

**Chorley Borough Council, South Ribble Borough Council and Preston City Council -  
Office Need Assessment**

**Key to Location of Individually Assessed Sites**

No.	Site Ref.	Name and Address	Allocated	Greenfield / Brownfield	Committed <sup>1</sup> (Sq.m)	Residual Capacity <sup>2</sup> (Sq.m)	Total Site Floorspace <sup>3</sup> (Sq. m)	Market Attractiveness	Strategic Planning and Sustainability
<b>PRESTON</b>									
1	PRS_17	Ringway/Falkland Street	Y	BF		12,600	12,600	3	4
2	PRS_15	Hill Street Land adjacent to Ringway	Y	BF		1,500	1,500	3	4
3	PRS_19	Millennium Park	Y	GF	7542	2,408	9,950	4	1
4	PRS_21	Fox Street, Corporation Street, Surgeon's Court	Y	BF		7,819	7,819	3	4
5	PRS_02	Preston East Employment Area	Y	GF		13,956	13,956	4	1
6	PRS_01	Former Whittingham Hospital complex	Y	BF	18,500	0	18,500	3	2
7	PRS_22	Avenham Street	Y	BF		1,946	1,946	2	4
8	PRS_13	Broughton Business Park, North Fulham	Y	GF		24,680	24,680	3	2
9	PRS_25	Hope Street, Corporation Street	Y	BF		446	446	3	4
10	PRS_26	Walker Street, Great Shaw Street	Y	BF		1,782	1,782	2	4
11	PRS_29	Riversway Phase B	Y	GF		4,040	4,040	1	2
12	PRS_30	Cottam Hall Brickworks	Y	BF		2,776	2,776	2	3
13	PRS_31	Cottam Local Centre	Y	GF		1,440	1,440	2	2
14	PRS_32	Tithebarn Regeneration Area	Y	BF	9,300	0	9,300	4	4
15	PRS_33	Preston Riversway (site 13c) - Riversway Business Park	N	BF	5,874	0	5,874	3	3
16	PRS_35	Beech House, The Oaks Business Park	N	BF	832	0	832	4	2
17	PRS_36	Former Bus Repair Depot	N	BF	204	0	204	3	3
18	PRS_37	Sharoe Green Hospital	N	BF	2322	0	2,322	3	2
19	PRS_38	Forest Green (within North Preston Employment Area)	Y	GF	12,495	0	12,495	4	2

1. Extant planning permission or under construction

2. Residual capacity: potential floorspace of residual vacant land.

4. Total site floorspace = committed + residual capacity

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<b>SOUTH RIBBLE</b>									
20	SRB_31	Liverpool Road, Walmer Bridge	Y	GF		5,512	5,512	2	1
21	SRB_01	Royal Ordnance Village (Matrix Park)	Y	BF	13,585	0	13,585	4	3
22	SRB_33	Land at West Paddock, Leyland	Y	GF		8,000	8,000	3	2
23	SRB_17	Land to North of Leyland Business Park (Centurion Way)	N	GF	10,720	3,040	13,760	3	2
24	SRB_03	Between Lostock Lane and M65 Cuerden (South Rings)	Y	GF	23,185	10,920	34,105	4	2
25	SRB_12	North of Lostock Lane, Lostock Hall	N	BF	2,419	0	2,419	3	3
26	SRB_30	Lostock Hall Gas Works	Y	BF		14,520	14,520		
27	SRB_09	Kellet Lane Bamber Bridge	Y	GF	854	12,200	13,054	4	3
28	SRB_18	North of School Lane, Bamber Bridge	N	BF		7,392	7,392	2	3
29	SRB_29	Moss Side Vehicle Test Track	Y	BF		4,200	4,200	2	2

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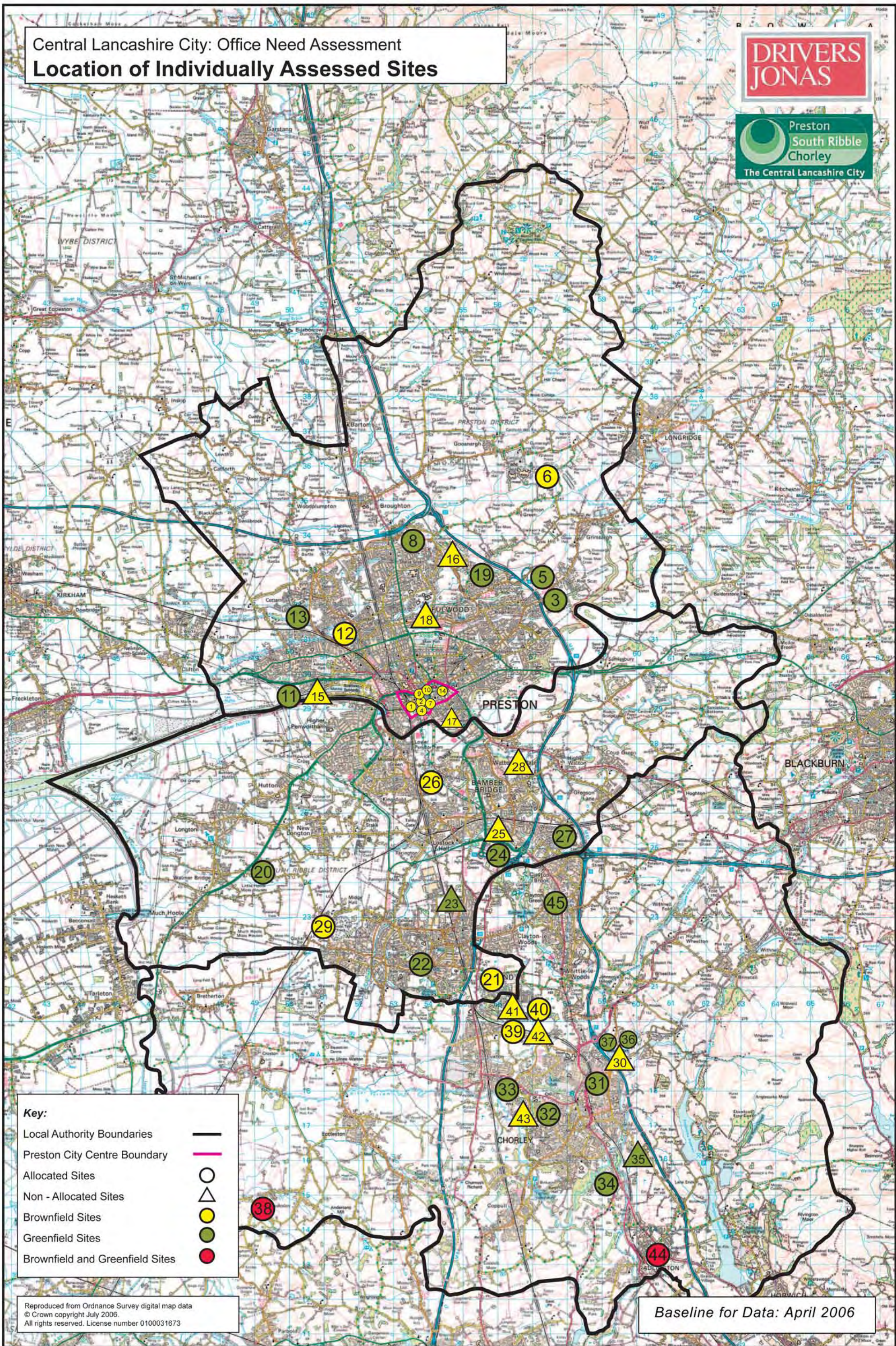


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<b>CHORLEY</b>									
30	CHR_35	Land adjacent to Canal Mill, Botany Brow, Chorley	N	BF	4,900	0	4,900	4	3
31	CHR_14	Stump Lane, Chorley	Y	GF		3,300	3,300	3	4
32	CHR_16	Southport Road, (South), Chorley	Y	GF		8,400	8,400	3	2
33	CHR_04	Plot B, Ackhurst Park Employment Area, Chorley	Y	GF		3,300	3,300	3	3
34	CHR_15	Redbank, Carr Lane, Chorley	Y	GF		8,976	8,976	3	2
35	CHR_29	Rear of Brewery Depot, Cowling Farm, Chorley	N	GF		1,980	1,980	1	2
36	CHR_05	Botany/Great Knowley, Chorley	Y	GF		28,200	28,200	3	2
37	CHR_09	M61/Botany, Chorley	Y	GF	3,716	0	3,716	4	2
38	CHR_13	Rear of New Street, Mawdesley	Y	GF/BF		600	600	2	2
39	CHR_11	Euxton Business Park, Euxton	Y	BF		800	800	2	3
40	CHR_01	Royal Ordnance Site, Euxton Buckshaw Urban Village (Central Business Area)	Y	BF		31,680	31,680	3	3
41	CHR_32	Chorley Business and Technology Centre, Euxton Lane, Euxton	N	BF	949	0	949	2	3
42	CHR_34	Land to the North of Euxton Business Park, Euxton	N	BF	3,226	0	3,226	2	3
43	CHR_33	Land South of NIS building, Ackhurst Road, Chorley	N	BF	920	0	920	3	3
44	CHR_03	Railway Road, Adlington	Y	GF/BF		8,000	8,000	2	3
45	CHR_23	Clayton Green Centre, Clayton Green	Y	GF		1,200	1,200	3	2

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Central Lancashire City: Office Need Assessment  
**Location of Individually Assessed Sites**



**Key:**

- Local Authority Boundaries
- Preston City Centre Boundary
- Allocated Sites
- Non - Allocated Sites
- Brownfield Sites
- Greenfield Sites
- Brownfield and Greenfield Sites

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