjacent) and / or within 1 km of a train or bus station
	Ease of walking and cycling	There are some footpaths 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 appearance of the site could be improved by redeveloping the site, however site appears to be functioning well despite rather run down appearance.
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%) in Chorley East Ward
	Multiple Deprivation Indices	The site is within an area ranked in the deprived wards for multiple deprivation (10 – 20%).
	Economic Development	The site has a limited ability to deliver regional and or local policy objectives as it appears to be successful in already accommodating local employment uses.

Site Title and Number		12 Quarry Road Industrial Estate
GENERAL		
Local Authority	Chorley	
Site Size	0.99 ha	
General Site Description	The site is occupied by caravan storage and poor condition warehouses.	

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 from the A6.
	Quality of local road access	The site is accessed via a narrow residential local street.
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 large open storage facility (for caravans) and modern (pre 1970s) warehouses which are in poor condition. The overall site is poorly maintained with a high metal gate at entrance.
	Duration of availability (<i>vacant / part vacant sites</i>)	The site is not vacant.
	Marketing and enquiry interest	No evidence of active marketing, recent completions or development under construction at the time of the survey. No marketing boards on site, although it is understood that the agent is Peter Gilkes.
	Adjoining Land Uses	The site has little or no 'bad' neighbouring uses but has some potentially sensitive uses nearby. The site adjoins residential uses and open space to the east and south.
	Road Frontage Visibility	The site is not visible from any road frontage. The site is accessed via a local road through a cul-de-sac which leads to the site.
Site Development Constraints	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Site is less than 1 hectare and a fairly regular shape and has a regular topography.
	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	There are no identified environmental or known abnormal development requirements applying to the site. There is protected amenity/ open space 50 metres from the site.
	Flooding	There is no floodrisk (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 (clay bricks and tile manufacture) which would require some ground preparation and remediation work.
	Ownership / Owner Aspirations	Owner – John Greaves. Owner aspirations are uncertain, although a site suggestion has been submitted for housing.
	Site access	The site is accessed via a local road through a cul-de-sac which leads to the site. The site has no frontage onto a local road. Access to the site is poorly maintained with a number of potholes.

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 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 could be redeveloped with higher quality buildings to make more efficient use of land.
Regeneration and Economic Development	Sequential location	The site is located out of centre, but within the urban areas.
	Economic Activity	The site is located in an area of moderate economic activity (58.1 - 67.7%) Chorley East Ward.
	Multiple Deprivation Indices	The site is within an area ranked in the deprived wards for multiple deprivation (10 – 20%)..
	Economic Development	Site is currently used for caravan storage. The site could be redeveloped for employment.

Site Title and Number	13 Cowling Farm Cowling Road
GENERAL	
Local Authority	Chorley
Site Size	8.2 ha
General Site Description	Greenfield Site located close to M61 motorway (but with no access to it) with undulating topography.

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 visible from the M61 but has no immediate access to it.
	Quality of local road access	There is no currently useable access to the site off the local road (Cowling Road). Local roads are relatively wide and not heavily congested.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	There are no buildings on site. The site appeared uncontaminated at the time of survey.
	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>)	The site is vacant and was first adopted under Chorley Town Local Plan 1988, it was carried forward in 1997 and 2003 adopted plan and identified in the 1991 Draft Chorley Borough Local Plan as an employment redevelopment site.
	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 mainly open countryside, however, is bounded to the north east by an employment use and to the west by the M61 motorway.
	Road Frontage Visibility	The site is visible from the M6
Site Development Constraints	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is large, fairly regular in shape but is undulating.
	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	There is a listed building (Cowling Farm) adjacent to the site which has a large buffer around it. Infrastructure and access work required, high level of landscaping required due to prominent location. Gradient of site will require work and access needs improvement.
	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	No extant planning permission exists for the site. Access road is private – owner unknown. The site is owned by Chorley Borough Council.
	Site access	Access needs improvement from Cowling Road - there is currently no access direct into the site other than a small private track road.

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 no existing footpaths or 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>	The site is currently attractive greenfield land. Could be developed with high quality employment development.
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%) - Chorley East Ward.
	Multiple Deprivation Indices	The site is within an area ranked in the deprived wards for multiple deprivation (10 – 20%).
	Economic Development	Development of the site could meet local and regional economic objectives. The site is in a good location for an employment use however access to the site needs to be improved. Improvement of access infrastructure could elevate the site's status in the employment site hierarchy.

Site Title and Number	14 Cowling Mill Cowling Road
GENERAL	
Local Authority	Chorley
Site Size	2.4 ha
General Site Description	The Cowling Mill site contains an attractive period mill building of brick construction and a series of outbuildings which appear in poor condition.

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 the A6
	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>)	The site is partly vacant. It was first designated in the adopted Chorley Town Local Plan 1988 and carried forward in 1997 and 2003 adopted Review of the Local Plan.
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	The site contains an old period mill building (brick construction) and a series of outbuildings which are in poor maintenance and condition.
	Duration of availability (<i>vacant / part vacant sites</i>)	The site is partly vacant. It was first designated in the adopted Chorley Town Local Plan 1988 and carried forward in 1997 and 2003 adopted Review of the Local Plan
	Marketing and enquiry interest	Evidence of active marketing with moderate levels of interest for employment uses indicated by agents.
	Adjoining Land Uses	Adjacent to the site is protected park/ recreational open space and residential.
Site Development Constraints	Road Frontage Visibility	The site is 'tucked away' but has some visibility to a local road.
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is regular in shape, medium sized (1- 5 ha) and relatively flat. There may be some physically constraining features such as a protected park/ recreational open space adjacent to the site.
	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Partial site clearance likely to be required and access needs improving.
	Flooding	The risk of flooding is medium to high (Category 2 and 3).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is likely to have some contamination on it from factory and works uses which will require significant mitigation works
	Ownership / Owner Aspirations	Single Owner – Mr A Hough Understood that the owner wants the site developed for housing with the intention of moving business to Euxton Mill Dawbers Lane.
		There is currently a site suggestion on this site for housing.

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 route (but not immediately adjacent).
Enhancement of the Environment	Ease of walking and cycling	There is adequate footpath and/ or cycle 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>	Redevelopment of the site would significantly enhance its current contribution to the local environmental quality. This could be achieved by replacing some parts of the site with higher quality buildings and reusing the mill building
	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%) in Chorley East Ward.
	Multiple Deprivation Indices	The site is within an area ranked in the deprived wards for multiple deprivation (10 – 20%).
	Economic Development	The site has a good ability to deliver regional and local economic policy objectives. Consideration may need to be given to the relocation of existing occupiers displaced by any redevelopment proposals.

Site Title and Number		15 Martindales Depot, Cowling Road
GENERAL		
Local Authority	Chorley	
Site Size	4 ha	
General Site Description	Brownfield site contains vacant land (to the north), a poor condition mill building, several newer additional concrete block buildings (occupied by a timber and wood merchants and several auto related small businesses) and also an element of new residential development (within its southern part).	

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 the A6.
	Quality of local road access	The site is accessed via a narrow dead end road which is busy and contains parked cars along it.
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 derelict period mill building (poor condition) and a new breeze block building occupied by timber and wood merchants and a motorcycle workshop.
	Duration of availability (<i>vacant / part vacant sites</i>)	The site has permission for B2/B1 uses, adopted under the 2003 Local Plan Review. Previously, under the 1997 Local Plan, the site was allocated as a site for housing redevelopment.
	Marketing and enquiry interest	No evidence of active marketing at the time of the survey.
	Adjoining Land Uses	The site is bounded by other employment uses, the Leeds and Liverpool Canal and Cowling Brow.
	Road Frontage Visibility	The site has road frontage visibility.
Site Development Constraints	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is constrained by certain physical site features as it is narrow, and sloping.
	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Site is allocated an employment redevelopment site. An environmental improvement corridor bounds the site to the east and the site is within 100 metres of protected allotments and open space.
	Flooding	There is no flood risk on site (outside of any defied flood risk zone).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is likely to have some contamination on it (as a result of the factory or works operations on site which contain unknown filled ground) which will require mitigation works.
	Ownership / Owner Aspirations	Site is in unknown ownership, with no extant planning permissions / recent pre-application discussions for employment or non-employment development. Owner aspirations unknown.
	Site access	The site has a narrow access along a busy street with some pedestrian footpaths leading 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 located within 500 m of a main bus route (Brooke Street/Eaves Lane) but is not within 1 km walking distance of a bus or rail interchange.
	Ease of walking and cycling	Protected cycle route bounds eastern edge of site on the canal. There are also 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>	The site could be redeveloped to make a significant improvement to the appearance and quality of 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 moderate economic activity (58.1 - 67.7%) in Chorley East Ward.
	Multiple Deprivation Indices	The site is within an area ranked in the deprived wards for multiple deprivation (10 – 20%).
	Economic Development	Possible need for land assembly and also clearance of existing buildings pursuant to any comprehensive redevelopment proposals (with a likelihood of contamination).

Site Title and Number	16 Stump Lane
GENERAL	
Local Authority	Chorley
Site Size	1.14 ha
General Site Description	Open space. Part of the site is committed for employment development. Sandwiched between two other employment sites. A railway and embankment runs down western boundary of 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 a mile from the A6.
	Quality of local road access	The local road is somewhat congested due to cars parking on either side of the street.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is vacant, greenfield land. Surrounding location likely to be generally appealing 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>)	Vacant but planning recently given permission for B2/B1 uses. Adopted in 2003 Local Plan Review for B1 & B2 use. Previously allocated in 1997 plan as a site for housing redevelopment potential.
	Marketing and enquiry interest	Site does not appear to be marketed by agents.
	Adjoining Land Uses	The site adjoins greenfield land and commercial uses. A railway line and embankment runs down the western boundary of the site.
	Road Frontage Visibility	The site has a narrow local road frontage and some visibility to a local road.
Site Development Constraints	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Railway bridge structure adjoins boundary, access is though adjoining industrial premises, development could affect existing footpath. The site is regular in shape but fairly narrow.
	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<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. Allocated as a business/ industrial site.
	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 on it (railways) which can easily be mitigated.
	Ownership / Owner Aspirations	Single ownership. Mr J Ambrose Primrose Holdings Heys Farm Chapel Lane Heapey PR68EW. There is a current planning permission on the site for 3 industrial units with parking and ancillary facilities (0.98 hectares), 0.16 hectares remains without planning permission.
	Site access	Local road which abuts the site is relatively congested due to parked cars. It is understood that a new access is to be constructed onto Stump Lane.

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 adjacent to the site but no cycle routes.
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>	Good quality modern employment buildings could improve the environmental quality of this site.
Regeneration and Economic Development	Sequential location	Located on the edge of Chorley town centre.
	Economic Activity	The site is located in an area of good economic activity (67.7-72.5%) -Chorley North East Ward.
	Multiple Deprivation Indices	The site is split between wards ranked affluent and also deprived.
	Economic Development	The site has a good ability to deliver certain local economic policy objectives.

Site Title and Number	17 Red Bank, Carr Lane (Duxbury Business Park)
GENERAL	
Local Authority	Chorley
Site Size	3.27 ha
General Site Description	Bounded by mature trees and vegetation this site is predominantly vacant but does contain a car park and until recently was part being used by Birse Civils as a Site Office and for storing construction materials on a temporary basis in connection with construction of the link 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 within 1 mile of A6.
	Quality of local road access	Local roads are windy to the site and somewhat congested at the top near the school and other employment sites. New link road was not complete at the time of the site survey but will enhance quality of road access.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Vacant site containing car park for the now closed convention centre and until recently a temporary construction material area and site office.
	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>)	The site is allocated in Chorley Town Local Plan 1988 for industrial use and business or training use. In the 1997 and 2003 adopted plans, the site is allocated for B1 and B2 uses.
	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	Adjacent to the site is the Chorley Conference Centre (which has now closed), but also a purpose built modern office building used by Telent, some residential development currently under construction to the north of the site, and Green Belt land.
	Road Frontage Visibility	The site has a very small road frontage to the west along a cul-de-sac.
Site Development Constraints	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is regular in topography and of a medium size and has no apparent physical constraining features (but see environment constraints below).
	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	There are TPOs on this site and the site is close to the Green Belt, Valley Park and a Biological Heritage Site.
	Flooding	Flood risk zone 2/3.
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Contamination unlikely, no significant ground preparation works required.
	Ownership / Owner Aspirations	Single Owner – United Utilities Properties Ltd Coniston Buildings Lingley Mere Business Park, Lingley Green Avenue Warrington WA53LP. Understood United Utilities approve employment on the site.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
	Site access	Access to the site is via a local road which provides access to the carpark and the convention centre. The site is located close to the Eaves Green Link Road. Creation of an access to the link road junction to serve the site has been provided. As part of the planning permission, there is a requirement for access into this site to be provided within two years of completion of the link road and to advertise the site for employment.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	There are bus stops along Bolton Road.
	Ease of walking and cycling	There are some footpaths to the site, however, provision is limited and is not continuous. There are no cycle paths.
Enhancement of the Environment	Land classification	The site is predominantly greenfield (with the exception of the hardstanding car park and a shed to the south of the car park with associated temporary storage yard).
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Development could be positive in this area as it surrounds other sites which are currently under construction or recently completed, however, any future intensive development could impact upon the mature vegetation within the site.
Regeneration and Economic Development	Sequential location	The site is within the Chorley Settlement Boundary.
	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 ability to deliver regional or local economic policy objectives.

Site Title and Number	18 Telent Site, Carr Lane
GENERAL	
Local Authority	Chorley
Site Size	3.57 ha
General Site Description	Telent site - purpose built modern buildings with local road frontage and good quality parking, circulation, servicing routes and access/ egress.

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 within 1 mile of route A6.
	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 an attractive frontage onto the local road. It contains a purpose built modern industrial building with well maintained gardens. There is a high level of parking provision and internal circulation and servicing routes are legible. The wider environment is visually appealing and 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 (not vacant).
	Adjoining Land Uses	The site adjoins residential uses to the west (under construction), other employment uses to the north along the local road and open space to the east and south.
Site Development Constraints	Road Frontage Visibility	The site has excellent road frontage visibility along the local road.
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is fairly flat, large and regular in shape.
	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The rear of the site is adjacent to Green Belt.
	Flooding	The site is within flood zones 2 and 3.
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	
	Ownership / Owner Aspirations	The site is owned by Telent.
	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	Buses operate along nearby Bolton Road.
Enhancement of the Environment	Ease of walking and cycling	There is a good footpath network to the site but no cycle routes.
	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 site is already in good employment use with visually attractive purpose built modern buildings.
	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	Site does not have the ability to deliver regional or local economic development objectives, beyond those already provided – being fully operational for Telent with no obvious potential for intensification.

Site Title and Number	19 Southport Road
GENERAL	
Local Authority	Chorley
Site Size	2.25 ha
General Site Description	Undeveloped Greenfield land with mature vegetation.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	Situated on the A581 and approximately 5 minutes drive from junction 8 of the M61
	Quality of local road access	The site fronts onto a main road which is relatively wide and not heavily congested.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is not yet developed and contains a mature boundary hedge along the street and mature trees and other vegetation through the 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>)	The 1988 Chorley Town Local Plan designated the site for business and training uses. The Chorley Local Plan Review 1997 allocated the site for office and other non retail uses and educational and training uses. The 2003 Chorley Local Plan review allocated the site for B1, A2 and further/higher educational facilities.
	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 adjacent to Lancashire College, a cemetery and also open space.
	Road Frontage Visibility	The site has a highly visible frontage to a main road.
Site Development Constraints	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Site is between medium in size, and regular in shape and topography.
	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is a designated business/industrial site (use classes B1 and A2) and is also designated for Further Higher Education facilities. Part of the site is also identified as a Biological Heritage Site and certain site features, such as boundary hedges and mature trees, will likely need to be safeguarded as part of development. Site adjoins a cemetery and a designated biological heritage site/ Local Nature Reserve to the south. North of the site is a designated Park and Recreational Open Space safeguarded under the plan.
	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	Single owner – Lancashire Country Council Property Group County Hall Preston.
	Site access	Highway improvements (roundabout junction and closure of existing access to Lancashire college) required to provide shared access.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	A bus operates along Southport Road.
	Ease of walking and cycling	There are footpaths along the main road but no cycle paths.
Enhancement of the Environment	Land classification	The site is greenfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	The site has potential to be developed with high quality modern and purpose built buildings which could improve the appearance of the street scene. This 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.
	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	A good opportunity to contribute towards the attainment of economic development objectives. A proactive approach by the Council will likely be required to drive the opportunity forward, given that it has remained undeveloped for a number of years despite appearing relatively free from constraints.

Site Title and Number	20 Common Bank Bleach Works
GENERAL	
Local Authority	Chorley
Site Size	2.85 ha
General Site Description	Former bleach work now vacant and cleared. There is a 1999 consent for Certificate of Lawfulness for B2 use on this site.

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 between 1-2 miles from route A6.
	Quality of local road access	The road to the site is around a narrow lane, via a locked gated entrance.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Site has been cleared of buildings.
	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>)	The site is vacant. It was first identified in 1991 Draft Chorley Borough Local Plan as an employment redevelopment site which was adopted in 1997. Now it is within the built up area of the adopted Local Plan Review 2003. Site has been vacant for over 20 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 Green Belt and the Yarrow Valley Park.
	Road Frontage Visibility	The site is not visible from any road frontage.
Site Development Constraints	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is of an irregular shape, large and sloping.
	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is designated as a priority urban fringe area. It adjoins the Green Belt, Yarrow Valley Park and a cycle route which is safeguarded. To the east, the site adjoins the Biological Site/ Local Nature Reserve. Access to the site needs upgrading. In addition, screening/landscaping is required.
	Flooding	Site is partly affected by a flood plain (River Yarrow).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is likely to have large amounts of contamination from previous uses including chemical manufacturing, factory/works and unknown filled grounds.
	Ownership / Owner Aspirations	Single – Mr B Young, Ruttle Plant Holdings Ackhurst Road, Chorley.
	Site access	Access to the site is via a narrow lane and the site is 1 – 2 miles from a major road. Access to Foxhole Road will likely require upgrading. The site is currently very difficult to access for vehicles and pedestrians. The entrance and egress route(s) are very narrow 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 nearest bus route is located along Ackhurst Road, 1 km away from the site.
	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 (previously developed land).
	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 an area designated as a priority urban fringe 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	If developed the site has the ability to deliver any economic development objectives.

Site Title and Number	21 Land at Park Mills, Deighton Road
GENERAL	
Local Authority	Chorley
Site Size	0.83 ha
General Site Description	Small site is in operation as a textile finisher and contains a period brick building and modern 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 nearest arterial route is the A6.
	Quality of local road access	Local residential roads not heavily congested, but residential streets with on-road parking makes access to site difficult for lorries.
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 period brick warehouse building and a single storey modern office building. The car park and circulation areas are reasonably maintained.
	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 and appears to be fully occupied.
	Adjoining Land Uses	The site has some open space adjacent to it and is in a residential area.
	Road Frontage Visibility	The site has some visibility to a local road (cul-de-sac).
Site Development Constraints	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is regular in shape, fairly flat and is relatively small in size.
	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site adjoins an allocated housing site. Policy TR 22 requires a road access to this site to be safeguarded.
	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 some contamination on it (unknown filled ground and factory/works) which will require mitigation works.
	Ownership / Owner Aspirations	Ownership is known for the site (Bill Beaumont Textiles). No extant planning permission exists for the site. Site suggestion for housing has been submitted. The owner has aspirations to relocate and sell the site for residential development.
	Site access	The site is easily accessible for vehicles and pedestrians. Whilst the parking arrangement is somewhat ad hoc, it is adequate in provision and provides sufficient circulation within the site. Entrance to the site is accessible from Deighton Road. However on site parking on Letchworth Drive can make access to Deighton Road for lorries difficult.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	A bus service operates along Tootell Street (within 500m of the site).
	Ease of walking and cycling	There are good footpaths to the 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>	Development/ redevelopment of the site will have a neutral impact on environmental quality. Whilst some maintenance work could be done to the site, this would not affect the overall appearance of the buildings from the public domain.
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 the most affluent wards (75%) for multiple deprivation.
	Economic Development	Site has limited ability to deliver regional or local economic development objectives as in current employment use.

Site Title and Number		22 Duke Street Motors Site
GENERAL		
Local Authority	Chorley	
Site Size	0.49 ha	
General Site Description	Well located, small site with maintained buildings and hard surfacing currently used for vehicle maintenance.	

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 within one mile of the A6.
	Quality of local road access	Local roads are relatively wide and not heavily congested, access is adequate (off a local residential 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>)	The site contains single storey brick warehouses and a car park which is poorly maintained.
	Duration of availability (<i>vacant / part vacant sites</i>)	The site is not vacant.
	Marketing and enquiry interest	At the time of survey the site did not appear to be being marketed by agents (in current occupation).
	Adjoining Land Uses	The site has little or no 'bad' neighbouring uses but has some potentially sensitive uses nearby - adjoining residential uses.
	Road Frontage Visibility	The site is 'tucked away' and accessed from a short and narrow cul-de-sac.
Site Development Constraints	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Small site with regular topography and a regular shape.
	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<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>)	Significant contamination unlikely, limited ground preparation works likely to be required
	Ownership / Owner Aspirations	Unknown
	Site access	There are one way road systems to the south egress/entrance. The access is complicated, narrow, congested and contains a poorly maintained road surface.

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 to access a public transport interchange (Chorley Train/Bus Station). In addition, there are bus routes within 500metres of the site along Bolton Road and Bolton Street.
	Ease of walking and cycling	There are footpaths but no cycle routes 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>	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	The site adjoins Chorley Town Centre.
	Economic Activity	The site is located in an area of moderate economic activity (58.1 - 67.7%).
	Multiple Deprivation Indices	The site is split between wards ranked affluent and also deprived.
	Economic Development	Limited ability to deliver economic objectives as this small site is in current use.

Site Title and Number	23 William Lawrence Site, Townley Street
GENERAL	
Local Authority	Chorley
Site Size	1.32 ha
General Site Description	Mixture of period mill buildings (William Lawrence) of brick construction and also more modern buildings (Jewsons).

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 within 1 mile of A6.
	Quality of local road access	The local road appears 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>)	Site contains a mixture of period mill buildings (William Lawrence) of brick construction and also more modern buildings (Jewsons). The site appears currently underutilised.
	Duration of availability (<i>vacant / part vacant sites</i>)	The site is not vacant.
	Marketing and enquiry interest	There has been some marketing though local agents of the site (TO LET signs along the local road, advertising the mill buildings).
	Adjoining Land Uses	The site has little or no 'bad' neighbouring uses but has some potentially sensitive uses nearby. The site adjoins residential uses (and other similar employment uses).
	Road Frontage Visibility	The site has high visibility to a local road.
Site Development Constraints	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Site is between 1 and 5 hectares and is flat and regular in shape.
	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	There are no obvious environmental or known abnormal development requirements applying to the site (see contamination commentary below).
	Flooding	No flood risk (outside of any identified flood risk zone).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Redevelopment proposals would likely need to deal with contamination from current/previous industrial uses.
	Ownership / Owner Aspirations	The current occupiers are Jewsons and William Lawrence. Owners William Lawrence produce specialist yarns and have approached the council about relocating from the site.
	Site access	The site is accessible for vehicles and pedestrians. The entrance to the mill buildings is particularly poorly defined. 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 within 500 metres of the Chorley Train/Bus Station and bus routes along Brook Street.
	Ease of walking and cycling	There are good footpaths to the 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>	The site is currently underused and represents an opportunity to increase intensity/capacity.
Regeneration and Economic Development	Sequential location	The site is on the edge of Chorley Town 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 in the deprived wards for multiple deprivation (10 – 20%).
	Economic Development	The site has ability to deliver economic policy objectives through more intensive site use.

Site Title and Number	24 Crosse Hall Street including Weir Mill
GENERAL	
Local Authority	Chorley
Site Size	2.37 ha
General Site Description	The site includes the Weir Mill building located in the northern part and which is accessed separately (via Crossmill Lane). A number of other businesses (including SM Sheet Metal, Signcraft, Buxton Water, Aston and sons joinery) occupy the main employment area of the site (accessed via Crosse Hall Street) housed in modern warehouse buildings. The site also includes a relatively small underdeveloped area triangular in shape and could be suitable for expansion of an existing business.

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 within 1 mile of the A6.
	Quality of local road access	Local roads are somewhat 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>)	Majority of the site contains modern warehouse buildings of reasonable quality and condition. The site is secured by tall metal gates and provides a large parking area to the rear. There is some landscaping on site (shrubs and trees) and street lighting. The site is relatively well maintained. Other part of the site is Weir Mill accessed via Crossmill Lane which also appears to be still in active use and appears to be adequately maintained despite it being an older building.
	Duration of availability (<i>vacant / part vacant sites</i>)	Vacant remaining site was first allocated for relocation of industrial uses displaced from the urban core in the Chorley Town Centre Local Plan 1988 and for employment (B1, B2 and B8) uses in the adopted Chorley Borough Local Plan 1997 and adopted Local Plan Review 2003.
	Marketing and enquiry interest	There has been some marketing through local agents (2x TO LET signs on site).
	Adjoining Land Uses	The site adjoins other employment uses, open space and some residential uses to the west.
	Road Frontage Visibility	Neither access to the site has good road frontage.
Site Development Constraints	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is fairly regular in shape flat and medium sized.
	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is unlikely to be significantly constrained by environmental constraints / abnormal development requirements. The site adjoins allotments and amenity space to the west and Martindales Depot, Cowling Brow to the east which has been identified for redevelopment for use class B2 and B8.
	Flooding	The site is within flood category 2 and 3.
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site was used for general quarrying therefore the site could have issues of contamination and other ground condition issues to address.
	Ownership / Owner Aspirations	Owner aspirations are unknown. No extant planning permissions for employment or non-employment development.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
	Site access	The access to the site is narrow and complicated with a busy street frontage which makes turning into the site difficult during peak periods (Cowling Brow access). Access to Weir Mill is via Crossmill Lane which is a narrow lane with mature vegetation on either side.

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 (Brooke Street/Eaves Lane) but is not within 1 km walking distance of a bus or rail interchange.
	Ease of walking and cycling	There are some footpaths and no cycle routes near 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 have a neutral impact on the environment quality or 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 in the deprived wards for multiple deprivation (10 – 20%).
	Economic Development	Site is already performing a role in the employment hierarchy for local businesses.

There is no number 25 site

Site Title and Number		26 Standish Street
GENERAL		
Local Authority	Chorley	
Site Size	1.98 ha	
General Site Description	A well functioning, well located site close to town centre. The site is occupied by a range of employment uses and buildings range in condition. The majority of buildings are of a high quality but there may be some opportunity to redevelop those of poor quality. Occupiers include Haslam Printers, Evans Halshaw Car Sales, an MOT centre, and Kwik Fit.	

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 within 1 mile of A6.
	Quality of local road access	Local roads are very 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 is occupied by a range of employment uses and buildings range in condition. There are some old period brick buildings, others are of recent construction e.g. Evans Ford car showroom and 1970s warehouses in poor condition.
	Duration of availability (<i>vacant / part vacant sites</i>)	Site is not vacant.
	Marketing and enquiry interest	At the time of the site visit the site did not appear to be being marketed by agents (but site is not vacant).
	Adjoining Land Uses	The site adjoins other employment land uses and residential uses and is close to the town centre.
	Road Frontage Visibility	The site has good local road frontage and some visibility from the major road.
Site Development Constraints	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Long narrow site of regular topography just under 2 hectares in site.
	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	There are no identified environmental or known abnormal development requirements applying to the site. A small part of the site has been allocated for retail development and leisure development.
	Flooding	There is no flood risk on this site (outside of any defined flood risk zone).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site could have some contamination on it requiring mitigation works.
	Ownership / Owner Aspirations	Multiple owners. Aspirations of owners are unknown.
	Site access	Site access issues slightly complicated onto adjoining road.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is within 500metres of Chorley Train/Bus Station (public transport interchange). In addition buses operate along George Street (adjacent to the site).
	Ease of walking and cycling	There are limited pavements 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>	Some potential to improve some of the older building stock on this site.
Regeneration and Economic Development	Sequential location	The site is located within or on the edge of an existing district or town 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 in the most affluent wards (75%) for multiple deprivation.
	Economic Development	A well functioning, well located site already contributing to the employment hierarchy for local employment. The majority of buildings are of a high quality but there may be some opportunity to redevelop those of poor quality.

Site Title and Number	27 Gas Works, Bengal Street
GENERAL	
Local Authority	Chorley
Site Size	0.95 ha
General Site Description	This gas works site, including gas holders, associated brick buildings and hard standings presents a poor appearance and hard perimeter in this key town 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 adjacent to the A6.
	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 / nature of surrounding environment may limit the attractiveness of the site for certain users.
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	The site contains gas works with brick outbuildings. Large parts of the site are undeveloped, however, these are covered by harstanding. The site overall appears unattractive with a hard perimeter in this key town centre location.
	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 (TO LET sign on site)
	Adjoining Land Uses	The site adjoins other commercial uses and a railway line.
	Road Frontage Visibility	The site has a very good frontage onto a main road.
Site Development Constraints	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is regular, flat and small sized.
	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site adjoins the railway line. In addition the site opposite the railway line is a Business Industrial Site. There are no identified environmental or known abnormal development requirements applying to the site
	Flooding	There is no flood risk on this site (outside defined flood risk zone).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Significant remediation work is likely to be required given its use as a gas works.
	Ownership / Owner Aspirations	The site owners are National Grid.
	Site access	Access to the site is good.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	There are bus routes along Bengal Street (adjoining the site) the site is also within easy walking distance of the railway/bus station with safe pedestrian access .
	Ease of walking and cycling	The site adjoins excellent footpaths but no cycle routes. There is also a safe pedestrian access over the railway line.
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 gas works could be relocated to introduce better quality employment buildings on this site.
Regeneration and Economic Development	Sequential location	The site is located within or on the edge of an existing district or town 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 affluent wards (50%) for multiple deprivation.
	Economic Development	This site represents an opportunity to make better use of a currently unattractive urban previously developed site and better contribute to economic development objectives.

Site Title and Number		28 Cowling Business Park, Tincklers Lane
GENERAL		
Local Authority	Chorley	
Site Size	3.24 ha	
General Site Description	Rear of the site has recently been developed with high quality warehouses (Cowling Business Park – occupiers include Jems Living Kitchens, Nuts Engineering Supplies etc). The front of the site is a cement works.	

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 within 1 mile of the A6.
	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 rear of the site now contains 10 new warehouses (one of which is vacant). The front of the site is poorly maintained and contains cement works.
	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 (1 x TO LET sign at the entrance to the site).
	Adjoining Land Uses	The site adjoins other employment uses and residential to the rear which is well screened.
	Road Frontage Visibility	The site is not visible from any road frontage.
Site Development Constraints	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is irregular in shape and slopes in parts.
	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Part of the site has been allocated as an employment land for Use Classes B1, B2 and B8. To the west, the site adjoins an employment redevelopment site and a housing site. To the east it adjoins the Green Belt and a safeguarded cycle route and environment improvement area.
	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 some contamination on it from which will require mitigation works.
	Ownership / Owner Aspirations	Owner is Mr D Mckeown whose aspirations are unknown.
	Site access	The site contains acceptable access to the site for a variety of vehicles but not for 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 (Brooke Street/Eaves Lane) but is not within 1 km walking distance of a bus or rail interchange.
	Ease of walking and cycling	There are cycle links to the site, however, there are no 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>	If the cement works were to close/ relocate this part of the site could be promoted for a similar standard of accommodation as that at the rear of 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 moderate economic activity (58.1 - 67.7%).
	Multiple Deprivation Indices	The site is within an area ranked in the deprived wards for multiple deprivation (10 – 20%).
	Economic Development	There would appear little potential for further development at this site unless the cement works were to close/ relocate in which case this part of the site could potentially be promoted for a similar standard of accommodation as that at the rear of the site.

Site Title and Number	29 Clover Road
GENERAL	
Local Authority	Chorley
Site Size	1.37 ha
General Site Description	The site contains a mix of modern sheds and modern brick warehouse buildings with a large hard surfaced area.

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 within 1 mile of A581.
	Quality of local road access	Surrounding 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 a combination of modern sheds and brick warehouse buildings with a large area used as an open storage yard/car park. There is no landscaping on site and the surfaces are hardstanding throughout the developed parts of the site.
	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 did not appear to be being marketed by agents (but is not vacant).
	Adjoining Land Uses	The site adjoins residential uses and an open space (green field) to the north east.
	Road Frontage Visibility	The site has no road frontage and is accessed from a residential cul-de-sac.
Site Development Constraints	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Site is between 1 and 5 hectares.
	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<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>)	Significant contamination is unlikely.
	Ownership / Owner Aspirations	Unknown
	Site access	The site is accessible for vehicles and pedestrians but road layouts and visibility make it complicated. There are no pavements and no turning area at the end of the cul de sac.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	A bus route operates along Ackhurst Road (within 500metres of the site).
	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 / wholly brownfield
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Development/ redevelopment of the site will have a neutral impact on environment quality on 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 the most affluent wards (75%) for multiple deprivation.
	Economic Development	Well maintained site which appears to have little potential for intensification/ infilling development other than perhaps for the expansion of existing businesses.

Site Title and Number	30 Chapel Lane Industrial Estate, Coppull
GENERAL	
Local Authority	Chorley
Site Size	5.53 ha
General Site Description	Mixed quality of the site is split between the high quality Barrons half of the site and the more poorly maintained Alfa Engineering area.

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 within a mile of the A49.
	Quality of local road access	Surrounding 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>)	Barrons Caravans buildings are modern and of an adequate quality. The caravan parking and customer parking for Barrons and all external areas are well maintained. The 'depot' area is poor quality corrugated shed building (Alfa Engineering).
	Duration of availability (<i>vacant / part vacant sites</i>)	
	Marketing and enquiry interest	Appears to be no vacancies and also no evidence of marketing at the time of the site visit.
	Adjoining Land Uses	Surrounding uses include residential and railway.
	Road Frontage Visibility	High visibility to a local road.
Site Development Constraints	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Long narrow medium sized site with regular topography.
	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site adjoins the railway line. In addition, it is designated as an employment site. Part of the Barron's car park and extension to an existing outdoor sales area was a site allocated in the Local Plan Review as a site suitable for employment use. The expansion was allowed as the objective of the allocation was to facilitate employment generating uses and subsequent employment generation
	Flooding	There is no flood risk on site (outside defined floodrisk zone).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	There could be some contamination from the engineering works.
	Ownership / Owner Aspirations	Owner is Barrons Caravans for half the site and Alfa Engineering for the other half. Aspirations are unknown.
	Site access	Access is good with wide entrance.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	Buses operate within 500 metres of the site along Spendmore Lane.
	Ease of walking and cycling	There are pavements on the main road 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 engineering part of the site could be redeveloped/ improved. Have been some complaints about noise etc from this operation.
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%).
	Multiple Deprivation Indices	The site is within an area ranked in the affluent wards (50%) for multiple deprivation.
	Economic Development	Alfa Engineering side of the site is poor quality depot which could potentially be redeveloped to provide higher quality employment premises.

Site Title and Number	31 Coppull Enterprise Centre, Mill Lane, Coppull
GENERAL	
Local Authority	Chorley
Site Size	3.35 ha
General Site Description	Highly attractive listed former mill building which is used as the Coppull Enterprise Centre. There is also a large area of hard standing and open space within the site boundary to the west of the 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 within a mile of the A49.
	Quality of local road access	Access through a local residential road which is relatively 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>)	The enterprise centre appears to be popular and well occupied, providing small business space. The mill building is visually attractive. The large car park/ hard standing to the west is poorly surfaced and there may be potential to accommodate additional employment development.
	Duration of availability (<i>vacant / part vacant sites</i>)	Site is not vacant.
	Marketing and enquiry interest	Two clearly visible signs on site at the time of the site visit: <ul style="list-style-type: none"> - Knight Franks 'to let' sign and - main entrance sign 'industrial and office units to let' European Settled Estates Plc.
	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 visibility to a local road and visibility to the railway.
Site Development Constraints	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	There are no apparent evidence of physical constraining features – the site is flat and regular in shape.
	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site adjoins the Green Belt. The Mill Building is listed - Policy EM4 applies.
	Flooding	There is no flood risk on site (outside of any defined floodrisk 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	It is understood that European Settled Estates, who own and manage the site, have previously expressed a desire for residential development.
	Site access	Site is easily accessible for vehicles and pedestrian and road layouts and visibility aid entrance and egress.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	Buses operate within 500 metres of the site along Spendmore Lane.
	Ease of walking and cycling	There are reasonable 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>	Potential to enhance site with further landscaping and improve the car parking surface. Potential for high quality infill, notably on large car park areas.
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%).
	Multiple Deprivation Indices	The site is within an area ranked in the affluent wards (50%) for multiple deprivation.
	Economic Development	The Coppull Enterprise Centre appears to be functioning well. There may be potential to increase the intensity of use by providing further employment to the west of the former mill on the underutilised part of the site. However, the setting of the Listed Building would need to be fully taken into account as part of any development proposals.

Site Title and Number		32 Blainscough Works, Blainscough Lane, Preston Road, Coppull
GENERAL		
Local Authority	Chorley	
Site Size	1.77 ha	
General Site Description	Construction of much of this poorly maintained site appears to have ceased before completion.	

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 within 1 mile of A49.
	Quality of local road access	Access is via a very poor track road to the site with very uneven road surface.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The quality / nature of surrounding environment may limit the attractiveness of the site for certain users.
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	The buildings are not modern and are in very poor condition. Construction of much of this poorly maintained site appears to have ceased before completion.
	Duration of availability (<i>vacant / part vacant sites</i>)	
	Marketing and enquiry interest	No evidence of marketing on site.
	Adjoining Land Uses	The site has little or no 'bad' neighbouring uses but has some potentially sensitive uses nearby (greenfield land and residential uses).
	Road Frontage Visibility	The site is not visible from any road frontage - being accessed via a private road.
Site Development Constraints	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site may have some constraining features.
	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Allocated as 'Safeguarded Land DC3.11 (Blainscough Hall, Coppull). Development other than that permissible in the countryside under Policies DC1 or DC2 will not be permissible on Safeguarded Land.
	Flooding	No flood risk (outside of any identified flood risk zone)
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site could have some contamination.
	Ownership / Owner Aspirations	Site owners are actively pursuing non-employment uses (e.g. extant planning permission exists for non-employment use / recent pre-application discussions). Owners includes: Mc Carthy, Hargreaves, Greenhaigh, Cleyton and Beattie. A site suggestion has been submitted for residential use on the site.
	Site access	Site access is via a very uneven road.

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 strategic bus corridor.
	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>	Improvements to road surfaces and access are needed. Poor condition buildings could be redeveloped to enhance contribution to 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 good economic activity (67.7-72.5%).
	Multiple Deprivation Indices	The site is within an area ranked in the affluent wards (50%) for multiple deprivation.
	Economic Development	Semi-built buildings in this hard to access site will limit potential contribution to economic development,

Site Title and Number	33 Rear of 37 – 41 Wigan Road, Euxton
GENERAL	
Local Authority	Chorley
Site Size	0.56 ha
General Site Description	Small, irregular shape site of moderate quality.

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 adjacent to the A49.
	Quality of local road access	Surrounding roads are relatively wide / likely to be only limited 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 are not modern and are of an average quality and condition. External areas and public areas are adequately maintained. Limited parking is provided.
	Duration of availability (<i>vacant / part vacant sites</i>)	The site is not vacant.
	Marketing and enquiry interest	There is no evidence of the site being marketed by agents (and vacant).
	Adjoining Land Uses	The site has little or no 'bad' neighbouring uses but is surrounded by residential uses and a pub which are potentially sensitive uses.
	Road Frontage Visibility	The site has some visibility to a local road.
Site Development Constraints	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site has no obviously physically constraining features.
	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<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 is unlikely.
	Ownership / Owner Aspirations	Ownership and aspirations are unknown.
	Site access	The access to the site is generally adequate however the internal circulation is confusing and complicated. 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 on a bus corridor.
	Ease of walking and cycling	There are reasonable footpath and/ or 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>	The site does not have a prominent frontage onto the local street therefore development/ redevelopment of the site will have a neutral impact on environmental quality and 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 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	Small, irregular site of moderate quality. The site is already performing a role in the employment hierarchy, including for local businesses.

Site Title and Number		34 Euxon Mill, Dawbers Lane, Euxton
GENERAL		
Local Authority	Chorley	
Site Size	1.02 ha	
General Site Description	Vacant mill which is currently for sale, but with environmental policy constraints.	

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 A581.
	Quality of local road access	Surrounding roads are wide / no apparent issues of congestion. Access to the site has poor visibility onto the main road
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Quality / nature of surrounding environment may limit the attractiveness of the site for certain users – as site is significantly constrained in terms of environmental policy being in the Green Belt.
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	The buildings are old and low quality and appear to be in a poor condition. There is little or no parking provision and internal circulation and servicing is poor.
	Duration of availability (<i>vacant / part vacant sites</i>)	Site has been available (e.g. allocated) for 6 – 10 years.
	Marketing and enquiry interest	There appears to have been some marketing though local agents of the site. (FOR SALE sign, marketed by Peter Gilkes). There has been some interest and a site suggestion for residential.
	Adjoining Land Uses	The site has little or no 'bad' neighbouring uses but has some potentially sensitive uses nearby . The site adjoins greenfield land and some residential uses.
	Road Frontage Visibility	The site has a highly visible frontage to a main road.
Site Development Constraints	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is approximately 1 ha and constrained by certain physical features.
	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is significantly constrained in terms of environmental policy. Access to the site has poor visibility onto the main road and the site is within the Green Belt where there is a presumption against inappropriate development.
	Flooding	The risk of flooding on site is medium to high (Category 2 and 3)
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site was used as a textile mill therefore the site is likely to have contamination which will require mitigation works.
	Ownership / Owner Aspirations	Owner is R Aldridge aspirations are unknown. A site suggestion has been submitted for this site for housing.
	Site access	Visibility and access out of 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	The site is located within 500m of a main bus route.
	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.
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 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	Vacant mill which is currently for sale with very good road access but environmental policy constraints. Re-use/redevelopment would enhance the economic development contributions of the site.

Site Title and Number	35 Rear of 37 – 41 Wigan Road, Euxton
GENERAL	
Local Authority	Chorley
Site Size	1.14 ha
General Site Description	Derelict/ semi-utilised buildings and overgrown land with no main road frontage.

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 off the A49.
	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 buildings on site are of extremely low quality.
	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 did not appear to be being marketed by agents (not vacant).
	Adjoining Land Uses	The site has little or no 'bad' neighbouring uses but is surrounded by residential uses which are potentially sensitive.
	Road Frontage Visibility	The site has no road frontage.
Site Development Constraints	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site has no obvious physically constraining features and is flat and regular in shape.
	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<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 this 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 owners and aspirations are unknown. A site suggestion has been submitted for residential development.
	Site access	Access to the site is adequate but access within 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	Wigan road is served by a bus route.
	Ease of walking and cycling	There are footpaths adjacent 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 site is highly visible but is has a very poor physical appearance 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	The site is within an area ranked in the most affluent wards (75%) for multiple deprivation.
	Economic Development	The site has a moderate ability to deliver regional and or local policy objectives through developing/redeveloping and implementation of use.

Site Title and Number	36 Chorley Business and Technology Park, Euxton
GENERAL	
Local Authority	Chorley
Site Size	3.56 ha
General Site Description	Chorley Business and Technology 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 within 1 mile of A49.
	Quality of local road access	Surrounding roads are relatively wide / 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 / 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>)	Buildings are modern and of a high quality and appear to be in good condition. External areas and public areas are maintained to a high standard. 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>)	The site is not vacant.
	Marketing and enquiry interest	There is some marketing of managed offices and units by the Business Centre, displayed on the unit display board at the entrance to the site.
	Adjoining Land Uses	The site adjoins other employment uses and residential.
	Road Frontage Visibility	The site has high visibility to a local road as an extension of the office uses along the front of the site.
Site Development Constraints	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Site is between 1 and 5 hectares / may be some physical constraining features
	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site has some minimal constraints in terms of environmental policy. TPOs on site.
	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 (from factory/works operations).
	Ownership / Owner Aspirations	Site ownership details and aspirations are unknown.
	Site access	The site is easily accessible for vehicles and 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 on a bus route.
	Ease of walking and cycling	There are existing footpaths but no 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>	Development / redevelopment of the site would likely have a neutral impact on existing environmental and / or local regeneration strategies for the area. The existing buildings on this site are of an acceptable standard with the eastern corner of the site currently under construction.
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%).
	Multiple Deprivation Indices	The site is within an area ranked in the most affluent wards (75%) for multiple deprivation.
	Economic Development	The site has a good ability to deliver regional and or local policy objectives. The eastern part of the site is currently being developed which would support the local and regional policy objectives.

Site Title and Number	37 Group 1, Buckshaw, Euxton
GENERAL	
Local Authority	Chorley
Site Size	Buckshaw Site is 50.6 – 5.4 hectares proposed for B1 and B2 uses,
General Site Description	The last remaining parcel of the former Royal Ordnance site. A Materplan is being prepared.

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 within 1 mile of A49.
	Quality of local road access	The site benefits from brand new local roads which are wide and not congested. Access to the site is very good.
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>)	Site is part of redevelopment masterplan.
	Duration of availability (<i>vacant / part vacant sites</i>)	Most of the site is occupied currently by BAE Systems.
	Marketing and enquiry interest	Site did not appear to be being marketing 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 the new residential development in surrounding area.
	Road Frontage Visibility	The site has high visibility to a local road.
Site Development Constraints	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Site is in excess of 5 hectares / no apparent evidence of physical constraining features
	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Part of the site is covered by a Biological Heritage site designation and includes ancient woodland.
	Flooding	No flood risk (outside of any identified flood risk zone)
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site will need mitigation/ remediation works.
	Ownership / Owner Aspirations	The site is owned by BAE Systems. The majority of the site will be developed for housing (circa 900 units) with 5.4 hectares proposed for B1 and B2 uses. A masterplan is being prepared and a planning application will be submitted in Summer 2008. Development is proposed to take place between 2011-2016. There is a current site suggestion for this site for housing and leisure.
	Site access	Access to the site is very good (Central Ave). 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 within 500 m of a bus route. Opportunities for better connections to public transport given wider redevelopment which is taking place – including railway station etc.
	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>	Redevelopment of the site will contribute towards broader 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 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 very good ability to deliver regional and local policy objectives.

Site Title and Number	38 Southern Commercial Area, Buckshaw, Euxton
GENERAL	
Local Authority	Chorley
Site Size	17.95 ha
General Site Description	Part of the broader Urban Village at Euxton and allocation in the Chorley Local Plan. Significant remediation work has already been completed on this site. Evidence on site of marketing.

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 within 1 mile of A49 and A6
	Quality of local road access	The site is accessed by a new road network. These roads are wide and not congested. Access to the site is excellent.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Quality of surrounding area will be attractive to potential occupiers.
	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>)	The site is allocated within Policy GN2 as part of the Urban Village.
	Marketing and enquiry interest	On the site visit carried out there was clear evidence that the site was being marketed.
	Adjoining Land Uses	The site has little or no 'bad' neighbouring uses (Greenfield and other employment uses) but has some potentially sensitive uses nearby (residential uses).
	Road Frontage Visibility	The site has high visibility to a local road.
Site Development Constraints	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is large and has a regular topography.
	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<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. Part of the broader Urban Village at Euxton allocation in the Chorley Local Plan. The site is part of the Buckshaw Village Land Use Plan. This masterplan envisages business use (B1, B2 and B8) on the site over a number of plots and a mixed use area to include a primary school and a health centre subject to a separate design code and masterplan document.
	Flooding	No flood risk (outside of any identified flood risk zone).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	As part of former Royal Ordnance Factory, significant remediation work has already been completed on this now cleared site as part of the 1998/1999 approval for the remediation and redevelopment of 170 hectares also including land in South Ribble.
	Ownership / Owner Aspirations	The site owners are Barratt (Manchester) Plc who have aspirations to bring the site forward for development in line with the Land Use Plan.
	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 on a bus route and the rail and bus based park and ride site near to this site and the reopening of the nearby rail station will further enhance its sustainability credentials (proposed for completion March 2009).
	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 of the site with high quality modern buildings will significantly enhance the site's current contribution to the local environmental quality and also meet any relevant local regeneration strategies for area.
Regeneration and Economic Development	Sequential location	Despite the site's location outside of Chorley Town centre it is within a larger regeneration scheme.
	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 development of this site would significantly contribute to the broader regeneration aspirations for the area and economic development.

Site Title and Number		39 Regional Investment Site, Buckshaw, Euxton
GENERAL		
Local Authority	Chorley	
Site Size	19.5 ha	
General Site Description	Part of the former Royal Ordnance Factory off Euxton Lane, this site is allocated as a Regional Investment Site in the adopted Local Plan Review (Policy EM1A). The site has been cleared and remediated. Buildings which are completed are modern and of a high quality.	

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 extends to the A6 and is within 1 mile of the M61, (Junction 8)
	Quality of local road access	The site contains a new road network. The local roads are wide and not congested. Access to various parts of the site is very good.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The wider environment is visually appealing and suitable for employment uses.
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	The site contains new buildings of a high quality and in good condition. External areas and public areas are maintained to a high standard.
	Duration of availability (<i>vacant / part vacant sites</i>)	Part of the site appears vacant. The site overlaps with the urban village planning permission area by about 5.1 hectares. The area of this site is 19.5 hectares and includes 6.6 hectares of constructed employment development. Units 5/7 and 9 have outline permission for B2 employment uses comprising 49,700 sqm (535,000sqft). This leaves 3.65 hectares which according to Council records is covered is landscaping and therefore not available for further development.
	Marketing and enquiry interest	Marketing was visible on site at the time of the site visit.
	Adjoining Land Uses	The site adjoins residential uses, other employment uses and greenfield land.
	Road Frontage Visibility	The site has very good local road frontage visibility.
Site Development Constraints	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is large, regular shaped and has a regular topography.
	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<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	Mitigation has already been carried out.
	(<i>vacant / part vacant sites and redevelopment opportunities</i>)	
	Ownership / Owner Aspirations	Owners of the site Helios Slough are known to have aspirations for its development for employment use.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
	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 on a bus route. The redevelopment of the rail station (completion proposed for 2009) and park and ride near to the site will further enhance the site's accessibility by non-car modes.
	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>	Further development of the site will significantly enhance the sites current contribution to the local environmental quality and also meet relevant local regeneration strategies for area.
Regeneration and Economic Development	Sequential location	The site is outside of Chorley Town Centre but is part of a large regeneration scheme with sustainability aspirations
	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 further development of this site would continue to significantly contribute to the broader regeneration and economic development aspirations for the area.

Site Title and Number	40 Euxton Lane, Euxton
GENERAL	
Local Authority	Chorley
Site Size	9.71 ha
General Site Description	The site is currently occupied by Runshaw College and XTON business 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 within 1 mile of A49 and A6
	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>)	Generally the site is well maintained, however, some buildings are in need of maintenance. Site occupiers of Xton Business Park part of the site are: <ul style="list-style-type: none"> • Runshaw College • Classic Features Ltd • CSC BAE Systems buildings and external areas are of reasonable quality and condition providing an average range of building type and size / adequate provision of parking, circulation and servicing. Quality of surrounding environment is likely to be attractiveness of the site for most users.
	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 (not vacant).
	Adjoining Land Uses	The site adjoins other employment uses, open space which will be developed to the north and some residential. The site is across the railway line from Southern Commercial Buckshaw site.
	Road Frontage Visibility	The site has a highly visible frontage to a main road in the area.
Site Development Constraints	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is large, regular in shape and flat.
	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site has a limited number of constraints including a locally listed building Rushaw College and TPO. Site is within the 'Arc of Opportunity.'
	Flooding	There is no flood risk on this 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 previous factory/works uses) which can easily be mitigated.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
	Ownership / Owner Aspirations	Unknown – various owners.
	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. Parking on site is well marked.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is on a bus route. Re-opening / refurbishment of the rail station proposed to be completed in March 2009 as part of the regeneration of the broader area will further enhance the site's sustainability credentials in terms of access to public transport.
	Ease of walking and cycling	There are footpaths and cycle routes along the main road.
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 some opportunity to intensify the use of land by introducing additional, good quality employment buildings and improving building maintenance on the existing buildings, particularly the locally listed building.
Regeneration and Economic Development	Sequential location	The site is located out of centre, but within the urban areas.
	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	College and business park with limited opportunities for infill.

Site Title and Number		41 Twin Lakes Industrial Estate, Croston
GENERAL		
Local Authority	Chorley	
Site Size	Large site but available area is only 1.9 ha (has planning permission but has not been developed to date)	
General Site Description	Moderate quality industrial estate – steel fabrication and concrete manufacturing are the main uses on developed parts of the estate,	

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 within 1 mile of A581.
	Quality of local road access	The site is accessed via a wide surfaced unmarked road. The road is not heavily congested and provides good access to the site. The internal road network is of an adequate quality although road surfacing is poor
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Generally poor quality surrounding environment.
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Steel fabrication and concrete manufacturing are the main uses on the developed part of the industrial estate and buildings appear in a poor condition. The site is adjacent to the Preston/ Ormskirk railway line. On developed parts of sites buildings are old and often low quality and appear to be in a poor condition. The site contains a number of small derelict sheds and is generally untidy in appearance.
	Duration of availability (<i>vacant / part vacant sites</i>)	Site has been available 2 – 5 years.
	Marketing and enquiry interest	There has been some limited marketing though local agents of the site.
	Adjoining Land Uses	Neighbouring uses include residential, leisure (trout fishing lake) and other employment uses and NHS buildings.
	Road Frontage Visibility	The site has some visibility to a local road (Brickcroft Lane) and is highly visible from the railway line but is remote from the strategic road network.
Site Development Constraints	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is irregularly shaped, large and flat with some raised parts which appear to be land fill areas. .
	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	This site is within the Green Belt but is allocated in the Adopted Local Plan Review as a Major Developed Site where the reuse, infilling or redevelopment of major development sites will be permitted provided that the number of criteria are met.
	Flooding	There is no flood risk on this 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 (from clay brick and tile manufacturing) which will require mitigation works.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
	Ownership / Owner Aspirations	The site is in single ownership and there are aspirations to further develop the site for employment purposes.
	Site access	The site is accessed via a good quality internal road. There is adequate on site parking and circulation and the road layout aids entrance and 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 not within 500 m of a main bus route and is within walking distance of Croston Railway Station.
	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>	The appearance of the site is currently poor. Therefore any improvements would likely be of local environmental benefit as well as contribute towards local economic objectives.
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 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 score poorly against a number of qualitative factors but does perform a role in the employment hierarchy for local businesses and if the site were to be developed further this role could be further enhanced.

Site Title and Number		42 Rear of Carrington Centre, Ecclestone
GENERAL		
Local Authority	Chorley	
Site Size	0.97 ha	
General Site Description	Rear of Carrington centre (retail and business 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 within 1-2 miles of A581.
	Quality of local road access	Surrounding roads are relatively wide. Site 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 front of the Carrington Centre (not part of this site) appears to be operating successfully as a business and retail centre. Workshops and buildings in the rear of the site appear reasonably well maintained although some improvements could be made – particularly to road surfacing.
	Duration of availability (<i>vacant / part vacant sites</i>)	Site is not available.
	Marketing and enquiry interest	At the time of the site visit on the main sign to the Carrington Centre there was an advertisement for 'units to let', there was also one sign also on the site itself advertising a unit to let.
	Adjoining Land Uses	Carrington Centre (employment, commercial, community), open space, residential.
	Road Frontage Visibility	The site itself does not have visibility to road but it is part of the Carrington Centre which does have visibility to a local road.
Site Development Constraints	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is flat and fairly regular in shape.
	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<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 this site (outside of any identified flood risk zone).
	Contamination	Contamination is unlikely.
	(<i>vacant / part vacant sites and redevelopment opportunities</i>)	
	Ownership / Owner Aspirations	Owned by Northern Trust Co. A site suggestion has been submitted on this site for housing and employment.
Site access	Access to the site is easy, parking is adequate and road layouts are generally 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 main bus route (but not immediately adjacent) and / or within 1 km of a train or bus station).
	Ease of walking and cycling	There are reasonable 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>	There are a few vacant units and opportunities for improved maintenance and intensification in the rear part of the Carrington Centre.
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%).
	Multiple Deprivation Indices	The site is within an area ranked in the most affluent wards (75%) for multiple deprivation.
	Economic Development	There is potential to improve the Carrington Centre as a whole and the economic activity of the boarder area by making more of this rear part of the site.

Site Title and Number	43 Grove Mill, Eccleston
GENERAL	
Local Authority	Chorley
Site Size	2.08 ha
General Site Description	The site is occupied by a number of uses including retail, office and leisure; the largest occupier on the site is 'Bygone Times Antiques'.

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 within 1-2 miles of A581.
	Quality of local road access	The site only has one access point despite the wide variety of occupiers and has limited visibility.
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 of varying quality. Buildings and external areas are of poor to moderate quality and condition / restricted provision of parking, circulation and servicing. Used for a variety of uses, leisure, retail, office, bulky retail, B8. Eccleston Bed centre, JS Ironing and Laundry, Clown Around, Bygone Times Antiques etc.
	Duration of availability (<i>vacant / part vacant sites</i>)	Site is not vacant.
	Marketing and enquiry interest	At the time of the site visit 2 x 'to let' signs along the main road for office and storage.
	Adjoining Land Uses	Adjoining land uses are residential, other employment and open space.
	Road Frontage Visibility	Very limited visibility to main road, limited visibility to cul-de-sac road.
Site Development Constraints	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Site is irregular in shape and gradually sloping.
	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<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 limited potential for contamination requiring some ground preparation and remediation works
	Ownership / Owner Aspirations	Site owner is known to be Tim Knowles (Botany Bay Mill). A site suggestion has been submitted on this site for housing and employment.
	Site access	Access to local lane is wide and clear.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The road adjacent to the site has a bus route running along it and continuous footpaths. The appearance of the site could be significantly improved.
	Ease of walking and cycling	Continuous footpaths along main road, no 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 appearance of the site could be significantly improved. Ability to improve appearance of buildings, space between buildings and road surface.
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%).
	Multiple Deprivation Indices	The site is within an area ranked in the most affluent wards (75%) for multiple deprivation.
	Economic Development	A mix of users operate in these buildings of varying quality and maintenance. The site performs a role in the employment hierarchy for local businesses.

Site Title and Number	44 Sagar House, Langton Brow, Ecclestone
GENERAL	
Local Authority	Chorley
Site Size	1.43 ha
General Site Description	Purpose built office complex in large well maintained grounds formerly operating as Pontins headquarters. This locally listed building (concrete vertical form emphasised by cladding) is set back from the main road with a good access and internal circulation route.

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 within 1-2 miles of A581.
	Quality of local road access	Busy road but wide enough to allow access easily.
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>)	1960s/ 70s building in a well maintained site.
	Duration of availability (<i>vacant / part vacant sites</i>)	Site was not vacant at the time of survey, however, it is understood it may have become vacant since the time of the survey.
	Marketing and enquiry interest	No evidence of active marketing at the time of the site visit.
	Adjoining Land Uses	Surrounding uses are residential, a church, and open countryside.
	Road Frontage Visibility	The actual road frontage is very small. The building is set back.
Site Development Constraints	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Medium site, fairly flat, fairly regular shape.
	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Locally Listed building (concrete vertical form emphasised by cladding).
	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	Site owner at the time of initial survey was Pontins – it is unknown if this is still the case.
	Site access	Access and egress is clear and easy. No apparent site access (visibility) constraints

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	A bus route can be found along the road which the site is accessed from.
	Ease of walking and cycling	There are continuous pavements to the site but no cycleways.
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 well maintained and relatively attractive therefore redevelopment will neither enhance nor detract from 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 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	Redevelopment of the site does have the ability to deliver any regional or local economic development objectives.

Site Title and Number		45 Towngate Works, Mawdesley
GENERAL		
Local Authority	Chorley	
Site Size	1.64 ha	
General Site Description	Town gate works units - off Dark Lane	

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 kilometres away from a major arterial route (A59).
	Quality of local road access	The local access road is a narrow country lane. Access to the site is via a driveway which runs between two residential properties.
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, most of which are fairly old and of brick construction and breezeblocks (to the rear). There is one new office building within the north east corner of the site. External areas and public areas are adequately maintained. Site appears to be operating well in a mix of buildings which are quite well 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 advertising "OFFICES TO LET" 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 road via a driveway which runs between two residential properties.
Site Development Constraints	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is irregular in shape, medium sized and flat.
	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<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>)	The site is not likely to have significant contamination.
	Ownership / Owner Aspirations	Some of the site owners are known (Thomas Mawdesley plus others). No extant planning permission exists for the site and the owner(s) are not known to be adverse to employment uses on the site.

Appraisal Criteria	Detailed Indicators	Commentary
	Site access	The site is easily accessible for vehicles. Road layouts and visibility aid entrance and egress from the site. The internal layout is straightforward and contains a good surface.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is more than 500m from a main bus route and more than 1 km of a train or bus station.
	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/ wholly brownfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Potential to increase height and intensity of buildings on site as well as tidying the site up to contribute to enhancing environmental quality.
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	Potential opportunities for expansion/ intensification/ infilling in this moderately maintained employment area located to the rear of a residential street outside of any urban area. Although the intensity of user on the site could be increased the sites overall use is unlikely to contribute towards economic development objectives.

Site Title and Number		46 Rear of New Street and Gorsey Lane, Mawdesley
GENERAL		
Local Authority	Chorley	
Site Size	1.64 ha (0.6 ha undeveloped)	
General Site Description	Site is partly occupied by modern well maintained buildings. The largest occupiers on the site are Rufford Printing Co and a furniture showroom (Cane Capital). 0.6 hectares of this site is identified in the adopted Local Plan Review for B1 use - this part of the site is mainly flat and undeveloped but does also include a scrap yard. This area is screened off by a large fence from the well maintained developed majority of 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)	The site is more than 2 miles away from a motorway or major arterial route (A59).
	Quality of local road access	The local road is narrow.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The nature of surrounding environment may limit the attractiveness of the site for certain users - located behind residential properties and streets. It has no visible street frontage and access into the site is narrow.
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	The buildings are modern and of a high quality and appear to be in good condition. External areas and public areas are maintained to a high standard. 0.6 ha of the site is identified in the employment land monitoring report for B1 employment. This part of the site is screened from the rest by a large fence and contains a scrap yard and undeveloped land.
	Duration of availability (<i>vacant / part vacant sites</i>)	Part of the site has been allocated for employment in the 2003 Local Plan Review. Remainder of the site is developed and contains a number of new warehouse buildings).
	Marketing and enquiry interest	There has been some limited marketing though local agents of the site – at the time of the site visit - "Offices and Units TO LET" advertised at the entrance to the site.
	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.
Site Development Constraints	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is irregular in shape, medium size and relatively flat.
	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<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. Undeveloped area is allocated as Business/ Industrial site (EM1).
	Flooding	The site is within a 2 / 3 category flood plain.

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
	Contamination <i>(vacant / part vacant sites and redevelopment opportunities)</i>	The site is likely to have a limited amount of contamination on it from factory/works uses
	Ownership / Owner Aspirations	Ownership is known for the site. Multiple owners – MCJ Dickenson 18/20 New Street, Mawdesley, GT Goodyear Ltd Gorsey Lane Mawdesely. 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 adequate but is screened from the local streets as it is accessed by a long private drive which is located between two dwellings.

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 route (but not immediately adjacent)
	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 with part of northern quarter of the site undeveloped.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Development of vacant part of site could enhance the site's overall contribution to 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 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	Additional employment development over the available part of the site could deliver local policy objectives.

Site Title and Number		47 Railway Road, Adlington
GENERAL		
Local Authority	Chorley	
Site Size	2.59 ha	
General Site Description	Located adjacent to Adlington Railway station. There are a large number of mature trees at the front of the site, behind which are a number of unattractive warehouses and sheds in poor condition and a residential property. The site is overgrown and the access road into the site is poorly maintained. Part of the site is allocated in the Adopted Local Plan for an extension to the existing Park and Ride car park to serve Adlington Railway Station, with the remainder allocated for employment 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 within a mile of A6.
	Quality of local road access	Site is accessed from a wide road which is not heavily congested.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Much of the site is covered with over grown scrub.
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	There are a large number of mature trees at the front of the site, behind which are a number of unattractive warehouses and sheds in poor condition and a residential property. The site is overgrown and the access road into the site is poorly maintained.
	Duration of availability (<i>vacant / part vacant sites</i>)	Site first identified in 1991 Draft CB Local Plan and allocated for employment use in the adopted 1997 plan and for B1 uses in Review 2003. Also part of the site allocated as an extension to existing Park and Ride car park to serve Adlington Railway Station in 2003 plan.
	Marketing and enquiry interest	Site is not being marketed by agents.
	Adjoining Land Uses	Adjoining uses are a social club, a railway line, residential uses and open countryside.
	Road Frontage Visibility	The site has some visibility to a local road.
Site Development Constraints	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Site is between 1 and 5 hectares / may be some physical constraining features and appears relatively flat and regular in shape.
	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Part of the site is allocated in the Adopted Local Plan for an extension to the existing Park and Ride car park to serve Adlington Railway Station, with the remainder allocated for employment use. Mature trees along site frontage.
	Flooding	No flood risk (outside of any identified flood risk zone).
	Contamination	The site could have (a limited amount of) contamination.
	(<i>vacant / part vacant sites and redevelopment opportunities</i>)	

Appraisal Criteria	Detailed Indicators	Commentary
MARKET ATTRACTIVENESS		
	Ownership / Owner Aspirations	Single ownership – Mr Hardman, The Bungalow, Grove Farm, Railway Road, Adlington, PR69RF. and it is understood that the owners may not support (employment) development of the site. There are currently two site suggestions on this site; one for housing and employment and one for housing and leisure.
	Site access	Site is accessed from Railway Road, a wide road which is not heavily congested however the actual lane into site is in poor condition. Some site preparation work will be necessary and access is restricted to Railway Road.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is within 500 metres of a bus/railway interchange.
	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 more than 50% brownfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Trees at the front of site may require to be retained but the rest of the site could be developed to improve local environment. Allied to the site's current poor condition its redevelopment would be a positive environmental benefit.
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%)
	Multiple Deprivation Indices	The site is within an area ranked in the affluent wards (50%) for multiple deprivation.
	Economic Development	Site has good potential to deliver economic development benefits.

Site Title and Number		48 Market Street, Adlington
GENERAL		
Local Authority	Chorley	
Site Size	3.61 ha	
General Site Description	West Engineering and Fairport site	

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 main A6 road.
	Quality of local road access	Busy road but with good access into 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>)	Buildings are of average quality and condition. Car park (part of Fairport) is well maintained. Public areas around engineering area are only adequately 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 the site was not being marketed by agents (not vacant).
	Adjoining Land Uses	Surrounding uses are: residential, commercial, railway (with station at site), cricket ground, other employment, pub.
	Road Frontage Visibility	Site visible to A645 and also B627.
Site Development Constraints	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Irregular shape, flat site of a medium size
	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Site is unallocated. Adjacent cricket ground is protected in the adopted Local Plan. There are no clear environmental/ heritage constraints.
	Flooding	There is no flood risk on this site (outside of any defined flood risk zone).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Potential for contamination requiring some ground preparation and remediation.
	Ownership / Owner Aspirations	Fairport Properties – unknown if there are other additional owners as well.
	Site access	Site is easy to access by vehicle and there are pavements to the site. Entrance and egress is clear as is movement inside the site and there is adequate 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 within 500 metres of a bus/rail interchange.
	Ease of walking and cycling	Site has footpaths to it but no cycle routes.
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 adequate but could be improved as it is highly visible to the road. Currently it is mainly the car park which is visible to the road.
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%).
	Multiple Deprivation Indices	The site is within an area ranked in the affluent wards (50%) for multiple deprivation.
	Economic Development	Relatively large site with average quality buildings in a good location with very good frontage

Site Title and Number	49 Adlington South Business Village, Adlington
GENERAL	
Local Authority	Chorley
Site Size	4.15 ha
General Site Description	This site contains both modern high quality employment and office development and also building stock which would benefit from improvement.

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 A6.
	Quality of local road access	New wide road within the site onto good quality main road.
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>)	The site contains a mix of buildings and styles including new modern B8 (attractive) along Market Street and older warehouses to the rear of the site (poorly maintained).
	Duration of availability (<i>vacant / part vacant sites</i>)	Not vacant.
	Marketing and enquiry interest	At the time of the site visit - 'To let' signs at the front of new units.
	Adjoining Land Uses	Similar employment uses and residential.
	Road Frontage Visibility	The site adjoins the A6 and has a very good road frontage.
Site Development Constraints	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Site is over 4 ha in size, regular in shape and fairly flat.
	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is unallocated. Adjacent cricket ground is protected. 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 limited potential for contamination.
	Ownership / Owner Aspirations	Unknown ownership.
	Site access	Access to the site is very good. Entrance and egress 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 within 500 metres of a bus/rail interchange. .
	Ease of walking and cycling	There are some footpaths or cycle links to the site although provision is limited and is not continuous.
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 to tidy up and redevelop older part of 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 good economic activity (67.7-72.5%).
	Multiple Deprivation Indices	The site is within an area ranked in the affluent wards (50%) for multiple deprivation.
	Economic Development	Modern office/ employment development at the front of the site with older, poorer quality employment buildings to the rear. Bringing the whole site up to the same standard would likely enhance contribution to economic development.

Site Title and Number	50 Pincroft, Market Street, Adlington
GENERAL	
Local Authority	Chorley
Site Size	4.16 ha
General Site Description	Occupied by Pincroft in a mix of building types. The site adjoins the A6 and road visibility is good.

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 A6.
	Quality of local road access	New wide road to site (Hutyon Road) off Market Street provides access to this site and site 49.
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 contains a mix of building styles. Many of the buildings are visually unattractive, although there is an attractive stone building that fronts the A6. The site is rather poorly maintained. There are two reservoirs on site.
	Duration of availability (<i>vacant / part vacant sites</i>)	Site is not vacant.
	Marketing and enquiry interest	The site appears to be fully occupied.
	Adjoining Land Uses	Surrounding land uses are other similar uses, open space, some residential.
	Road Frontage Visibility	Site has good main road frontage visibility.
Site Development Constraints	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Irregular shaped site which is fairly flat large and has 2 reservoirs within it.
	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Site is unallocated. Adjacent to Greenbelt and protected openspace (cricket ground) allocations.
	Flooding	No flood risk (outside of any identified flood risk zone).
	Contamination	The site could have some contamination on it.
	(<i>vacant / part vacant sites and redevelopment opportunities</i>)	
	Ownership / Owner Aspirations	Owners are understood to be Pincroft . Other organisations unknown.
	Site access	Adequate site 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 within 500 metres of a bus/rail interchange.
	Ease of walking and cycling	There are reasonable footpath to the 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>	Site currently appears to be functioning well. Redevelopment of poorer quality buildings could enhance 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 good economic activity (67.7-72.5%).
	Multiple Deprivation Indices	The site is within an area ranked in the affluent wards (50%) for multiple deprivation.
	Economic Development	Large site with single occupier – Pincroft. The site is already performing an important economic role.

Site Title and Number	51 Westhoughton Road,Adlington
GENERAL	
Local Authority	Chorley
Site Size	1.11 ha
General Site Description	This site adjoins the A6 road and contains a mix of buildings and employment uses - retail, showroom and works.

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 A6.
	Quality of local road access	Road is wide and does not appear to be 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>)	Mix of building types, qualities and uses:- retail showrooms which are modern and in adequate condition (although one unit is empty and needs maintenance), car sales centre is not modern but is adequately maintained, southern end of the site is a works which is poorly maintained.
	Duration of availability (<i>vacant / part vacant sites</i>)	
	Marketing and enquiry interest	At the time of the site visit there was one 'To let' sign on the site for the show room.
	Adjoining Land Uses	Surrounding uses are open fields and residential.
	Road Frontage Visibility	The southern part of the site is heavily screened but overall the site has high visibility to a main road.
Site Development Constraints	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Site is an irregular shape.
	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Site is unallocated but is adjacent to a 'water based leisure' site allocation.
	Flooding	The risk of flooding is medium to high on site (Category 2 and 3).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site could have limited amount of contamination.
	Ownership / Owner Aspirations	Site ownership is unknown. A site suggestion has been submitted for this site for housing.
	Site access	Parking in front of the showroom is quite tight. Access and egress is quite difficult (only one 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 within 500 metres of a bus/rail interchange.
	Ease of walking and cycling	There are reasonable footpaths on the main road but footpaths do not continue 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>	If the southern part was redeveloped to improve the quality of the building stock this would make a positive contribution to the existing environmental quality. The empty retail unit is in need of maintenance.
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%)
	Multiple Deprivation Indices	The site is within an area ranked in the affluent wards (50%) for multiple deprivation.
	Economic Development	Well located, narrow site with very good road frontage currently occupied by a mix of uses with one vacant unit (showroom). Some potential to enhance sites contribution to economic development.

Site Title and Number	52 Park Road, Adlington
GENERAL	
Local Authority	Chorley
Site Size	0.78 ha
General Site Description	Operational employment site. Appears to be in high occupancy. Current opportunities for development likely to be limited to infill/intensification / future redevelopment.

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 within a mile of A6.
	Quality of local road access	Local roads are not heavily congested 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>)	Modern, purpose built warehouse and office buildings. Buildings and external areas are of reasonable quality and condition.
	Duration of availability (<i>vacant / part vacant sites</i>)	Site is not vacant.
	Marketing and enquiry interest	The site appears to be fully occupied.
	Adjoining Land Uses	Surrounding uses include residential, other employment and retail.
	Road Frontage Visibility	This small site is tucked behind other businesses from the main road
Site Development Constraints	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Site is fairly regular in shape and is flat.
	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is unallocated. Adjacent to environmental improvement area (canal/ marina) and shopping centre allocation.
	Flooding	No flood risk (outside of any identified flood risk zone).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Significant contamination is unlikely.
	Ownership / Owner Aspirations	Ownership and aspirations are unknown.
	Site access	Site access is good for vehicles but pedestrians are not catered for.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is within 500 metres of a bus/rail interchange.
	Ease of walking and cycling	There are footpaths nearby, but no cycleways.
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>	Existing buildings of acceptable standard. 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 good economic activity (67.7-72.5%).
	Multiple Deprivation Indices	The site is within an area ranked in the affluent wards (50%) for multiple deprivation.
	Economic Development	Current opportunities for development likely to be limited to infill/intensification / future redevelopment. Generally limited opportunity for enhance contribution to economic development.

Site Title and Number	53 Brook Mill, Brook Street, Adlington
GENERAL	
Local Authority	Chorley
Site Size	0.44ha
General Site Description	Site contains a mix of old brick mill buildings with poor quality out-buildings which appear to be only partially used.

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 off the A673.
	Quality of local road access	Site has access off Brook Street but access is narrow and in poor condition.
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 brick mill buildings with poor quality out-buildings, appears to be partially used.
	Duration of availability (<i>vacant / part vacant sites</i>)	The site is not vacant.
	Marketing and enquiry interest	No evidence of marketing at the time of the site visit.
	Adjoining Land Uses	Surrounding land uses are a pub and residential.
	Road Frontage Visibility	The site fronts onto main and local road but there is a significant drop in level along the main road so site is not visible.
Site Development Constraints	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is irregular in shape and sloping down to the adjoining Eller Brook, for which a pump station is required
	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Site needs clearing. The site is allocated in the Adopted Local Plan as an employment redevelopment site (EM8.3) for B2 and B8.
	Flooding	No flood risk (outside of any identified flood risk zone).
	Contamination	Potential contamination from mill uses.
	(<i>vacant / part vacant sites and redevelopment opportunities</i>)	
	Ownership / Owner Aspirations	Multiple owners.
Site access	Access is quite difficult and visibility is poor to main road.	

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is on a bus route.
	Ease of walking and cycling	The site has adequate footpaths 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 redevelopment of this poor quality site would be of significant visual benefit locally. Likely need to retain mature trees and landscaping. Access needs improvement.
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%).
	Multiple Deprivation Indices	The site is within an area ranked in the most affluent wards (75%) for multiple deprivation.
	Economic Development	Redevelopment proposals could require land assembly (the site is in private mixed ownership) and site clearance, including addressing potential contamination from previous site users. Consideration may need to be given to the relocation of existing occupiers displaced by any redevelopment proposals although more intensive and effective use of the site could enhance its contribution to economic development.

Site Title and Number		54 Grimeford Industrial Estate, Anderton
GENERAL		
Local Authority	Chorley	
Site Size	1.24 ha	
General Site Description	Mixed industrial estate, 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)	The site is within a mile of A673 and is adjacent to the M61 motorway (but is not accessible from the motorway in this location).
	Quality of local road access	Local roads are somewhat congested and/ or 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>)	Mixed industrial buildings, site is not well maintained. Occupiers include car repairs etc.
	Duration of availability (<i>vacant / part vacant sites</i>)	Site appears to be fully occupied.
	Marketing and enquiry interest	At the time of the site visit there was some evidence of active marketing.
	Adjoining Land Uses	The site has little or no 'bad' neighbouring uses but has some potentially sensitive uses nearby – residential and open countryside.
Site Development Constraints	Road Frontage Visibility	Site has high visibility to a local road.
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Irregular shape site with flat topography.
	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Site is in the Greenbelt.
	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.
	Ownership / Owner Aspirations	Unknown ownership and owner aspirations.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is less than 500m (A673) from a main bus route and more than 1 km of a train or bus station
Enhancement of the Environment	Ease of walking and cycling	There are reasonable footpath to the site but no cycle routes.
	Land classification	The site is predominantly / wholly brownfield
Regeneration and Economic Development	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Refurbishment/ development of buildings on the site would improve the appearance of the site.
	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	Operational employment site that appears to be in high occupancy. Opportunities to enhance contribution towards economic development likely to be limited.

Site Title and Number	55 Withnell Fold Mill, Withnell Fold
GENERAL	
Local Authority	Chorley
Site Size	1.62 ha
General Site Description	Former Mill building in poor condition in an attractive setting down a cobbled street and within a conservation area. Partially occupied by small workshops.

Appraisal Criteria	Detailed Indicators	Scoring Criteria
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	Located more than 1 mile away from a motorway (M65) and less than 1 mile to major arterial route but not immediately adjacent (A674).
	Quality of local road access	The site is accessed via a very attractive but long and windy cobbled lane.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Visually attractive surrounding environment but location may be unattractive to potential occupiers.
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Old stone mill building with mill chimney is in poor condition. Partially occupied by small workshops and some form of car maintenance.
	Duration of availability (<i>vacant / part vacant sites</i>)	Partly vacant and identified within the Local Plan adopted 1997.
	Marketing and enquiry interest	Site appears to be partially occupied. No marketing at the time of the site visit.
	Adjoining Land Uses	Adjoining uses are open countryside and residential.
	Road Frontage Visibility	The site is at the end of a local lane and therefore has no road frontage.
Site Development Constraints	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Fairly regular site which is medium in size and steeply sloping.
	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is within a conservation area and adjoins the Green Belt. Access and movement within the site will need to be considered in detail.
	Flooding	No flood risk (outside of any identified flood risk zone).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Potential contamination from former mill uses.
	Ownership / Owner Aspirations	It is understood that there are two owners, their aspirations are unknown. There has been a site suggestion made for this site for housing and employment.
	Site access	Very steep cobbled road, ad hoc parking arrangements with poor turning facilities.

Appraisal Criteria	Detailed Indicators	Scoring Criteria
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is more than 500m from a main bus route and more than 1 km of a train or bus station.
	Ease of walking and cycling	No cycle or footpaths – cobbles act like a shared surface as vehicles are forced to drive slowly.
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 could be significant potential to enhance the environmental quality through the adaptive reuse of this building / appropriate redevelopment.
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 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	Modest ability to contribute towards economic development.

Site Title and Number	56 Abbey Village Mill, Abbey Village
GENERAL	
Local Authority	Chorley
Site Size	2.99 ha
General Site Description	This former mill site is partially used by a furniture manufacturer and a fireplace manufacturer. Site also includes greenfield land to the rear of the former mill 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 just off the A675.
	Quality of local road access	Access to Abbey Mill is via a narrow poorly surfaced street (Garden Street) which adjoins a busy 'A' road.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Quality / nature of surrounding environment could limit the attractiveness of the site for certain users
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Former mill building built in period stone, in slight disrepair but still in use for a furniture company.
	Duration of availability (<i>vacant / part vacant sites</i>)	Site is in current partial use.
	Marketing and enquiry interest	Wayne Homes are interested in this site.
	Adjoining Land Uses	The site has little or no 'bad' neighbouring uses but has some potentially sensitive uses nearby - residential and open fields.
	Road Frontage Visibility	The Mill is in the heart of Abbey Village but has very limited local road frontage.
Site Development Constraints	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Generally large, regular, flat site.
	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is within a conservation area. Policy GN4 says development in Abbey Village will be limited to infill sites, the rehabilitation and reuse of buildings, affordable housing development that meets a particular local community or employment need, or re-use of previously developed land bearing in mind the scale in relation to surroundings and the sustainability of the location. Impact on Green Belt and surrounding area must be considered.
	Flooding	No flood risk (outside of any identified flood risk zone).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Potential contamination from former Mill uses.
	Ownership / Owner Aspirations	It is understood that there has been significant interest in this site for residential redevelopment. It is also understood that the site currently has five owners which could present land assembly issues.
	Site access	Road surface on Garden Street is very poor and this road is narrow and therefore access is difficult.

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 route (but not immediately adjacent).
	Ease of walking and cycling	Footpath along A675, no footpath along Garden Street and no cycle routes at all.
Enhancement of the Environment	Land classification	The site is more than 50% brownfield. Rear of site partially open space partially storage yard.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	The restoration of the building and the improvement of the road surface on the local road to the site would significantly improve the local environment and preserve an historically important and attractive building.
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 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	Development of vacant part of the site could contribute to economic development objectives.

Site Title and Number	57 Swansey Lane, Whittle-le-Woods
GENERAL	
Local Authority	Chorley
Site Size	0.16 ha
General Site Description	Car sales yard and brick buildings on sloping ground.

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 adjacent to A6.
	Quality of local road access	Swansey lane is narrow residential road and is congested (surveyed at peak time) with several parked cars. Preston Road is a wider busy 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>)	The old stock warehouse buildings – corrugated roofs and brick construction and small courtyard for car sales fronting Preston Road (Swansea Car Sales).
	Duration of availability (<i>vacant / part vacant sites</i>)	Site occupied.
	Marketing and enquiry interest	No marketing at the time of site survey (not vacant).
	Adjoining Land Uses	The site has little or no 'bad' neighbouring uses but has some potentially sensitive uses nearby including residential.
	Road Frontage Visibility	Site fronts onto Preston Road (A6) and a local road.
Site Development Constraints	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Regular shaped site , steeply sloping (east to west), small site (less than 1 ha).
	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Unallocated site. Adjacent to protected openspace.
	Flooding	The risk of flooding on this site is medium to high (Category 2 and 3).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Could be potential for contamination.
	Ownership / Owner Aspirations	Ownership and owner aspirations are unknown.
	Site access	Access off Swansey lane, limited on site parking as buildings and car show area covers the majority of the site, ad hoc parking at the front of premises.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is on a bus route (A6- Preston Road).
	Ease of walking and cycling	Footpaths and cycleway on A6, footpaths on Swansey Lane.
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>	Potential to improve frontage along A6 with attractive building to address corner.
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	The site is within an area ranked in the most affluent wards (75%) for multiple deprivation.
	Economic Development	Car sales yard and office. Redevelopment for employment would enhance the sites contribution to economic development objectives.

Site Title and Number	58 Swansey Mill, Mill Lane, Whittle-le-Woods
GENERAL	
Local Authority	Chorley
Site Size	1.67 ha
General Site Description	Purpose built modern industrial 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 very close to the A6.
	Quality of local road access	Site is accessed from a residential road which leads on to the A6 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>)	Purpose built modern industrial building. Buildings and external areas are of reasonable quality and condition with adequate provision of parking, circulation and servicing.
	Duration of availability (<i>vacant / part vacant sites</i>)	Site is not vacant.
	Marketing and enquiry interest	The site appears to be fully occupied. No marketing on site at the time of the site visit.
	Adjoining Land Uses	Surrounded by residential.
	Road Frontage Visibility	Only visible along southern boundary to local road. Not visible at all to A6.
Site Development Constraints	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site has no obvious physically constraining features.
	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	There are no identified environmental or known abnormal development requirements applying to the site (but see commenting on flooding below).
	Flooding	The risk of flooding on this site is medium to high (Category 2 and 3).
	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 suggestions for housing on this site have been made.
	Site access	Likely to be only minimal site access (visibility) constraints. Good signage, wide purpose built access and on site 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 on a bus route.
	Ease of walking and cycling	There are footpaths and cycle links near 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 existing buildings is purpose built and well maintained. Therefore little redevelopment opportunities.
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	The site is within an area ranked in the most affluent wards (75%) for multiple deprivation.
	Economic Development	Operating purpose built industrial buildings with no driving capacity for intensification.

Site Title and Number	59 Waterhouse Green, Rear of Chorley Old Road, Whittle-le-Woods
GENERAL	
Local Authority	Chorley
Site Size	2.47 ha
General Site Description	Low quality site with a mix of building types and uses. Site is poorly maintained and there is potential for infill development in undeveloped areas of the site. Visually the site would benefit from redevelopment.

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 within a mile of A6.
	Quality of local road access	Access from narrow road off Chorley Old Road. Width of surrounding roads could create potential issues for HGV 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>)	Site is a mixture of lockups, mechanics (car repairs, tyres etc), storage containers, warehouse buildings, old brick warehouses, kitchen fitting company, and area of poorly surfaced hard standing. Site is generally poorly maintained but is well screened from the local road.
	Duration of availability (<i>vacant / part vacant sites</i>)	Not vacant
	Marketing and enquiry interest	No marketing on site at the time of the site visit.
	Adjoining Land Uses	All surrounding land is residential.
	Road Frontage Visibility	Site fronts onto two local roads but is heavily screened.
Site Development Constraints	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Irregular shapes, flat site of a medium size.
	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	There are TPO s on site. Site is unallocated in the development plan. Adjacent to safeguarded land (development other than that permissible in the countryside will not be permitted) and priority urban fringe area.
	Flooding	The risk of flooding on this site is medium to high (Category 2 and 3).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Likely to be potential contamination requiring some ground preparation and remediation
	Ownership / Owner Aspirations	Owners and owner aspirations are unknown.
	Site access	Access and egress are not clear. Possible visibility constraints.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is more than 500m from a main bus route and more than 1 km of a train or bus station
	Ease of walking and cycling	There are reasonable footpath but no cyclepaths.
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>	Repairing and improving some of the buildings could improve environmental quality of the site which is currently poorly maintained but this would have minimal impact on the wider area as the site is well screened from local roads.
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	The site is within an area ranked in the most affluent wards (75%) for multiple deprivation .
	Economic Development	Low quality site with a mix of building types and uses. Site is poorly maintained and there is potential for infill development in undeveloped areas of the site. Visually the site would benefit from redevelopment.

Site Title and Number		60 Land off Chorley Old Road, Whittle-le-Woods
GENERAL		
Local Authority	Chorley	
Site Size	0.14 ha	
General Site Description	Small car scrap yard on a steep gradient.	

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 within a mile of A6.
	Quality of local road access	Steep narrow road up to site. Site is inaccessible from road, it is only accessible via a steep informal narrow track.
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>)	Scrap car yard (A1 car breakers). Poorly maintained and unattractive site.
	Duration of availability (<i>vacant / part vacant sites</i>)	Not vacant.
	Marketing and enquiry interest	No marketing at the time of site survey.
	Adjoining Land Uses	Surrounding land uses are residential garages, open space.
Site Development Constraints	Road Frontage Visibility	Site is not visible at all from any road frontage.
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Small, irregular shaped site, which is on a steep gradient.
	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Site is within safeguarded land (DC3.18). Development other than that permissible in the countryside under policies DC1 or DC2 will not be permitted on safeguarded land west of M61 Whittle-Le-Woods.
	Flooding	No flood risk (outside of any identified flood risk zone)
	Contamination	Limited contamination potential.
	(<i>vacant / part vacant sites and redevelopment opportunities</i>)	
	Ownership / Owner Aspirations	Ownership 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 more than 500m from a main bus route and more than 1 km of a train or bus station
Enhancement of the Environment	Ease of walking and cycling	Site is accessed via steep informal narrow track. Pavements on roads outside the site.
	Land classification	The site is predominantly / wholly brownfield
Regeneration and Economic Development	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Visually poor site, however given location, gradient and size minimal benefit in enhancing environmental quality.
	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	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. Generally poor quality site given its size, topography, poor access and out of centre location.

Site Title and Number	61 Kem Mill, Kem Mill Lane, Whittle-le-Woods
GENERAL	
Local Authority	Chorley
Site Size	1.11 ha
General Site Description	Trade centre and other occupiers. Brick 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 within a mile of A6.
	Quality of local road access	Local road is narrow and road surface is not well maintained. Part of the lane is steeply sloping.
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>)	Site contains purpose built brick building with saw tooth road and large brick extension to the north. Also used as car showroom, trade centre and children's play centre. Site appears to be operating well.
	Duration of availability (<i>vacant / part vacant sites</i>)	Not vacant.
	Marketing and enquiry interest	Site is not being marketed by agents (in use).
	Adjoining Land Uses	Surrounding land uses are open countryside, cricket ground and some residential.
	Road Frontage Visibility	The site has some visibility to a local road.
Site Development Constraints	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Irregular shaped flat site.
	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Unallocated. Adjacent to Green Belt, Valley Park and protected park/ recreation area.
	Flooding	The risk of flooding on this site is medium to high (category 2 & 3).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site could have (a limited amount of) contamination.
	Ownership / Owner Aspirations	Single owner – Bruck Woodfit Ltd. Site suggestion has been made for housing.
	Site access	Poor visibility onto the main road to the east (Preston Road).

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is poorly covered by public transport . It is not within 500 m of a main bus route or within 1 km walking distance of a train station or transport interchange.
	Ease of walking and cycling	Some pavements but not continuous.
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 has already been adaptively reused but the road surface needs improving.
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	The site is within an area ranked in the affluent wards (50%) for multiple deprivation.
	Economic Development	Average quality site with little left over space for intensification. Access to the site is restricted due to steeply sloping narrow roads.

Site Title and Number		62 Radburn Works, Sandy Lane, Whittle le Woods
GENERAL		
Local Authority	Chorley	
Site Size	2.95 ha	
General Site Description	At the time of the site visit this site was operating as a Tarmac works. However, it is understood that operations have now ceased and the site has been sold to Harrow Estates. Access through pub 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 within a mile of A6.
	Quality of local road access	Road is wide and not congested, however, access through pub car park.
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>)	Single story building with large outdoor storage area. Building is reasonably attractive and is bounded by stone walls. Crushing/ Recycling centre. Large area of hard standing
	Duration of availability (<i>vacant / part vacant sites</i>)	Site occupied at time of site visit.
	Marketing and enquiry interest	No marketing at the time of the site visit.
	Adjoining Land Uses	Adjoining land uses are a pub (listed building) and residential.
	Road Frontage Visibility	The site has visibility to a local road.
Site Development Constraints	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Medium size site which is regular and flat.
	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Access is a significant issue. Site is unallocated. Adjacent to protected amenity space.
	Flooding	No flood risk (outside of any identified flood risk zone).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Likely to require works, some ground preparation and remediation
	Ownership / Owner Aspirations	Owners were Tarmac at the time of the site visit. It is now understood that the site has been sold to Harrow Estates. Site suggestions have been submitted for community uses and for housing.
	Site access	Access only through the grounds of the pub car park.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is on a bus route.
	Ease of walking and cycling	Footpaths only along local road.
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>	If access was improved site could be used far more intensively than it currently is.
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	The site is within an area ranked in the most affluent wards (75%) for multiple deprivation.
	Economic Development	Good size site for development if access issues can be overcome. This brownfield site could be used more intensively than currently and development could enhance the site's current contribution to local townscape quality and economic development objectives.

Site Title and Number		63 Preston Road, Whittle le Woods
GENERAL		
Local Authority	Chorley	
Site Size	0.35 ha	
General Site Description	Caravan sales yard.	

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 A6.
	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 / 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>)	Existing premises are used as a second hand caravan sales yard (Duxbury Caravans). The use is screened by a large front boundary hedge and contains some single storey buildings.
	Duration of availability (<i>vacant / part vacant sites</i>)	Site is not available.
	Marketing and enquiry interest	Site is occupied with no signs of marketing at the time of the site visit.
	Adjoining Land Uses	The site adjoins residential.
	Road Frontage Visibility	The site has high visibility to a local road.
Site Development Constraints	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	This is a regular, flat, small site.
	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<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>)	Likely to be only limited potential for contamination requiring minimal ground preparation and remediation works.
	Ownership / Owner Aspirations	Owners are - Gatemast Ltd 10a Goose Green Attrincham Cheshire WA141DW. Aspirations are unknown.
	Site access	There are two driveways into the site but they are not clearly marked and access is not clear or straight forward.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is on a bus route.
	Ease of walking and cycling	Footpaths on road leading to site, no 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>	Environmentally the site is not unattractive in its current form but site could be redeveloped to provide more intensive employment use.
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	The site is within an area ranked as an affluent ward (50%) for multiple deprivation indices.
	Economic Development	Caravan sales yard. Site could be redeveloped to provide more intensive employment use.

Site Title and Number		64 Railway Road, Brinscall
GENERAL		
Local Authority	Chorley	
Site Size	4.51 ha	
General Site Description	Medium/ large site with no vacancies. Site is currently mainly occupied by a timber yard with some smaller uses (MOT centre, fabric manufacturers). Extant planning permission exists for B1 development over approximately 2 hectares.	

Appraisal Criteria	Detailed Indicators	Scoring Criteria
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	The site is within a mile of A674 and A675.
	Quality of local road access	Railway Road is congested with parked cars and is not overly wide. Site is accessible only by Railway Road, there is no access from Bury Lane or Mount Pleasant.
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>)	There is a mix of uses on site including an MOT centre and Withnell Mill (fabrics – County Fabrics Ltd, Jacquard Weaving co, Jacquard Design Services Ltd). The majority of the buildings are associated with the timber yard (Alfred Hulme). Buildings are of various sizes and are generally fairly modern (1980s). Maintenance is generally adequate but some unattractive/ scruffy buildings and areas front the road.
	Duration of availability (<i>vacant / part vacant sites</i>)	The site is not vacant.
	Marketing and enquiry interest	Site appears to be fully occupied no marketing at the time of the site visit.
	Adjoining Land Uses	Residential and open countryside.
	Road Frontage Visibility	Site has visibility along two local roads – Railway Road and Bury Lane.
Site Development Constraints	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Fairly regular shape, med sized site which is slightly sloping.
	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	There are no environmental policy constraints on the site. There is an environmental improvement policy allocation in the Chorley Local Plan affecting the northern boundary of the site therefore environmental improvements in this location would contribute to achieving policy goals.
	Flooding	No flood risk (outside of any identified flood risk zone).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site could have some contamination on it (from factory/works and unknown filled ground) which will require mitigation works.
	Ownership / Owner Aspirations	There are various owners of this site. Their aspirations are unknown. A Site Suggestion has been submitted for employment and leisure.
	Site access	Site is accessed off Railway Road. Two access points aids entrance and egress from the site , however there are lots of parked cars along the road which can limit visibility.

Appraisal Criteria	Detailed Indicators	Scoring Criteria
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is on a bus route.
	Ease of walking and cycling	There are 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>	Environmental improvement policy along northern boundary of the site – could improve visual appearance and enhance local environment.
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 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	Improvements to the site will meet with local plan policies for environmental improvements in this area.

Site Title and Number	65 Gregson Lane Industrial Estate, Gregson Lane
GENERAL	
Local Authority	Chorley
Site Size	1.73 ha
General Site Description	Timber yard in full occupation – current opportunities very limited to infilling existing site only.

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 within 1-2 miles of the A674.
	Quality of local road access	Access is via a residential road.
Business Image	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Nature of surrounding environment may limit the attractiveness to some users – residential.
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Timber yard and is a combination of brick industrial buildings and sheds.
	Duration of availability (<i>vacant / part vacant sites</i>)	Site is not available.
	Marketing and enquiry interest	Site appeared to be fully occupied at the time of the site visit with no sign of marketing.
	Adjoining Land Uses	Open countryside and residential.
	Road Frontage Visibility	The site has some visibility to a local road.
Site Development Constraints	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Site does not appear to have any obvious physically constraining features.
	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is part within the settlement area of Gregson Lane where Local Plan policies seek to limit development to infill or that which meets a particular local need and half within the Green Belt.
	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 on it which can easily be mitigated.
	Ownership / Owner Aspirations	Ownership and aspirations are unknown.
	Site access	Site access is good/adequate.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is more than 500m from a main bus route and more than 1 km of a train or bus station.
	Ease of walking and cycling	There are some footpaths or cycle links to the site although provision is limited and is not continuous.
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 appears to be operating effectively – redevelopment would likely have a neutral/modest benefit on environmental quality.
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	Timber yard in full occupation – current opportunities very limited to infilling existing site only.

Site Title and Number		66 Transport Depot, Rufford Road, Mawdesley
GENERAL		
Local Authority	Chorley	
Site Size	1.21 ha	
General Site Description	Former transport depot with modern shed with a large hard standing area and open space to the rear.	

Appraisal Criteria	Detailed Indicators	Scoring Criteria
MARKET ATTRACTIVENESS		
Accessibility	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	The site is two miles to the A581.
	Quality of local road access	The road is fairly narrow but it is not congested and provides a wide access to the site.
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>)	The site contains a modern shed with a large hardstanding area. The site is no longer in use. The site is reasonably well maintained. The southern part of the site appears to be under construction.
	Duration of availability (<i>vacant / part vacant sites</i>)	The site was included in the Green Belt in 1997 and under the 2003 Policy Review.
	Marketing and enquiry interest	The site was not being marketed by agents at the time of the site visit.
	Adjoining Land Uses	The site adjoins residential uses and open countryside. The site therefore 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 (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Site is irregular in shape and appears to be flat.
	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site has some minimal constraints in terms of environmental policy. Impact on the Green Belt is the main issue as there is presumption against development within this designation.
	Flooding	No flood risk (outside of any identified flood risk zone).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site may have (a limited amount of) contamination on it from road haulage use.
	Ownership / Owner Aspirations	Owners are understood to be - J B Rawcliffe and Sons Ltd, Transport Depot, Rufford Road, Mawdesley. 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	The site is easily accessible for vehicles and pedestrian, road layouts and visibility aid entrance and egress from the site. Access to the site is wide and legible.

Appraisal Criteria	Detailed Indicators	Scoring Criteria
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	The site is more than 500m from a main bus route and more than 1 km of a train or bus station.
	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 less than 50% brownfield.
	Potential to enhance environmental quality <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Development/ redevelopment of the site will have a neutral/modest beneficial impact on the environment as the existing buildings are not prominent on the streetscene.
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	Former transport depot with modern shed with a large hard standing area and open space to the rear. The site has the potential for immediate redevelopment given that is currently not in use, which would enhance the current contribution to economic development.

There is no Number 67 site

Site Title and Number	68 Harpers Lane, Chorley
GENERAL	
Local Authority	Chorley
Site Size	1.21 ha
General Site Description	Period building occupied by Initial Washrooms Laundry solutions at the time of the site visit however, it is understood operations on site have ceased since the initial site visit.

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 within 1 mile of A6.
	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 / 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>)	The site contains a group of period retail and warehouse buildings occupied by Initial Washrooms at the time of the site visit. They are in good condition and well maintained.
	Duration of availability (<i>vacant / part vacant sites</i>)	Site was not vacant at time of site visit (not now vacant).
	Marketing and enquiry interest	Site was not vacant at time of site visit, no marketing on site.
	Adjoining Land Uses	The site is surrounded by predominantly residential uses.
	Road Frontage Visibility	The site has good frontage onto local roads.
Site Development Constraints	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	This site is fairly regular in shape and is flat.
	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	There are no environmental policy constraints on this site. Access however may be an issue.
	Flooding	No flood risk (outside of any identified flood risk zone).
	Contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site may have contamination
	Ownership / Owner Aspirations	Unknown ownership and aspirations.
	Site access	Access for HGVs is off a local residential road which is not ideal however, it is clearly marked, of an adequate width, and allows for sufficient on site circulation.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	Bus stop adjacent to the site along Harpers Lane.
	Ease of walking and cycling	There is adequate footpath but no 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>	The existing buildings are in good condition. There is no potential for intensification of uses on this site by way of introducing new buildings. The site has reached its full capacity (in operation at time of site visit).
Regeneration and Economic Development	Sequential location	The site is located out of centre, but within the urban area.
	Economic Activity	The site is within are area marked as good in terms of economic activity (67.7 – 72.5%).
	Multiple Deprivation Indices	The site is within an area classified as deprived on the multiple deprivation indices (10 – 20%).
	Economic Development	Period building occupied by Initial Washrooms Laundry solutions, it is understood operations on site have ceased since the initial site visit. Re-use/redevelopment would enhance contribution to economic development objectives.

68 Laundry Works, Harpers Lane		69 Briercliffe Road, Chorley	
GENERAL			
Local Authority	Chorley		
Site Size	1.19 ha		
General Site Description	Site has no potential for intensification. Current occupier is Cavendish Upholstery. Potentially site could be clustered with site 16 and site 27 to create large redevelopment site in the longer 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 within 1 mile of A6.
	Quality of local road access	Access to the site is off a local residential road. The main local road is congested and narrow with vehicles parked on either side.
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>)	The site contains a mix of building types including period reception buildings and pebbledash covered warehouse. The site also has mature trees and some landscaping.
	Duration of availability (<i>vacant / part vacant sites</i>)	The site is fully occupied.
	Marketing and enquiry interest	The site is occupied and therefore not being marketed by agents.
	Adjoining Land Uses	The site adjoins residential uses, greenfield and similar employment uses.
	Road Frontage Visibility	The site has high visibility to a local road.
Site Development Constraints	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is fairly regular in shape and is flat.
	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	There are no environmental policy constraints on this site.
	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 (from factory or works).
	Ownership / Owner Aspirations	Unknown ownership and aspirations.
	Site access	Access to the site is well marked and the layout within the site provides acceptable circulation.

Appraisal Criteria	Detailed Indicators	Commentary
STRATEGIC PLANNING AND SUSTAINABILITY		
Accessibility to Non Car Transport Modes	Ease of access to public transport	Buses operate within 500metres of the site. In addition, the site is within 1kilometre of Chorley Train Station (public transport interchange).
	Ease of walking and cycling	There are footpaths to the 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>	The existing buildings are of an acceptable quality. Improvements on site would not significantly improve the 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 good economic activity (67.7-72.5%).
	Multiple Deprivation Indices	The site is within an area ranked as deprived on the multiple deprivation indices (10 – 20%).
	Economic Development	Site has no potential for intensification. Potentially site could be clustered with site 16 and site 27 to create a larger site in the longer term.