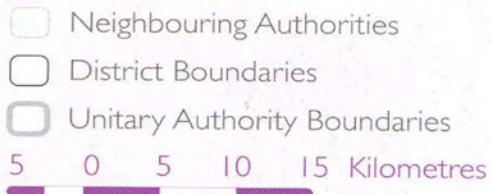


Appendix 1:

Central Lancashire City: Office Need Assessment

The Study Area: Central Lancashire City (CLC)



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Sources: Lancashire County Council 2001
Ordnance Survey 2001

Appendix 2:

Estimating the Residual Office Floorspace Capacity of Sites Allocated, or Partially Allocated for Office Uses and Dealing with the Potential for Changes of Use

An issue for all employment land reviews is that of estimating the residual capacity of future sites to accommodate whatever use is planned for them, in this case, office space. There are three main components to this issue:

1. The proportion of any general employment, or mixed use sites that is likely to be allocated to B1 offices;
2. How much of the land allocated for B1 can be developed for lettable buildings – effectively the size of the building footprints;
3. How many storeys are likely to be constructed.

Additionally, potential for further capacity could exist in the conversion of buildings or sites presently in other uses, or currently disused. All these issues were discussed with partners and the following sub-sections describe the issues and outcomes of these discussions.

Plot Cover Ratios

There are three further issues connected with the estimation of plot cover ratios:

- What rules to use to arrive at general plot cover ratios (PCRs), which embody components 1 and 3, described above;
- Handling mixed use sites (Component 2 above)
- How to deal with the proposed Preston CBD

General plot cover ratios

Partners were asked to supply samples of sites that had been developed to feed into the assumptions to be used for future sites, or the residual capacity on sites which had been partially developed. Information received from partners indicates a wide variety of plot covers with ‘outlier’ values from 15% up to 84%. The ratios reported, which express total office floorspace, including all storeys, as a proportion of the site being developed, were as follows:

	Preston (2002 to 2006)	Chorley (1993 to 2006)	South Ribble (4 recent examples)
Max	62%	84%	42%
Min	20%	15%	37%
Median	38%	43%	39%
Average	38%	41%	39%

Car-parking is clearly a key factor in generating differences from one development to another, as are: the number of storeys; the shape and slope of the site; and in some cases, perhaps, the possible inclusion of extension land within the curtilage of the site applied for. Only one example exceeded 3 storeys, and even this, with 8 storeys, resulted in only a 62% plot cover ratio.

These figures compare with example ratios quoted in ODPM's guidance on Employment Land Reviews (note: *example* rather than best practice):

	Min	Max
Town Centre: Plot Ratios	75%	200%
Business Park: Plot Ratios	25%	40%

In the light of local experience and practice, and the national guidance, **we have adopted a general plot cover ratio of 40%** for the general run of sites.

Preston CBD

Clearly, the proposed Preston CBD is the one area in the sub-region which has the potential to support the kind of higher land and rental values that might justify the costs associated with buildings taller than say 3 storeys. However, there is little local evidence which might be used to support a particular PCR for such sites. Only two sites, one in Chorley and one in Preston, have thus far achieved PCRs of over 50%.

Given the lack of local evidence, **we have adopted a PCR of 75%** - the minimum plot ratio mentioned in the ODPM Guidance for town centres.

Mixed use sites

The issue with mixed use sites is that in the majority of cases, there is no Masterplan in place, or SPG, to indicate a desired mix. As there are relatively few of these **we consider it best to deal with these on a case by case basis.**

Changes of Use

We discussed with Steering group members whether to make allowances in our forecasting for the potential for changes of use to B1. (In some areas of the south east, for example, the redevelopment of former industrial estates and individual sites is virtually the only source of new office development opportunities).

Following discussions with partners, however, it was decided that **the study should not make any specific assumptions about windfall redevelopment opportunities of this type**, other than those already identified as potential sites by the respective local planning authorities. However, there clearly does exist some potential for suitable new sites to emerge for redevelopment for B1 uses as time goes on, and opportunities arise.

Appendix 3:

CHORLEY: SITE SUPPLY AND APPRAISAL SCHEDULE

No. Ref:	Allocated	Site Name and Address	Greenfield/Brownfield		Relevant Policy	Total Site Area (ha)	Developed (All uses) (ha)	Committed PP/UC (Office Only)		Residual Availability (Land) (2006) (ha)	Mixed Use/ General Employment/ Office/ Preston CC	Ratio of Office only on site	Residual Office Availability (Land) (ha)	Plot Ratio: Office Sites	Residual Capacity (sq.m)	Total Site Floorspace (Sq.m)	Site Appraisal Scores									
			GF	BF				Overall	Market Attractiveness								Strategic Planning and Sustainability				Overall	Combination				
									Accessibility Motorway								Business Image	Site Development Constraints	Accessibility Pub Transport	Enhancement of the Environment			Regeneration and Economic Development	Sequential Location	Potential to address deprivation	
CHR_01	Y	Royal Ordnance Site, Euxton Buckshaw Urban Village (Central Business area) NOT RIS SITE		x	GN2	24.00				24.00	Mix/Gen	0.33	7.92	0.4	31,680	31,680	2	3	4	3	4	4	2	3	3	TRUE
CHR_03	Y	Railway Road, Adlington	x	x	EM1.2	2.00				2.00	Off	1.00	2.00	0.4	8,000	8,000	3	2	2	2	4	3	3	3	3	FALSE
CHR_04	Y	Plot B, Ackhurst Park Employment Area, Chorley	x		EM1.3	1.10				1.10	Gen	0.75	0.83	0.4	3,300	3,300	3	3	4	3	2	4	2	3	3	TRUE
CHR_05	Y	Botany/Great Knowley, Chorley	x		EM1.4	14.10				14.10	Gen	0.50	7.05	0.4	28,200	28,200	4	2	3	3	2	1	2	2	2	FALSE
CHR_09	Y	M61/Botany, Chorley	x		EM1.9	1.85		1.85	3,716	0.00	Mix/Gen	0.33	0.00	0.4	0	3,716	4	3	4	4	2	1	2	2	2	FALSE
CHR_11	Y	Euxton Business Park, Euxton		x	EM1.11	0.30	0.10			0.20	Gen	1.00	0.20	0.4	800	800	2	2	3	2	4	4	2	3	3	FALSE
CHR_13	Y	Rear of New Street, Mawdesley	x	x	EM1.14	0.60				0.60	Gen	0.25	0.15	0.4	600	600	1	2	3	2	2	3	1	1	2	FALSE
CHR_14	Y	Stump Lane, Chorley	x		EM1.15	1.10				1.10	Gen	0.75	0.83	0.4	3,300	3,300	3	2	3	3	4	1	3	4	4	TRUE
CHR_15	Y	RedBank, Carr Lane, Chorley	x		EM1.16	3.40				3.40	Mix	0.66	2.24	0.4	8,976	8,976	3	2	4	3	2	1	2	2	2	FALSE
CHR_16	Y	Southport Road (South), Chorley	x		EM1.18, PS7 & EP2	2.10				2.10	Off	1.00	2.10	0.4	8,400	8,400	4	2	3	3	3	1	2	3	2	FALSE
CHR_23	Y	Clayton Green Centre, Clayton Green	x		EM6	0.30				0.30	Off	1.00	0.30	0.4	1,200	1,200	3	3	4	3	2	1	2	1	2	FALSE
CHR_29	N	Rear of Brewery Depot, Cowling Farm, Chorley	x			1.50				1.50	Gen	0.33	0.50	0.4	1,980	1,980	1	1	2	1	1	1	2	3	2	FALSE
CHR_32	N	Chorley Business and Technology Centre, Euxton Lane, Euxton		x		0.28		0.28	949	0.00	Off	1.00	0.00	0.4	0	949	2	2	3	2	4	4	2	3	3	FALSE
CHR_33	N	Land South of NIS Building, Ackhurst Road, Chorley		x		0.84		0.84	920	0.00	Off	1.00	0.00	0.4	0	920	3	2	4	3	2	4	2	3	3	TRUE
CHR_34	N	Land to the north of Euxton Business Park, Euxton (CHR 11)		x		0.80		0.80	3,226	0.00	Off	1.00	0.00	0.4	0	3,226	2	2	3	2	4	4	2	3	3	FALSE
CHR_35	N	Land adjacent to Canal Mill, Botany Brow, Chorley		x		1.85		1.85	4,900	0.00	Off	1.00	0.00	0.4	0	4,900	4	4	4	4	2	4	2	2	3	TRUE
TOTAL						56.12	0.10	5.62	13711	50.40			24.11		96,436	110,147										

Residual Availability

- Mix Mixed use site incorporating office and other non-office/employment uses. [Site specific plot ratio figures]
- Gen General employment site for B1/B2/B8 [Residual figure to be split to office only on site by site bases and Office sites plot ratio figure applied]
- Off Office developments only [no further splitting of residual land required]

Brownfield	41,080	
Attractive	85,056	>2
Sustainable	47,080	>2
Combinator	38,280	2

PRESTON: SITE SUPPLY AND APPRAISAL SCHEDULE

No. Ref:	Allocated	Site Name and Address	Greenfield/Brownfield		Relevant Policy	Total Site Area (ha)	Developed (All uses) (ha)	Committed PPI/UC (Office Only)		Residual Availability (Land) (2006) (ha)	Mixed Use/General Employment/Office/Preston City Centre	Ratio of Office only on site	Residual Office Availability (Land) (2006) (ha)	Plot Ratio: Office Sites	Residual Capacity (sq.m)	Total Site Floorspace (Sq.m)	Market Attractiveness				Strategic Planning and Sustainability				Combination		
			GF	BF				Mix/Gen/Off/PCC	Site Specific								Accessibility Motorway	Business Image	Site Development Constraints	Overall	Accessibility Pub. Transp.	Enhancement of the Environment	Regeneration and Economic Development			Overall	
			Y/N	Y/N																			Sequential Location	Potential address deprivation			
PRS_01	Y	Former Whittingham Hospital Complex		x	DS2/W1 & Para 12.23	3.83		3.83	18500	0.00	Off	1.00	0.00	0.40	0	18,500	2	4	3	3	2	4	1	1	2	FALSE	
PRS_02	Y	Preston East Employment Area 2 sites east of M6 3 miles NE of Preston town centre	x		Para 12.22	34.89				34.89	Gen	0.10	3.49	0.40	13,956	13,956	4	4	3	4	2	1	1	2	1	FALSE	
PRS_13	Y	Broughton Business Park North Fulwood, between D'urton Lane and Eastway	x		Para 12.22	24.68				24.68	Mix	0.25	6.17	0.40	24,680	24,680	4	3	3	3	2	1	2	2	2	FALSE	
PRS_15	Y	Hill Street Land adjacent to Ringway		x	W1/SS9	0.20				0.20	Mix (CBD) PC	1.00	0.20	0.75	1,500	1,500	4	3	3	3	4	4	4	4	4	TRUE	
PRS_17	Y	Ringway/Falkland Street		x	W1/SS3	2.10				2.10	Mix (CBD) PC	0.80	1.68	0.75	12,600	12,600	4	3	2	3	4	4	4	4	4	TRUE	
PRS_19	Y	Millennium Park	x			8.47	3.06	2.20	7542	3.21	Gen/PCC	0.10	0.32	0.75	2,408	9,950	4	4	3	4	2	1	1	2	1	FALSE	
PRS_21	Y	Fox Street, Corporation Street, Surgeon's Court		x	SS4	1.39				1.39	Mix (CBD) PC	0.75	1.04	0.75	7,819	7,819	4	3	2	3	4	4	4	4	4	TRUE	
PRS_22	Y	Avenham Street		x	SS5	1.73				1.73	Mix/PCC	0.15	0.26	0.75	1,946	1,946	3	2	2	2	4	4	4	4	4	FALSE	
PRS_25	Y	Hope Street, Corporation Street		x	SS11	0.18				0.18	Mix/PCC	0.33	0.06	0.75	446	446	3	3	3	3	3	4	4	4	4	TRUE	
PRS_26	Y	Walker Street, Great Shaw Street		x	SS12	0.72				0.72	Mix/PCC	0.33	0.24	0.75	1,782	1,782	3	2	2	2	4	4	4	4	4	FALSE	
PRS_29	Y	Riversway Phase B	x		SS31	14.72	4.62			10.10	Mix	0.10	1.01	0.40	4,040	4,040	1	2	1	1	1	1	2	3	2	FALSE	
PRS_30	Y	Cottam Hall Brickworks		x	SS36	13.88				13.88	Mix	0.05	0.69	0.40	2,776	2,776	1	2	2	2	2	4	2	2	3	FALSE	
PRS_31	Y	Cottam Local Centre	x		SS37	3.60				3.60	Mix	0.10	0.36	0.40	1,440	1,440	1	2	3	2	2	1	2	2	2	FALSE	
PRS_32	Y	Tithebarn Regeneration Area:		x	SPG				9300	0.00	Off	1.00	0.00	0.40	0	9,300	4	4	3	4	4	4	4	4	4	TRUE	
PRS_33	N	Preston Riversway (Site 13c) - Riversway Business Park		x		0.93		0.93	5874	0.00	Off	1.00	0.00	0.40	0	5,874	1	4	3	3	1	4	2	3	3	TRUE	
PRS_35	N	Beech House, The Oaks Business Park		x					832	0.00	Off	1.00	0.00	0.40	0	832	4	3	4	4	2	4	2	2	2	FALSE	
PRS_36	N	Former Bus Repair Depot		x					204	0.00	Off	1.00	0.00	0.40	0	204	2	2	4	3	2	4	2	3	3	TRUE	
PRS_37	N	Sharoe Green Hospita		x					2322	0.00	Off	1.00	0.00	0.40	0	2,322	3	3	3	3	2	4	2	2	2	FALSE	
PRS_38	Y	Forest Green (within North Preston Employment Area)	x						12495	0.00	Gen	1.00	0.00	0.40	0	12,495	4	4	4	4	2	1	2	2	2	FALSE	
TOTAL						111.32	7.68	6.96	57,069	96.68			15.52		75,392	132,461											

Residual Availability

Mix Mixed use site incorporating office and other non-office/employment uses. [Site specific plot ratio figures]
 Gen General employment site for B1/B2/B8 [Residual figure to be split to office only on site by site bases and Office sites plot ratio figure applied]
 Off Office developments only [no further splitting of residual land required]

Brownfield	28,869	
Attractive	63,408	>2
Sustainable	28,869	>2
Combinator	22,364	2

SOUTH RIBBLE: SITE SUPPLY AND APPRAISAL SCHEDULE

Plot Ratios:	Fixed
Preston City Centre	0.75
All other sites	0.40

No. Ref:	Allocated*	Site Name and Address	Greenfield/Brownfield			Relevant Policy	Total Site Area (ha)	Developed (All uses) (ha)	Committed PP/UC (Office Only) (ha) sq.m		Residual Availability Sites (2006) (ha)	Mixed Use/General Employment/Office/Preston CC	Ratio of Office only on site	Residual Office Availability (Land) (2006) (ha)	Plot Ratio: Office Sites	Residual Capacity: General Office (sq.m)	Total Site Floorspace (Sq.m)	Market Attractiveness				Strategic Planning and Sustainability				Combination	
																		Accessibility Motorway	Business Image	Site Development Constraints	Overall	Accessibility Pub Transp	Enhancement of the Environment	Regeneration and Economic Development			Overall
																								Sequential Location	Potential address deprivation		
SRB_01	Y	Royal Ordnance Village (RO Matrix Park)		x	D27	4.83	1.55	3.27	13,585	0.00	Off	1.00	0.00	0.40	0	13,585	4	4	4	4	4	4	2	3	3	TRUE	
SRB_03	Y	Between Lostock Lane and M65 Cuerden (South Rings)	x		EMP1.A	12.00	0.00	9.27	23,185	2.73	Off	1.00	2.73	0.40	10,920	34,105	4	4	4	4	4	1	2	1	2	2	FALSE
SRB_09	Y	Kellet Lane Bamber Bridge	x		EMP1.G	4.80	1.60	0.15	854	3.05	Off	1.00	3.05	0.40	12,200	13,054	4	4	3	4	2	4	2	3	3	3	TRUE
SRB_12	N	North of Lostock Lane, Lostock Hall		x	EMP4	21.74	21.04	0.70	2,419	0.00	Off	1.00	0.00	0.40	0	2,419	3	3	3	3	4	4	2	1	3	3	TRUE
SRB_17	N	Land to north of Leyland Business Park (Centurion Way)	x		EMP3	8.60	0.00	1.90	3,040	6.70	Gen	0.40	2.68	0.40	10,720	13,760	3	2	3	3	3	1	2	3	2	2	FALSE
SRB_18	N	North of School Lane, Bamber Bridge		x	EMP3	5.60	0.00	0.00		5.60	Mix	0.33	1.85	0.40	7,392	7,392	2	2	3	2	4	4	2	3	3	3	FALSE
SRB_29	Y	Moss Side Vehicle Test Track		x	EMP6.A	10.50	0.00	0.00		10.50	Mix	0.10	1.05	0.40	4,200	4,200	2	1	2	2	1	4	1	1	1	2	FALSE
SRB_30	Y	Lostock Hall Gas works		x	EMP6.B	12.10	0.00	0.00		12.10	Mix/Gen	0.30	3.63	0.40	14,520	14,520											FALSE
SRB_31	Y	Liverpool Road, Walmer Bridge	x		EMP6.C	2.12	0.00	0.00		2.12	Mix	0.65	1.38	0.40	5,512	5,512	1	3	3	2	1	1	1	1	1	1	FALSE
SRB_33	Y	Land at West Paddock, Leyland	x		EMP7	2.00	0.00	0.00		2.00	Off	1.00	2.00	0.40	8,000	8,000	3	3	3	3	4	1	2	2	2	2	FALSE
TOTAL						84.29	24.19	15.29	43,083	44.80					18.37	73,464	116,547										

Residual Availability

- Mix Mixed use site incorporating office and other non-office/employment uses. [Site specific plot ratio figures]
- Gen General employment site for B1/B2/B8 [Residual figure to be split to office only on site by site bases and Office sites plot ratio figure applied]
- Off Office developments only [no further splitting of residual land required]

- Brownfield
- Attractive
- Sustainable
- Combinator

26,112	
41,840	>2
19,592	>2
12,200	2

Total site areas to be gained from Employment Land availability schedules (March 2005) as Local Plan figures based on planimeter and updated site areas GIS bas

SRB_30 'Site Appraisal Score' not undertaken due to conflict of interest

Appendix 4:



Site specific code:

Title	
GENERAL	
Appraisal Criteria	Detailed Indicators
Local Authority:	<ul style="list-style-type: none"> • Preston City Council / Chorley or South Ribble Borough Council
Size (ha):	• 0.00ha (Total)
	• 0.00ha (Developed)
	• 0.00ha/sq.m (Committed/Under Construction)
	• 0.00ha/sq.m (Residual)
General Site Description	
MARKET ATTRACTIVENESS	
Score	
Accessibility to Motorway/ Strategic Road	
Business Image	
Site Development Constraints	
STRATEGIC PLANNING AND ECONOMIC SUSTAINABILITY	
Score	
Accessibility to Public Transport	
Enhancement of the Environment	
Regeneration and Economic Development	Sequential Location
	Potential to address area of deprivation



QUALITATIVE ASSESSMENT SCORES	
Headline Qualitative Appraisal Criterion	Score *
Market Attractiveness	
Strategic Planning and Sustainability	

* Headline qualitative appraisal criteria are scored from 1 to 4, 1 being poor and 4 being very strong