

# **Fylde Coast Economic Needs Update and Employment Land Review**

Blackpool, Fylde and Wyre Borough Councils

APPENDICES

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# **Appendix 1**

## **List of Consultees**

## Appendix 1 – List of Consultees

Associated British Ports (ABP)	Lancashire Enterprise Partnership
B1 Real Estate	Lancaster City Council
B8 Real Estate	Lancaster University
BAE Systems (BAE)	Magellan Aerospace
Beaverbrooks	Merlin Entertainment
Blackpool and Fylde College	Myerscough College
Blackpool Borough Council	North West Aerospace Alliance
Cassidy and Ashton	NPL
Chorley Borough Council	Persimmon Homes
Collinson	Preston City Council
Danbro	PWA Planning
Department of Work and Pensions (DWP)	Ribble Valley Borough Council
Eckersley	South Ribble Borough Council
Federation of Small Business	Stantec
Fleetwood Town Centre Board	Tangerine Group
Fylde Borough Council	The Strategic Land Group
Greater Garstang Partnership Board	Trilanco
Henco International	UCLan
Jones Lang Lasalle	Victrex
Lamb and Swift Commercial	West Lancashire District Council
Lancashire Chamber of College	Westinghouse (Springfield Fuels)
Lancashire County Council	Wyre Borough Council



# **Appendix 2**

## **Analysis of Cambridge Econometrics Forecasting**

## Analysis of Cambridge Econometrics Forecasting

September 2023

### Introduction

As part of the commission, Capita and BE Group have been asked to provide further commentary on the accuracy of the Cambridge Econometrics Forecasting Tool that has been acquired, to provide due diligence and assurance to the client. Any core discrepancies in the data against actual historic figures will be factored into our analysis throughout the Employment Land Review to ensure commentary and findings are as accurate as possible. It should be noted that the predictive nature of forecasting tools may result in significant margins of error due to the unknown factors that may influence job numbers and GVA figures.

This exercise involves comparing the historic forecasted data from 1981-2023 as provided by Cambridge, to realised data for that same period. We have assessed employment by occupation and by industry for each local authority with a summary of their relative accuracy shown below. Due to the availability of existing data GVA has been assessed for all local authorities as a broad average, detailed further below.

When assessing the forecasts' overall accuracy, one might consider both the average yearly variance and the standard deviation. Lower values in both metrics tend to suggest better forecasting consistency and accuracy over the time period.

### Fylde

#### Employment by Occupation

In the Fylde local authority, employment forecasts for Teaching and educational professionals, Health professionals, and Culture, media and sports occupations stand out for their accuracy, marked by positive employment averages and relatively low standard deviations. On the other hand, challenges arise in predicting employment trends for Science, research, engineering, and technology professionals and Administrative occupations, both showing negative averages and high variability. Overall, while certain sectors demonstrate predictability, others hint at potential forecasting inconsistencies.

#### Employment by Industry

In analyzing the data, the Information and Communication (J) sector stands out for its remarkable forecasting accuracy, with almost negligible variances. Agriculture, Forestry, and Fishing (A) and Water Supply (E) also showcase commendable accuracy with minimal average variances. However, areas such as Construction (F) and Professional, Scientific, and Technical Activities (M) consistently displayed substantial overestimations in their forecasts. The consistency in these variances varied; for instance, sectors like Electricity, Gas, Steam, and Air Conditioning Supply (D) maintained a steady forecast performance, while Manufacturing (C) and Construction (F) exhibited more pronounced fluctuations over the period. In essence, while some sectors exhibited impressive accuracy, others demonstrated notable deviations between forecasts and actuals.

## Wyre

### Employment by Occupation

In reviewing the last decade of employment forecasts for Wyre against actuals, it is evident that there's reassuring accuracy in certain sectors, notably:

- Skilled agricultural trades: This sector displayed an average variance of 1,000 jobs. More notably, it had an exceptionally low standard deviation of 141.42, hinting at tight consistency in forecasts.
- Process plant and machine operatives: While the forecasts for this occupation showed an average variance of -480 jobs, the low standard deviation of 141.42 reflects a high degree of consistency and accuracy.
- Science, research, engineering, and technology professionals: An average difference of 1,125 jobs combined with a standard deviation of 420.03 indicates reliable precision in forecasts.
- Culture, media, and sports occupations: Their average forecast was off by only 1,077 jobs, paired with a moderate standard deviation of 457.89.
- Science, engineering, and technology associate professionals: The forecast revealed an average variance of 810 jobs, and the notably low standard deviation of 141.42 suggests consistent accuracy.

While there's some natural variance, certain sectors like science and research have shown the robustness of the forecasting techniques for Wyre's employment landscape.

### Employment by Industry

The Agriculture, forestry and fishing sector exhibited high accuracy in forecasts with an average of 686 and a modest standard deviation of 89.97, underscoring consistent performance. Similarly, the Electricity, gas, steam, and air conditioning supply sector averaged at 14, with a deviation of just 37.80, suggesting reliability in forecasted figures.

The Information and communication sector, despite its negative average of -371, displayed a deviation of 157.74, indicating moderate consistency in forecasting. The Professional, scientific and technical activities sector showed a negative average of -764, but with a deviation of 190.86, it portrays some uniformity year over year.

Conversely, Construction and Wholesale and retail trade encountered larger swings from their negative averages, indicating less accurate forecasts.

## Blackpool

### Employment by Occupation

For Blackpool over the past decade, the occupational categories showcase varying degrees of forecasting accuracy. Notably, the 'Science, research, engineering and technology professionals' and the 'Health and social care associate professionals' seem to have relatively stable forecasts, with average yearly variances of 260 and 340 respectively, and standard deviations of 490.35 and 245.85.

However, there are categories like 'Health professionals' and 'Caring personal service occupations' which have been notably challenging to forecast accurately, with average yearly variances of -1,470 and -1,420 respectively. This is further emphasized by their substantial standard deviations of 612.92 and 686.05, indicating a high inconsistency

between forecasted and actual numbers over the years. This is to be anticipated given the changes in demand for the sectors in light of Brexit and the Covid-19 pandemic.

### **Employment by Industry**

Between 2015-2021, several sectors witnessed an underestimation in their forecasts, with a global average variance of -6,138. However, there are exceptions. The Electricity, gas, steam and air conditioning supply sector, despite a slight negative average variance of -18, has shown consistent forecast accuracy, evidenced by its low standard deviation of 31.34.

Similarly, the Water supply; sewerage, waste management, and remediation activities sector has an average variance of -46, also indicating relative forecast precision

### **GVA**

Unfortunately, due to differing methodologies used between the forecast data and actuals in terms of industry breakdown, GVA comparisons cannot be provided with sufficient confidence at an industry level. However, the analysis here shows variance between GVA forecasts and actuals for 'All industries' at local authority level. On this basis, the forecasts have generally been overly optimistic with actuals consistently below what was projected across all three authorities.

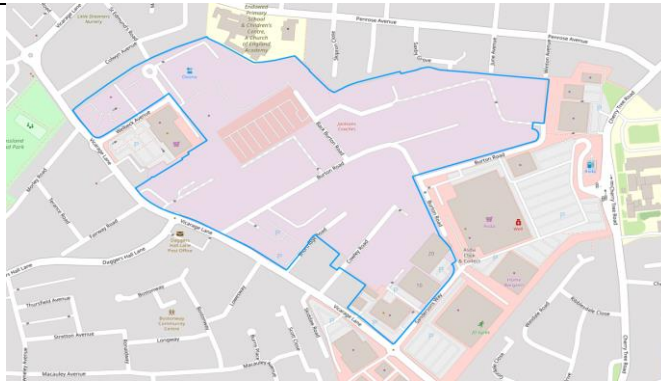
### **Summary**

To summarise, the forecasting data pertaining to Fylde and Wyre is, on average, consistent with realised figures. Care should be used when adopting Blackpool's figures in the sectors highlighted, noting additionality and outliers to the forecasted position. This will be incorporated into the Land Review going forward and has improved our base understanding of the forecasting model itself and its strengths and weaknesses.

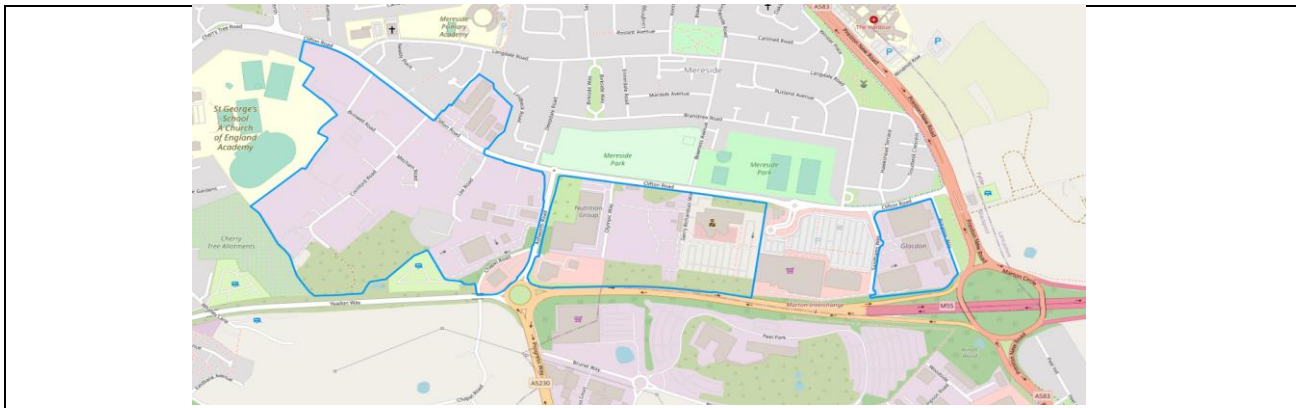
# **Appendix 3a**

## **Blackpool Employment Area Proformas**

Area Name, Area Address/Settlement		Blackpool Enterprise Zone - Blackpool Business Park / Squires Gate Estate / Sycamore Trading Estate					
Area Size, Ha		56.23					
Employment Area Description		Business estate accommodating a range of uses located adjacent to Blackpool Airport and accessed off the A5230. The estate has two access points off the A5230 via Amy Johnson Way and Sycamore Avenue. Amy Johnson Way leads to the back of the estate and contains a range of good quality modern uses. The front of the estate, accessed via Sycamore Avenue is home to older, multi-let industrial units.					
Prominence and Location							
Location		In settlement					
Distance to M55 Motorway, km		3.8	M55				
Distance to A-road, km		0	A5230				
Distance to Rail Station, km		1.8	Squires Gate				
Distance to Existing Bus Route, km		0	Sycamore Industrial Estate Bus Stop (5 Victoria Hospital to Halfway House)				
Distance to Services, km		0	Blackpool Retail Park				
Overall Prominence (High, Medium, Low)		High					
Premises and Area Condition							
Main Occupiers		Lebus, Magellan, Warburtons					
Total Number of Units		234					
Total Floorspace, Sqm		161873					
Properties by Use Class, No. of Units		E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Other
		87		22	36	89	
Predominant SIC Codes (2007)		Manufacture of fabricated metal products, except machinery and equipment, Other manufacturing and Manufacture of food products					
Prevailing Uses		Mixed use estate with					
Buildings Age		Pre 1945	1945-90	90-2010	New 2010+		
			95	135	4		
Buildings Quality		Derelict	Poor	Average	Good		
				95	139		
Tenure		No. freehold Units		No. Leasehold Units			
				234			
Vacancy		E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Other
No. of Vacant Units							
Floorspace of Vacant Units							
Condition of Vacant Properties							
Average Rents Sought/Achieved, £ per Sqm							
Average Rateable Values, £ per Sqm		71.42					
Access Factors		Two access points from the A5230 with good internal navigation due to wide internal roads throughout the estate and sufficient parking on premises.					
Other Property Details		2 floors on average					
Other Constraints		DM42 Aerodrome Safeguarding.					
Area Conclusions							
Opportunities for redevelopment/ expansion		Eight infill plots in Blackpool Business Park. Eastern Gateway development site is located to the south east. Both locations are considered separately. Squires Gate Industrial Estate - Fox Brothers Transport and Recycling Yard. Small brownfield site, in use as a concrete batching/HGV parking yard, in a backland site with constrained access. Site in active use as a concrete batching/HGV yard and is expected to remain in this use over the short-medium term. In the long term the site could be brought into the Enterprise Zone, possibly via a public sector acquisition, as a growth option for the Eastern Gateway. There are no plans for this at the present time though. Further growth opportunities in Blackpool Airport, to the west and south, fall into Fylde Borough.					
Site Grading A-E		A					



<b>Area Name, Area Address/Settlement</b>	Vicarage Lane					
<b>Area Size, Ha</b>	15.82					
<b>Employment Area Description</b>	Busy industrial estate bordering residential uses to the north, west and south, with retail uses to the east. The stock is older and is mainly made up of B2 and B8 uses with a small presence of offices.					
<b>Prominence and Location</b>						
<b>Location</b>	In settlement					
<b>Distance to M55 Motorway, km</b>	3.2	M55				
<b>Distance to A-road, km</b>	1.4	A583				
<b>Distance to Rail Station, km</b>	1.9	Blackpool South				
<b>Distance to Existing Bus Route, km</b>	0.1	Daggers Hall Lane (6 Mereside to Grange Park)				
<b>Distance to Services, km</b>	0	Iceland, Vicarage Lane				
<b>Overall Prominence (High, Medium, Low)</b>	Medium					
<b>Premises and Area Condition</b>						
<b>Main Occupiers</b>	Valeo and Macadam					
<b>Total Number of Units</b>	69					
<b>Total Floorspace, Sqm</b>	55275					
<b>Properties by Use Class, No. of Units</b>	E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Other
	8			24	37	
<b>Predominant SIC Codes (2007)</b>	Manufacture of food products and Wholesale and retail trade and repair of motor vehicles and motorcycles					
<b>Prevailing Uses</b>	Mixed use					
<b>Buildings Age</b>	<b>Pre 1945</b>	<b>1945-90</b>	<b>90-2010</b>	<b>New 2010+</b>		
		65	4			
<b>Buildings Quality</b>	<b>Derelict</b>	<b>Poor</b>	<b>Average</b>	<b>Good</b>		
			69			
<b>Tenure</b>	<b>No. Freehold Units</b>		15	<b>No. Leasehold Units</b>		
				54		
<b>Vacancy</b>	E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Other
<i>No. of Vacant Units</i>						
<i>Floorspace of Vacant Units</i>						
<i>Condition of Vacant Properties</i>						
<i>Average Rents Sought/Achieved, £ per Sqm</i>						
<b>Average Rateable Values, £ per Sqm</b>	41.86					
<b>Access Factors</b>	Access road sufficiently wide, internal roads narrowed due to on-road parking					
<b>Other Property Details</b>	One floor on average					
<b>Other Constraints</b>	None					
<b>Area Conclusions</b>						
<b>Opportunities for redevelopment/ expansion</b>	One very small, 0.02 ha, undeveloped site is found off Burton Road, south of the Dennis Eagle manufacturing plant. Undeveloped land to the west forms part of the secure Valeo Snack Foods facility and is assumed not to be available to meet the needs of other parties.					
<b>Site Grading A-E</b>	C					



<b>Area Name, Area Address/Settlement</b>	Clifton Road					
<b>Area Size, Ha</b>	46.25					
<b>Employment Area Description</b>	Large industrial estate with a very strong location being situated at an intersection of the A583, A5230 and the M55 Motorway. The employment area is divided into three sections with a large sprawling industrial section to the west, a large new Lancashire Constabulary Headquarters located in the middle and a Glasdon premises in the east.					
<b>Prominence and Location</b>						
<b>Location</b>	In settlement					
<b>Distance to M55 Motorway, km</b>	0.3	M55				
<b>Distance to A-road, km</b>	0.7	A5230				
<b>Distance to Rail Station, km</b>	4.5	Blackpool South				
<b>Distance to Existing Bus Route, km</b>	0.1	Police Headquarters Bus Stop (6 Mereside to Grange Park and 18 Blackpool Town Centre to Mereside Tesco)				
<b>Distance to Services, km</b>	0.6	Tesco Extra				
<b>Overall Prominence (High, Medium, Low)</b>	High					
<b>Premises and Area Condition</b>						
<b>Main Occupiers</b>	Lancashire Constabulary and Glasdon					
<b>Total Number of Units</b>	141					
<b>Total Floorspace, Sqm</b>	139535					
<b>Properties by Use Class, No. of Units</b>	E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Other
	23		23	47	48	
<b>Predominant SIC Codes (2007)</b>	Public administration and defence; compulsory social security and Manufacture of rubber and plastic products					
<b>Prevailing Uses</b>	Mixed use					
<b>Buildings Age</b>	<b>Pre 1945</b>	<b>1945-90</b>	<b>90-2010</b>	<b>New 2010+</b>		
		110	28			
<b>Buildings Quality</b>	<b>Derelict</b>	<b>Poor</b>	<b>Average</b>	<b>Good</b>		
			138			
<b>Tenure</b>	<b>No. Freehold Units</b>	53	<b>No. Leasehold Units</b>			
			88			
<b>Vacancy</b>	E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Other
<i>No. of Vacant Units</i>						
<i>Floorspace of Vacant Units</i>						
<i>Condition of Vacant Properties</i>						
<i>Average Rents Sought/Achieved, £ per Sqm</i>						
<b>Average Rateable Values, £ per Sqm</b>	48.57					
<b>Access Factors</b>	Very strongly located in relation to important A-roads and the M55 motorway. The western section sees on-road parking narrow the internal roads of the estate.					
<b>Other Property Details</b>	2 floors on average					
<b>Other Constraints</b>	None					
<b>Area Conclusions</b>						
<b>Opportunities for redevelopment/ expansion</b>	Two areas of vacant and underused land in the area: 1. Plot in South West of Industrial Estate, to rear of DePuy Synthes (2.50 ha) - Area of cleared backland, partly in use for open storage and HGV parking. Falls into the curtilage of the adjacent, recently completed Affordable Aluminium unit and only accessible via that property. Isolated backland site, which could not be developed for anyone other than the existing site owner/occupier. Site is already partially in use by that business. The land thus does not appear available to meet the needs of other occupiers (Considered in a proforma below). 2. Unused Land in the Cadent Facility, Gerry Richardson Way (3.83 ha) - Considerable land within this facility is unused or in use for open storage. However, the land is occupied by the remains of a range of former gas holding and processing facilities, with extensive ground contamination likely. Remediating this site will likely generate considerable additional development costs and low value uses, including E(g), B2, B8 uses are very unlikely to be financially viable here (Site not considered further).  Other undeveloped plots in the Area fall into the secure curtilages of facilities such as Nutrition Group and the North West Division Police Headquarters and are assumed not to be available for development by other parties. Undeveloped land to the north and west comprises Mereside Park and playing fields for St Georges School. It is assumed these are not available for development. They are designated as green infrastructure protected by Policy CS6 of the Local Plan Part 2.					
<b>Site Grading A-E</b>	C					




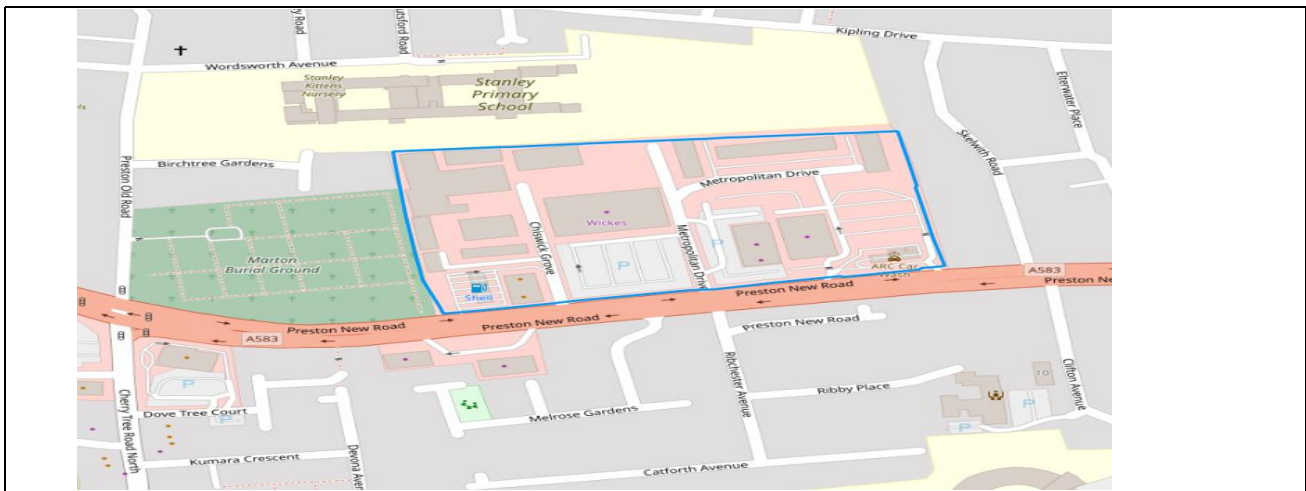


<b>Area Name, Area Address/Settlement</b>	Fox Industrial Estate					
<b>Area Size, Ha</b>	1.26					
<b>Employment Area Description</b>	Older industrial estate consisting of two rows of multi-let units of Mowbray Drive in Policy DM7: 'Provision of Employment Land and Existing Employment Sites' of Blackpool Local Plan Part 2: Site Allocations and Development Management Policies (2021). Identified separately in other research and monitoring documents. Part					
<b>Prominence and Location</b>						
<b>Location</b>	In settlement					
<b>Distance to M55 Motorway, km</b>	7.5	M55				
<b>Distance to A-road, km</b>	0.2	A587				
<b>Distance to Rail Station, km</b>	0.4	Layton				
<b>Distance to Existing Bus Route, km</b>	0.3	Holyoake Avenue Bus Stop (9 Cleveleys to Blackpool and 12 Blackpool to Baines School)				
<b>Distance to Services, km</b>	0.1	Aldi				
<b>Overall Prominence (High, Medium, Low)</b>	Medium					
<b>Premises and Area Condition</b>						
<b>Main Occupiers</b>	Iain Gorrie Motor Engineer and Gold Star Memorabilia					
<b>Total Number of Units</b>	18					
<b>Total Floorspace, Sqm</b>	4562					
<b>Properties by Use Class, No. of Units</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
	2			13	3	
<b>Predominant SIC Codes (2007)</b>	Wholesale and retail trade and repair of motor vehicles and motorcycles					
<b>Prevailing Uses</b>	Factory					
<b>Buildings Age</b>	<b>Pre 1945</b>	<b>1945-90</b>	<b>90-2010</b>	<b>New 2010+</b>		
		18				
<b>Buildings Quality</b>	<b>Derelict</b>	<b>Poor</b>	<b>Average</b>	<b>Good</b>		
			18			
<b>Tenure</b>	<b>No. Freehold Units</b>		<b>No. Leasehold Units</b>			18
<b>Vacancy</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
<i>No. of Vacant Units</i>						
<i>Floorspace of Vacant Units</i>						
<i>Condition of Vacant Properties</i>						
<i>Average Rents Sought/Achieved, £ per Sqm</i>						
<b>Average Rateable Values, £ per Sqm</b>	40.4					
<b>Access Factors</b>	On-street parking narrows access road to the estate while parked cars make internal navigation difficult					
<b>Other Property Details</b>	1 floor on average					
<b>Other Constraints</b>	Northern corner is in Flood Zone 3					
<b>Area Conclusions</b>						
<b>Opportunities for redevelopment/ expansion</b>	Area is in full use. Land to the north east is in outdoor leisure use and assumed not available for development. This area is designated as green infrastructure protected by Policy CS6 and as a 'Site with Biodiversity Value' under Policy DM35 of the Local Plan Part 2.					
<b>Site Grading A-E</b>	C					

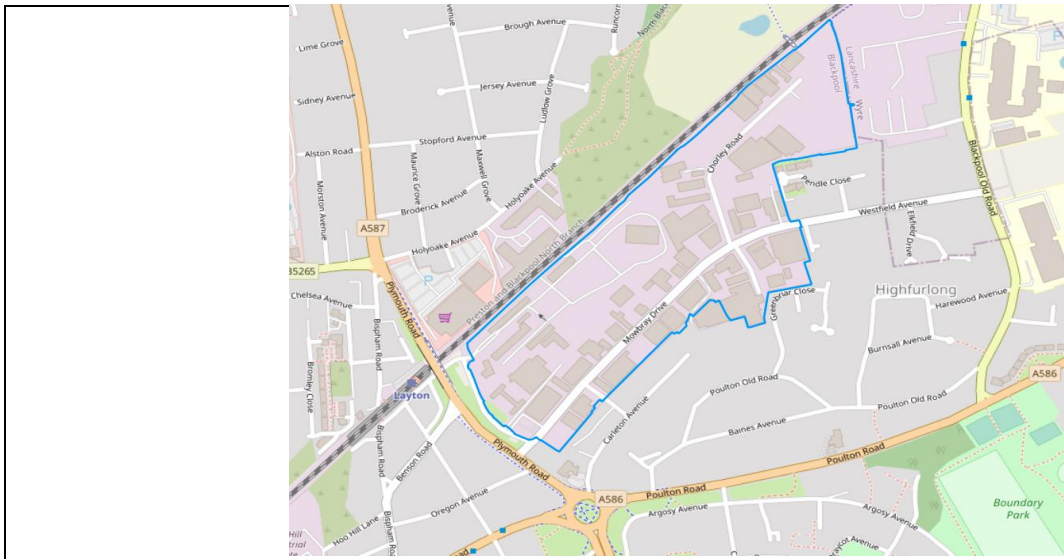


<b>Area Name, Area Address/Settlement</b>	Blackpool and Fylde Industrial Estate (See Fylde)					
<b>Area Size, Ha</b>	1.49					
<b>Employment Area Description</b>	FULL PROFORMA IN FYLDE. Small section of Blackpool and Fylde Industrial Estate lying within the Blackpool authority boundary. The land contains a Booker Wholesale facility. Part of Clifton Road in Policy DM7: 'Provision of Employment Land and Existing Employment Sites' of Blackpool Local Plan Part 2: Site Allocations and Development Management Policies (2021). Identified separately in other research and monitoring documents.					
<b>Location</b>	In settlement					
<b>Distance to M55 Motorway, km</b>	1.2	M55				
<b>Distance to A-road, km</b>	0.6	A5230				
<b>Distance to Rail Station, km</b>	4.3	Blackpool South				
<b>Distance to Existing Bus Route, km</b>	0.3	DWP Peel Park (6 Mereside to Grange Park and 916 Peel Park DWP to Lytham St Annes)				
<b>Distance to Services, km</b>	1.8	Clifton Retail Park				
<b>Overall Prominence (High, Medium, Low)</b>	High					
<b>Premises and Area Condition</b>						
<b>Main Occupiers</b>	Booker Wholesale					
<b>Total Number of Units</b>	1					
<b>Total Floorspace, Sqm</b>	10629					
<b>Properties by Use Class, No. of Units</b>	E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Other
<b>Predominant SIC Codes (2007)</b>						1
<b>Prevailing Uses</b>						
<b>Buildings Age</b>	<b>Pre 1945</b>	<b>1945-90</b>	<b>90-2010</b>	<b>New 2010+</b>		
		1				
<b>Buildings Quality</b>	<b>Derelict</b>	<b>Poor</b>	<b>Average</b>	<b>Good</b>		
			1			
<b>Tenure</b>	<b>No. Freehold Units</b>		1	<b>No. Leasehold Units</b>		
<b>Vacancy</b>	E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Other
<b>No. of Vacant Units</b>						
<b>Floorspace of Vacant Units</b>						
<b>Condition of Vacant Properties</b>						
<b>Average Rents Sought/Achieved, £ per Sqm</b>						
<b>Average Rateable Values, £ per Sqm</b>	41.64					
<b>Access Factors</b>	Access in Fylde Borough					
<b>Other Property Details</b>	N/A					
<b>Other Constraints</b>	N/A					
<b>Area Conclusions</b>						
<b>Opportunities for redevelopment/ expansion</b>	All development opportunities fall into Fylde Borough.					
<b>Site Grading A-E</b>	C (Grading for wider Area)					

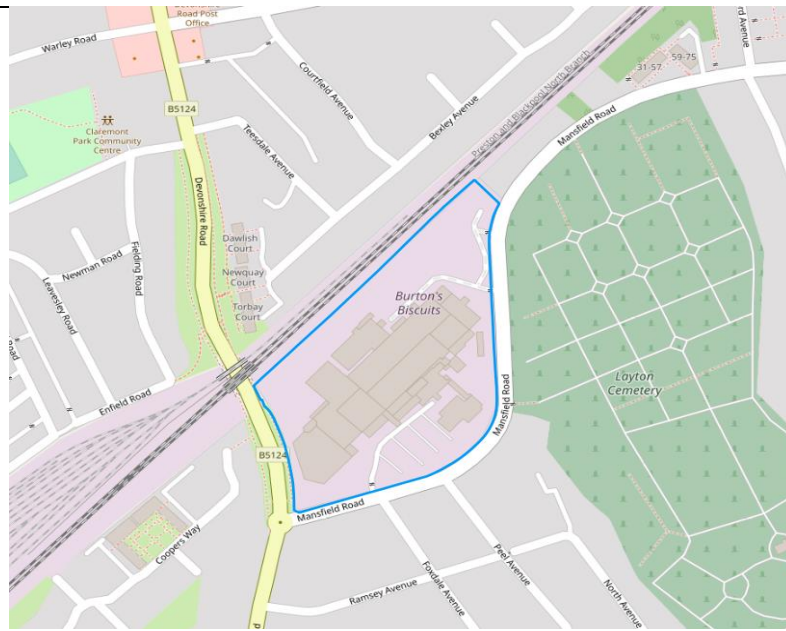
													
<b>Area Name, Area Address/Settlement</b>	Preston New Road (NS&I)												
<b>Area Size, Ha</b>	2.99												
<b>Employment Area Description</b>	Self-contained office building located at the back of a recently built residential estate.												
<b>Prominence and Location</b>													
<b>Location</b>	In settlement												
<b>Distance to M55 Motorway, km</b>	1.6   M55												
<b>Distance to A-road, km</b>	0.5   A583												
<b>Distance to Rail Station, km</b>	4.2   Blackpool South												
<b>Distance to Existing Bus Route, km</b>	0.7   Myhop Road Bus Stop (22 Tower to Blackpool Zoo and 61 Preston Bus Stn to Blackpool)												
<b>Distance to Services, km</b>	1.3   Starbucks												
<b>Overall Prominence (High, Medium, Low)</b>	Low												
<b>Premises and Area Condition</b>													
<b>Main Occupiers</b>	Atos and NS & I												
<b>Total Number of Units</b>	2												
<b>Total Floorspace, Sqm</b>	4476												
<b>Properties by Use Class, No. of Units</b>	<table border="1"> <thead> <tr> <th>E(g)(i)</th> <th>E(g)(ii)</th> <th>E(g)(iii)</th> <th>B2</th> <th>B8</th> <th>Other</th> </tr> </thead> <tbody> <tr> <td>2</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Other	2					
E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Other								
2													
<b>Predominant SIC Codes (2007)</b>	Computer programming, consultancy and related activities												
<b>Prevailing Uses</b>	Standalone office building												
<b>Buildings Age</b>	<table border="1"> <thead> <tr> <th>Pre 1945</th> <th>1945-90</th> <th>90-2010</th> <th>New 2010+</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td>2</td> <td></td> </tr> </tbody> </table>	Pre 1945	1945-90	90-2010	New 2010+			2					
Pre 1945	1945-90	90-2010	New 2010+										
		2											
<b>Buildings Quality</b>	<table border="1"> <thead> <tr> <th>Derelict</th> <th>Poor</th> <th>Average</th> <th>Good</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td>2</td> <td></td> </tr> </tbody> </table>	Derelict	Poor	Average	Good			2					
Derelict	Poor	Average	Good										
		2											
<b>Tenure</b>	<table border="1"> <thead> <tr> <th>No. Freehold Units</th> <th colspan="4">No. Leasehold Units</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td>1</td> <td></td> <td></td> </tr> </tbody> </table>	No. Freehold Units	No. Leasehold Units						1				
No. Freehold Units	No. Leasehold Units												
		1											
<b>Vacancy</b>	<table border="1"> <thead> <tr> <th>E(g)(i)</th> <th>E(g)(ii)</th> <th>E(g)(iii)</th> <th>B2</th> <th>B8</th> <th>Other</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Other						
E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Other								
<i>No. of Vacant Units</i>													
<i>Floorspace of Vacant Units</i>													
<i>Condition of Vacant Properties</i>													
<i>Average Rents Sought/Achieved, £ per Sqm</i>													
<b>Average Rateable Values, £ per Sqm</b>	84												
<b>Access Factors</b>	Access through residential estate												
<b>Other Property Details</b>	2 floors												
<b>Other Constraints</b>	None												
<b>Area Conclusions</b>													
<b>Opportunities for redevelopment/ expansion</b>	Secure financial facility. It is assumed no land within the secure area is available for development by third parties. Area bounded by other uses including, housing and a caravan site offering no opportunities for expansion. It is understood that, in the long term at least, the occupiers may wish to vacate the property. If the building becomes empty it is unlikely that this isolated office will be reoccupied by another large business. Under that scenario the whole site could represent a redevelopment opportunity.												
<b>Site Grading A-E</b>	D/E												



<b>Area Name, Area Address/Settlement</b>	Chiswick Grove					
<b>Area Size, Ha</b>	4.47					
<b>Employment Area Description</b>	Business estate off the A583 with newer retail uses sitting on the frontage of the park and other employment uses towards the back. The rear employment consists mainly of offices while there is a small presence of industrial uses with Simpsons Beverage Company being the main industrial occupier.					
<b>Prominence and Location</b>						
<b>Location</b>	In settlement					
<b>Distance to M55 Motorway, km</b>	1.7	M55				
<b>Distance to A-road, km</b>	0	A583				
<b>Distance to Rail Station, km</b>	5.6	Blackpool South				
<b>Distance to Existing Bus Route, km</b>	0	Metropolitan Business Park Bus Stop (61 Preston Bus Station - Blackpool Corporation Street and 22 Tower to Blackpool Zoo)				
<b>Distance to Services, km</b>	0.3	Preston New Road Service Station				
<b>Overall Prominence (High, Medium, Low)</b>	High					
<b>Premises and Area Condition</b>						
<b>Main Occupiers</b>	Simpsons Beverage Company, Duxburys and Holden and Lee					
<b>Total Number of Units</b>	30					
<b>Total Floorspace, Sqm</b>	9804					
<b>Properties by Use Class, No. of Units</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
	23		1	3	3	E(a), SG
<b>Predominant SIC Codes (2007)</b>	Manufacture of beverages, Other professional, scientific and technical activities and Residential and Care activities					
<b>Prevailing Uses</b>	Mixed use with retail					
<b>Buildings Age</b>	<b>Pre 1945</b>	<b>1945-90</b>	<b>90-2010</b>	<b>New 2010+</b>		
		30		30		
<b>Buildings Quality</b>	<b>Derelict</b>	<b>Poor</b>	<b>Average</b>	<b>Good</b>		
				30		
<b>Tenure</b>	<b>No. Freehold Units</b>			<b>No. Leasehold Units</b>		
				27		
<b>Vacancy</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
<b>No. of Vacant Units</b>	2					
<b>Floorspace of Vacant Units</b>	1664					
<b>Condition of Vacant Properties</b>	Average					
<b>Average Rents Sought/Achieved, £ per Sqm</b>	£81.59					
<b>Average Rateable Values, £ per Sqm</b>	£63.84					
<b>Access Factors</b>	Good access off the A583 however internal roads are narrowed due to on-road parking					
<b>Other Property Details</b>	2 floors on average					
<b>Other Constraints</b>	None					
<b>Area Conclusions</b>						
<b>Opportunities for redevelopment/ expansion</b>	All land in use. Area bounded by other uses including a cemetery, housing and a school offering no opportunities for expansion.					
<b>Site Grading A-E</b>	C					



<b>Area Name, Area Address/Settlement</b>	Mowbray Drive					
<b>Area Size, Ha</b>	15.44					
<b>Employment Area Description</b>	Busy mixed use estate located off the A587, stretching along both sides of Mowbray Drive. Trade uses dominate while there are some small serviced office providers such as Thrive present.					
<b>Prominence and Location</b>						
<b>Location</b>	In settlement					
<b>Distance to M55 Motorway, km</b>	6.8	M55				
<b>Distance to A-road, km</b>	0.4	A587				
<b>Distance to Rail Station, km</b>	0.7	Layton				
<b>Distance to Existing Bus Route, km</b>	0.4	Benson Road (12 Blackpool to Baines School)				
<b>Distance to Services, km</b>	0.8	Aldi				
<b>Overall Prominence (High, Medium, Low)</b>	Medium					
<b>Premises and Area Condition</b>						
<b>Main Occupiers</b>	Screwfix and Parkinson					
<b>Total Number of Units</b>	109					
<b>Total Floorspace, Sqm</b>	50279					
<b>Properties by Use Class, No. of Units</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
	46			25	38	
<b>Predominant SIC Codes (2007)</b>	Construction of buildings and Wholesale and retail trade and repair of motor vehicles and motorcycles					
<b>Prevailing Uses</b>	Mixed use					
<b>Buildings Age</b>	<b>Pre 1945</b>	<b>1945-90</b>	<b>90-2010</b>	<b>New 2010+</b>		
		109				
<b>Buildings Quality</b>	<b>Derelict</b>	<b>Poor</b>	<b>Average</b>	<b>Good</b>		
			109			
<b>Tenure</b>	<b>No. Freehold Units</b>			<b>No. Leasehold Units</b>		
	2			107		
<b>Vacancy</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
<i>No. of Vacant Units</i>	3			4		
<i>Floorspace of Vacant Units</i>	88			1706		
<b>Condition of Vacant Properties</b>	All Average			All Average		
<b>Average Rents Sought/Achieved, £ per Sqm</b>						
<b>Average Rateable Values, £ per Sqm</b>	49.1					
<b>Access Factors</b>	Accessed off the A587 the estate is well located but the shortage of on-site parking causes congestion within the estate's internal roads					
<b>Other Property Details</b>	2 floors on average					
<b>Other Constraints</b>	None					
<b>Area Conclusions</b>						
	<p>in the north east – Infill Plot off Chorley Road, South East of Westfield Caravans. Small grassed infill site, with road frontage, in the rear of an established industrial estate, bounded by a caravan sales facility and warehouses, HGV parking. Small, unconstrained plot which remains available to meet needs. Site is Council owned, albeit on a long lease to Trevors Warehouses allowing Blackpool Council to provide at least some support in the marketing and development of the site.</p> <p>Reflecting market demand, this small plot could either meet the needs of a single businesses or support a small scheme of light industrial units.</p> <p>Other undeveloped land in the estate falls into the private, secure facilities of larger occupiers like Enveco and Westfield Caravans and assumed not available for development by other parties. Area bounded by other uses including college buildings, housing and a railway line offering no opportunities for expansion</p>					
<b>Opportunities for redevelopment/ expansion</b>						
<b>Site Grading A-E</b>	C					



<b>Area Name, Area Address/Settlement</b>	Devonshire Road / Mansfield Road					
<b>Area Size, Ha</b>	3.44					
<b>Employment Area Description</b>	Sitting on the B5124, this large self-contained industrial premises is occupied by biscuit manufacturer, Burton's Biscuits					
<b>Prominence and Location</b>						
<b>Location</b>	In settlement					
<b>Distance to M55 Motorway, km</b>	6.4					
<b>Distance to A-road, km</b>	0.5		A586			
<b>Distance to Rail Station, km</b>	4.4		Blackpool South			
<b>Distance to Existing Bus Route, km</b>	0.2		Mansfield Road Bus Stop (7 Cleveleys to St Annes and 400 Fleetwood to Myerscough College)			
<b>Distance to Services, km</b>	0.4		A586			
<b>Overall Prominence (High, Medium, Low)</b>	Medium					
<b>Premises and Area Condition</b>						
<b>Main Occupiers</b>	Burton's Biscuits					
<b>Total Number of Units</b>	1					
<b>Total Floorspace, Sqm</b>	18230					
<b>Properties by Use Class, No. of Units</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
<b>Predominant SIC Codes (2007)</b>	Manufacture of food products					
<b>Prevailing Uses</b>	Industrial processes					
<b>Buildings Age</b>	<b>Pre 1945</b>	<b>1945-90</b>	<b>90-2010</b>	<b>New 2010+</b>		
<b>Buildings Quality</b>	<b>Derelict</b>	<b>Poor</b>	<b>Average</b>	<b>Good</b>		
<b>Tenure</b>	<b>No. Freehold Units</b>		<b>No. Leasehold Units</b>			
<b>Vacancy</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
<i>No. of Vacant Units</i>						
<i>Floorspace of Vacant Units</i>						
<i>Condition of Vacant Properties</i>						
<i>Average Rents Sought/Achieved, £ per Sqm</i>						
<b>Average Rateable Values, £ per Sqm</b>	£15.64					
<b>Access Factors</b>	In a mostly residential area but retains reasonable access, parking and space for heavy vehicles to turn					
<b>Other Property Details</b>	3 floors					
<b>Other Constraints</b>	None					
<b>Area Conclusions</b>						
<b>Opportunities for redevelopment/ expansion</b>	All land in use. Area bounded by other uses including a cemetery, housing and a railway line offering no opportunities for expansion.					
<b>Site Grading A-E</b>	B					





<b>Area Name, Area Address/Settlement</b>	Moor Park					
<b>Area Size, Ha</b>	14.46					
<b>Employment Area Description</b>	Industrial estate in the north of Blackpool, close to the A587, comprised mainly of small to mid-sized industrial units. The north west of the employment area is home to a new development under construction, the Wheeler Hub which will comprise small workshop units.					
<b>Prominence and Location</b>						
<b>Location</b>	Edge of settlement					
<b>Distance to M55 Motorway, km</b>	9.3	M55				
<b>Distance to A-road, km</b>	0.9	A587				
<b>Distance to Rail Station, km</b>	2.0	Layton				
<b>Distance to Existing Bus Route, km</b>	0.4	Moor Park Swimming Pool (6 Mereside to Grange Park and 12 Blackpool to Baines Sch)				
<b>Distance to Services, km</b>	0.8	SPAR Bispham Road				
<b>Overall Prominence (High, Medium, Low)</b>	Medium					
<b>Premises and Area Condition</b>						
<b>Main Occupiers</b>	Rowland Homes, Laila, Rexel					
<b>Total Number of Units</b>	64					
<b>Total Floorspace, Sqm</b>	44550					
<b>Properties by Use Class, No. of Units</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
	7		24	14	19	
<b>Predominant SIC Codes (2007)</b>	Construction of buildings, Manufacture of food products and Wholesale trade, except of motor vehicles and motorcycles					
<b>Prevailing Uses</b>	Industrial estate					
<b>Buildings Age</b>	<b>Pre 1945</b>	<b>1945-90</b>	<b>90-2010</b>	<b>New 2010+</b>		
		35	5	24		
<b>Buildings Quality</b>	<b>Derelict</b>	<b>Poor</b>	<b>Average</b>	<b>Good</b>		
			40	24		
<b>Tenure</b>	<b>No. Freehold Units</b>		28	<b>No. Leasehold Units</b>		
<b>Vacancy</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
<i>No. of Vacant Units</i>			3			
<i>Floorspace of Vacant Units</i>			240			
<b>Condition of Vacant Properties</b>			Brand new			
<b>Average Rents Sought/Achieved, £ per Sqm</b>	1,283 (freehold availability)					
<b>Average Rateable Values, £ per Sqm</b>	54.2					
<b>Access Factors</b>	Wide roads with double yellow lines limiting on-road parking. Most sites have parking on the premises.					
<b>Other Property Details</b>	2 floors on average					
<b>Other Constraints</b>	Some land in NE is in Flood Zone 3 and includes trees with Tree Preservation Orders.					
<b>Area Conclusions</b>						
<b>Opportunities for redevelopment/ expansion</b>	Site is in full use including a large electricity transformer facility. Previously vacant land on Bristol Avenue is now developed for the Wheeler Hub workshops. Land to the north of this is in use as a Household Waste Facility. Undeveloped land to the west and east is in outdoor leisure use, including Moor Park. These areas are designated as green infrastructure protected by Policy CS6 of the Local Plan Part 1.					
<b>Site Grading A-E</b>	C					

Area Name, Area Address/Settlement		Kinraig Business Park / Moorfields Estate					
Area Size, Ha		2.93					
Employment Area Description		Industrial estate lying to the north of Blackpool close to the A587. The area is dominated by smaller industrial uses and is split into two sections with modern units in the northern section and older units in the southern section. Part of Moor Park in Policy DM7: 'Provision of Employment Land and Existing Employment Sites' of Blackpool Local Plan Part 2: Site Allocations and Development Management Policies (2021). Identified separately in other research and monitoring documents.					
<b>Prominence and Location</b>							
Location		Edge of settlement					
Distance to M55 Motorway, km		8.6	M55				
Distance to A-road, km		1	A587				
Distance to Rail Station, km		2	Layton				
Distance to Existing Bus Route, km		0	Faraday Way (3 Mereside Tesco to Cleveleys Park and 12 Blackpool to Baines School)				
Distance to Services, km		0.8	SPAR, Kinraig Road				
Overall Prominence (High, Medium, Low)		Medium					
<b>Premises and Area Condition</b>							
Main Occupiers		Scanlite Visual Communications, Read & Errington and Eurocell Blackpool					
Total Number of Units		63					
Total Floorspace, Sqm		12292					
Properties by Use Class, No. of Units		E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Other
Predominant SIC Codes (2007)		5	0	17	8	33	
Prevailing Uses		Industrial estate					
Buildings Age		Pre 1945	1945-90	90-2010	New 2010+		
Buildings Quality		Derelict	Poor	Average	Good		
Tenure		No. Freehold Units		No. Leasehold Units		63	
Vacancy		E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Other
No. of Vacant Units							
Floorspace of Vacant Units							
Condition of Vacant Properties							
Average Rents Sought/Achieved, £ per Sqm							
Average Rateable Values, £ per Sqm							62.55
Access Factors		Good access to both sections, parking constrained in the southern section of the area.					
Other Property Details		1 floor average					
Other Constraints		None					
<b>Area Conclusions</b>							
Opportunities for redevelopment/ expansion		Area is in full use. Land to the north east is in outdoor leisure use and assumed not available for development. This area is designated as green infrastructure protected by Policy CS6 and 6 on the Local Plan Part 1 and as a 'Site with Biodiversity Value' under Policy DM35 of the Local Plan Part 1.					
Site Grading A-E		C					







<b>Area Name, Area Address/Settlement</b>	North Blackpool Technology Park					
<b>Area Size, Ha</b>	7.72					
<b>Employment Area Description</b>	Business park lying to the north of Blackpool, close to the A587. The area is dominated by office uses but recent development has been for light industrial units.					
<b>Prominence and Location</b>						
<b>Location</b>	Edge of settlement					
<b>Distance to M55 Motorway, km</b>	9.8	M55				
<b>Distance to A-road, km</b>	1.4	A587				
<b>Distance to Rail Station, km</b>	2.5	Layton				
<b>Distance to Existing Bus Route, km</b>	0	Hawking Place Bus Stop (3 Mereside Tesco to Cleveleys Park and 12 Blackpool to Baines)				
<b>Distance to Services, km</b>	1.1	SPAR, Kinraig Road				
<b>Overall Prominence (High, Medium, Low)</b>	Medium					
<b>Premises and Area Condition</b>						
<b>Main Occupiers</b>	Royal Mail and One Stop Hire					
<b>Total Number of Units</b>	51					
<b>Total Floorspace, Sqm</b>	13,150					
<b>Properties by Use Class, No. of Units</b>	E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Other
	47		4			
<b>Predominant SIC Codes (2007)</b>	Postal activities under universal service obligation and Rental and leasing activities					
<b>Prevailing Uses</b>	Office					
<b>Buildings Age</b>	<b>Pre 1945</b>	<b>1945-90</b>	<b>90-2010</b>	<b>New 2010+</b>		
			3		48	
<b>Buildings Quality</b>	<b>Derelict</b>	<b>Poor</b>	<b>Average</b>	<b>Good</b>		
					51	
<b>Tenure</b>	<b>No. Freehold Units</b>			<b>No. Leasehold Units</b>		
				51		
<b>Vacancy</b>	E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Other
<i>No. of Vacant Units</i>						
<i>Floorspace of Vacant Units</i>						
<i>Condition of Vacant Properties</i>						
<i>Average Rents Sought/Achieved, £ per Sqm</i>						
<b>Average Rateable Values, £ per Sqm</b>	87					
<b>Access Factors</b>	The area is well laid out with wide roads and sufficient parking					
<b>Other Property Details</b>	2 floors on average					
<b>Other Constraints</b>	None					
<b>Area Conclusions</b>						
<b>Opportunities for redevelopment/ expansion</b>	Secure financial facility. It is assumed no land within the secure area is available for development by third parties. Area bounded by other uses including, housing and a caravan site offering no opportunities for expansion. Identified 2.0 ha expansion site in the north. This is a linear area of greenfield land in the north of an established, high quality business and science park on the edge of the Blackpool settlement area. Land in the south west is now developed for light industrial uses. Development plans for this site are discussed separately.					
<b>Site Grading A-E</b>	B					

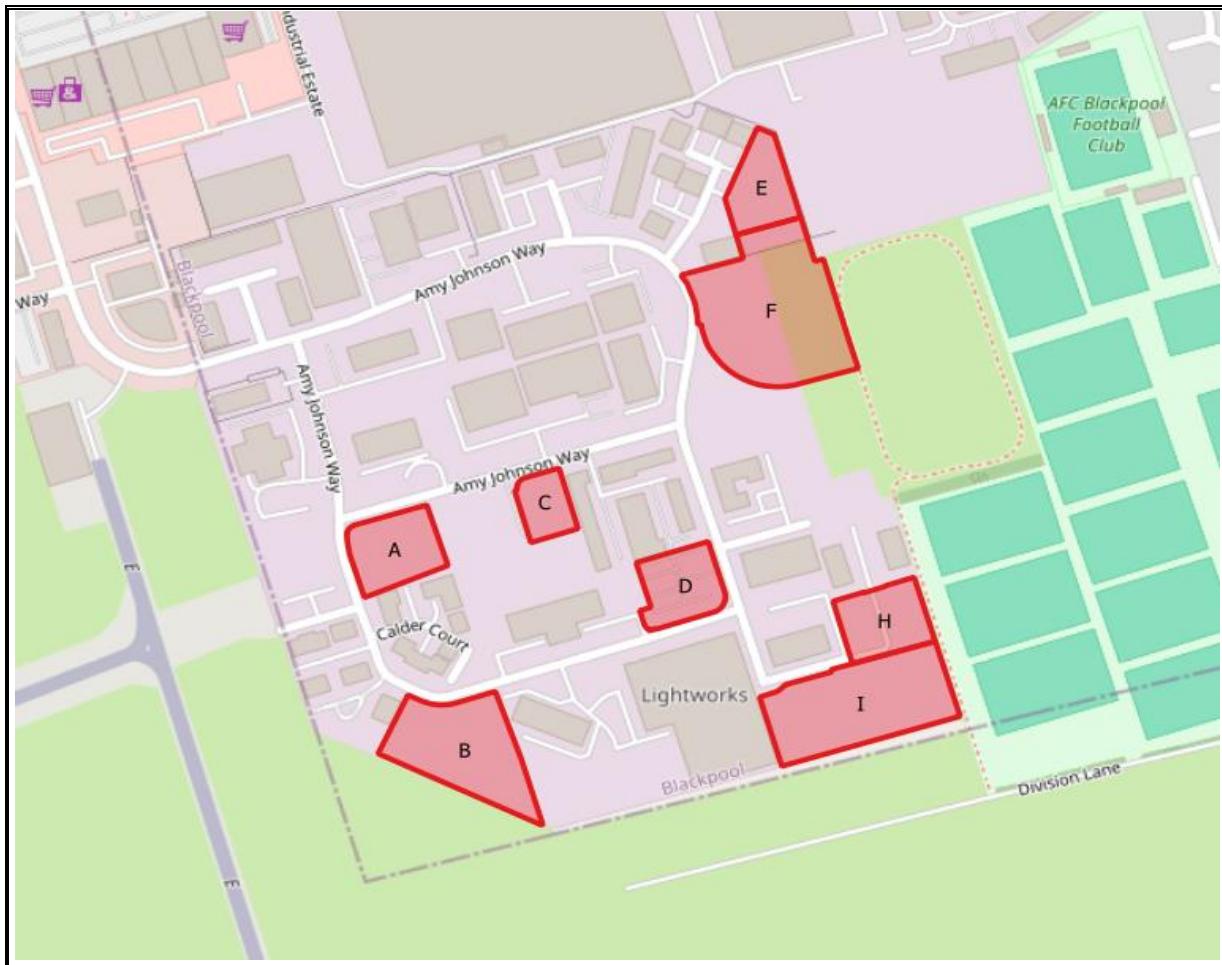


<b>Area Name, Area Address/Settlement</b>		Warbreck Hill					
<b>Area Size, Ha</b>		8.36					
<b>Employment Area Description</b>		Large self contained, older office premises accessed off the B5265 in close proximity to the A587. Located in a mostly residential area, the premises are now vacant.					
<b>Prominence and Location</b>							
<b>Location</b>		In settlement					
<b>Distance to M55 Motorway, km</b>		7.2	M55				
<b>Distance to A-road, km</b>		0.5	A587				
<b>Distance to Rail Station, km</b>		0.7	Layton				
<b>Distance to Existing Bus Route, km</b>		0.5	Holyoake Avenue (9 Cleveleys to Blackpool and 12 Blackpool to Baines School)				
<b>Distance to Services, km</b>		0.4	Bispham Local Store				
<b>Overall Prominence (High, Medium, Low)</b>		Medium					
<b>Premises and Area Condition</b>							
<b>Main Occupiers</b>		Vacant					
<b>Total Number of Units</b>		2					
<b>Total Floorspace, Sqm</b>		28654					
		<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
<b>Properties by Use Class, No. of Units</b>		2					
<b>Predominant SIC Codes (2007)</b>		N/A					
<b>Prevailing Uses</b>		Offices					
<b>Buildings Age</b>		<b>Pre 1945</b>	<b>1945-90</b>	<b>90-2010</b>	<b>New 2010+</b>		
			2				
<b>Buildings Quality</b>		<b>Derelict</b>	<b>Poor</b>	<b>Average</b>	<b>Good</b>		
				2			
<b>Tenure</b>		<b>No. Freehold Units</b>	N/A	<b>No. Leasehold Units</b>	N/A		
<b>Vacancy</b>		<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
<b>No. of Vacant Units</b>		All vacant, see below					
<b>Floorspace of Vacant Units</b>							
<b>Condition of Vacant Properties</b>							
<b>Average Rents Sought/Achieved, £ per Sqm</b>							
<b>Average Rateable Values, £ per Sqm</b>		N/A					
<b>Access Factors</b>		The area is accessed off the B5265 and is in close proximity to the A587.					
<b>Other Property Details</b>		2 floors					
<b>Other Constraints</b>		None					
<b>Area Conclusions</b>							
<b>Opportunities for redevelopment/ expansion</b>		<p>Whole site is vacant and provides a redevelopment opportunity, with 28,654 sqm of existing floorspace on 8.36 ha. These properties are no longer needed by the public sector, and it is very unlikely that a private sector business, or businesses, could be found who would occupy even a portion of this extensive complex. This is particularly, true as the historic properties of Warbreck House will not meet the specification of modern office occupiers while the residential location of the site will be less attractive to businesses than competing alternatives in Central Blackpool or in the Whitehills/Blackpool Airport Enterprise Zone Area to the south, which links to the M55.</p> <p>Redevelopment of this site for E(g)/B-Class uses could have viability constraints. Certainly, redeveloping this office site for more modern office uses would not generate the necessary value uplift to fund the scheme, even if supported by demand. Market interest is for industrial, and warehouse uses but a large scale B2/B8 development here may not be appropriate in this primarily residential area, even if found to be viable.</p> <p>A mixed use redevelopment scheme is thus most likely here. It is understood that landowner aspirations are for a primarily residential scheme, which would generate the value to allow the clearance of the site, with some ancillary employment generating uses. It is understood those ancillary uses are presently intended to include health, community and retail/hot food options, supporting the housing. No E(g)/B-Class uses are being put forward which is again unsurprising given the mostly residential character of the area.</p>					
<b>Site Grading A-E</b>		E					

# **Appendix 3b**

## **Blackpool Existing Employment Land Supply Proformas**

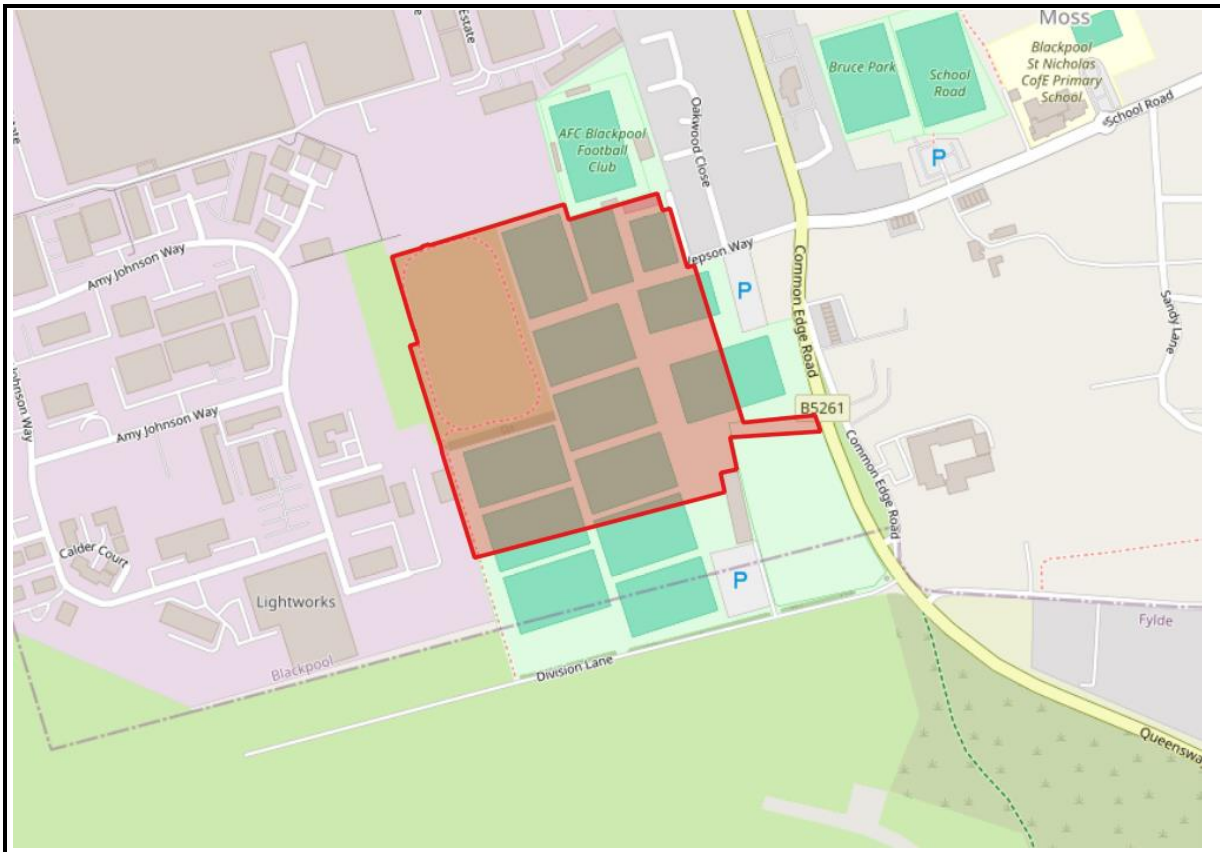
**Appendix 3b – Blackpool Existing Employment Land Supply Proformas**



Site reference	BB1 (Study Ref.)
Name	Blackpool Airport Enterprise Zone – Blackpool Business Park
Owner	Multiple including Blackpool Council (north of the Business Park), Penult 105/TMW Holdings (south of the Business Park), Fylde Coast Holdings (Plot 101). Some road infrastructure owned by Blackpool Airport.
Description	Modern, high quality business park, to the rear of older industrial and retail premises, off a key route in the south of Blackpool, including eight further development plots
Size, ha	3.76 remaining, in eight plots. 2.97 excluding Sites C and F which are held for the use of specific businesses, and not available to meet wider needs, held for highways infrastructure or non E(g)/B-Class uses.
Proposals	Part of an active Enterprise Zone although most EZ benefits have now lapsed. By plot: <ul style="list-style-type: none"> <li>Blackpool Business Park Site A - Plot 102 (0.367 ha): Site has been on the market for 5 years and is now under offer (further details confidential at this time).</li> </ul>

	<p>Likely development would be for an industrial unit or a scheme of light industrial units.</p> <ul style="list-style-type: none"> <li>• Blackpool Business Park Parcel B - Site 109 (0.685 ha): Consented for 16 warehouse/industrial units of 220-450 sqm each in September 2023 (App. No 22/0365). 3,920 sqm of total floorspace. Consent is from an established local developer and the scheme is expected to come forward in the short term</li> <li>• Blackpool Business Park Site C – ARC (0.185 ha): ARC have built a facility to the west. Site C is expected to be an expansion facility for ARC, of some 929 sqm. The Site falls within the curtilage of the ARC facility, is under common ownership with ARC, and is presently used by ARC for car parking. It is thus unlikely this site could be used for parties other than ARC.</li> <li>• Blackpool Business Park Site D – Chorley Group Car Parking (0.324 ha): Presently in use as car parking for Chorley Group. Could be additional workshop facilities for Chorley. If not needed by Chorley Group the most likely alternative would be micro business workshops of around 93 sqm each, reflecting developments elsewhere on the Business Park. At average densities the site could deliver 13 such 93 sqm units, 1,209 sqm in total.</li> <li>• Blackpool Business Park Site E - Skyways Commercial Campus (0.392 ha): Consented for eight E(g)(iii) units of 96 sqm each (App. No. 22/0139). Various discharge of conditions activities being progressed. Development expected to commence within a year. 768 sqm of floorspace in total.</li> <li>• Blackpool Business Park Site F (Less Multi-Ply) - Access for Eastern Gateway/Local Facilities (0.60 ha): The main Multi-Ply facility is now completed, as is a further unit of 929 sqm to the east, to accommodate further growth and expansion of Multi-Ply only. Other land will accommodate the new access road for the eastern Gateway and is also proposed to provide services including a convenience store no greater than 275 sqm; a café/sandwich shop no greater than 275sqm; and a children’s day nursery.</li> <li>• Blackpool Business Park Site H - Enterprise Court Phase 2 (0.339 ha): Consented for five E(g)(iii)/B2/B8 Units of 232 sqm each, or 1,161 sqm in total (App. No. 22/0140). The site is being marketed off plan and understood to be attracting interest. It is unclear when it will be brought forward. The premises are expected to primarily accommodate the relocation and growth of local firms, however.</li> <li>• Blackpool Business Park Site I - Enterprise Court Phase 3 (0.866 ha): Consented for two B2/B8 units of 1,394 sqm each, 2,788 sqm in total. being marketed off plan. The site is being marketed off plan and understood to be attracting interest. It is unclear when it will be brought forward. The premises are expected</li> </ul>
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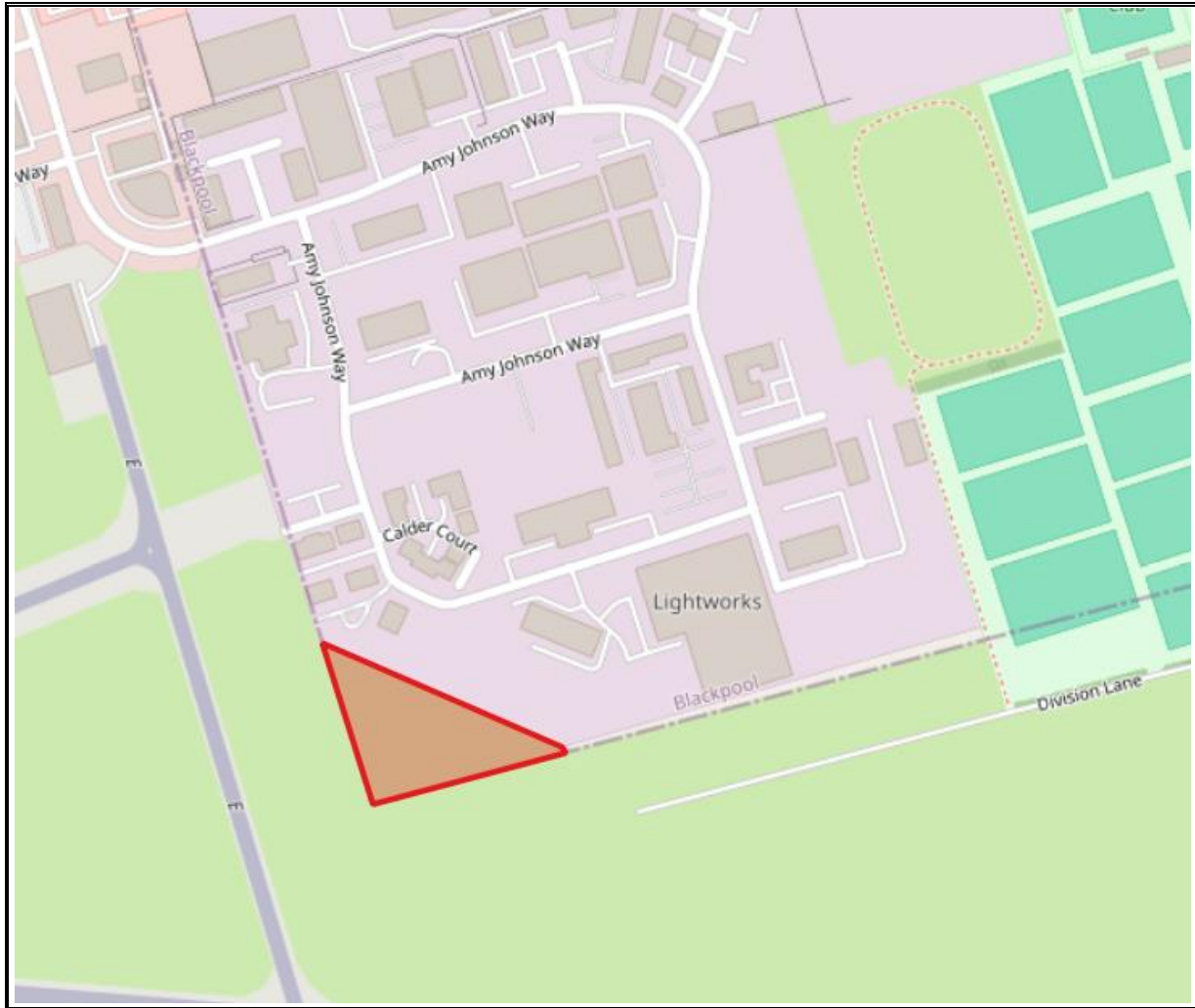
	to primarily accommodate the relocation and growth of local firms, however.
Site Development Constraints and Environmental Issues	<ul style="list-style-type: none"> <li>• Foundations of previous uses, including former runway/taxiway surfacing, in some development plots</li> <li>• Potential contamination from previous uses</li> <li>• Proximity to Blackpool Airport Runway constrains building height and construction materials. Also, noise issues from the adjacent runway.</li> </ul>
Accessibility	All plots have access to Amy Johnson Way which extends north to link to the A5230 Squires Gate Lane, an access shared with retail uses to the north west. Blackpool Business Park will be further opened up by the new link road east, from the Business Park, through the Eastern Gateway site, to the B5261 Queensway/Common Edge Road. This will provide Blackpool Business Park with a more immediate link to the highways network, increasing its accessibility and prominence. The Queensway Link, has planning consent (App. No. 19/0271) and is due to start later in 2023, being delivered over 2024.
Distance to M55 or M6 Motorway, km	4.5 – Junction 4, M55 (using existing access route)
Distance to A-road, km	0.8 – A5230 Squires Gate Lane (using existing access route)
Distance to Rail Station, km	1.9 – Squires Gate
Distance to Existing Bus Route, km	0.8 – A5230 Squires Gate Lane is a bus route
Distance to Services, km	0.6 – Squires Gate Lane Retail Park
Adjacent Land Uses	<p>Blackpool Airport runways and related infrastructure to the west and south</p> <p>Eastern Gateway site, including various sports pitches</p> <p>Large scale industrial of Squires Gate Industrial Estate to the north</p>
Planning Policy Status	<p>Plots and wider Business Park fall under the following policies of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies:</p> <ul style="list-style-type: none"> <li>• Policy DM7: Provision of Employment Land and Existing Employment Sites</li> <li>• Policy DM8: Blackpool Airport Enterprise Zone</li> </ul>
Other information	-
Likely development potential	Most plots to be developed for light industrial or storage uses, providing the main source of small business accommodation to Blackpool's micro and small firms. The eight sites could provide some 13,380 sqm in total, of which 10,962 sqm, in six plots, is consented/proposed for micro/small business units to meet wider needs.
Availability, years	5-10



Site reference	BB2 (Study Ref.)
Name	Blackpool Airport Enterprise Zone – Eastern Gateway
Owner	Blackpool Council
Description	The Eastern Gateway comprises a large area of partial brownfield land and greenfield former sports pitches, south and east of established industrial uses, of varying quality, on the edge of the wider Enterprise Zone.
Size, ha	6.53
Proposals	<p>Part of an active Enterprise Zone although most EZ benefits have now lapsed.</p> <p>Site split into three parcels:</p> <ul style="list-style-type: none"> <li>• Sports Development Zone (6.206 ha): South and south east of the site proposed for outdoor leisure. Sports pitches delivered along with Common Edge Community Sports Village</li> <li>• Residential Area (1.42 ha): Land in the east, fronting the B5261 Common Edge Road/Queensway is allocated for 57 homes</li> <li>• Net Employment Land (6.53 ha based on latest available mapping): Land in the north and north west is marketed for a scheme of six B2/B8 Units of 1,394-6,968 sqm each, with a 5 year delivery timeframe. 21,367 sqm of total floorspace. Delivery is expected to be as design and</li> </ul>

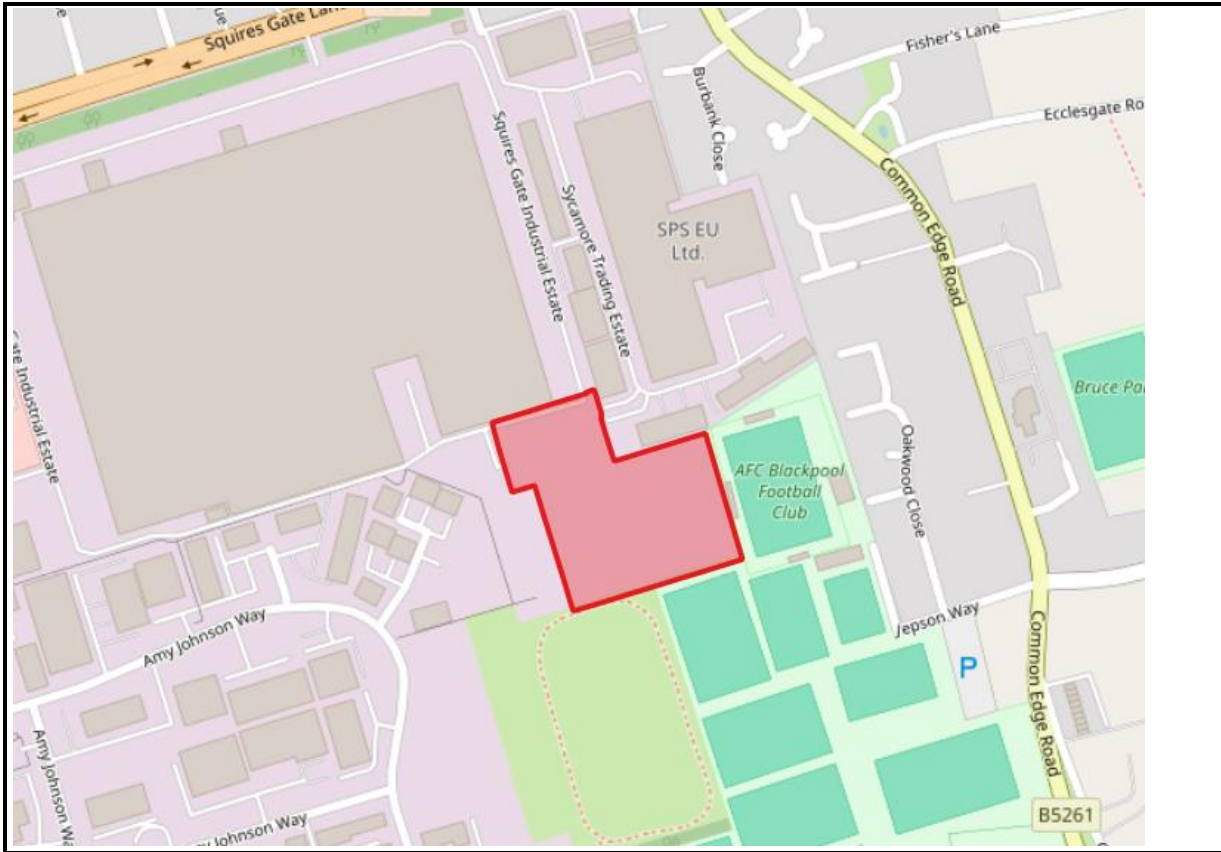
	<p>build options or through a joint venture between Blackpool Council and a developer.</p> <p>A planning application for the wider scheme was submitted by Blackpool Council in 2020, but later withdrawn (App. No. 19/0271). No further application submitted for the employment uses.</p>
Site Development Constraints and Environmental Issues	<ul style="list-style-type: none"> <li>• Trees onsite</li> <li>• Housing adjacent</li> </ul>
Accessibility	<p>Site will be opened up by the new link road, from the Business Park, through the Eastern Gateway site, to the B5261 Queensway/Common Edge Road. The Queensway Link, has planning consent (App. No. 19/0271) and is due to start later in 2023, being delivered over 2024.</p>
Distance to M55 or M6 Motorway, km	3.5 – Junction 4, M55 (using new access route to B5261 Queensway/Common Edge Road)
Distance to A-road, km	0.8 – A5230 Squires Gate Lane (using new access route to B5261 Queensway/Common Edge Road)
Distance to Rail Station, km	2.8 – Squires Gate
Distance to Existing Bus Route, km	0.1 – B5261 Queensway/Common Edge Road is a bus route
Distance to Services, km	0.3 – Pub/restaurant on B5261 Common Edge Road
Adjacent Land Uses	<p>For Eastern Gateway employment area:</p> <p>Large scale industrial of Squires Gate Industrial Estate and Sycamore Industrial Estate to the north</p> <p>Blackpool Business Park to the west</p> <p>Sports pitches to the south</p> <p>Existing and proposed housing to the east</p>
Planning Policy Status	<p>Plots and wider Business Park fall under the following policies of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies:</p> <ul style="list-style-type: none"> <li>• Policy DM7: Provision of Employment Land and Existing Employment Sites</li> <li>• Policy DM8: Blackpool Airport Enterprise Zone</li> </ul>
Other information	-
Likely development potential	<p>For the marketed employment premises of the Eastern Gateway, market interest is reported from local industrial businesses looking to relocate to more modern premises, plus some expansion. This is likely to drive development forward quickly, once the site is opened up by infrastructure. Some interest for data centres was recorded here previously, but it is understood these requirements are now unlikely to progress. 21,367 sqm of total floorspace proposed.</p>
Availability, years	1-5





Site reference	BB3 (Study Ref.)
Name	Blackpool Airport Enterprise Zone – Parcel B
Owner	Blackpool Airport
Description	A triangular area of grassed airfield land, including an airport access road, part of the wider Airport which falls into the Blackpool Local Authority Area.
Size, ha	1.15
Proposals	Part of an active Enterprise Zone although most EZ benefits have now lapsed. Small Green Belt site. If utilised, the site would most likely support the relocation of airport infrastructure from the north west, such as the control tower, It is not expected to accommodate any new employment generating uses. Application, to Fylde Borough Council, App. No. 23/0589 for new aircraft hangars to the north allows the option of an access road running south east to B5261 Common Edge Road/Queensway, which would cross over Parcel B.

Site Development Constraints and Environmental Issues	-
Accessibility	Would be accessed by the new access road proposed in App. No. 23/0589, as noted above.
Distance to M55 or M6 Motorway, km	3.5 – Junction 4, M55 (using new access route to B5261 Queensway/Common Edge Road)
Distance to A-road, km	0.8 – A5230 Squires Gate Lane (using new access route to B5261 Queensway/Common Edge Road)
Distance to Rail Station, km	2.8 – Squires Gate
Distance to Existing Bus Route, km	0.1 – B5261 Queensway/Common Edge Road is a bus route
Distance to Services, km	0.3 – Pub/restaurant on B5261 Common Edge Road
Adjacent Land Uses	Blackpool Business Park to the north east
Planning Policy Status	Plots and wider Business Park fall under the following policies of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies: <ul style="list-style-type: none"> <li>• Policy DM7: Provision of Employment Land and Existing Employment Sites</li> <li>• Policy DM8: Blackpool Airport Enterprise Zone</li> </ul>
Other information	-
Likely development potential	Expected to be used for Airport infrastructure.
Availability, years	-



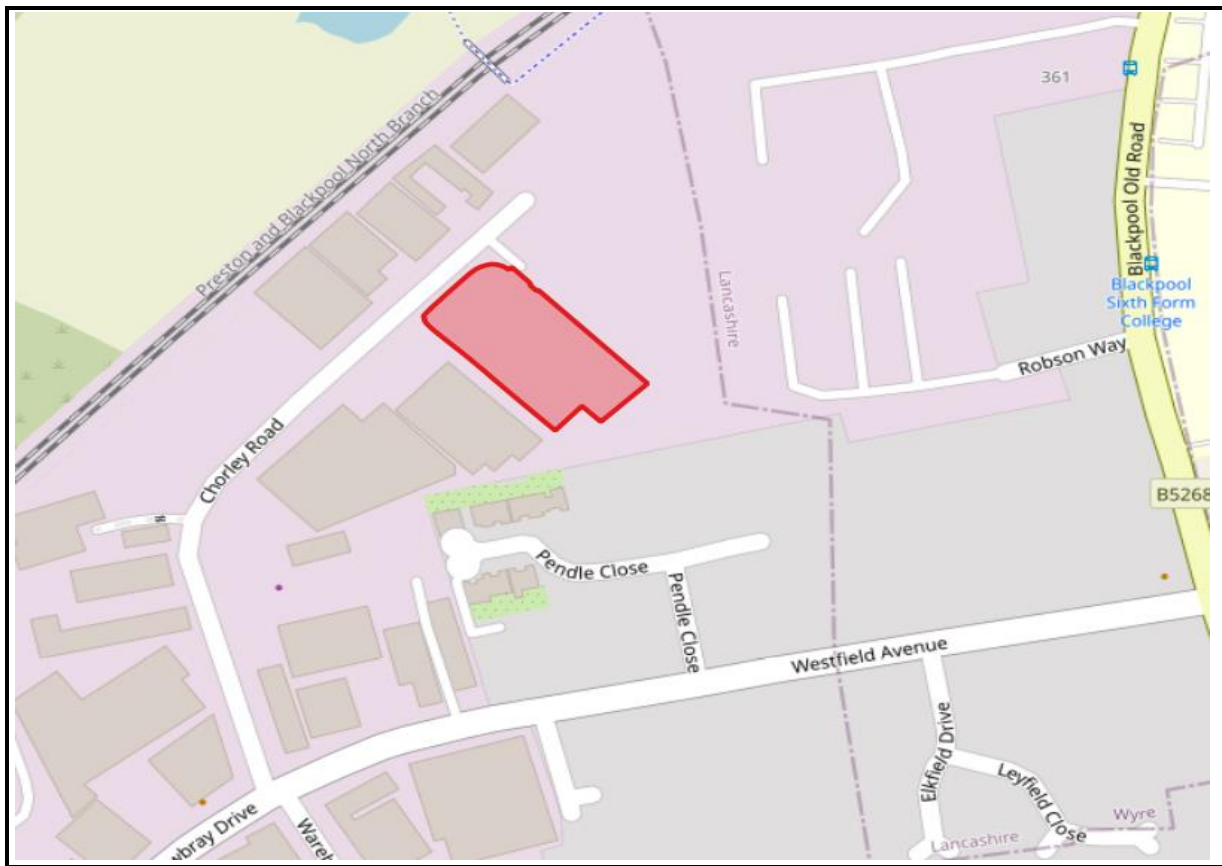
Site reference	BB4 (Study Ref.)
Name	Blackpool Airport Enterprise Zone – Squires Gate Industrial Estate. Fox Brothers Transport and Recycling Yard.
Owner	EP Properties. Let to Fox Brothers
Description	Small brownfield site, in use for commercial vehicle parking, in a backland location with constrained access.
Size, ha	1.70
Proposals	Part of an active Enterprise Zone although most EZ benefits have now lapsed. The site has a 1 year consent for commercial vehicle parking which expires in May 2024. It thus represents a medium development opportunity, which could be linked to the Eastern Gateway site to the south.
Site Development Constraints and Environmental Issues	<ul style="list-style-type: none"> <li>• Foundations of previous uses on the site</li> <li>• Likely contamination from past and existing uses</li> </ul>
Accessibility	Constrained access through Squires Gate Industrial Estate, to the A5230 Squires Gate Lane. Developing the site would likely require delivering a link south to the Eastern Gateway.
Distance to M55 or M6 Motorway, km	4.1 – Junction 4, M55 (using existing access route)
Distance to A-road, km	0.8 – A5230 Squires Gate Lane (using existing access route)

Distance to Rail Station, km	2.1 – Squires Gate
Distance to Existing Bus Route, km	0.8 – A5230 Squires Gate Lane is a bus route
Distance to Services, km	1.0 – Squires Gate Lane Retail Park
Adjacent Land Uses	Large scale industrial of Squires Gate Industrial Estate to the north Blackpool Business Park to the west Eastern Gateway site to the south AFC Blackpool Football Ground to the east
Planning Policy Status	Plots and wider Industrial Estate fall under the following policies of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies: <ul style="list-style-type: none"> <li>• Policy DM7: Provision of Employment Land and Existing Employment Sites</li> <li>• Policy DM8: Blackpool Airport Enterprise Zone</li> </ul>
Other information	-
Likely development potential	Site represents a medium development opportunity, which could be linked to the Eastern Gateway site to the south. Based on reported demand at the Eastern Gateway, the most likely interest here would be for two B2 industrial units of around 3,000 sqm each to allow the relocation and some expansion of local businesses, 6,000 sqm of floorspace in total.
Availability, years	1-5



Site reference	BB5 (Study Ref.)
Name	Clifton Road Industrial Estate – Plot in South West of Industrial Estate, to rear of DePuy Synthes
Owner	Affordable Aluminium
Description	Area of cleared backland, partly in use for open storage and HGV parking. Falls into the curtilage of the adjacent, recently completed Affordable Aluminium unit and only accessible via that property.
Size, ha	2.50
Proposals	No identified proposals
Site Development Constraints and Environmental Issues	<ul style="list-style-type: none"> <li>Housing and Gypsy/Traveller site adjacent</li> </ul>
Accessibility	The only site access is through the Affordable Aluminium site to Cornford Road and the wider Industrial Estate. A separate access to Yeadon Way in the south, does not appear achievable given the significant level differences between the site and the road.
Distance to M55 or M6 Motorway, km	1.8 – Junction 4, M55
Distance to A-road, km	1.1 – A5230 Progress Way
Distance to Rail Station, km	3.9 – Blackpool South
Distance to Existing Bus Route, km	0.5 – Clifton Road
Distance to Services, km	1.4 – Asda Foodstore, Cherry Tree Road, Little Marton

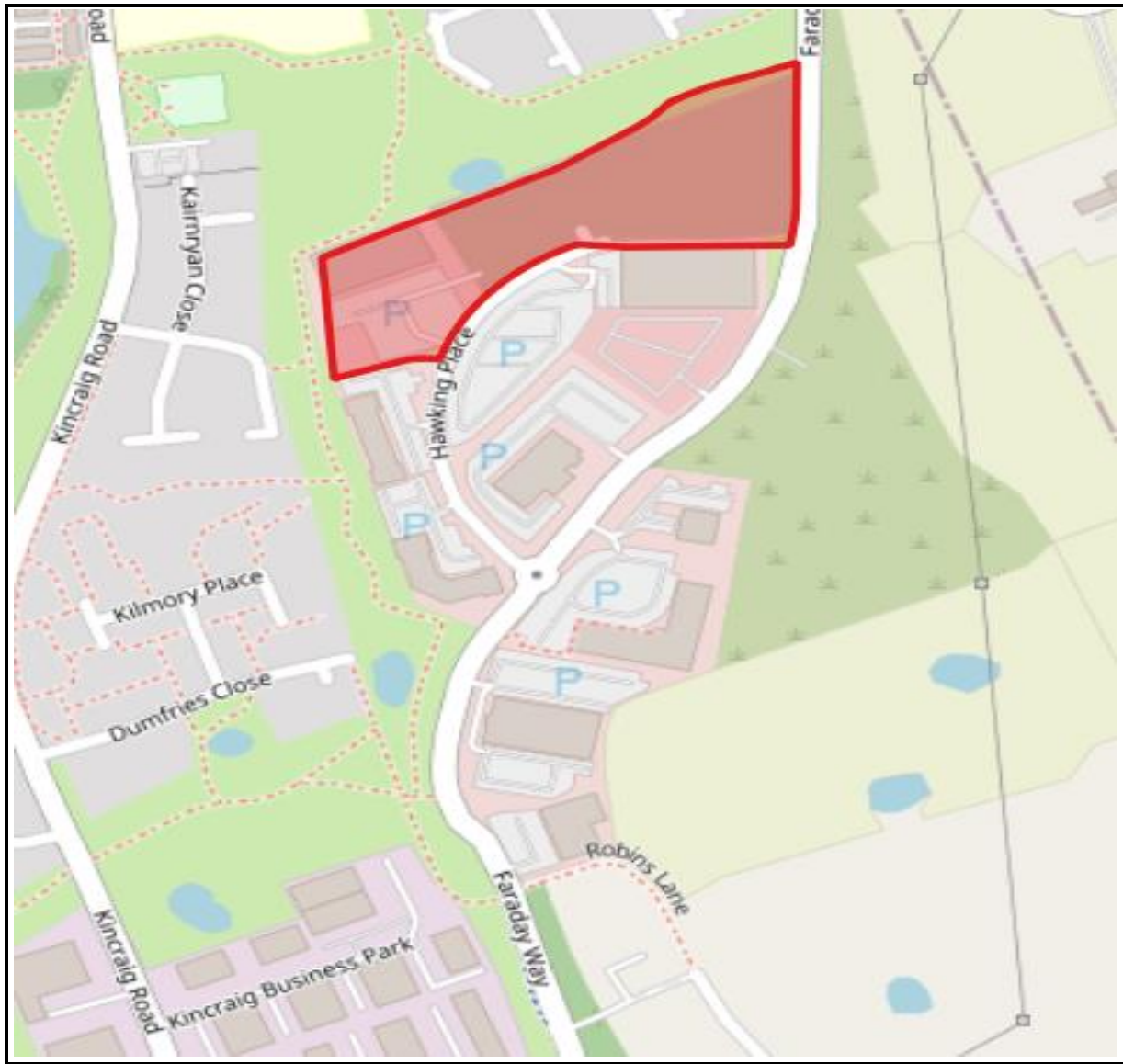
Adjacent Land Uses	Industrial uses to the west, north and north east House to the east Gypsy/Traveller site and pond to the south
Planning Policy Status	Plot and wider Industrial Estate fall under Policy DM7: Provision of Employment Land and Existing Employment Sites of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies.
Other information	-
Likely development potential	Isolated backland site, which could not be developed for anyone other than the existing site owner/occupier. Site is already partially in use by that business. The land thus does not appear available to meet the needs of other occupiers.
Availability, years	-



Site reference	BB6 (Study Ref.)
Name	Mowbray Drive Industrial Estate – Infill Plot off Chorley Road, South East of Westfield Caravans
Owner	Blackpool Borough Council
Description	Small grassed infill site, with road frontage, in the rear of an established industrial estate, bounded by a caravan sales facility and warehouses, HGV parking.
Size, ha	0.30
Proposals	No identified plans Site, along with land to the south, in use for vehicle parking, was let for 125 years, in 2016, to Trevors Warehouses.
Site Development Constraints and Environmental Issues	-
Accessibility	Site as access road frontage in the industrial estate.
Distance to M55 or M6 Motorway, km	7.3 – Junction 4, M55
Distance to A-road, km	0.7 – A587 Plymouth Road
Distance to Rail Station, km	1.0 – Layton
Distance to Existing Bus Route, km	0.7 – A587 Plymouth Road is bus route
Distance to Services, km	1.2 – Hoylake Road Aldi foodstore and other shops

Adjacent Land Uses	Site bounded by mostly B8 warehouse and trade uses
Planning Policy Status	Plot and wider Industrial Estate fall under Policy DM7: Provision of Employment Land and Existing Employment Sites of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies.
Other information	-
Likely development potential	<p>Small, unconstrained plot, with road frontage. The site has been let on a long leasehold, but no development, or storage uses, have occurred here in some eight years so the land remains available for development.</p> <p>Blackpool Council is the ultimate freeholder of the land, allowing Blackpool Council to support and encourage the development of the site, subject to the aspirations of the leaseholder.</p> <p>Reflecting market demand, this small plot could either meet the needs of a single businesses or support a small scheme of light industrial units. The site could provide 1,170 sqm of industrial or warehouse space at average densities.</p>
Availability, years	5-10





Site reference	BB7 (Study Ref.)
Name	Blackpool North Technology Park – Undeveloped land in the North
Owner	Blackpool Borough Council. Cumpsty Properties (AC Properties) has a 125 year lease, from 2019, on the southern half of the site, 1.116 ha in total.
Description	Linear area of greenfield land in the north of an established, high quality business and science park on the edge of the Blackpool settlement area. Land in the south west is now developed for light industrial uses.
Size, ha	2.0 (1.46 excluding land in the south west now developed)
Proposals	Southern area of the site, let to Cumpsty Properties (AC Properties), is being brought forward for light industrial and warehouse development. In 2021, Cumpsty secured consent for a scheme of three E(g)(iii)/B8 units, of 256-390 sqm each, totalling 902 sqm (App. No. 20/0443). The scheme has been developed with some units now occupied.

	<p>These properties are identified as Phase One of a larger scheme, extending across Cumpsty Properties (AC Properties) holdings. In 2022, consent was sought for a Phase Two scheme, of two E(g)(iii)/B8 units, of 214 sqm each, totalling 428 sqm, on land to the south west of Phase One (App. No. 22/0206). However, this application was refused as the development might interfere with the Phase One development, provides insufficient car parking and insufficient mitigation for the biodiversity impacts of the development.</p> <p>Consent is now being sought for a Phase Three development, east of Phase One (App. No. 22/0749). Development would comprise three E(g)(iii)/B8 units, of 232-355 sqm each, totalling 819 sqm. The application also seeks consent for the Phase Two units previously refused.</p>
Site Development Constraints and Environmental Issues	<ul style="list-style-type: none"> <li>• Ponds onsite</li> <li>• Areas of ecological value</li> <li>• Footpaths cross the site</li> <li>• Trees onsite</li> <li>• Housing adjacent</li> </ul>
Accessibility	Access road in place, Hawking Place, to Faraday Way
Distance to M55 or M6 Motorway, km	10.1 – Junction 4, M55
Distance to A-road, km	1.7 – A587 Bispham Road
Distance to Rail Station, km	3.0 – Layton
Distance to Existing Bus Route, km	0.2 – Faraday Way is a bus route
Distance to Services, km	0.20 – Spar convenience store, KinCraig Road (accessible by footpath)
Adjacent Land Uses	<p>Business park uses, including Royal Mail delivery office and offices to the south</p> <p>Housing to the west and the north</p> <p>Agricultural land to the east, across Faraday Way</p>
Planning Policy Status	Plot and wider Industrial Estate fall under Policy DM7: Provision of Employment Land and Existing Employment Sites of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies.
Other information	-
Likely development potential	<p>Notwithstanding the refused planning application, there is a clear desire by a developer to develop just over half the site for light industrial units with Phase One now developed and planning being sought for Phases Two and Three. The latest masterplanning suggests the land controlled by Cumpsty Properties (AC Properties) could support eight E(g)(iii)/B8 units, including those already developed, totalling 2,149 sqm, or 1,247 sqm less those already completed. Other land in the south would be used for environmental mitigation.</p> <p>Another 0.88 ha of land remains available in the north of the site, capable of providing 3,432 sqm of further space at</p>

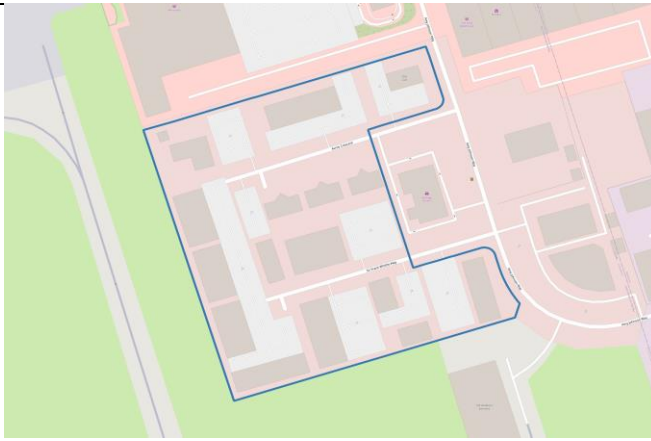
	standard densities. This land could support further growth of the light industrial uses here with an access off Hawking Place, although masterplanning suggests that such an access would need to cut through land presently proposed for environmental mitigation. Before that 0.88 ha is allocated again in the next Local Plan, confirmation should be sought as to how it could be accessed and what the developable area would be net of land to be protected for environmental mitigation.
Availability, years	1-5

# **Appendix 4a**

## **Fylde Employment Area Proformas**



<b>Area Name, Area Address/Settlement</b>	Queensway Industrial Estate, Snowden Road, St Annes					
<b>Area Size, Ha</b>	9.07					
<b>Employment Area Description</b>	Sizeable, average quality industrial estate located off the B5261 and accessed via a residential road. The area comprises a range of uses and sizes with the main occupiers being QEP and Zell-em Design Group					
<b>Prominence and Location</b>						
<b>Location</b>	In settlement					
<b>Distance to M55 Motorway, km</b>	5.8	M55				
<b>Distance to A-road, km</b>	2.9	A5230				
<b>Distance to Rail Station, km</b>	3	St Annes				
<b>Distance to Existing Bus Route, km</b>	0.5	Queensway Court Bus Stop (17)				
<b>Distance to Services, km</b>	0.6	Tesco Express				
<b>Overall Prominence (High, Medium, Low)</b>	Medium					
<b>Premises and Area Condition</b>						
<b>Main Occupiers</b>	Zell-em Design Group, QEP					
<b>Total Number of Units</b>	41					
<b>Total Floorspace, Sqm</b>	47407					
<b>Properties by Use Class, No. of Units</b>	E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Other
	9			14	18	
<b>Predominant SIC Codes (2007)</b>	Other manufacturing and Wholesale trade, except of motor vehicles and motorcycles					
<b>Prevailing Uses</b>	Mixed use					
<b>Buildings Age</b>	Pre 1945	1945-90	90-2010	New 2010+		
		40	1			
<b>Buildings Quality</b>	Derelict	Poor	Average	Good		
			41			
<b>Tenure</b>	No. Freehold Units	8	No. Leasehold Units		33	
<b>Vacancy</b>	E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Other
<i>No. of Vacant Units</i>	2			2		
<i>Floorspace of Vacant Units</i>	192			312		
<i>Condition of Vacant Properties</i>	Average					
<i>Average Rents Sought/Achieved, £ per Sqm</i>	100			POA		
<i>Average Rateable Values, £ per Sqm</i>	42.7					
<b>Access Factors</b>	Access and internal roads narrowed due to the presence of on-road parking. Most sites have allocated parking on prem					
<b>Other Property Details</b>	1 floor on average					
<b>Other Constraints</b>	None					
<b>Area Conclusions</b>						
<b>Opportunities for redevelopment/ expansion</b>	Existing industrial estate is densely developed, with the main undeveloped are comprising a timber yard for Jewson. 3.8 ha of expansion land to the east identified in the Local Plan – ES1 Queensway Industrial Estate, Snowden Road, St Annes – this is discussed separately.					
<b>Site Grading A-E</b>	C					



<b>Area Name, Area Address/Settlement</b>	Blackpool Airport, Squires Gate					
<b>Area Size, Ha</b>	3.45					
<b>Employment Area Description</b>	Good quality office park accessed off the A5230 via Amy Johnson Way. Part of the larger Airport Enterprise Zone Employment Area. The park is mainly made up of larger, 2 storey, offices but a few smaller, one storey, office buildings are observed at the end of the park.					
<b>Prominence and Location</b>						
<b>Location</b>	In settlement					
<b>Distance to M55 Motorway, km</b>	4.5	M55				
<b>Distance to A-road, km</b>	0.4	A5230				
<b>Distance to Rail Station, km</b>	1.5	Squires Gate				
<b>Distance to Existing Bus Route, km</b>	0.4	Morrisons Superstore Bus Stop (7, SM1)				
<b>Distance to Services, km</b>	0	Aldi				
<b>Overall Prominence (High, Medium, Low)</b>	High					
<b>Premises and Area Condition</b>						
<b>Main Occupiers</b>	Tandem, FSB, TISS					
<b>Total Number of Units</b>	26					
<b>Total Floorspace, Sqm</b>	8480					
<b>Properties by Use Class, No. of Units</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
	25			1		
<b>Predominant SIC Codes (2007)</b>	Financial service activities, except insurance and pension funding, activities of head offices; management consultancy activities and Manufacture of other transport equipment					
<b>Prevailing Uses</b>	Office park					
<b>Buildings Age</b>	<b>Pre 1945</b>	<b>1945-90</b>	<b>90-2010</b>	<b>New 2010+</b>		
			26			
<b>Buildings Quality</b>	<b>Derelict</b>	<b>Poor</b>	<b>Average</b>	<b>Good</b>		
			12	14		
<b>Tenure</b>	<b>No. Freehold Units</b>		<b>No. Leasehold Units</b>			
			26			
<b>Vacancy</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
<i>No. of Vacant Units</i>	3					
<i>Floorspace of Vacant Units</i>	568					
<b>Condition of Vacant Properties</b>	Average					
<b>Average Rents Sought/Achieved, £ per Sqm</b>	110					
<b>Average Rateable Values, £ per Sqm</b>	99.9					
<b>Access Factors</b>	Good access off the A5230 with wide internal roads and allocated parking provided for each premises.					
<b>Other Property Details</b>	2 floors on average					
<b>Other Constraints</b>	None					
<b>Area Conclusions</b>						
<b>Opportunities for redevelopment/ expansion</b>	Area is fully developed. The further growth opportunities are elsewhere in the Enterprise Zone.					
<b>Site Grading A-E</b>	B					



<b>Area Name, Area Address/Settlement</b>						
<b>Area Size, Ha</b>	3.33					
<b>Employment Area Description</b>	Employment area split into two sections, split by Lidl, with a self contained factory premises occupied by Dudley Industries in the east and a row of multi let industrial units in the west.					
<b>Prominence and Location</b>						
<b>Location</b>	In settlement					
<b>Distance to M55 Motorway, km</b>	10.6	M55				
<b>Distance to A-road, km</b>	0	A584				
<b>Distance to Rail Station, km</b>	2.2	Lytham				
<b>Distance to Existing Bus Route, km</b>	0	Meadow Lane Bus Stop (68, 76, 78, 598, 639, 853)				
<b>Distance to Services, km</b>	0	Lidl				
<b>Overall Prominence (High, Medium, Low)</b>	High					
<b>Premises and Area Condition</b>						
<b>Main Occupiers</b>	Dudley Industries and Auto Expert Car Service & Repair Centre					
<b>Total Number of Units</b>	5					
<b>Total Floorspace, Sqm</b>	7426					
<b>Properties by Use Class, No. of Units</b>	E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Other
				1	4	
<b>Predominant SIC Codes (2007)</b>	Manufacture of other fabricated metal products and Wholesale and retail trade and repair of motor vehicles and motorcycles					
<b>Prevailing Uses</b>	Industrial					
<b>Buildings Age</b>	<b>Pre 1945</b>	<b>1945-90</b>	<b>90-2010</b>	<b>New 2010+</b>		
		5				
<b>Buildings Quality</b>	<b>Derelict</b>	<b>Poor</b>	<b>Average</b>	<b>Good</b>		
			5			
<b>Tenure</b>	<b>No. Freehold Units</b>		<b>No. Leasehold Units</b>			5
<b>Vacancy</b>	E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Other
<i>No. of Vacant Units</i>						
<i>Floorspace of Vacant Units</i>						
<i>Condition of Vacant Properties</i>						
<i>Average Rents Sought/Achieved, £ per Sqm</i>						
<b>Average Rateable Values, £ per Sqm</b>	25.93					
<b>Access Factors</b>	Good access off the A584 but narrow internal roads					
<b>Other Property Details</b>	One floor					
<b>Other Constraints</b>	Flood Zone 3, Footpath, Semi-Natural Greenspace					
<b>Area Conclusions</b>						
<b>Opportunities for redevelopment/ expansion</b>	The Dudley Industries site has some undeveloped land to the south but it is not clear if this is developable as this land is in Flood Zone 3.					
<b>Site Grading A-E</b>	C					



<b>Area Name, Area Address/Settlement</b>	Dock Road, Lytham					
<b>Area Size, Ha</b>	1.61					
<b>Employment Area Description</b>	Average quality facilities for major employer Helical Technology located off the A584 bordering the Main Drain watercourse. The site comprises workshops, warehousing and offices of varying ages and quality. Two warehouses, one occupied by Vetplus, also fall within the employment area, found on the approach to the gates of Helical Technology's premises. Land north of Dock Road, outside the area boundary, is also now developed for B8 uses for Helical and could be included in the employment area.					
<b>Prominence and Location</b>						
<b>Location</b>	In settlement					
<b>Distance to M55 Motorway, km</b>	8.6	M55				
<b>Distance to A-road, km</b>	0.3	A584				
<b>Distance to Rail Station, km</b>	2.1	Lytham				
<b>Distance to Existing Bus Route, km</b>	0.4	Wordsworth Avenue Bus Stop (78, 639, 853, SF1)				
<b>Distance to Services, km</b>	0.3	Best One				
<b>Overall Prominence (High, Medium, Low)</b>	Medium					
<b>Premises and Area Condition</b>						
<b>Main Occupiers</b>	Helical Technology					
<b>Total Number of Units</b>	9					
<b>Total Floorspace, Sqm</b>	5180					
<b>Properties by Use Class, No. of Units</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
	1			3	5	
<b>Predominant SIC Codes (2007)</b>	Architectural and engineering activities; technical testing and analysis					
<b>Prevailing Uses</b>	Mixed use					
<b>Buildings Age</b>	<b>Pre 1945</b>	<b>1945-90</b>	<b>90-2010</b>	<b>New 2010+</b>		
		6				
	3					
<b>Buildings Quality</b>	<b>Derelict</b>	<b>Poor</b>	<b>Average</b>	<b>Good</b>		
			6			
	3					
<b>Tenure</b>	<b>No. Freehold Units</b>	8		<b>No. Leasehold Units</b>		
	1					
<b>Vacancy</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
<i>No. of Vacant Units</i>						
<i>Floorspace of Vacant Units</i>						
<i>Condition of Vacant Properties</i>						
<i>Average Rents Sought/Achieved, £ per Sqm</i>						
<b>Average Rateable Values, £ per Sqm</b>	26.01					
<b>Access Factors</b>	Accessed off the A584 down Dock Road which is fairly wide while the internal roads of Helical Technology's premises are sufficiently wide with allocated parking					
<b>Other Property Details</b>	One floor on average					
<b>Other Constraints</b>	Flood Zone 3, Semi-Natural Greenspace					
<b>Area Conclusions</b>						
<b>Opportunities for redevelopment/ expansion</b>	0.9 ha of expansion land to the north of Dock Road is identified in the Local Plan – ES2 Dock Road, Lytham – this is discussed separately					
<b>Site Grading A-E</b>	C					





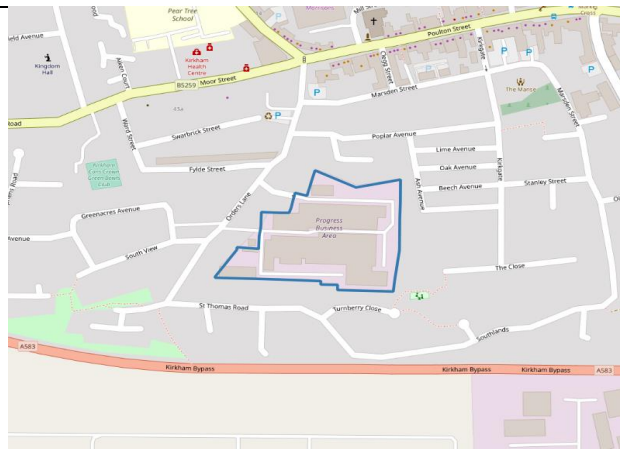
<b>Area Name, Area Address/Settlement</b>	Boundary Road, Lytham ( Lidun/Lidun Park Industrial Estate)					
<b>Area Size, Ha</b>						3.61
<b>Employment Area Description</b>	Located off the A584, this average quality industrial estate is fronted by a McDonald's restaurant, comprising a mix of B2 and B8 units.					
<b>Prominence and Location</b>						
<b>Location</b>	In settlement					
<b>Distance to M55 Motorway, km</b>	7.7	M55				
<b>Distance to A-road, km</b>	0.2	A584				
<b>Distance to Rail Station, km</b>	2.6	Lytham				
<b>Distance to Existing Bus Route, km</b>	0.2	Stanway Garage				
<b>Distance to Services, km</b>	0	McDonalds				
<b>Overall Prominence (High, Medium, Low)</b>	High					
<b>Premises and Area Condition</b>						
<b>Main Occupiers</b>	Tangerine Holdings and Motorlands					
<b>Total Number of Units</b>						19
<b>Total Floorspace, Sqm</b>						13257
<b>Properties by Use Class, No. of Units</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
<b>Predominant SIC Codes (2007)</b>	Activities of head offices; management consultancy activities and Wholesale and retail trade and repair of motor vehicles and motorcycles					
<b>Prevailing Uses</b>	Industrial					
<b>Buildings Age</b>	<b>Pre 1945</b>	<b>1945-90</b>	<b>90-2010</b>	<b>New 2010+</b>		
		19				
<b>Buildings Quality</b>	<b>Derelict</b>	<b>Poor</b>	<b>Average</b>	<b>Good</b>		
			19			
<b>Tenure</b>	<b>No. Freehold Units</b>		2	<b>No. Leasehold Units</b>		
<b>Vacancy</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
<i>No. of Vacant Units</i>						
<i>Floorspace of Vacant Units</i>						
<i>Condition of Vacant Properties</i>						
<i>Average Rents Sought/Achieved, £ per Sqm</i>						
<b>Average Rateable Values, £ per Sqm</b>						58
<b>Access Factors</b>	Good access off the A584 with on premises parking provided. On street parking can narrow internal roads in places.					
<b>Other Property Details</b>	One floor on average					
<b>Other Constraints</b>	Flood Zone 3					
<b>Area Conclusions</b>						
<b>Opportunities for redevelopment/ expansion</b>	Land in the north of the estate is in use for caravan storage. 0.7 ha of expansion land to the south west is identified in the Local Plan – ES3 Boundary Road, Lytham – this is discussed separately above.					
<b>Site Grading A-E</b>	C					



<b>Area Name, Area Address/Settlement</b>	Naze Lane, Freckleton					
<b>Area Size, Ha</b>	4.53					
<b>Employment Area Description</b>	Rural industrial estate located south east of BAE Warton close to the Ribble Estuary. The estate comprises sites for vehicle repair services, Waltons Coach Hire and a large premises of Polytank Group.					
<b>Prominence and Location</b>						
<b>Location</b>	Out of settlement					
<b>Distance to M55 Motorway, km</b>	8.7	M55				
<b>Distance to A-road, km</b>	4.7	A583				
<b>Distance to Rail Station, km</b>	6.2	Kirkham & Wesham				
<b>Distance to Existing Bus Route, km</b>	1.5	War Memorial Bus Stop (68, 68C, 78, 598, 602, 603, 639, 853, SF1)				
<b>Distance to Services, km</b>	1.4	Londis, Naze Lane				
<b>Overall Prominence (High, Medium, Low)</b>	Low					
<b>Premises and Area Condition</b>						
<b>Main Occupiers</b>	Polytank Group, Waltons Coach Hire and Naze Lane Garage					
<b>Total Number of Units</b>	5					
<b>Total Floorspace, Sqm</b>	6905					
<b>Properties by Use Class, No. of Units</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
				3	2	
<b>Predominant SIC Codes (2007)</b>	Manufacture of rubber and plastic products, Land transport and transport via pipelines and Wholesale and retail trade					
<b>Prevailing Uses</b>	Industrial					
<b>Buildings Age</b>	<b>Pre 1945</b>	<b>1945-90</b>	<b>90-2010</b>	<b>New 2010+</b>		
		4	1	(Polyttank further extension )		
<b>Buildings Quality</b>	<b>Derelict</b>	<b>Poor</b>	<b>Average</b>	<b>Good</b>		
			5			
	1					
<b>Tenure</b>	<b>No. Freehold Units</b>		<b>No. Leasehold Units</b>			
	5					
<b>Vacancy</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
<i>No. of Vacant Units</i>						
<i>Floorspace of Vacant Units</i>						
<i>Condition of Vacant Properties</i>						
<i>Average Rents Sought/Achieved, £ per Sqm</i>						
<b>Average Rateable Values, £ per Sqm</b>	28.5					
<b>Access Factors</b>	Access takes vehicles through residential streets. The immediate access road is narrow but internal roads are wider with on-site parking. Internal roads are mostly tarmacked with one stretch of dirt track					
<b>Other Property Details</b>	1 floor on average					
<b>Other Constraints</b>	None					
<b>Area Conclusions</b>						
<b>Opportunities for redevelopment/ expansion</b>	2.4 ha of expansion land to the south is identified in the Local Plan – ES8 Naze Lane, Freckleton – this is discussed separately above. Two very small infill plots exist west and south east of the entrance off Naze Lane, of 0.10 ha and 0.18 ha, respectively. This land is now subject to a full planning application for 12 industrial units of 91 sqm each (App. No. 23/0759).					
<b>Site Grading A-E</b>	D					



<b>Area Name, Area Address/Settlement</b>	Kirkham Trading Park, Kirkham					
<b>Area Size, Ha</b>	4.85					
<b>Employment Area Description</b>	Average quality industrial estate located off the A583 that is predominantly, but not exclusively, occupied by B8 uses. Screwfix and Travis Perkins have large footprints on the site.					
<b>Prominence and Location</b>						
<b>Location</b>	Edge of settlement					
<b>Distance to M55 Motorway, km</b>	5.1	M55				
<b>Distance to A-road, km</b>	0.3	A583				
<b>Distance to Rail Station, km</b>	1.9	Kirkham & Wesham				
<b>Distance to Existing Bus Route, km</b>	0.5	Royal Avenue Bus Stop (78, 598, 602, 603, 853, 976)				
<b>Distance to Services, km</b>	0.6	Bargain Booze				
<b>Overall Prominence (High, Medium, Low)</b>	High					
<b>Premises and Area Condition</b>						
<b>Main Occupiers</b>	Screwfix, Travis Perkins					
<b>Total Number of Units</b>	11					
<b>Total Floorspace, Sqm</b>	13155					
<b>Properties by Use Class, No. of Units</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
<b>Predominant SIC Codes (2007)</b>	2			2	7	
<b>Predominant SIC Codes (2007)</b>	Wholesale trade, except of motor vehicles and motorcycles					
<b>Prevailing Uses</b>	Mixed use					
<b>Buildings Age</b>	<b>Pre 1945</b>	<b>1945-90</b>	<b>90-2010</b>	<b>New 2010+</b>		
		9				
<b>Buildings Quality</b>	<b>Derelict</b>	<b>Poor</b>	<b>Average</b>	<b>Good</b>		
			10			
<b>Tenure</b>	<b>No. Freehold Units</b>		1	<b>No. Leasehold Units</b>		10
<b>Vacancy</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
<i>No. of Vacant Units</i>						
<i>Floorspace of Vacant Units</i>						
<i>Condition of Vacant Properties</i>						
<i>Average Rents Sought/Achieved, £ per Sqm</i>						
<b>Average Rateable Values, £ per Sqm</b>	36.56					
<b>Access Factors</b>	Good access off the A583, internal roads narrowed by on-street parking					
<b>Other Property Details</b>	1 floor on average					
<b>Other Constraints</b>	None					
<b>Area Conclusions</b>						
<b>Opportunities for redevelopment/ expansion</b>	Further expansion not possible without encroaching into surrounding Green Belt.					
<b>Site Grading A-E</b>	C					



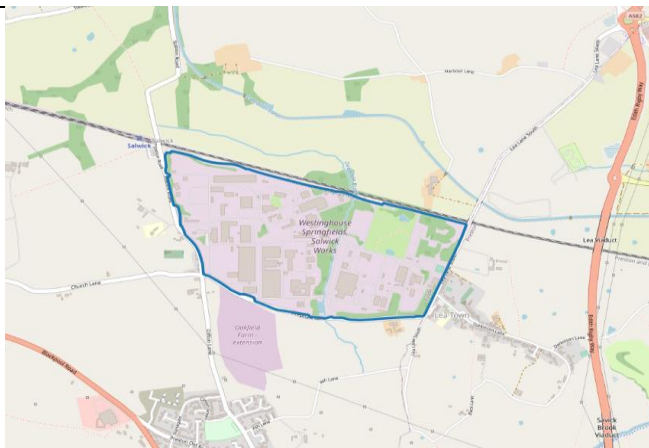
<b>Area Name, Area Address/Settlement</b>	Progress Mill, Orders Lane, Kirkham					
<b>Area Size, Ha</b>	2.24					
<b>Employment Area Description</b>	Located in the middle of a residential area, this business park is home to a mix of uses including office, workshop and storage uses and comprises a sub-divided historic mill complex.					
<b>Prominence and Location</b>						
<b>Location</b>	In settlement					
<b>Distance to M55 Motorway, km</b>	3.5	M55				
<b>Distance to A-road, km</b>	0.8	A583				
<b>Distance to Rail Station, km</b>	1.1	Kirkham & Wesham				
<b>Distance to Existing Bus Route, km</b>	0.5	Morrisons Bus Stop (61, 61C, 76, 78, 598, 649, 853)				
<b>Distance to Services, km</b>	0.5	Morrisons, Kirkham				
<b>Overall Prominence (High, Medium, Low)</b>	Low					
<b>Premises and Area Condition</b>						
<b>Main Occupiers</b>	Smart IT, Inspired Energy PLC					
<b>Total Number of Units</b>	Up to 76 (subject to multiple sub-division options)					
<b>Total Floorspace, Sqm</b>	10225					
<b>Properties by Use Class, No. of Units</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
	21		13	25	17	
<b>Predominant SIC Codes (2007)</b>	Computer programming, consultancy and related activities and Other professional, scientific and technical activities					
<b>Prevailing Uses</b>	Office and industrial					
<b>Buildings Age</b>	<b>Pre 1945</b>	<b>1945-90</b>	<b>90-2010</b>	<b>New 2010+</b>		
	76					
<b>Buildings Quality</b>	<b>Derelict</b>	<b>Poor</b>	<b>Average</b>	<b>Good</b>		
			76			
<b>Tenure</b>	<b>No. Freehold Units</b>			<b>No. Leasehold Units</b>		
				76		
<b>Vacancy</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
<i>No. of Vacant Units</i>						
<i>Floorspace of Vacant Units</i>						
<i>Condition of Vacant Properties</i>						
<i>Average Rents Sought/Achieved, £ per Sqm</i>						
<b>Average Rateable Values, £ per Sqm</b>	56.5					
<b>Access Factors</b>	Accessed via residential streets that can be narrowed due to road parking. Internal roads are also narrowed, and one-way in places, due to on road parking and the dense nature of the area					
<b>Other Property Details</b>	1 floor on average					
<b>Other Constraints</b>	None					
<b>Area Conclusions</b>						
<b>Opportunities for redevelopment/ expansion</b>	Densely developed site, tightly bound by housing and urban greenspace.					
<b>Site Grading A-E</b>	C					



<b>Area Name, Area Address/Settlement</b>	Marquis Street/Richard Street, Kirkham					
<b>Area Size, Ha</b>	2.62					
<b>Employment Area Description</b>	Small local industrial estate in Kirkham located just off the B5192 comprising older industrial units and a modern office premises occupied by Warden Construction					
<b>Prominence and Location</b>						
<b>Location</b>	In settlement					
<b>Distance to M55 Motorway, km</b>	2.9	M55				
<b>Distance to A-road, km</b>	1.4	A585				
<b>Distance to Rail Station, km</b>	0.5	Kirkham & Wesham				
<b>Distance to Existing Bus Route, km</b>	0.4	Library Bus Stop (61, 78, 600, 649, 853, SF1)				
<b>Distance to Services, km</b>	0.9	Co-op Food Wesham				
<b>Overall Prominence (High, Medium, Low)</b>	Medium					
<b>Premises and Area Condition</b>						
<b>Main Occupiers</b>	Warden Construction, Stevensons Advertising Plastics					
<b>Total Number of Units</b>	10					
<b>Total Floorspace, Sqm</b>	6456					
<b>Properties by Use Class, No. of Units</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
	1			6	3	
<b>Predominant SIC Codes (2007)</b>	Construction of buildings and Other manufacturing					
<b>Prevailing Uses</b>	Mixed use					
<b>Buildings Age</b>	<b>Pre 1945</b>	<b>1945-90</b>	<b>90-2010</b>	<b>New 2010+</b>		
		9	1			
<b>Buildings Quality</b>	<b>Derelict</b>	<b>Poor</b>	<b>Average</b>	<b>Good</b>		
			10			
<b>Tenure</b>	<b>No. Freehold Units</b>		6	<b>No. Leasehold Units</b>		
				4		
<b>Vacancy</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
<i>No. of Vacant Units</i>						
<i>Floorspace of Vacant Units</i>						
<i>Condition of Vacant Properties</i>						
<i>Average Rents Sought/Achieved, £ per Sqm</i>						
<b>Average Rateable Values, £ per Sqm</b>	32.33					
<b>Access Factors</b>	Located off the B5192, this area is accessed via Station Road which is narrowed by the parked cars of the motor repair garage. Narrow roads are observed internally throughout the estate.					
<b>Other Property Details</b>	1 floor on average					
<b>Other Constraints</b>	Flood Zone 3					
<b>Area Conclusions</b>						
<b>Opportunities for redevelopment/ expansion</b>	There is one undeveloped yard in the area, between Station Road and Richard Street. However, this appears to be in use by a haulage company. Elsewhere the area is tightly bound by other uses.					
<b>Site Grading A-E</b>	D					



<b>Area Name, Area Address/Settlement</b>	Whitworth Street, Wesham					
<b>Area Size, Ha</b>						3.49
<b>Employment Area Description</b>	Large factory premises occupied by Fox's Biscuits. The premises is accessed just off the B5192 in Wesham.					
<b>Prominence and Location</b>						
<b>Location</b>	In settlement					
<b>Distance to M55 Motorway, km</b>	2.6	M55				
<b>Distance to A-road, km</b>	0.8	A585				
<b>Distance to Rail Station, km</b>	0.3	Kirkham & Wesham				
<b>Distance to Existing Bus Route, km</b>	0.2	Railway Station Bus Stop (61, 78, 600, 649, 853, SF1)				
<b>Distance to Services, km</b>	0.6	One Stop				
<b>Overall Prominence (High, Medium, Low)</b>	Low					
<b>Premises and Area Condition</b>						
<b>Main Occupiers</b>	Fox's Biscuits					
<b>Total Number of Units</b>						1
<b>Total Floorspace, Sqm</b>						18846
<b>Properties by Use Class, No. of Units</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
<b>Predominant SIC Codes (2007)</b>	Manufacture of food products					
<b>Prevailing Uses</b>	Factory					
<b>Buildings Age</b>	<b>Pre 1945</b>	<b>1945-90</b>	<b>90-2010</b>	<b>New 2010+</b>		
<b>Buildings Quality</b>	<b>Derelict</b>	<b>Poor</b>	<b>Average</b>	<b>Good</b>		
<b>Tenure</b>	<b>No. Freehold Units</b>		1	<b>No. Leasehold Units</b>		
<b>Vacancy</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
<i>No. of Vacant Units</i>						
<i>Floorspace of Vacant Units</i>						
<i>Condition of Vacant Properties</i>						
<b>Average Rents Sought/Achieved, £ per Sqm</b>						19.39
<b>Average Rateable Values, £ per Sqm</b>						19.39
<b>Access Factors</b>	Accessed down residential streets narrowed by on-street parking. Parking is provided on premises while the internal roads have adequate space for HGVs.					
<b>Other Property Details</b>	Two floors					
<b>Other Constraints</b>	Flood Zone 2					
<b>Area Conclusions</b>						
<b>Opportunities for redevelopment/ expansion</b>	Densely developed site, tightly bound by other uses					
<b>Site Grading A-E</b>	B					

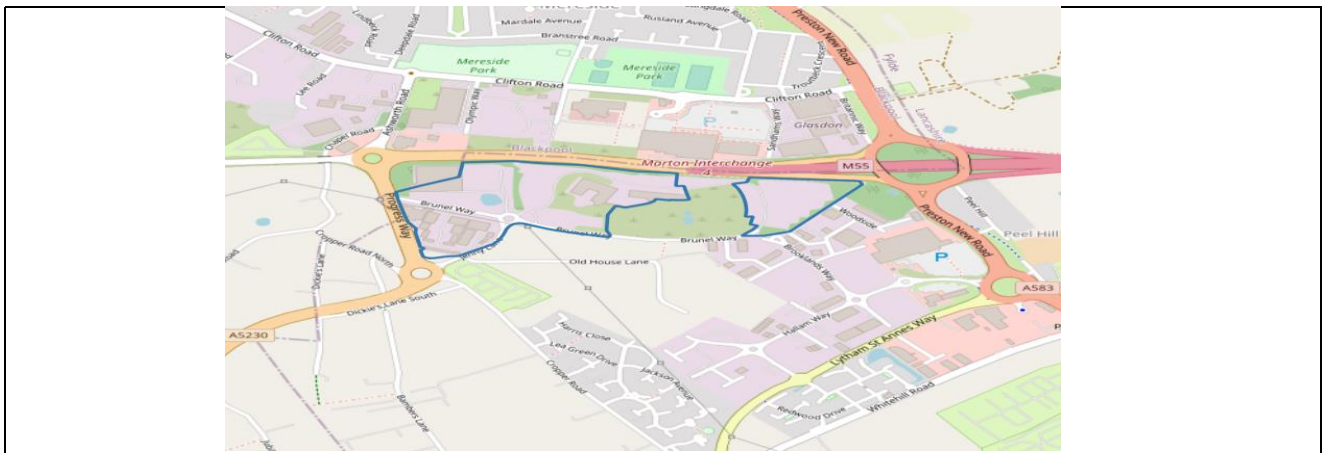


<b>Area Name, Area Address/Settlement</b>	Westinghouse Springfield, Salwick					
<b>Area Size, Ha</b>						89.2
<b>Employment Area Description</b>	Large nuclear production facility in Salwick located in a rural area, but with good access to Salwick railway station and benefiting from the new M55 Junction 2 and associated link					
<b>Prominence and Location</b>						
<b>Location</b>	Out of settlement					
<b>Distance to M55 Motorway, km</b>	1.8	M55				
<b>Distance to A-road, km</b>	0.8	A582				
<b>Distance to Rail Station, km</b>	0.5	Salwick				
<b>Distance to Existing Bus Route, km</b>	0.4	Smiths Arms (613, 684, 695)				
<b>Distance to Services, km</b>	1.5	ASKM Convenience Store				
<b>Overall Prominence (High, Medium, Low)</b>	Low					
<b>Premises and Area Condition</b>						
<b>Main Occupiers</b>	Springfield Fuels, F2 Chemicals					
<b>Total Number of Units</b>	26 approx					
<b>Total Floorspace, Sqm</b>	Not Known					
<b>Properties by Use Class, No. of Units</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
				26		
<b>Predominant SIC Codes (2007)</b>	Manufacture of basic metals and Manufacture of chemicals and chemical products					
<b>Prevailing Uses</b>	for example, office park, modern distribution, mixed use with retail or other					
<b>Buildings Age</b>	<b>Pre 1945</b>	<b>1945-90</b>	<b>90-2010</b>	<b>New 2010+</b>		
		26				
<b>Buildings Quality</b>	<b>Derelict</b>	<b>Poor</b>	<b>Average</b>	<b>Good</b>		
			26			
<b>Tenure</b>	<b>No. Freehold Units</b>		N/K	<b>No. Leasehold Units</b>		
<b>Vacancy</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
<i>No. of Vacant Units</i>						
<i>Floorspace of Vacant Units</i>						
<i>Condition of Vacant Properties</i>						
<i>Average Rents Sought/Achieved, £ per Sqm</i>						
<b>Average Rateable Values, £ per Sqm</b>	N/A					
<b>Access Factors</b>	Accessed via Station Road which is sufficiently wide. Internal roads and on-premises parking are also sufficient					
<b>Other Property Details</b>	2 floors on average					
<b>Other Constraints</b>	Semi-natural greenspace, Flood Zone 3, Deepdale Brook runs through the middle of the site					
<b>Area Conclusions</b>						
<b>Opportunities for redevelopment/ expansion</b>	There are a diverse range of cleared and undeveloped plots. However, these fall within a secure site and are not available to meet general business needs					
<b>Site Grading A-E</b>	A					

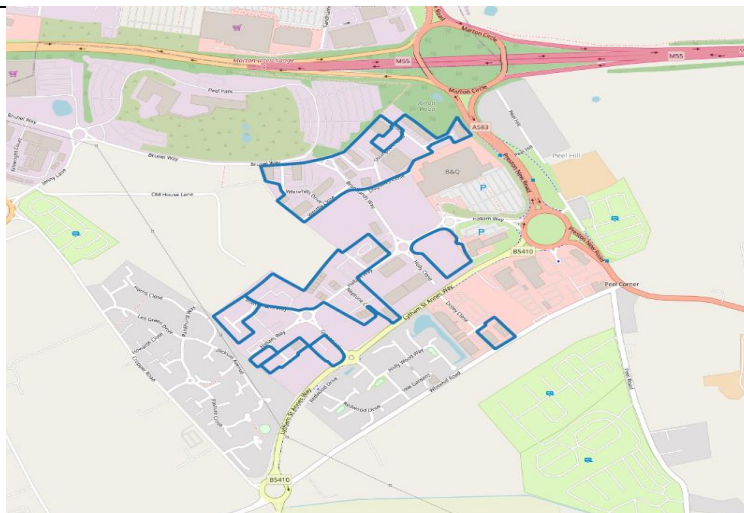


<b>Area Name, Area Address/Settlement</b>	BAE Systems, Warton					
<b>Area Size, Ha</b>	73.75					
<b>Employment Area Description</b>	Large modern manufacturing and assembly facility for defence contractor, BAE Systems. The employment floorspace is located in three sections around Warton Aerodrome and can be accessed via the A584. Also forms part of Lancashire Enterprise Zone.					
<b>Prominence and Location</b>						
<b>Location</b>	In settlement					
<b>Distance to M55 Motorway, km</b>	8.3	M55				
<b>Distance to A-road, km</b>	0.1	A584				
<b>Distance to Rail Station, km</b>	5.6	Lytham				
<b>Distance to Existing Bus Route, km</b>	0.2	Church Road Bus Stop (68, 68C, 78, 598, 602, 603, 639, 853)				
<b>Distance to Services, km</b>	0.2	SPAR, Warton				
<b>Overall Prominence (High, Medium, Low)</b>	High					
<b>Premises and Area Condition</b>						
<b>Main Occupiers</b>	BAE Systems, Warton					
<b>Total Number of Units</b>	Not known					
<b>Total Floorspace, Sqm</b>	Not known					
<b>Properties by Use Class, No. of Units</b>	E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Other
<b>Predominant SIC Codes (2007)</b>	Manufacture of other transport equipment					
<b>Prevailing Uses</b>	Industrial					
<b>Buildings Age</b>	Pre 1945	1945-90	90-2010	New 2010+		
		-				
<b>Buildings Quality</b>	Derelict	Poor	Average	Good		
			-			
<b>Tenure</b>	No. Freehold Units	-	No. Leasehold Units			
<b>Vacancy</b>	E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Other
<i>No. of Vacant Units</i>						
<i>Floorspace of Vacant Units</i>						
<i>Condition of Vacant Properties</i>						
<i>Average Rents Sought/Achieved, £ per Sqm</i>						
<b>Average Rateable Values, £ per Sqm</b>	N/A					
<b>Access Factors</b>	Accessed via the A584 with a wide entrance and internal roads					
<b>Other Property Details</b>	2 floors on average					
<b>Other Constraints</b>	Small sections within Flood Zone 3 and the Green Belt. Southern section within a Site of Special Scientific Interest (Ribble Estuary) and has a footpath running through.					
<b>Area Conclusions</b>						
<b>Opportunities for redevelopment/ expansion</b>	Part of the Lancashire Enterprise Zone since 2011. Delivery of new premises has been negligible to date. Growth is expected over the next Local Plan period, driven by BAE's internal development and expansion plans, but all details on this remain confidential at this time.					
<b>Site Grading A-E</b>	A					





<b>Area Name, Area Address/Settlement</b>	Blackpool and Fylde Industrial Estate, Whitehills					
<b>Area Size, Ha</b>	17.28					
<b>Employment Area Description</b>	Large industrial estate lying predominantly in Fylde but extending across the border into Blackpool. The estate is in close proximity to the M55 junction 4 and is accessed off the A5230. The site mainly comprises smaller workshop units with some larger B8 uses. Separate from the industrial activity is a large self-contained office occupied by DWP.					
<b>Prominence and Location</b>						
<b>Location</b>	Edge of settlement					
<b>Distance to M55 Motorway, km</b>	2.5	M55				
<b>Distance to A-road, km</b>	0.6	A5230				
<b>Distance to Rail Station, km</b>	4	Blackpool South				
<b>Distance to Existing Bus Route, km</b>	0	DWP Peel Park Bus Stop (6, 916)				
<b>Distance to Services, km</b>	1.7	Tesco Extra				
<b>Overall Prominence (High, Medium, Low)</b>	High					
<b>Premises and Area Condition</b>						
<b>Main Occupiers</b>	Express Linen Services, Direct Window Co and DWP					
<b>Total Number of Units</b>	37					
<b>Total Floorspace, Sqm</b>	40712					
<b>Properties by Use Class, No. of Units</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
	2		22	5	8	
<b>Predominant SIC Codes (2007)</b>	Other personal service activities and Manufacture of other non-metallic mineral products					
<b>Prevailing Uses</b>	Mixed use					
<b>Buildings Age</b>	<b>Pre 1945</b>	<b>1945-90</b>	<b>90-2010</b>	<b>New 2010+</b>		
		37				
<b>Buildings Quality</b>	<b>Derelict</b>	<b>Poor</b>	<b>Average</b>	<b>Good</b>		
			37			
<b>Tenure</b>	<b>No. Freehold Units</b>			<b>No. Leasehold Units</b>		
				37		
<b>Vacancy</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
<i>No. of Vacant Units</i>						
<i>Floorspace of Vacant Units</i>						
<i>Condition of Vacant Properties</i>						
<i>Average Rents Sought/Achieved, £ per Sqm</i>						
<b>Average Rateable Values, £ per Sqm</b>	73.67					
<b>Access Factors</b>	Good access off the M55 and A5230, internal roads of the multi-let industrial estate can become congested					
<b>Other Property Details</b>	One floor on average					
<b>Other Constraints</b>	Includes area of woodland, ponds and other environmental features. ENV1 Coastal Change Management Area along southern boundary					
<b>Area Conclusions</b>						
<b>Opportunities for redevelopment/ expansion</b>	Growth here is likely to be dependent on the future of the DWP offices and this is discussed separately in relation to Site FY6: DWP, Brunel Way,					
<b>Site Grading A-E</b>	C					



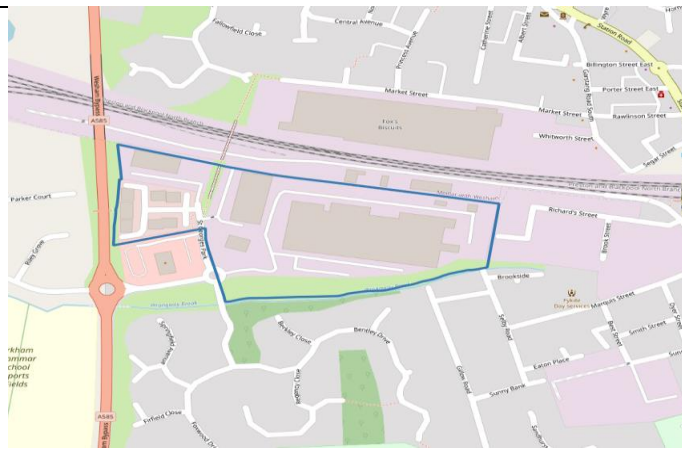
<b>Area Name, Area Address/Settlement</b>	Whitehills Park, Whitehills					
<b>Area Size, Ha</b>	11.39					
<b>Employment Area Description</b>	Large high quality business park located in close proximity to the M55 junction accessed via the A583. The estate contains a mix of offices, workshops and warehouses alongside retail, car dealerships, hotel and food and drink providers.					
<b>Prominence and Location</b>						
<b>Location</b>	In settlement					
<b>Distance to M55 Motorway, km</b>	1.2	M55				
<b>Distance to A-road, km</b>	0.3	A583				
<b>Distance to Rail Station, km</b>	5.6	Blackpool South				
<b>Distance to Existing Bus Route, km</b>	2	Whitehill Road Bus Stop				
<b>Distance to Services, km</b>	0	Nom Nom				
<b>Overall Prominence (High, Medium, Low)</b>	High					
<b>Premises and Area Condition</b>						
<b>Main Occupiers</b>	LG Energy Group, Ameon, Canaccord Genuity, NST					
<b>Total Number of Units</b>	139					
<b>Total Floorspace, Sqm</b>	45596					
<b>Properties by Use Class, No. of Units</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
	80		3	34	22	C1, E(a), E(b), SG
<b>Predominant SIC Codes (2007)</b>	Activities of head offices; management consultancy activities, Specialised construction activities and Financial service activities, except insurance and pension funding					
<b>Prevailing Uses</b>	Mixed use with retail, food and drink and sui generis					
<b>Buildings Age</b>	<b>Pre 1945</b>	<b>1945-90</b>	<b>90-2010</b>	<b>New 2010+</b>		
		23	100	16		
<b>Buildings Quality</b>	<b>Derelict</b>	<b>Poor</b>	<b>Average</b>	<b>Good</b>		
			22	117		
<b>Tenure</b>	<b>No. Freehold Units</b>	16	<b>No. Leasehold Units</b>			
					123	
<b>Vacancy</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
<i>No. of Vacant Units</i>	3			2		
<i>Floorspace of Vacant Units</i>	361			462		
<b>Condition of Vacant Properties</b>	Good			Good + Average		
<b>Average Rents Sought/Achieved, £ per Sqm</b>	112.63			78.15		
<b>Average Ratable Values, £ per Sqm</b>	83.1					
<b>Access Factors</b>	Located in close proximity to the M55 junction the business park is accessed via the A583. Wide roads are present internally while most premises have allocated on-site parking.					
<b>Other Property Details</b>	2 floors on average					
<b>Other Constraints</b>	None					
<b>Area Conclusions</b>						
<b>Opportunities for redevelopment/ expansion</b>	There are a diverse range of development plots in, and around, Whitehills Park. These have been captured in the Local Plan and are discussed further above.					
<b>Site Grading A-E</b>	B					



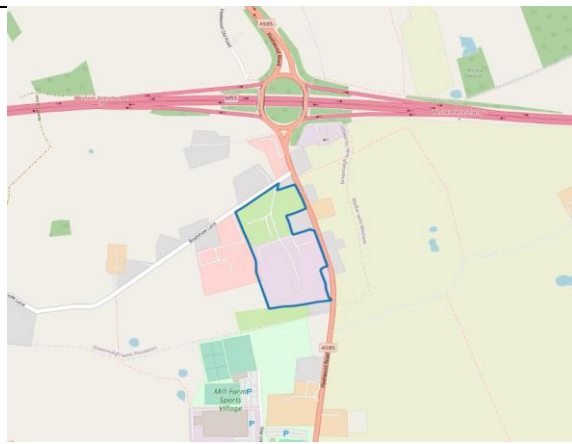
<b>Area Name, Area Address/Settlement</b>	AXA/AEGON Offices, Ballam Road, Lytham					
<b>Area Size, Ha</b>	3.71					
<b>Employment Area Description</b>	Office park comprising four large, older office buildings located near the town centre of Lytham off Ballam Road. Occupiers include Atos, Aegon, Inenco and Beaverbrooks					
<b>Prominence and Location</b>						
<b>Location</b>	In settlement					
<b>Distance to M55 Motorway, km</b>	6.8	M55				
<b>Distance to A-road, km</b>	1.4	A584				
<b>Distance to Rail Station, km</b>	0.5	Lytham				
<b>Distance to Existing Bus Route, km</b>	0.2	AXA Bus Stop				
<b>Distance to Services, km</b>	0.5	Costa Coffee				
<b>Overall Prominence (High, Medium, Low)</b>	Medium					
<b>Premises and Area Condition</b>						
<b>Main Occupiers</b>	Atos, Aegon, Inenco, Beaverbrooks					
<b>Total Number of Units</b>	4					
<b>Total Floorspace, Sqm</b>	16001					
<b>Properties by Use Class, No. of Units</b>	E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Other
	4					
<b>Predominant SIC Codes (2007)</b>	Financial service activities, except insurance and pension funding, Computer programming, consultancy and related activities, Activities of head offices; management consultancy activities and Retail trade, except of motor vehicles and motorcycles					
<b>Prevailing Uses</b>	Office park					
<b>Buildings Age</b>	Pre 1945	1945-90	90-2010	New 2010+		
		4				
<b>Buildings Quality</b>	Derelict	Poor	Average	Good		
			4			
<b>Tenure</b>	<b>No. Freehold Units</b>		2		<b>No. Leasehold Units</b>	
					2	
<b>Vacancy</b>	E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Other
<i>No. of Vacant Units</i>	Axa building vacant but acquired by Beaverbrooks for its own purposes and not available to accommodate other businesses.					
<i>Floorspace of Vacant Units</i>						
<i>Condition of Vacant Properties</i>						
<i>Average Rents Sought/Achieved, £ per Sqm</i>						
<b>Average Rateable Values, £ per Sqm</b>	89.03					
<b>Access Factors</b>	Ballam Road provides good access to the offices. The entry and internal roads are wide while parking is provided on premises					
<b>Other Property Details</b>	4 floors on average					
<b>Other Constraints</b>	Flood Zone 3					
<b>Area Conclusions</b>						
<b>Opportunities for redevelopment/ expansion</b>	Existing premises in use or held for the expansion of occupiers. Further development would not be possible without impacting on the right to light of the existing office buildings.					
<b>Site Grading A-E</b>	B					



<b>Area Name, Area Address/Settlement</b>	Jubilee House, Lytham					
<b>Area Size, Ha</b>	1.07					
<b>Employment Area Description</b>	Large, modern office building with frontage onto the A584, on the edge of Lytham Green. The offices are of good quality and are occupied by several businesses.					
<b>Prominence and Location</b>						
<b>Location</b>	In settlement					
<b>Distance to M55 Motorway, km</b>	8.1	M55				
<b>Distance to A-road, km</b>	0	A584				
<b>Distance to Rail Station, km</b>	1.4	Lytham				
<b>Distance to Existing Bus Route, km</b>	0	Lytham Hospital Bus Stop (11, 17, 76, 78, 639, 853)				
<b>Distance to Services, km</b>	0.3	Crofts Newsagent & Post Office				
<b>Overall Prominence (High, Medium, Low)</b>	High					
<b>Premises and Area Condition</b>						
<b>Main Occupiers</b>	Vincents Solicitors, Gledus, Danbro					
<b>Total Number of Units</b>	1 property (capable of sub division into up to 37 suites)					
<b>Total Floorspace, Sqm</b>	6,180					
<b>Properties by Use Class, No. of Units</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
	1					(Incorporating an internal café, gym, salon and other services)
<b>Predominant SIC Codes (2007)</b>	Legal and accounting activities					
<b>Prevailing Uses</b>	Office building					
<b>Buildings Age</b>	<b>Pre 1945</b>	<b>1945-90</b>	<b>90-2010</b>	<b>New 2010+</b>		
			1	Significantly refurbished and expanded in 2013-2015		
<b>Buildings Quality</b>	<b>Derelict</b>	<b>Poor</b>	<b>Average</b>	<b>Good</b>		
				1		
<b>Tenure</b>	<b>No. Freehold Units</b>		<b>No. Leasehold Units</b>			
<b>Vacancy</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
<i>No. of Vacant Units</i>	1					
<i>Floorspace of Vacant Units</i>	123					
<b>Condition of Vacant Properties</b>	Good					
<b>Average Rents Sought/Achieved, £ per Sqm</b>	302					
<b>Average Rateable Values, £ per Sqm</b>	106					
<b>Access Factors</b>	Good access off the A584 with large shared car park located around the back.					
<b>Other Property Details</b>	3 floors					
<b>Other Constraints</b>	Flood Zone 3					
<b>Area Conclusions</b>						
<b>Opportunities for redevelopment/ expansion</b>	The office uses could be extended to the rear, with the loss of some parking. Some 0.5 ha is available here. However, as the last refurbishment demolished offices that used to occupy some of this land, such an expansion is unlikely.					
<b>Site Grading A-E</b>	B					



<b>Area Name, Area Address/Settlement</b>	St George's Park, Kirkham					
<b>Area Size, Ha</b>	6.26					
<b>Employment Area Description</b>	Business park located off the A585 comprising good quality office buildings as well as a large factory premises occupied by Kepak					
<b>Prominence and Location</b>						
<b>Location</b>	In settlement					
<b>Distance to M55 Motorway, km</b>	2.9	M55				
<b>Distance to A-road, km</b>	0.4	A585				
<b>Distance to Rail Station, km</b>	2.1	Kirkham & Wesham				
<b>Distance to Existing Bus Route, km</b>	0	Kingfisher Bus Stop (61, 61C)				
<b>Distance to Services, km</b>	0	The Kingfisher Pub/Resturant				
<b>Overall Prominence (High, Medium, Low)</b>	High					
<b>Premises and Area Condition</b>						
<b>Main Occupiers</b>	Kepak, Natures Aid					
<b>Total Number of Units</b>	22					
<b>Total Floorspace, Sqm</b>	22343					
<b>Properties by Use Class, No. of Units</b>	E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Other
<b>Predominant SIC Codes (2007)</b>	19			2	1	
<b>Predominant SIC Codes (2007)</b>	Manufacture of food products					
<b>Prevailing Uses</b>	Mixed use					
<b>Buildings Age</b>	<b>Pre 1945</b>	<b>1945-90</b>	<b>90-2010</b>	<b>New 2010+</b>		
		3	19			
<b>Buildings Quality</b>	<b>Derelict</b>	<b>Poor</b>	<b>Average</b>	<b>Good</b>		
			3	19		
<b>Tenure</b>	<b>No. Freehold Units</b>		3	<b>No. Leasehold Units</b>		
				19		
<b>Vacancy</b>	E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Other
<i>No. of Vacant Units</i>	1					
<i>Floorspace of Vacant Units</i>	136					
<b>Condition of Vacant Properties</b>	Good					
<b>Average Rents Sought/Achieved, £ per Sqm</b>	108					
<b>Average Rateable Values, £ per Sqm</b>	68.69					
<b>Access Factors</b>	Good access off the A585 with adequately wide internal roads and allocated parking					
<b>Other Property Details</b>	2 floors on average					
<b>Other Constraints</b>	None					
<b>Area Conclusions</b>						
<b>Opportunities for redevelopment/ expansion</b>	Site fully developed and bound by other uses or greenspace.					
<b>Site Grading A-E</b>	C					



<b>Area Name, Area Address/Settlement</b>	Fairfield Research Station, Greenhalgh					
<b>Area Size, Ha</b>						5.78
<b>Employment Area Description</b>	Large factory and office premises located off the A585 and occupied by Laleham					
<b>Prominence and Location</b>						
<b>Location</b>	Out of settlement					
<b>Distance to M55 Motorway, km</b>	0.7	M55				
<b>Distance to A-road, km</b>	0.3	A585				
<b>Distance to Rail Station, km</b>	2.2	Kirkham & Wesham				
<b>Distance to Existing Bus Route, km</b>	0.4	Garden Centre Bus Stop (78, 600, 853, SF1)				
<b>Distance to Services, km</b>	1.5	Aldi				
<b>Overall Prominence (High, Medium, Low)</b>	High					
<b>Premises and Area Condition</b>						
<b>Main Occupiers</b>	Laleham Health & Beauty					
<b>Total Number of Units</b>						2
<b>Total Floorspace, Sqm</b>						13615
<b>Properties by Use Class, No. of Units</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
	1			1		
<b>Predominant SIC Codes (2007)</b>	Other manufacturing					
<b>Prevailing Uses</b>	Factory and offices					
<b>Buildings Age</b>	<b>Pre 1945</b>	<b>1945-90</b>	<b>90-2010</b>	<b>New 2010+</b>		
		2		Significant expansion of the Laleham factory over 2000-2017		
<b>Buildings Quality</b>	<b>Derelict</b>	<b>Poor</b>	<b>Average</b>	<b>Good</b>		
			2			
<b>Tenure</b>	<b>No. Freehold Units</b>		<b>No. Leasehold Units</b>			2
<b>Vacancy</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
<i>No. of Vacant Units</i>						
<i>Floorspace of Vacant Units</i>						
<i>Condition of Vacant Properties</i>						
<i>Average Rents Sought/Achieved, £ per Sqm</i>						
<b>Average Rateable Values, £ per Sqm</b>						25.97
<b>Access Factors</b>	Good access off A585. Internal roads are narrow but there are areas for HGVs to turn. Sufficient parking is provided on premises					
<b>Other Property Details</b>	2 floors					
<b>Other Constraints</b>	None					
<b>Area Conclusions</b>						
<b>Opportunities for redevelopment/ expansion</b>	Undeveloped land in the area comprises woodland, ponds and other environmental features.					
<b>Site Grading A-E</b>	C					



<b>Area Name, Area Address/Settlement</b>	Former RAF Camp, Hillock Lane, Warton					
<b>Area Size, Ha</b>						6.40
<b>Employment Area Description</b>	Rural, average quality, industrial and office premises located off Hillock Lane occupied by Helical Technology					
<b>Prominence and Location</b>						
<b>Location</b>	Out of settlement					
<b>Distance to M55 Motorway, km</b>	7.3	M55				
<b>Distance to A-road, km</b>	2	A584				
<b>Distance to Rail Station, km</b>	4.2	Kirkham & Wesham				
<b>Distance to Existing Bus Route, km</b>	0.8	Hillock Lane Bus Stop (78, 598, 602, 603, 639, 853)				
<b>Distance to Services, km</b>	2.3	SPAR Freckleton				
<b>Overall Prominence (High, Medium, Low)</b>	Low					
<b>Premises and Area Condition</b>						
<b>Main Occupiers</b>	Helical Technology					
<b>Total Number of Units</b>						3
<b>Total Floorspace, Sqm</b>						7774
<b>Properties by Use Class, No. of Units</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
<b>Predominant SIC Codes (2007)</b>	Architectural and engineering activities; technical testing and analysis					
<b>Prevailing Uses</b>	Industrial					
<b>Buildings Age</b>	<b>Pre 1945</b>	<b>1945-90</b>	<b>90-2010</b>	<b>New 2010+</b>		
			3			
<b>Buildings Quality</b>	<b>Derelict</b>	<b>Poor</b>	<b>Average</b>	<b>Good</b>		
			3			
<b>Tenure</b>	<b>No. Freehold Units</b>		3	<b>No. Leasehold Units</b>		
<b>Vacancy</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
<i>No. of Vacant Units</i>						
<i>Floorspace of Vacant Units</i>						
<i>Condition of Vacant Properties</i>						
<i>Average Rents Sought/Achieved, £ per Sqm</i>						
<i>Average Ratable Values, £ per Sqm</i>	N/K					
<b>Access Factors</b>	Hillock Lane provides sufficient width as do the internal roads while sufficient parking is found on premises					
<b>Other Property Details</b>	One floor on average					
<b>Other Constraints</b>	None					
<b>Area Conclusions</b>						
<b>Opportunities for redevelopment/ expansion</b>	1.3 ha of undeveloped expansion land in the south of the site, comprising former airfield infrastructure. Green Belt to the east.					
<b>Site Grading A-E</b>	C					



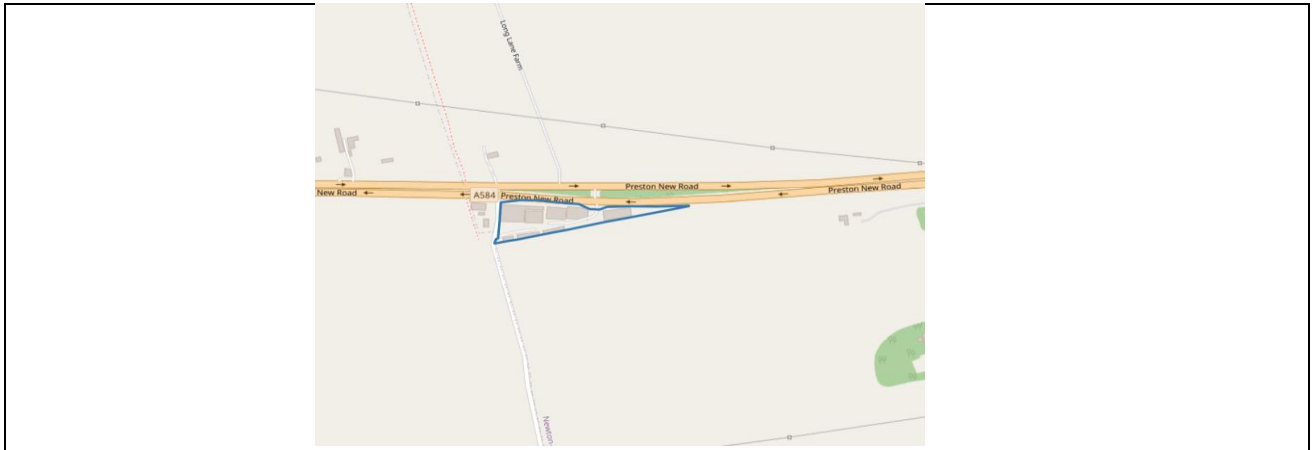


<b>Area Name, Area Address/Settlement</b>	Land Registry, Warton					
<b>Area Size, Ha</b>						5.19
<b>Employment Area Description</b>	Large self contained office premises located on the A584, occupied by HM Land Registry.					
<b>Prominence and Location</b>						
<b>Location</b>	Out of settlement					
<b>Distance to M55 Motorway, km</b>	9.7	M55				
<b>Distance to A-road, km</b>	0	A584				
<b>Distance to Rail Station, km</b>	4.7	Lytham				
<b>Distance to Existing Bus Route, km</b>	0.1	Land Registry Bus Stop (68, 68C, 78, 598, 639, 853, SF1)				
<b>Distance to Services, km</b>	1.8	McDonald's				
<b>Overall Prominence (High, Medium, Low)</b>	High					
<b>Premises and Area Condition</b>						
<b>Main Occupiers</b>	HM Land Registry					
<b>Total Number of Units</b>						1
<b>Total Floorspace, Sqm</b>						3775
<b>Properties by Use Class, No. of Units</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
	1					
<b>Predominant SIC Codes (2007)</b>	N/A					
<b>Prevailing Uses</b>	Office					
<b>Buildings Age</b>	<b>Pre 1945</b>	<b>1945-90</b>	<b>90-2010</b>	<b>New 2010+</b>		
			1			
<b>Buildings Quality</b>	<b>Derelict</b>	<b>Poor</b>	<b>Average</b>	<b>Good</b>		
			1			
<b>Tenure</b>	<b>No. Freehold Units</b>		1	<b>No. Leasehold Units</b>		
<b>Vacancy</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
<i>No. of Vacant Units</i>						
<i>Floorspace of Vacant Units</i>						
<i>Condition of Vacant Properties</i>						
<i>Average Rents Sought/Achieved, £ per Sqm</i>						
<b>Average Rateable Values, £ per Sqm</b>						95
<b>Access Factors</b>	Good access off the A584 while the internal roads are sufficiently wide and there is sufficient parking					
<b>Other Property Details</b>	2 floors					
<b>Other Constraints</b>	Flood Zone 3					
<b>Area Conclusions</b>						
<b>Opportunities for redevelopment/ expansion</b>	Undeveloped land in the area is in use as environmental mitigation, including ponds and wooded areas, including land with consent for a solar farm (App. No. 22/0449). Surrounded on three sides by Green Belt.					
<b>Site Grading A-E</b>	C					

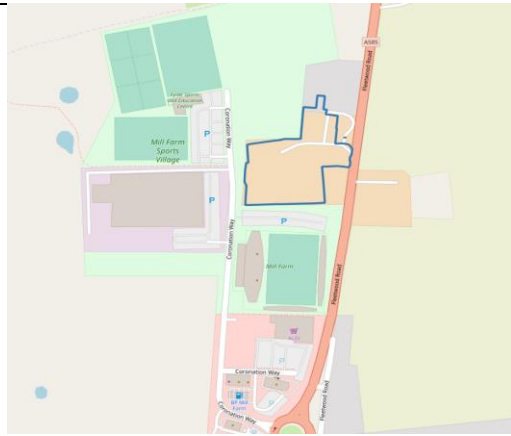




<b>Area Name, Area Address/Settlement</b>	Brook Mill, Station Road, Wrea Green					
<b>Area Size, Ha</b>						1.77
<b>Employment Area Description</b>	Small, poor-average quality industrial estate located just off the B5260 centred around an old mill building.					
<b>Prominence and Location</b>						
<b>Location</b>	In settlement					
<b>Distance to M55 Motorway, km</b>	5	M55				
<b>Distance to A-road, km</b>	1.4	A583				
<b>Distance to Rail Station, km</b>	3.5	Kirkham & Wesham				
<b>Distance to Existing Bus Route, km</b>	0.4	Grapes Hotel Bus Stop				
<b>Distance to Services, km</b>	0.5	SPAR, Wrea Green				
<b>Overall Prominence (High, Medium, Low)</b>	Low					
<b>Premises and Area Condition</b>						
<b>Main Occupiers</b>	Divine Signs, Energy Store					
<b>Total Number of Units</b>						18
<b>Total Floorspace, Sqm</b>						5082
<b>Properties by Use Class, No. of Units</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
<b>Predominant SIC Codes (2007)</b>	Other professional, scientific and technical activities and Specialised construction activities					
<b>Prevailing Uses</b>	Industrial estate with public house					
<b>Buildings Age</b>	<b>Pre 1945</b>	<b>1945-90</b>	<b>90-2010</b>	<b>New 2010+</b>		
	14	3	1			
<b>Buildings Quality</b>	<b>Derelict</b>	<b>Poor</b>	<b>Average</b>	<b>Good</b>		
		14	4			
<b>Tenure</b>	<b>No. Freehold Units</b>		<b>No. Leasehold Units</b>			18
<b>Vacancy</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
<i>No. of Vacant Units</i>						
<i>Floorspace of Vacant Units</i>						
<i>Condition of Vacant Properties</i>						
<b>Average Rents Sought/Achieved, £ per Sqm</b>						
<b>Average Rateable Values, £ per Sqm</b>						34.35
<b>Access Factors</b>	Accessed off the B5260 down a narrow road. The internal roads are sufficiently wide with parking. Internal roads are not fully tarmacked					
<b>Other Property Details</b>	1 floor on average					
<b>Other Constraints</b>	None					
<b>Area Conclusions</b>						
<b>Opportunities for redevelopment/ expansion</b>	0.79 ha field to the west could provide an expansion opportunity. Growth elsewhere is constrained by adjoining uses. This is highly unlikely though given the constrained access through the existing area, and the low value of the existing scheme. In the long term, the whole area might provide a regeneration and/or refurbishment opportunity but, at present, the properties are well used.					
<b>Site Grading A-E</b>	D					



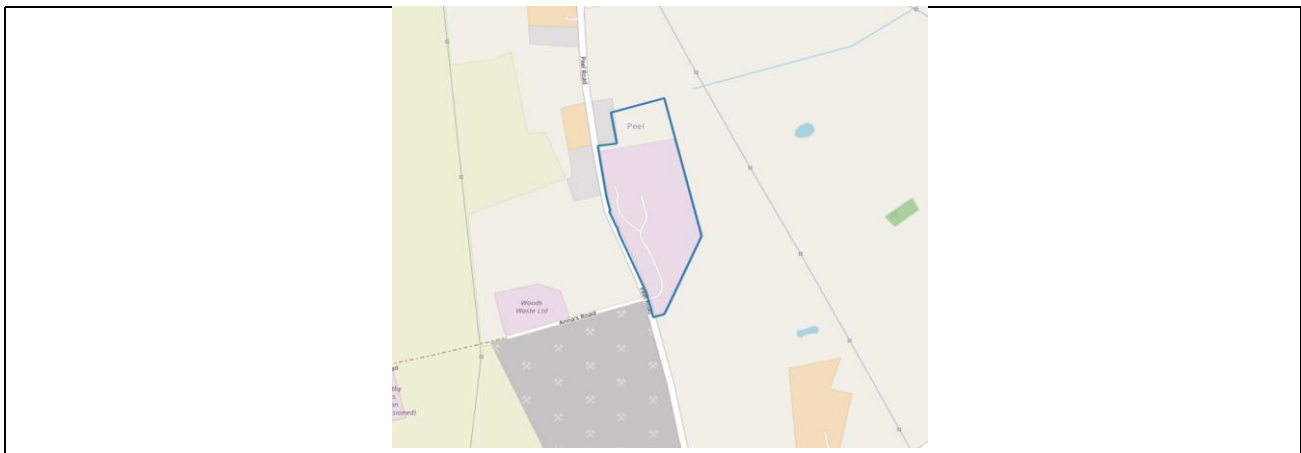
<b>Area Name, Area Address/Settlement</b>	Clifton Business Park (Clifton Marsh Depot)					
<b>Area Size, Ha</b>	1.16					
<b>Employment Area Description</b>	Five rows of average quality, multi-let workshop units located on the A584 with frontage onto the A road.					
<b>Prominence and Location</b>						
<b>Location</b>	Out of settlement					
<b>Distance to M55 Motorway, km</b>	8	M55				
<b>Distance to A-road, km</b>	0	A584				
<b>Distance to Rail Station, km</b>	4.1	Salwick				
<b>Distance to Existing Bus Route, km</b>	0	Clifton Business Centre (68)				
<b>Distance to Services, km</b>	0.8	The Courtyard Café				
<b>Overall Prominence (High, Medium, Low)</b>	High					
<b>Premises and Area Condition</b>						
<b>Main Occupiers</b>	Signature Auto Care, Fylde Auto Care, Premier Hose Technologies					
<b>Total Number of Units</b>	14					
<b>Total Floorspace, Sqm</b>	4864					
<b>Properties by Use Class, No. of Units</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
				12	2	
<b>Predominant SIC Codes (2007)</b>	Wholesale and retail trade and repair of motor vehicles and motorcycles and Manufacture of machinery and equipment n.e.c.					
<b>Prevailing Uses</b>	Industrial					
<b>Buildings Age</b>	<b>Pre 1945</b>	<b>1945-90</b>	<b>90-2010</b>	<b>New 2010+</b>		
		4	10			
<b>Buildings Quality</b>	<b>Derelict</b>	<b>Poor</b>	<b>Average</b>	<b>Good</b>		
			14			
<b>Tenure</b>	<b>No. Freehold Units</b>			<b>No. Leasehold Units</b>		
				14		
<b>Vacancy</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
<i>No. of Vacant Units</i>						
<i>Floorspace of Vacant Units</i>						
<i>Condition of Vacant Properties</i>						
<i>Average Rents Sought/Achieved, £ per Sqm</i>						
<b>Average Rateable Values, £ per Sqm</b>	60.77					
<b>Access Factors</b>	Good access to A584 but internal roads within the estate are congested with disorganised parking.					
<b>Other Property Details</b>	1 floor					
<b>Other Constraints</b>	Flood Zone 3					
<b>Area Conclusions</b>						
<b>Opportunities for redevelopment/ expansion</b>	Existing area fully developed. Further expansion would require incursion into the adjoining countryside and areas of high flood risk.					
<b>Site Grading A-E</b>	D					



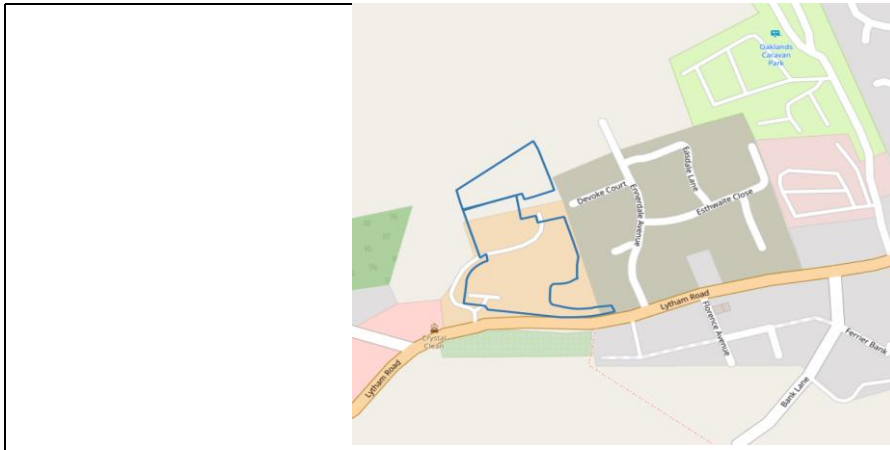
<b>Area Name, Area Address/Settlement</b>							
<b>Area Size, Ha</b>							
						1.26	
<b>Employment Area Description</b>							
Located off the A585, this estate is made up of a collection of older, average quality, former farm buildings, some in use as workshops and the remainder as offices							
<b>Prominence and Location</b>							
<b>Location</b>							
Out of settlement							
<b>Distance to M55 Motorway, km</b>							
						1	
M55							
<b>Distance to A-road, km</b>							
						0	
A585							
<b>Distance to Rail Station, km</b>							
						1.4	
Kirkham & Wesham							
<b>Distance to Existing Bus Route, km</b>							
						0.3	
AFC Fylde Bus Stop (78 and 853)							
<b>Distance to Services, km</b>							
						0.3	
Aldi							
<b>Overall Prominence (High, Medium, Low)</b>							
High							
<b>Premises and Area Condition</b>							
<b>Main Occupiers</b>							
Eyecatchers, Pureety Gourmet Flavours							
<b>Total Number of Units</b>							
						8	
<b>Total Floorspace, Sqm</b>							
						1073	
<b>Properties by Use Class, No. of Units</b>							
		<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
		5			3		
<b>Predominant SIC Codes (2007)</b>							
Sports activities and amusement and recreation activities and Manufacture of plastics products							
<b>Prevailing Uses</b>							
Mixed use							
<b>Buildings Age</b>							
		<b>Pre 1945</b>	<b>1945-90</b>	<b>90-2010</b>	<b>New 2010+</b>		
			8				
<b>Buildings Quality</b>							
		<b>Derelict</b>	<b>Poor</b>	<b>Average</b>	<b>Good</b>		
				8			
<b>Tenure</b>							
		<b>No. Freehold Units</b>		<b>No. Leasehold Units</b>			
				8			
<b>Vacancy</b>							
		<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
<i>No. of Vacant Units</i>							
<i>Floorspace of Vacant Units</i>							
<i>Condition of Vacant Properties</i>							
<i>Average Rents Sought/Achieved, £ per Sqm</i>							
						57.63	
<b>Average Rateable Values, £ per Sqm</b>							
<b>Access Factors</b>							
Good access to the A585 with overflow parking facilities to alleviate parking pressure							
<b>Other Property Details</b>							
1 floor							
<b>Other Constraints</b>							
None							
<b>Area Conclusions</b>							
Site now falls into the wider Mill Farm Sports Village (Study Ref. FY113), to the east which includes a developed B8 unit for Trilanco, roadside services and sports facilities and seven further development plots. Discussions with the area owners, and their agents, suggest that within the plots, 4.20 ha, in four sites is proposed for E(g), B2, B8 uses. This is discussed further in the employment supply section.							
<b>Opportunities for redevelopment/ expansion</b>							
<b>Site Grading A-E</b>							
B (Reflecting the wider Sports Village)							



<b>Area Name, Area Address/Settlement</b>	Wareing's Site, Blackpool Road, Kirkham					
<b>Area Size, Ha</b>						3.50
<b>Employment Area Description</b>	Premises of construction company J. Wareing & Son. The premises is made up of seven average quality buildings comprising two offices and five industrial buildings					
<b>Location</b>						
<b>Location</b>	Out of settlement					
<b>Distance to M55 Motorway, km</b>	4.3	M55				
<b>Distance to A-road, km</b>	0	A583				
<b>Distance to Rail Station, km</b>	3.5	Kirkham & Wesham				
<b>Distance to Existing Bus Route, km</b>	0.8	Mere Cottage Bus Stop (61)				
<b>Distance to Services, km</b>	2.8	Morrisons				
<b>Overall Prominence (High, Medium, Low)</b>	Low					
<b>Premises and Area Condition</b>						
<b>Main Occupiers</b>	J. Wareing & Son					
<b>Total Number of Units</b>						7
<b>Total Floorspace, Sqm</b>						6910
<b>Properties by Use Class, No. of Units</b>	E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Other
	2			5		
<b>Predominant SIC Codes (2007)</b>	Manufacture of fabricated metal products					
<b>Prevailing Uses</b>	Construction company incorporating metal fabrication					
<b>Buildings Age</b>	Pre 1945	1945-90	90-2010	New 2010+		
			3			
<b>Buildings Quality</b>	Derelict	Poor	Average	Good		
				5		
<b>Tenure</b>	No. Freehold Units		1	No. Leasehold Units		
<b>Vacancy</b>	E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Other
<i>No. of Vacant Units</i>						
<i>Floorspace of Vacant Units</i>						
<i>Condition of Vacant Properties</i>						
<i>Average Rents Sought/Achieved, £ per Sqm</i>						
<b>Average Rateable Values, £ per Sqm</b>						27.32
<b>Access Factors</b>	Good access of the A583 and adequate on-site parking					
<b>Other Property Details</b>	1 floor on average					
<b>Other Constraints</b>	None					
<b>Area Conclusions</b>						
<b>Opportunities for redevelopment/ expansion</b>	Undeveloped land in the south of the area is in use for open storage.					
<b>Site Grading A-E</b>	C					



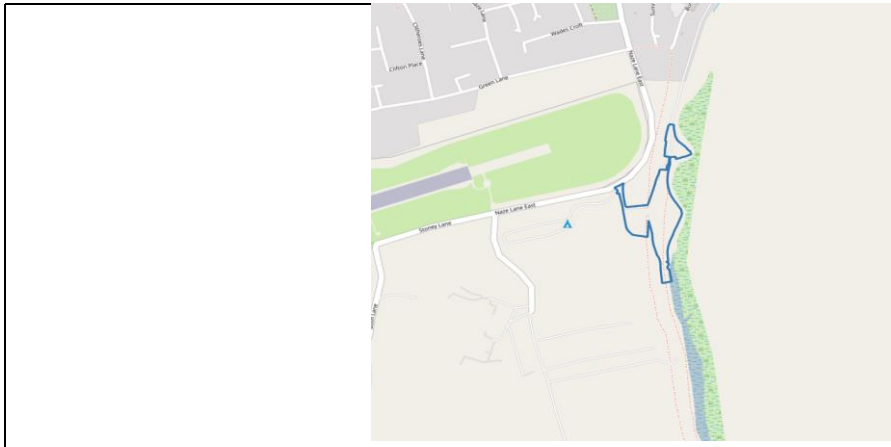
<b>Area Name, Area Address/Settlement</b>	Peel Hall Business Village, Westby					
<b>Area Size, Ha</b>						5.41
<b>Employment Area Description</b>	Rural, average quality industrial estate located off Peel Road comprising small workshop, offices and self-storage					
<b>Location</b>						
<b>Location</b>	Out of settlement					
<b>Distance to M55 Motorway, km</b>	3.4	M55				
<b>Distance to A-road, km</b>	2	A583				
<b>Distance to Rail Station, km</b>	7.3	Lytham				
<b>Distance to Existing Bus Route, km</b>	2	Whitehill Road Bus Stop (61)				
<b>Distance to Services, km</b>	2.5	Plum Tree Farm - Dining & Carvery				
<b>Overall Prominence (High, Medium, Low)</b>	Low					
<b>Premises and Area Condition</b>						
<b>Main Occupiers</b>	Omega Electrical, Auto Mirage					
<b>Total Number of Units</b>						17
<b>Total Floorspace, Sqm</b>						1906
<b>Properties by Use Class, No. of Units</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
	8		4	3	2	
<b>Predominant SIC Codes (2007)</b>	Specialised construction activities and Wholesale and retail trade and repair of motor vehicles and motorcycles					
<b>Prevailing Uses</b>	Mixed use					
<b>Buildings Age</b>	<b>Pre 1945</b>	<b>1945-90</b>	<b>90-2010</b>	<b>New 2010+</b>		
		17				
<b>Buildings Quality</b>	<b>Derelict</b>	<b>Poor</b>	<b>Average</b>	<b>Good</b>		
			17			
<b>Tenure</b>	<b>No. Freehold Units</b>		<b>No. Leasehold Units</b>			17
<b>Vacancy</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
<i>No. of Vacant Units</i>						
<i>Floorspace of Vacant Units</i>						
<i>Condition of Vacant Properties</i>						
<i>Average Rents Sought/Achieved, £ per Sqm</i>						
<b>Average Rateable Values, £ per Sqm</b>						63.37
<b>Access Factors</b>	Peel Road is sufficiently wide but the estate's access road is narrow while parking is constrained in the multi-let industrial section of the estate.					
<b>Other Property Details</b>	1 floor on average					
<b>Other Constraints</b>	None					
<b>Area Conclusions</b>						
<b>Opportunities for redevelopment/ expansion</b>	Northern quarter of the site, 0.97 ha, is undeveloped. Other land in the south east is in use as a container storage facility.					
<b>Site Grading A-E</b>	D					



<b>Area Name, Area Address/Settlement</b>	Braithwaites Yard Business Park, Warton					
<b>Area Size, Ha</b>						1.33
<b>Employment Area Description</b>	Small industrial estate accessed off the A584 adjacent to a new residential development. The estate is made up of 14 average quality workshops, fronted by a car dealership.					
<b>Prominence and Location</b>						
<b>Location</b>	Edge of settlement					
<b>Distance to M55 Motorway, km</b>	9.7	M55				
<b>Distance to A-road, km</b>	0	A584				
<b>Distance to Rail Station, km</b>	4.8	Lytham				
<b>Distance to Existing Bus Route, km</b>	0	West End Lane (68, 68C, 76, 78, 598, 602, 639, 853, SF1)				
<b>Distance to Services, km</b>	0.9	SPAR, Warton				
<b>Overall Prominence (High, Medium, Low)</b>	Medium					
<b>Premises and Area Condition</b>						
<b>Main Occupiers</b>	John Proctor Mobile Mechanic and David Stockton					
<b>Total Number of Units</b>						14
<b>Total Floorspace, Sqm</b>						2027
<b>Properties by Use Class, No. of Units</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
<b>Predominant SIC Codes (2007)</b>	Wholesale and retail trade and repair of motor vehicles and motorcycles					
<b>Prevailing Uses</b>	Industrial					
<b>Buildings Age</b>	<b>Pre 1945</b>	<b>1945-90</b>	<b>90-2010</b>	<b>New 2010+</b>		
		12	2			
<b>Buildings Quality</b>	<b>Derelict</b>	<b>Poor</b>	<b>Average</b>	<b>Good</b>		
			14			
<b>Tenure</b>	<b>No. Freehold Units</b>		<b>No. Leasehold Units</b>			
<b>Vacancy</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
<i>No. of Vacant Units</i>						
<i>Floorspace of Vacant Units</i>						
<i>Condition of Vacant Properties</i>						
<i>Average Rents Sought/Achieved, £ per Sqm</i>						
<b>Average Rateable Values, £ per Sqm</b>						48.69
<b>Access Factors</b>	Good access off the A584, internal roads could be prone to congestion					
<b>Other Property Details</b>	1 floor					
<b>Other Constraints</b>	None					
<b>Area Conclusions</b>						
<b>Opportunities for redevelopment/ expansion</b>	Small infill plot of 0.15 ha in the north west.					
<b>Site Grading A-E</b>	C					

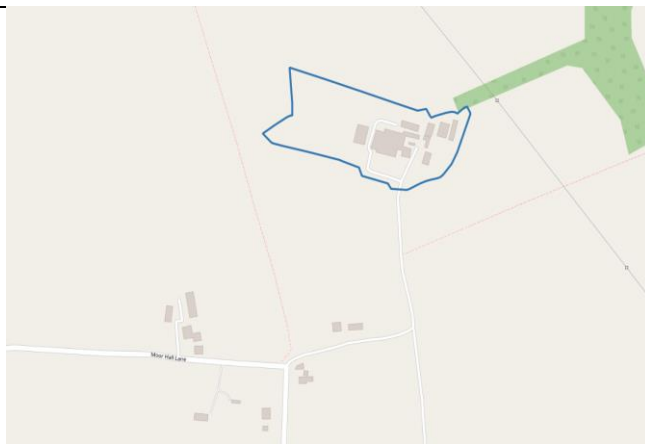


<b>Area Name, Area Address/Settlement</b>	Mythop Lodge, Weeton with Preese					
<b>Area Size, Ha</b>						1.97
<b>Employment Area Description</b>	Rural premises located off Mythop Road solely occupied by electronics retailer, Reliant for warehousing, a showroom and HQ offices. One dwelling fronts the site.					
<b>Prominence and Location</b>						
<b>Location</b>	Out of settlement					
<b>Distance to M55 Motorway, km</b>	2.9	M55				
<b>Distance to A-road, km</b>	1.6	A583				
<b>Distance to Rail Station, km</b>	6.8	Blackpool South				
<b>Distance to Existing Bus Route, km</b>	0	Mere Court Stud Farm Bus Stop (594)				
<b>Distance to Services, km</b>	2.2	Premier, Mereside				
<b>Overall Prominence (High, Medium, Low)</b>	Low					
<b>Premises and Area Condition</b>						
<b>Main Occupiers</b>	Reliant					
<b>Total Number of Units</b>						5
<b>Total Floorspace, Sqm</b>						3837
<b>Properties by Use Class, No. of Units</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
					5	
<b>Predominant SIC Codes (2007)</b>	Wholesale trade, except of motor vehicles and motorcycles					
<b>Prevailing Uses</b>	Trade and Warehousing					
<b>Buildings Age</b>	<b>Pre 1945</b>	<b>1945-90</b>	<b>90-2010</b>	<b>New 2010+</b>		
		5				
<b>Buildings Quality</b>	<b>Derelict</b>	<b>Poor</b>	<b>Average</b>	<b>Good</b>		
			5			
<b>Tenure</b>	<b>No. Freehold Units</b>		<b>No. Leasehold Units</b>			5
<b>Vacancy</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
<i>No. of Vacant Units</i>						
<i>Floorspace of Vacant Units</i>						
<i>Condition of Vacant Properties</i>						
<i>Average Rents Sought/Achieved, £ per Sqm</i>						28.28
<b>Average Rateable Values, £ per Sqm</b>						28.28
<b>Access Factors</b>	Accessed via Mythop Road, the site has a sufficiently wide entrance as well as enough parking given there is only one occupier					
<b>Other Property Details</b>	1 floor on average					
<b>Other Constraints</b>	Countryside Area					
<b>Area Conclusions</b>						
<b>Opportunities for redevelopment/ expansion</b>	Further expansion not possible without encroaching on surrounding countryside.					
<b>Site Grading A-E</b>	D					

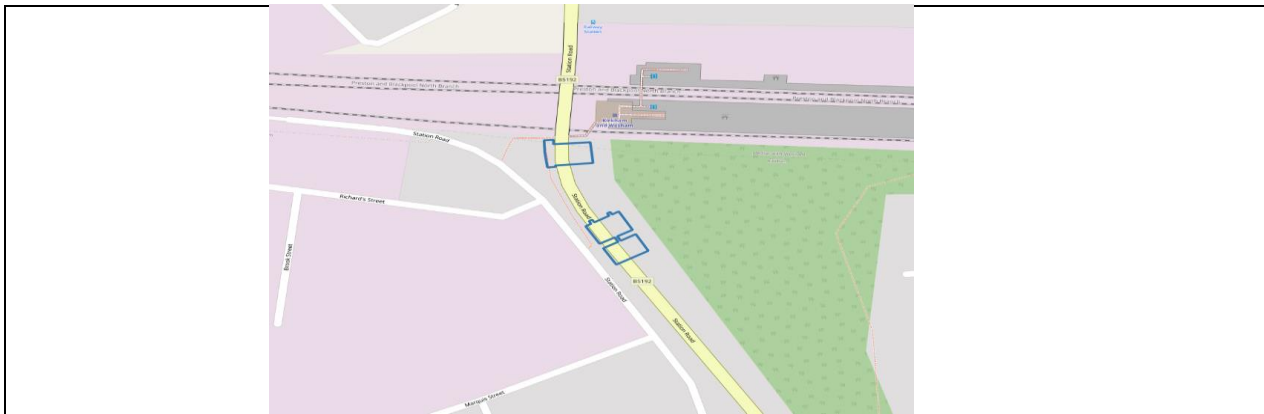


<b>Area Name, Area Address/Settlement</b>	Freckleton Boatyard, Freckleton					
<b>Area Size, Ha</b>	1.70					
<b>Employment Area Description</b>	Small employment area with two access points, one via Naze Lane East and another down a narrow residential track. The area is split into three sections. The site accessed via Naze Lane is in use for boat storage. The remaining sites, accessed via Poolside, are made up of a premises occupied by fibreglass manufacturer, Marine and Industrial Mouldings, as well as a mixed site comprising a residence and dilapidated workshop units.					
<b>Prominence and Location</b>						
<b>Location</b>	In settlement					
<b>Distance to M55 Motorway, km</b>	8.8	M55				
<b>Distance to A-road, km</b>	1.1	A584				
<b>Distance to Rail Station, km</b>	5.6	Kirkham & Wesham				
<b>Distance to Existing Bus Route, km</b>	1.1	War Memorial Bus Stop (68, 78, 598, 602, 603, 639, 853)				
<b>Distance to Services, km</b>	1	Select & Save				
<b>Overall Prominence (High, Medium, Low)</b>	Low					
<b>Premises and Area Condition</b>						
<b>Main Occupiers</b>	Marine and Industrial Mouldings					
<b>Total Number of Units</b>	2					
<b>Total Floorspace, Sqm</b>	1228					
<b>Properties by Use Class, No. of Units</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
<b>Predominant SIC Codes (2007)</b>	Manufacture of plastics products					
<b>Prevailing Uses</b>	Mixed use with residential					
<b>Buildings Age</b>	<b>Pre 1945</b>	<b>1945-90</b>	<b>90-2010</b>	<b>New 2010+</b>		
<b>Buildings Quality</b>	<b>Derelict</b>	<b>Poor</b>	<b>Average</b>	<b>Good</b>		
<b>Tenure</b>	<b>No Freehold Units</b>	<b>2</b>		<b>No. Leasehold Units</b>		
<b>Vacancy</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
<i>No. of Vacant Units</i>						
<i>Floorspace of Vacant Units</i>						
<i>Condition of Vacant Properties</i>						
<i>Average Rents Sought/Achieved, £ per Sqm</i>						
<b>Average Rateable Values, £ per Sqm</b>	18.9					
<b>Access Factors</b>	Two access roads, one route is through a residential area and down a narrow track. Parking space is sufficient considering the number of occupiers.					
<b>Other Property Details</b>	1 floor					
<b>Other Constraints</b>	Flood Zone 3					
<b>Area Conclusions</b>						
<b>Opportunities for redevelopment/ expansion</b>	Derelict premises in the south offers a very modest redevelopment opportunity of some 0.18 ha. However, given the access constraints and high flood risk, it is not clear what could be delivered here.					
<b>Site Grading A-E</b>	E					





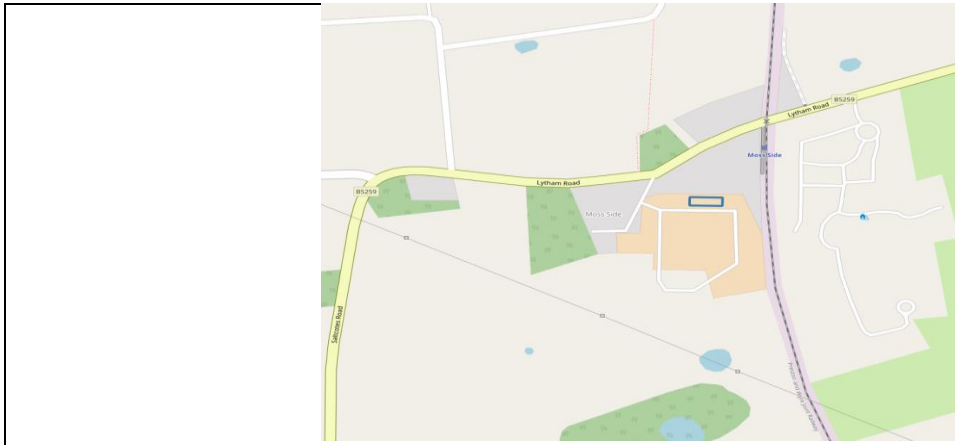
<b>Area Name, Area Address/Settlement</b>	Dingle Farm Rural Business Park, Newton					
<b>Area Size, Ha</b>						3.96
<b>Employment Area Description</b>	Rural multi-let industrial estate accessed down a narrow dirt track. Uses include workshops and indoor and outdoor storage					
<b>Prominence and Location</b>						
<b>Location</b>	Out of settlement					
<b>Distance to M55 Motorway, km</b>	6.2	M55				
<b>Distance to A-road, km</b>	1	A583				
<b>Distance to Rail Station, km</b>	2.4	Salwick				
<b>Distance to Existing Bus Route, km</b>	1	Vicarage Lane Bus Stop (61, 61C, 598, 613, 695)				
<b>Distance to Services, km</b>	1.7	Texaco, Newton				
<b>Overall Prominence (High, Medium, Low)</b>	Low					
<b>Premises and Area Condition</b>						
<b>Main Occupiers</b>	Liftech, Anglo Eastern Trading					
<b>Total Number of Units</b>						15
<b>Total Floorspace, Sqm</b>						2318
<b>Properties by Use Class, No. of Units</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
<b>Predominant SIC Codes (2007)</b>	Specialised construction activities and Wholesale trade, except of motor vehicles and motorcycles					
<b>Prevailing Uses</b>	Industrial					
<b>Buildings Age</b>	<b>Pre 1945</b>	<b>1945-90</b>	<b>90-2010</b>	<b>New 2010+</b>		
		15				
<b>Buildings Quality</b>	<b>Derelict</b>	<b>Poor</b>	<b>Average</b>	<b>Good</b>		
			15			
<b>Tenure</b>	<b>No. Freehold Units</b>		<b>No. Leasehold Units</b>			15
<b>Vacancy</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
<i>No. of Vacant Units</i>						
<i>Floorspace of Vacant Units</i>						
<i>Condition of Vacant Properties</i>						
<i>Average Rents Sought/Achieved, £ per Sqm</i>						
<b>Average Rateable Values, £ per Sqm</b>						39.06
<b>Access Factors</b>	Accessed down narrow dirt track, the layout and parking are disorganised.					
<b>Other Property Details</b>	1 floor					
<b>Other Constraints</b>	None					
<b>Area Conclusions</b>						
<b>Opportunities for redevelopment/ expansion</b>	Undeveloped land in the area is in use for open storage.					
<b>Site Grading A-E</b>	D					



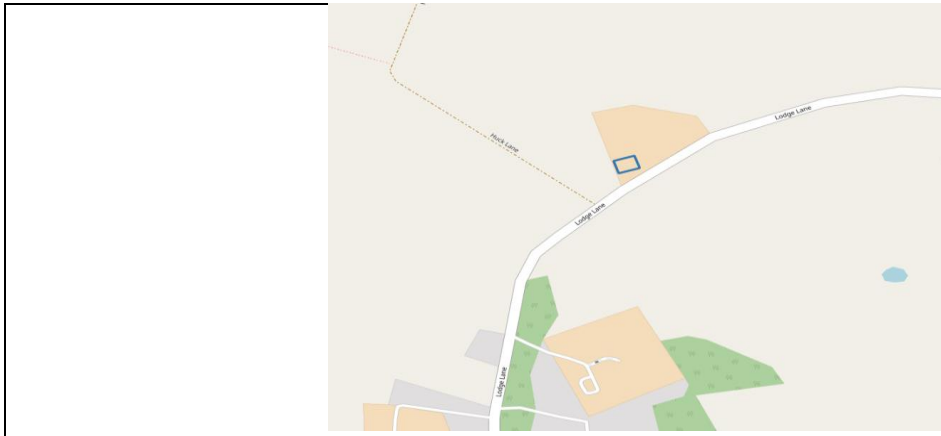
<b>Area Name, Area Address/Settlement</b>	Railway Arches 1, 4 & 5, Station Road, Kirkham					
<b>Area Size, Ha</b>						0.07
<b>Employment Area Description</b>	Workshop units located underneath the railway bridge of Kirkham and Wesham train station.					
<b>Prominence and Location</b>						
<b>Location</b>	In settlement					
<b>Distance to M55 Motorway, km</b>	2.5	M55				
<b>Distance to A-road, km</b>	1	A585				
<b>Distance to Rail Station, km</b>	0	Kirkham and Wesham				
<b>Distance to Existing Bus Route, km</b>	0	Railway Station Bus Stop (61, 78, 600, 649, 853, SF1)				
<b>Distance to Services, km</b>	0.4	Co-op Food, Wesham				
<b>Overall Prominence (High, Medium, Low)</b>	Low					
<b>Premises and Area Condition</b>						
<b>Main Occupiers</b>	N/A					
<b>Total Number of Units</b>						4
<b>Total Floorspace, Sqm</b>						657
<b>Properties by Use Class, No. of Units</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
<b>Predominant SIC Codes (2007)</b>	N/A					
<b>Prevailing Uses</b>	N/A					
<b>Buildings Age</b>	<b>Pre 1945</b>	<b>1945-90</b>	<b>90-2010</b>	<b>New 2010+</b>		
		4				
<b>Buildings Quality</b>	<b>Derelict</b>	<b>Poor</b>	<b>Average</b>	<b>Good</b>		
		4				
<b>Tenure</b>	<b>No. Freehold Units</b>		<b>No. Leasehold Units</b>			
<b>Vacancy</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
<i>No. of Vacant Units</i>						
<i>Floorspace of Vacant Units</i>						
<i>Condition of Vacant Properties</i>						
<i>Average Rents Sought/Achieved, £ per Sqm</i>						
<b>Average Ratable Values, £ per Sqm</b>	29.02					
<b>Access Factors</b>	Located off the B5192, these premises do not have an allocated car park with parking observed on the pavement. Station Road is narrowed by the parked cars of the motor repair garage opposite.					
<b>Other Property Details</b>	1 floor					
<b>Other Constraints</b>	Flood Zone 3, in Green Belt					
<b>Area Conclusions</b>						
<b>Opportunities for redevelopment/ expansion</b>	Railway infrastructure in an urban area. No capacity for growth.					
<b>Site Grading A-E</b>	D					



<b>Area Name, Area Address/Settlement</b>	Cherry Blossom Farm, Blackpool Road, Newton					
<b>Area Size, Ha</b>	0.82					
<b>Employment Area Description</b>	Private self-storage facility located off the A583. Does not offer business accommodation.					
<b>Prominence and Location</b>						
<b>Location</b>	Edge of settlement					
<b>Distance to M55 Motorway, km</b>	5.3	M55				
<b>Distance to A-road, km</b>	0	A583				
<b>Distance to Rail Station, km</b>	2.9	Kirkham and Wesham				
<b>Distance to Existing Bus Route, km</b>	0.1	Church Farm Bus Stop (61, 598, 613)				
<b>Distance to Services, km</b>	0.4	Texaco, Blackpool Road				
<b>Overall Prominence (High, Medium, Low)</b>	Low					
<b>Premises and Area Condition</b>						
<b>Main Occupiers</b>	N/A					
<b>Total Number of Units</b>	N/A					
<b>Total Floorspace, Sqm</b>	1159					
<b>Properties by Use Class, No. of Units</b>	E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Other
<b>Predominant SIC Codes (2007)</b>						1
<b>Prevailing Uses</b>	Private self storage facility					
<b>Buildings Age</b>	Pre 1945	1945-90	90-2010	New 2010+		
				1		
<b>Buildings Quality</b>	Derelict	Poor	Average	Good		
			1			
<b>Tenure</b>	No. Freehold Units			No. Leasehold Units		
<b>Vacancy</b>	E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Other
<i>No. of Vacant Units</i>						
<i>Floorspace of Vacant Units</i>						
<i>Condition of Vacant Properties</i>						
<i>Average Rents Sought/Achieved, £ per Sqm</i>						
<b>Average Rateable Values, £ per Sqm</b>	51.19					
<b>Access Factors</b>	Narrow access road and secure gated entrance.					
<b>Other Property Details</b>	1 floor					
<b>Other Constraints</b>	None					
<b>Area Conclusions</b>						
<b>Opportunities for redevelopment/ expansion</b>	N/A					
<b>Site Grading A-E</b>	N/A					



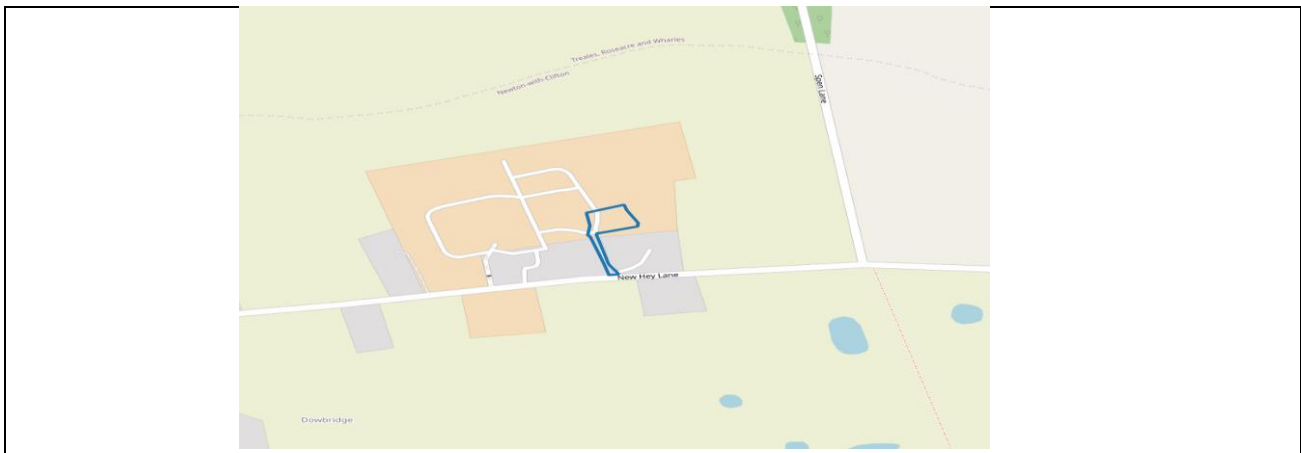
<b>Area Name, Area Address/Settlement</b>	Moss Side Farm, Lytham Road, Moss Side, Westby					
<b>Area Size, Ha</b>	0.11 - Although Moss side farm extends significantly beyond the Employment Area shown on the Local Plan map.					
<b>Employment Area Description</b>	Large commercial farm, with a range of employment uses operating from it, off a B- Road in a rural location.					
<b>Prominence and Location</b>						
<b>Location</b>	Out of settlement					
<b>Distance to M55 Motorway, km</b>	7.1	M55				
<b>Distance to A-road, km</b>	3	A584				
<b>Distance to Rail Station, km</b>	0.1	Moss Side				
<b>Distance to Existing Bus Route, km</b>	0.1	Railway Station Bus Stop (649)				
<b>Distance to Services, km</b>	3.2	Lidl, Lytham Road				
<b>Overall Prominence (High, Medium, Low)</b>	Low					
<b>Premises and Area Condition</b>						
<b>Main Occupiers</b>	Centre Barcs, Urban Coffee Services					
<b>Total Number of Units</b>	29					
<b>Total Floorspace, Sqm</b>	5494					
<b>Properties by Use Class, No. of Units</b>	E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Other
<b>Predominant SIC Codes (2007)</b>	Multiple					
<b>Prevailing Uses</b>	Industrial estate					
<b>Buildings Age</b>	<b>Pre 1945</b>	<b>1945-90</b>	<b>90-2010</b>	<b>New 2010+</b>		
		29				
<b>Buildings Quality</b>	<b>Derelict</b>	<b>Poor</b>	<b>Average</b>	<b>Good</b>		
			29			
<b>Tenure</b>	<b>No. Freehold Units</b>		<b>No. Leasehold Units</b>			29
<b>Vacancy</b>	E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Other
<i>No. of Vacant Units</i>						
<i>Floorspace of Vacant Units</i>						
<i>Condition of Vacant Properties</i>						
<i>Average Rents Sought/Achieved, £ per Sqm</i>						
<b>Average Rateable Values, £ per Sqm</b>	34.94					
<b>Access Factors</b>	Accessed into the estate from the B5359 is fairly wide while internal navigation can be narrowed by parked cars					
<b>Other Property Details</b>	1 floor					
<b>Other Constraints</b>	Countryside Area and Flood Zone 3					
<b>Area Conclusions</b>						
<b>Opportunities for redevelopment/ expansion</b>	Undeveloped land in the south is in use for container and vehicle storage.					
<b>Site Grading A-E</b>	C					



<b>Area Name, Area Address/Settlement</b>	Carr Farm, Lodge Lane, Warton					
<b>Area Size, Ha</b>						0.1
<b>Employment Area Description</b>	Single low grade industrial unit, in a wider rural farm. In Green Belt with access constraints.					
<b>Prominence and Location</b>						
<b>Location</b>	Out of Settlement					
<b>Distance to M55 Motorway, km</b>	7.8	M55				
<b>Distance to A-road, km</b>	0.8	A584				
<b>Distance to Rail Station, km</b>	3.1	Moss Side				
<b>Distance to Existing Bus Route, km</b>	0.8	Lodge Lane Bus Stop (68, 68C, 76, 78, 598, 602, 639, 853 and SF1)				
<b>Distance to Services, km</b>	1.3	Mcdonald's, Lidun Park Industrial Estate				
<b>Overall Prominence (High, Medium, Low)</b>	Low					
<b>Premises and Area Condition</b>						
<b>Main Occupiers</b>	Occupier not known					
<b>Total Number of Units</b>						1
<b>Total Floorspace, Sqm</b>						1132
<b>Properties by Use Class, No. of Units</b>	E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Other
				1		
<b>Predominant SIC Codes (2007)</b>	Not known					
<b>Prevailing Uses</b>	Industrial					
<b>Buildings Age</b>	Pre 1945	1945-90	90-2010	New 2010+		
			1			
<b>Buildings Quality</b>	Derelict	Poor	Average	Good		
		1				
<b>Tenure</b>	No. Freehold Units		1	No. Leasehold Units		
<b>Vacancy</b>	E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Other
<i>No. of Vacant Units</i>						
<i>Floorspace of Vacant Units</i>						
<i>Condition of Vacant Properties</i>						
<i>Average Rents Sought/Achieved, £ per Sqm</i>						
<b>Average Rateable Values, £ per Sqm</b>						12.94
<b>Access Factors</b>	Rural unit located off a narrow country road with parking on the premises					
<b>Other Property Details</b>	1 floor					
<b>Other Constraints</b>	Flood Zone 3					
<b>Area Conclusions</b>						
<b>Opportunities for redevelopment/ expansion</b>	Single low grade unit on an otherwise active farm					
<b>Site Grading A-E</b>	E					



<b>Area Name, Area Address/Settlement</b>	300 Clifton Drive South, St Annes					
<b>Area Size, Ha</b>						0.10
<b>Employment Area Description</b>	Located in St Anne's Town Centre, Therapy House is a two storey building that is currently in private medical use					
<b>Prominence and Location</b>						
<b>Location</b>	In settlement					
<b>Distance to M55 Motorway, km</b>	8.1	M55				
<b>Distance to A-road, km</b>	0	A584				
<b>Distance to Rail Station, km</b>	0.5	St Anne's				
<b>Distance to Existing Bus Route, km</b>	0	Wood Street Bus Stop (17 and 916)				
<b>Distance to Services, km</b>	0.2	M&S Simply Food				
<b>Overall Prominence (High, Medium, Low)</b>	High					
<b>Premises and Area Condition</b>						
<b>Main Occupiers</b>	Dawn Attewell Aesthetics					
<b>Total Number of Units</b>						1
<b>Total Floorspace, Sqm</b>						334
<b>Properties by Use Class, No. of Units</b>	E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Other
<b>Predominant SIC Codes (2007)</b>	E(e)					
<b>Prevailing Uses</b>	Medical					
<b>Buildings Age</b>	Pre 1945	1945-90	90-2010	New 2010+		
	N/A					
<b>Buildings Quality</b>	Derelict	Poor	Average	Good		
	N/A					
<b>Tenure</b>	No. Freehold Units		No. Leasehold Units			
<b>Vacancy</b>	E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Other
<i>No. of Vacant Units</i>						
<i>Floorspace of Vacant Units</i>						
<i>Condition of Vacant Properties</i>						
<i>Average Rents Sought/Achieved, £ per Sqm</i>						
<b>Average Rateable Values, £ per Sqm</b>						75
<b>Access Factors</b>	Good access off the A584 with on-site parking in the front and the back					
<b>Other Property Details</b>	3 floors					
<b>Other Constraints</b>	Conservation area (ENV5)					
<b>Area Conclusions</b>						
<b>Opportunities for redevelopment/ expansion</b>	N/A					
<b>Site Grading A-E</b>	N/A					

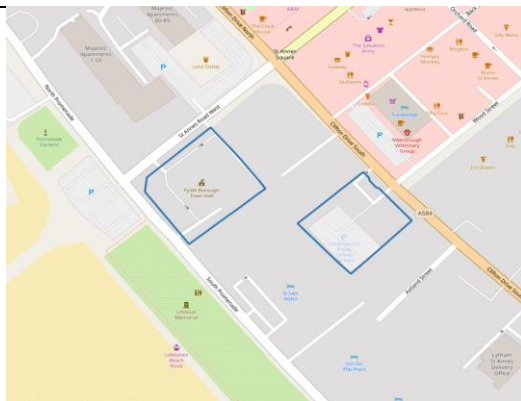


<b>Area Name, Area Address/Settlement</b>	Daisy Meadow Farm, New Hey Lane, Newton					
<b>Area Size, Ha</b>						0.14
<b>Employment Area Description</b>	Rural farm premises accessed via New Hey Lane, a narrow country road. The buildings are in use for farm activities only, including horse stabling.					
<b>Prominence and Location</b>						
<b>Location</b>	Out of settlement					
<b>Distance to M55 Motorway, km</b>	6.7	M55				
<b>Distance to A-road, km</b>	0.9	A583				
<b>Distance to Rail Station, km</b>	2.7	Kirkham and Wesham				
<b>Distance to Existing Bus Route, km</b>	0.5	New Hey Lane Bus Stop (61, 61C)				
<b>Distance to Services, km</b>	1.4	Texaco, Newton				
<b>Overall Prominence (High, Medium, Low)</b>	Low					
<b>Premises and Area Condition</b>						
<b>Main Occupiers</b>	Daisy Meadow Farm					
<b>Total Number of Units</b>	Multiple agricultural sheds					
<b>Total Floorspace, Sqm</b>						1146
<b>Properties by Use Class, No. of Units</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
	N/A					
<b>Predominant SIC Codes (2007)</b>						
<b>Prevailing Uses</b>	Farm					
<b>Buildings Age</b>	<b>Pre 1945</b>	<b>1945-90</b>	<b>90-2010</b>	<b>New 2010+</b>		
	N/A					
<b>Buildings Quality</b>	<b>Derelict</b>	<b>Poor</b>	<b>Average</b>	<b>Good</b>		
	N/A					
<b>Tenure</b>	<b>No. Freehold Units</b>		<b>No. Leasehold Units</b>			
<b>Vacancy</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
<i>No. of Vacant Units</i>						
<i>Floorspace of Vacant Units</i>						
<i>Condition of Vacant Properties</i>						
<i>Average Rents Sought/Achieved, £ per Sqm</i>						
<b>Average Rateable Values, £ per Sqm</b>						29.74
<b>Access Factors</b>	Accessed via narrow country road and internal roads are dirt roads.					
<b>Other Property Details</b>	1 floor on average					
<b>Other Constraints</b>	None					
<b>Area Conclusions</b>						
<b>Opportunities for redevelopment/ expansion</b>	N/A					
<b>Site Grading A-E</b>	N/A					

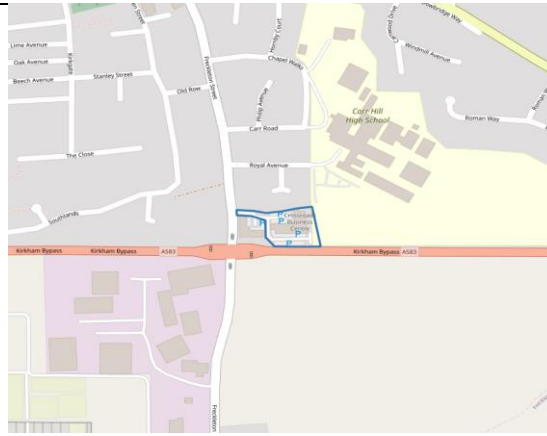


Area Name, Area Address/Settlement	Coppice Farm, West Moss Lane, Ballam, Westby (Coppice Business Park)					
Area Size, Ha	1.28					
Employment Area Description	Rural farm location, being redeveloped for a light industrial location with two units newly built and in use and six rows of light industrial units under construction.					
<b>Prominence and Location</b>						
Location	Out of settlement					
Distance to M55 Motorway, km	6.5	M55				
Distance to A-road, km	5.7	A583				
Distance to Rail Station, km	3.4	Ansdeil & Fairhaven				
Distance to Existing Bus Route, km	2.9	Worsley Road Bus Stop (78)				
Distance to Services, km	2.2	Shell, Heyhouses Lane				
Overall Prominence (High, Medium, Low)	Low					
<b>Premises and Area Condition</b>						
Main Occupiers	Well Made Gifts					
Total Number of Units	2 (Space for up to 40 further units under construction)					
Total Floorspace, Sqm	989 (3,130 under construction)					
Properties by Use Class, No. of Units	E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Other
Predominant SIC Codes (2007)	Wholesale trade, except of motor vehicles and motorcycles					
Prevailing Uses	Industrial estate					
Buildings Age	Pre 1945	1945-90	90-2010	New 2010+		
		2 (significantly refurbished post 2010)		40 U/C		
Buildings Quality	Derelict	Poor	Average	Good		
				2 (40 U/C)		
Tenure	No. Freehold Units		No. Leasehold Units			
Vacancy	E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Other
No. of Vacant Units			40			
Floorspace of Vacant Units			3,130			
Condition of Vacant Properties			£145.30			
Average Rents Sought/Achieved, £ per Sqm						
Average Rateable Values, £ per Sqm	25.35					
Access Factors	Accessed down narrow country lane, the current premises has sufficient on site parking					
Other Property Details	1 floor					
Other Constraints	Flood Zone 3					
<b>Area Conclusions</b>						
Opportunities for redevelopment/ expansion	Site under development					
Site Grading A-E	C (Subject to scheme completion)					





<b>Area Name, Area Address/Settlement</b>	Town Hall/Public Offices, St Annes Road West and Clifton Drive South, St. Annes					
<b>Area Size, Ha</b>	0.70					
<b>Employment Area Description</b>	Council offices centrally located in St Anne's Town Centre. The Town Hall remains in use by Fylde Borough Council. The Public Offices building is now in use as a retail unit with ancillary café element, while the Tourism and Leisure building has been demolished and, the site, is to be redeveloped for flats.					
<b>Prominence and Location</b>						
<b>Location</b>	In settlement					
<b>Distance to M55 Motorway, km</b>	9.2	M55				
<b>Distance to A-road, km</b>	0	A584				
<b>Distance to Rail Station, km</b>	0.5	St Annes				
<b>Distance to Existing Bus Route, km</b>	0	Wood Street Bus Stop (17 and 916)				
<b>Distance to Services, km</b>	0.1	M&S Simply Food				
<b>Overall Prominence (High, Medium, Low)</b>	High					
<b>Premises and Area Condition</b>						
<b>Main Occupiers</b>	Fylde Council					
<b>Total Number of Units</b>	3					
<b>Total Floorspace, Sqm</b>	1500					
<b>Properties by Use Class, No. of Units</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
	1					2 being converted/redeveloped for other uses
<b>Predominant SIC Codes (2007)</b>	Public administration and defence; compulsory social security					
<b>Prevailing Uses</b>	Offices					
<b>Buildings Age</b>	<b>Pre 1945</b>	<b>1945-90</b>	<b>90-2010</b>	<b>New 2010+</b>		
	3			3		
<b>Buildings Quality</b>	<b>Derelict</b>	<b>Poor</b>	<b>Average</b>	<b>Good</b>		
				3		
<b>Tenure</b>	<b>No. Freehold Units</b>		<b>No. Leasehold Units</b>			
			3			
<b>Vacancy</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
<i>No. of Vacant Units</i>						
<i>Floorspace of Vacant Units</i>						
<i>Condition of Vacant Properties</i>						
<i>Average Rents Sought/Achieved, £ per Sqm</i>						
<b>Average Rateable Values, £ per Sqm</b>	55					
<b>Access Factors</b>	Good access off the A584 with on-site parking					
<b>Other Property Details</b>	3 floors					
<b>Other Constraints</b>	Conservation Area (ENVS)					
<b>Area Conclusions</b>						
<b>Opportunities for redevelopment/ expansion</b>	Two properties, the Public Offices and the Tourism and Leisure building, converted to, or being redeveloped for, other uses. Any surplus space in the Town Hall could be sub-let to other businesses.					
<b>Site Grading A-E</b>	C					



<b>Area Name, Area Address/Settlement</b>	The Crossroads Business Centre, Blackpool Road, Kirkham					
<b>Area Size, Ha</b>						0.36
<b>Employment Area Description</b>	Good quality, office park located on the A583 made up of two office buildings with multiple occupiers.					
<b>Prominence and Location</b>						
<b>Location</b>	In settlement					
<b>Distance to M55 Motorway, km</b>	5.3	M55				
<b>Distance to A-road, km</b>	0	A583				
<b>Distance to Rail Station, km</b>	1.7	Kirkham & Wesham				
<b>Distance to Existing Bus Route, km</b>	0	Royal Avenue Bus Stop (76, 78, 598, 603, 853, 976)				
<b>Distance to Services, km</b>	0.7	Co-op Food, Kirkham				
<b>Overall Prominence (High, Medium, Low)</b>	High					
<b>Premises and Area Condition</b>						
<b>Main Occupiers</b>	Leith and Impact Computing					
<b>Total Number of Units</b>						15
<b>Total Floorspace, Sqm</b>						1544
<b>Properties by Use Class, No. of Units</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
	15					
<b>Predominant SIC Codes (2007)</b>	Other professional, scientific and technical activities and Computer programming, consultancy and related activities					
<b>Prevailing Uses</b>	Office park					
<b>Buildings Age</b>	<b>Pre 1945</b>	<b>1945-90</b>	<b>90-2010</b>	<b>New 2010+</b>		
			15			
<b>Buildings Quality</b>	<b>Derelict</b>	<b>Poor</b>	<b>Average</b>	<b>Good</b>		
				15		
<b>Tenure</b>	<b>No. Freehold Units</b>		<b>No. Leasehold Units</b>			
			15			
<b>Vacancy</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
<i>No. of Vacant Units</i>						
<i>Floorspace of Vacant Units</i>						
<i>Condition of Vacant Properties</i>						
<i>Average Rents Sought/Achieved, £ per Sqm</i>						
<b>Average Rateable Values, £ per Sqm</b>						73.24
<b>Access Factors</b>	Accessed off the A583. Parking is not sufficient for the number of occupiers present.					
<b>Other Property Details</b>	3 floors					
<b>Other Constraints</b>	None					
<b>Area Conclusions</b>						
<b>Opportunities for redevelopment/ expansion</b>	Fully developed and bound by other uses, including urban greenspace.					
<b>Site Grading A-E</b>	C					



<b>Area Name, Area Address/Settlement</b>	Gorst Farm, Lodge Lane, Elswick					
<b>Area Size, Ha</b>						0.62
<b>Employment Area Description</b>	Rural farm premises accessed off the B5269. All premises appear in agricultural use. Facilities for motor repair business, Elswick Motors (Blackport Motors) adjacent.					
<b>Prominence and Location</b>						
<b>Location</b>	Out of settlement					
<b>Distance to M55 Motorway, km</b>	6.5	M55				
<b>Distance to A-road, km</b>	3.6	A585				
<b>Distance to Rail Station, km</b>	8.8	Kirkham and Wesham				
<b>Distance to Existing Bus Route, km</b>	2.6	Town Head Farm Bus Stop (SF1)				
<b>Distance to Services, km</b>	0.6	Burton House Stores				
<b>Overall Prominence (High, Medium, Low)</b>	Low					
<b>Premises and Area Condition</b>						
<b>Main Occupiers</b>	N/A					
<b>Total Number of Units</b>						1
<b>Total Floorspace, Sqm</b>						133
<b>Properties by Use Class, No. of Units</b>	E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Other
<b>Predominant SIC Codes (2007)</b>	N/A					
<b>Prevailing Uses</b>	Farm					
<b>Buildings Age</b>	Pre 1945	1945-90	90-2010	New 2010+		
	N/A					
<b>Buildings Quality</b>	Derelict	Poor	Average	Good		
	N/A					
<b>Tenure</b>	No. Freehold Units		No. Leasehold Units			
<b>Vacancy</b>	E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Other
<i>No. of Vacant Units</i>						
<i>Floorspace of Vacant Units</i>						
<i>Condition of Vacant Properties</i>						
<i>Average Rents Sought/Achieved, £ per Sqm</i>						
<b>Average Rateable Values, £ per Sqm</b>						50.21
<b>Access Factors</b>	Accessed off the B5269, the premises has a narrow dirt track leading to the unit					
<b>Other Property Details</b>	One floor					
<b>Other Constraints</b>						
<b>Area Conclusions</b>						
<b>Opportunities for redevelopment/ expansion</b>	N/A					
<b>Site Grading A-E</b>	N/A					

# **Appendix 4b**

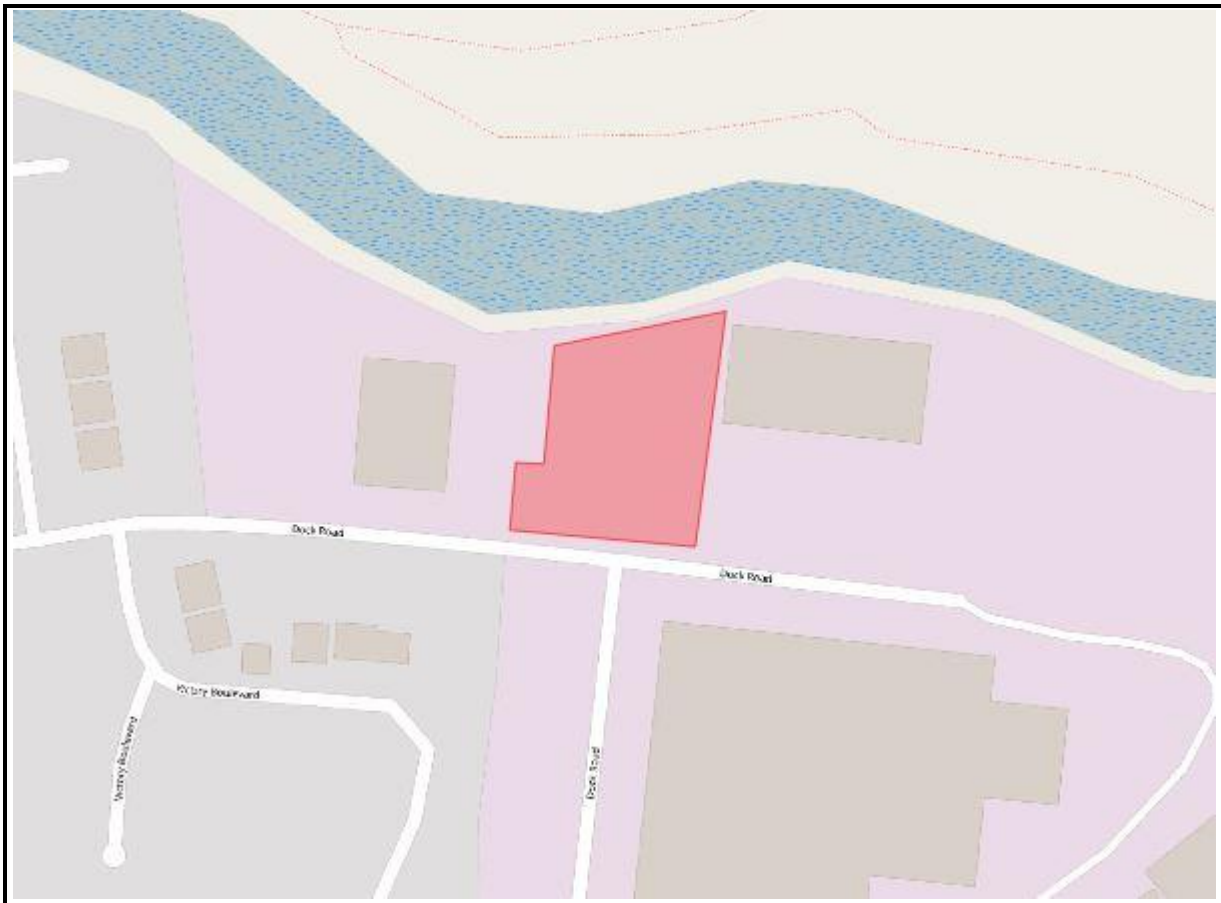
## **Fylde Existing Employment Land Supply Proformas**

**Appendix 4b – Fylde Existing Employment Land Supply Proformas**



Site reference	Study Ref. FY1 (Local Plan Ref. ES1)
Name	Queensway Industrial Estate, Snowden Road, St Annes
Owner	Gillett Group Holdings
Description	Moderate quality greenfield site, on the edge of the St Annes urban area, with existing average quality industrial estate to the west and Lytham Moss Green Belt to the north and east.
Size, ha	3.80
Proposals	Land, including some Green Belt land to the east, was on the market freehold with Eckersley as a development plot, for a range of uses subject to planning. It is now understood to be under offer to undisclosed parties.
Site Development Constraints and Environmental Issues	<ul style="list-style-type: none"> <li>• Proximity to Blackpool Airport Runway constrains building height and construction materials. Also, noise issues from the adjacent runway.</li> <li>• Possible wildlife habitats on site.</li> </ul>
Accessibility	<p>Site ownership includes an unsurfaced link to Scafell Road and Queensway Industrial Estate</p> <p>A more substantial development may require new road access (in form of roundabout) from Queensway. Site has</p>

	consent for an access junction from Queensway (App. No. 18/0723, amended by App. No 22/0542).
Distance to M55 or M6 Motorway, km	6.0 – Junction 4, M55
Distance to A-road, km	1.8 – A5230 Progress Way (Blackpool)
Distance to Rail Station, km	2.1 – St Annes Station
Distance to Existing Bus Route, km	On bus route
Distance to Services, km	1.0 – Headroomgate Road Local Shopping Centre
Adjacent Land Uses	Queensway Industrial Estate to the west B5261 Queensway to the south east Elsewhere bounded by Lytham Moss
Planning Policy Status	Allocated in an adopted Local Plan
Other information	-
Likely development potential	<p>Land in the process of being sold, with the new owner's intentions not yet clear. However, the land remains available as a logical extension to an established local industrial estate, in a gateway location into St Annes. The most likely uses would be light industrial, industrial and warehouse uses which are all in good demand. Present economic uncertainties may inhibit development in the short term but longer term take up remains likely, particularly as access arrangements for the site have now been clarified.</p> <p>At average employment densities the site could provide 14,820 sqm of floorspace.</p> <p>Given nearby housing developments, pressure for residential uses is also likely here.</p>
Availability, years	5-10



Site reference	Study Ref. FY2 (Local Plan Ref. ES2)
Name	Dock Road, Lytham
Owner	Helical Industries
Description	Small rectangular shaped brownfield, in use as car parking, in the curtilage of a large manufacturing unit, in a small industrial estate
Size, ha	0.145
Proposals	Site in use as car parking. No identified proposals for change.
Site Development Constraints and Environmental Issues	<ul style="list-style-type: none"> <li>• Site in an area of Flood Risk, primarily Flood Zone 2. Flood defences in place on northern boundary</li> <li>• Close to Ribble wetlands ecological site (Ramsar site, National Nature Reserve, Site of Special Scientific Interest, Special Protection Area, Biological Heritage Site)</li> <li>• Possible contamination from previous uses</li> </ul>
Accessibility	Road access in place
Distance to M55 or M6 Motorway, km	11.4 – Junction 4, M55
Distance to A-road, km	0.4 – A584 Preston Road
Distance to Rail Station, km	2.4 – Lytham Station
Distance to Existing Bus Route, km	0.4 – Preston Road

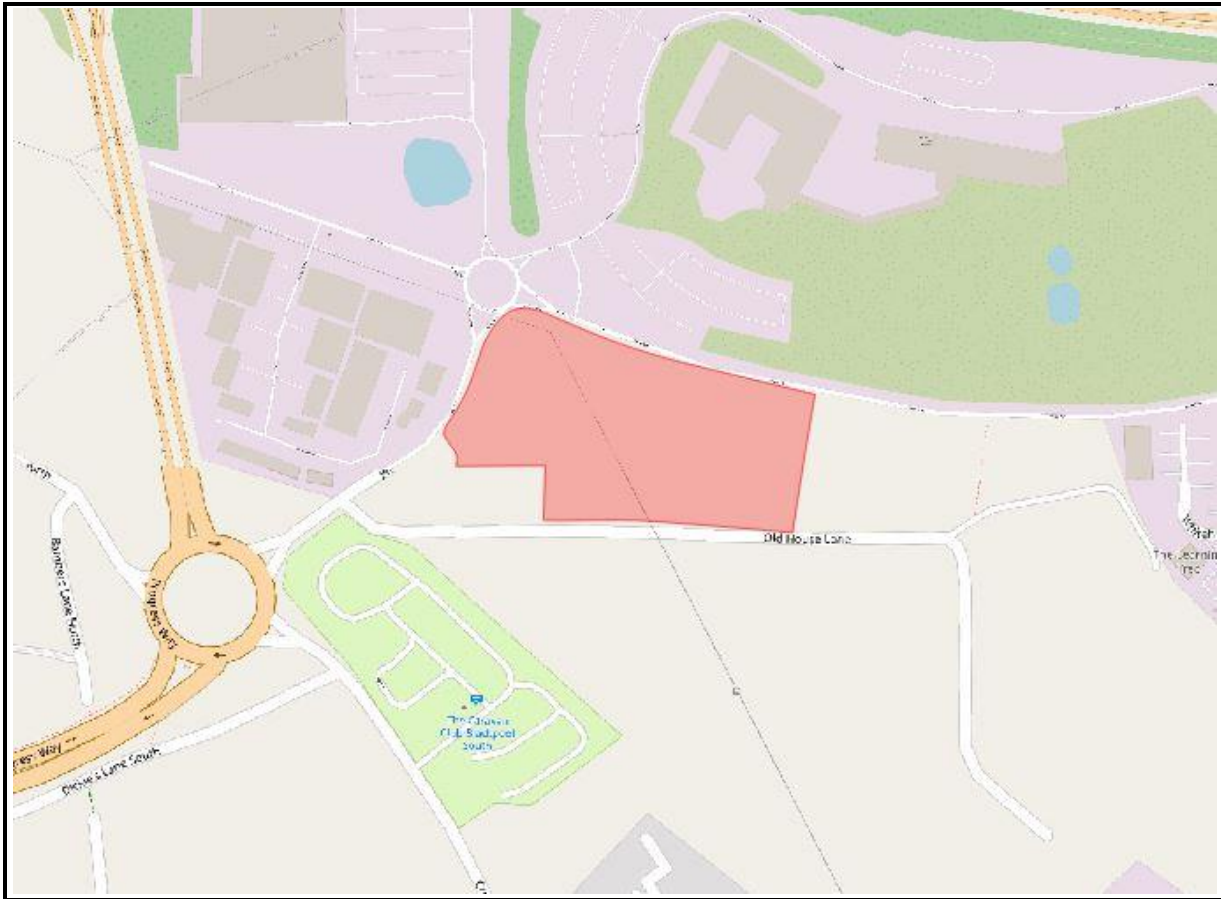
Distance to Services, km	0.5 – Local retail along Preston Road
Adjacent Land Uses	River frontage to the north (Liggard Brook), part of Ribble wetlands ecological site New good quality industrial uses to the east (Helical) Older industry, offices and car parking to the west and south
Planning Policy Status	Allocated in an adopted Local Plan
Other information	-
Likely development potential	Site presently in use for car parking. It remains available for development. It is most likely to be developed for the exclusive use of the landowner Helical, however, its position on Dock Road means that it could be sold to other parties for separate development. If that was the case then the most likely development potential would either be for light industrial uses which are in good demand at present or to a single business for a solus B2/B8 development. Some 3,500 sqm could be developed here at average densities.
Availability, years	10-15





Site reference	Study Ref. FY3 (Local Plan Ref. ES3)
Name	Boundary Road, Lytham
Owner	Aldi Stores (acquired May 2023)
Description	Cleared former car dealership workshop on a main road location, fronting a low quality industrial estate, on the edge of Lytham
Size, ha	0.49 ha, from planning app.
Proposals	<p>Site now owned by a foodstore operator.</p> <p>The site, extending west to include the former Stanways Car Garage and units to the rear, now has consent for (App. No. 22/0593):</p> <ol style="list-style-type: none"> <li>1. A foodstore of 1,881 sqm and associated parking in the south</li> <li>2. 0.49 ha of land in the north (application estimate) to be developed for 80 storage/employment units of some 0.28 sqm each, in six terraces, totalling 2,226 sqm. The identified tenant for this is Storage 24.</li> </ol> <p>The site has since been cleared and various discharge of conditions applications made so rapid implementation is assumed.</p>
Site Development Constraints and Environmental Issues	<ul style="list-style-type: none"> <li>• Possible contamination from previous uses</li> <li>• Foundations of previous buildings onsite</li> <li>• Trees onsite</li> </ul>
Accessibility	Access is off Boundary Road, however, this is an unadopted, unsurfaced industrial estate road.

Distance to M55 or M6 Motorway, km	11.0 – Junction 4, M55
Distance to A-road, km	On A548 Preston Road
Distance to Rail Station, km	2 – Lytham Station
Distance to Existing Bus Route, km	On bus route (Preston New Road)
Distance to Services, km	McDonalds restaurant adjacent, other services available on Preston New Road.
Adjacent Land Uses	Housing to the west Industrial properties to the north, additional industrial properties to the east along with McDonalds Restaurant Industry and Lytham Boat Dock to the south (south of Preston Road)
Planning Policy Status	Allocated in an adopted Local Plan
Other information	-
Likely development potential	The south of the site now has consent to be developed for a foodstore. 0.49 ha in the north now has consent for a B8 storage facility, providing small storage units to craftsmen/trades people, retailers, and entrepreneurs operating as individuals, start-ups, and SMEs. The consented development is being progressed. 0.49 ha thus remains in relevant employment use, albeit with a rapid take up likely.
Availability, years	0-1



Site reference	Study Ref. FY4 (Local Plan Ref. ES4)
Name	Blackpool and Fylde Industrial Estate, Whitehills
Owner	TLW Trading Properties
Description	Moderate quality brownfield site at entrance to existing industrial estate and government offices
Size, ha	2.40
Proposals	Full planning consent is now being sought for three industrial buildings consisting of eight units of between 219 sqm and 412 sqm each (App. No. 23/0128). The proposal would take up 1.37 ha in the west of the site, with the remaining land in the east held for phase 2-3 schemes. The application is submitted by Blackpool based AC Electrical. It is not known if any of the proposed space will be used by this company or if it will all be offered to other businesses.
Site Development Constraints and Environmental Issues	<p>Possible contamination from previous uses</p> <p>Trees onsite</p> <p>Overhead electricity pylons cross the site</p> <p>Gas pipelines and drainage pipes cross the edges of the site</p> <p>Adjacent to waste water pumping station.</p>

Accessibility	Road access junction in place, off Jenny Lane. Access from the north is limited by the adjacent secure DWP facility.
Distance to M55 or M6 Motorway, km	1.5 – Junction 4, M55
Distance to A-road, km	0.1 – A5230 Progress Way
Distance to Rail Station, km	3.5 – Blackpool South Station (a similar distance to Squires Gate Station)
Distance to Existing Bus Route, km	0.8 – Yeadon Way/Squires Gate Link Road
Distance to Services, km	1.7 – Mereside (Blackpool)
Adjacent Land Uses	DWP facility to the north, terraced units of Blackpool and Fylde Industrial Estate to the west Agriculture/housing to the east and south
Planning Policy Status	Allocated in an adopted Local Plan
Other information	-
Likely development potential	Planning now being sought for an industrial scheme totalling 2,668 sqm, expanding a well-established local industrial estate. The remaining land could provide another 4,017 sqm at average densities.
Availability, years	1-5

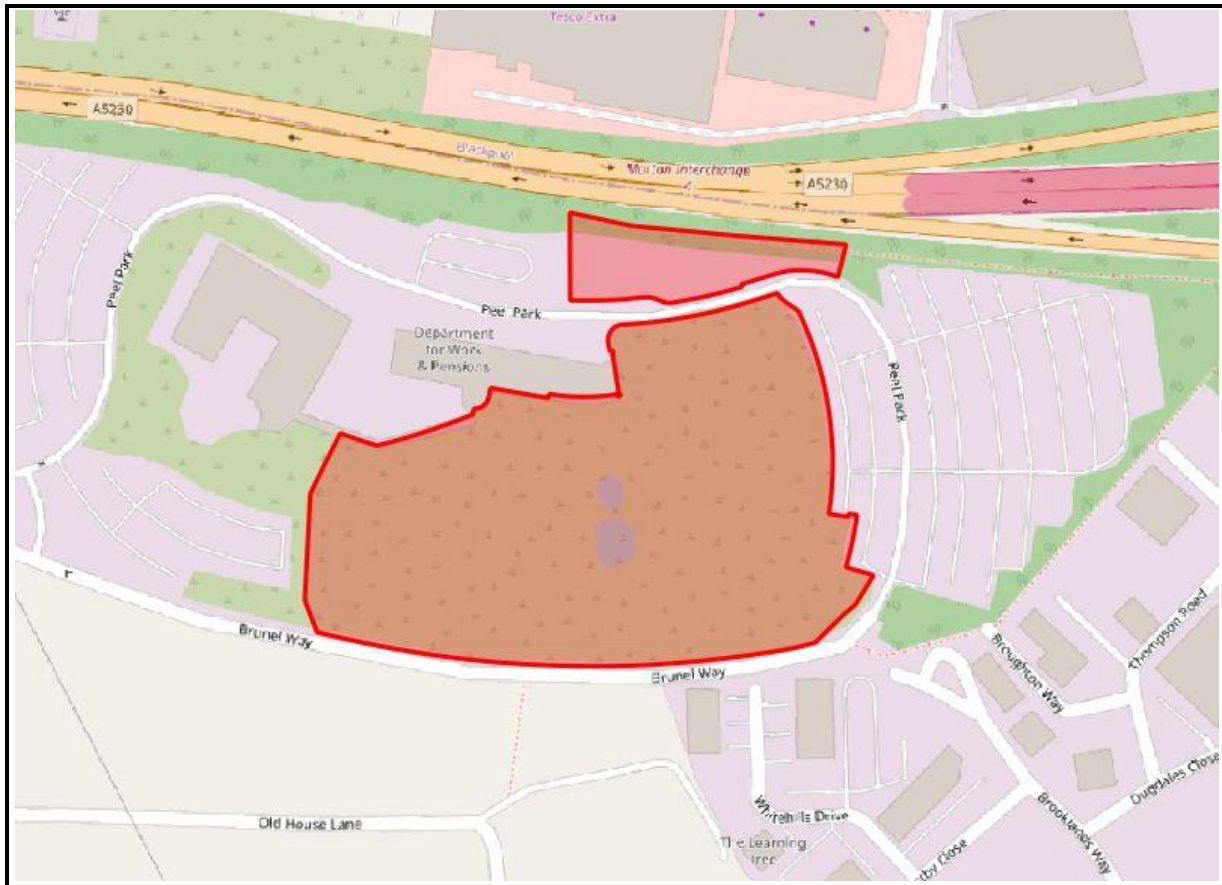


Site reference	Study Ref. FY5 (Local Plan Ref. ES5)
Name	Blackpool Airport Enterprise Zone, Squires Gate
Owner	Blackpool Airport Properties (Blackpool and Fylde College Buildings owned by the College)
Description	Active airport facilities including terminal buildings, hangars and a range of offices and workshops, along with modern further education facilities and areas of airport taxiway in the south. In a prominent location on the southern edge of Blackpool.
Size, ha	14.50
Proposals	<p>Part of an active Enterprise Zone although most EZ benefits have now lapsed.</p> <p><b>Knowledge Quarter</b></p> <p>Longer term (10 plus years) proposal for a Knowledge Quarter (Silicone Sands) a high technology business park aimed at attracting businesses and investment in ICT, professional and research and development sectors.</p> <p>The Knowledge Quarter would benefit from proximity to the Transatlantic Aquacomms fibre cable which links the UK to the US and Northern Europe and comes ashore at Starr Gate, Blackpool, to the west, and allows high internet speeds locally.</p>

	<p>It would begin with a technology demonstrator facility to highlight what could be achieved here and build up market interest for a larger development.</p> <p>Funding to be secured. A strong element of public sector funding and leadership is assumed.</p> <p>Revised masterplan under development. The existing masterplan proposes 17, 2-3 storey offices, plus a data centre, of 1,881- 11,688 sqm each. Three of those offices, HN14-KN16 are located on essential infrastructure sites and unlikely to be delivered. This leaves 15 possible properties totalling 70,355 sqm (gross).</p> <p>Delivery is dependent on the ability to viably relocate Airport Uses to the south (see below).</p> <p><b>Aviation Zone</b></p> <p>Longer term (10 plus years) proposal to relocate and significantly expand the Airport, which would allow the Knowledge Quarter development to the north. Heavily dependent on demand, public sector support and Airport aspirations, none of which are fully secured at the time of writing.</p> <p>However, in September 2023, Blackpool Airport Properties sought a Hybrid planning consent for five hangars of 1,920-5,720 sqm, a commercial unit of a 570 sqm, and a private commercial car park (Outline consent) and new access roads to connect the proposed hangars to Amy Johnson Way, existing highways improvements and drainage works (full consent) (App. No. 23/0589). The five hangars would be located in the north west of the site.</p> <p>Stakeholders report reasonable market interest for air operations here. Provisionally, the smaller hangars would accommodate basic aviation storage and repair. The larger hangars could accommodate a more significant maintenance facility.</p> <p>Masterplanning identifies 19 plots, two of which will accommodate the relocation of the Control Tower, Radar, Fire Stations. The remaining would accommodate 49,278 sqm on new floorspace comprising 15 hangars of 721-2,100 sqm each. A data centre of 2,790 sqm and 1,010 sqm office.</p>
<p>Site Development Constraints and Environmental Issues</p>	<ul style="list-style-type: none"> <li>• Active airport facilities constrain building height and construction materials. Also, noise issues from the adjacent runway.</li> <li>• Includes Green Belt land</li> <li>• A range of active businesses, airport facilities on the site. Some premises let out to other operators.</li> <li>• Various pieces of infrastructure on the site which need to be protected</li> <li>• Blackpool and Fylde College has an option on the terminal buildings</li> </ul>

Accessibility	Strong established access on the A5230 Squires Gate Lane. Squires Gate rail station some 200 metres to the west.
Distance to M55 or M6 Motorway, km	3.7 – Junction 4, M55
Distance to A-road, km	A5230 Squires Gate Lane fronts the site
Distance to Rail Station, km	0.2 – Squires Gate
Distance to Existing Bus Route, km	A5230 Squires Gate is a bus route
Distance to Services, km	Various facilities front the site including the Air Balloon pub/restaurant and Premier Inn hotel. Retail park to the east, on Amy Johnson Way.
Adjacent Land Uses	Housing and some frontage retail to the north (across A5230 Squires Gate Lane) and west Airport runways to the south Retail park to the east
Planning Policy Status	Allocated in an adopted Local Plan
Other information	-
Likely development potential	Proposed for a high tech business park, the Knowledge Quarter, comprising some 70,355 sqm of gross floorspace. Funding and delivery plans still to be agreed, however, delivery is dependent on the ability to viably relocate Airport Uses to the south (the Aviation Zone). At the time of writing consent is being sought for some hangars and infrastructure, evidence of interest in this airport relocation/expansion. At the time of writing, it is not clear what additional employment land the Aviation Zone could generate and to what degree it will simply relocate existing airport uses from the north.  The Knowledge Quarter could provide some 2,414 net additional jobs, according to estimates completed in this Study (213 for the Aviation Zone).
Availability, years	15+

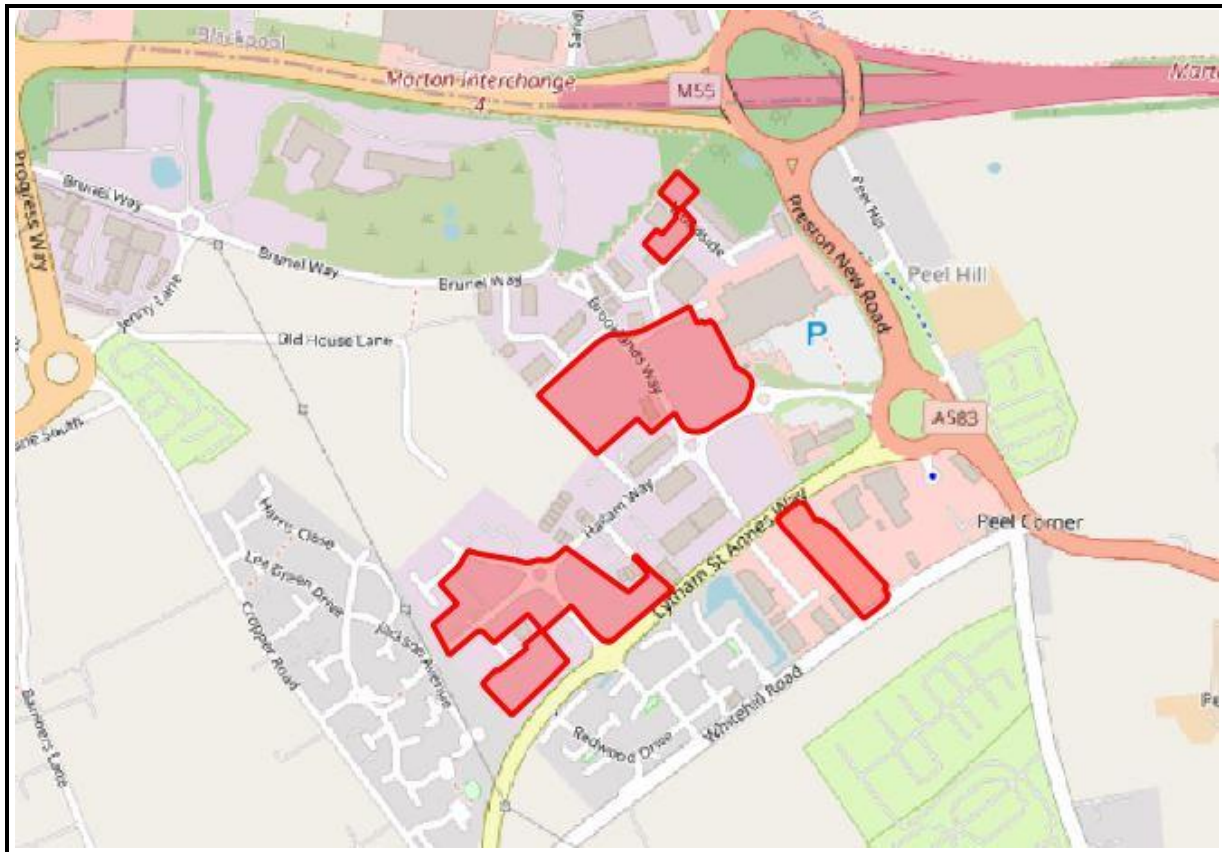




Site reference	Study Ref. FY6 (Local Plan Ref. ES6)
Name	DWP, Brunel Way, Whitehills
Owner	Elite Gemstones Properties (Subject to a 10 year lease to the Secretary of State for Communities and Local Government to 2028)
Description	Large area of flat brownfield land, adjoining a large secure facility for the DWP and falling within the secure area
Size, ha	4.90
Proposals	Several hundred DWP staff presently occupy Peel Park. Over time they will relocate to the new office on King Street, Blackpool. At this time, it is not clear if the DWP will retain Peel Park or quit the lease. No further change is likely until the future of the wider site is clarified.
Site Development Constraints and Environmental Issues	<ul style="list-style-type: none"> <li>• Ponds onsite</li> <li>• Trees onsite</li> </ul>
Accessibility	Road access would be via Brunel Way in the south. But opening up the site for development would require a reconfiguration of the fencing for the secure DWP site.
Distance to M55 or M6 Motorway, km	1.8 – Junction 4, M55
Distance to A-road, km	0.4 – A5230 Progress Way
Distance to Rail Station, km	3.8 – Blackpool South Station (a similar distance to Squires Gate Station)



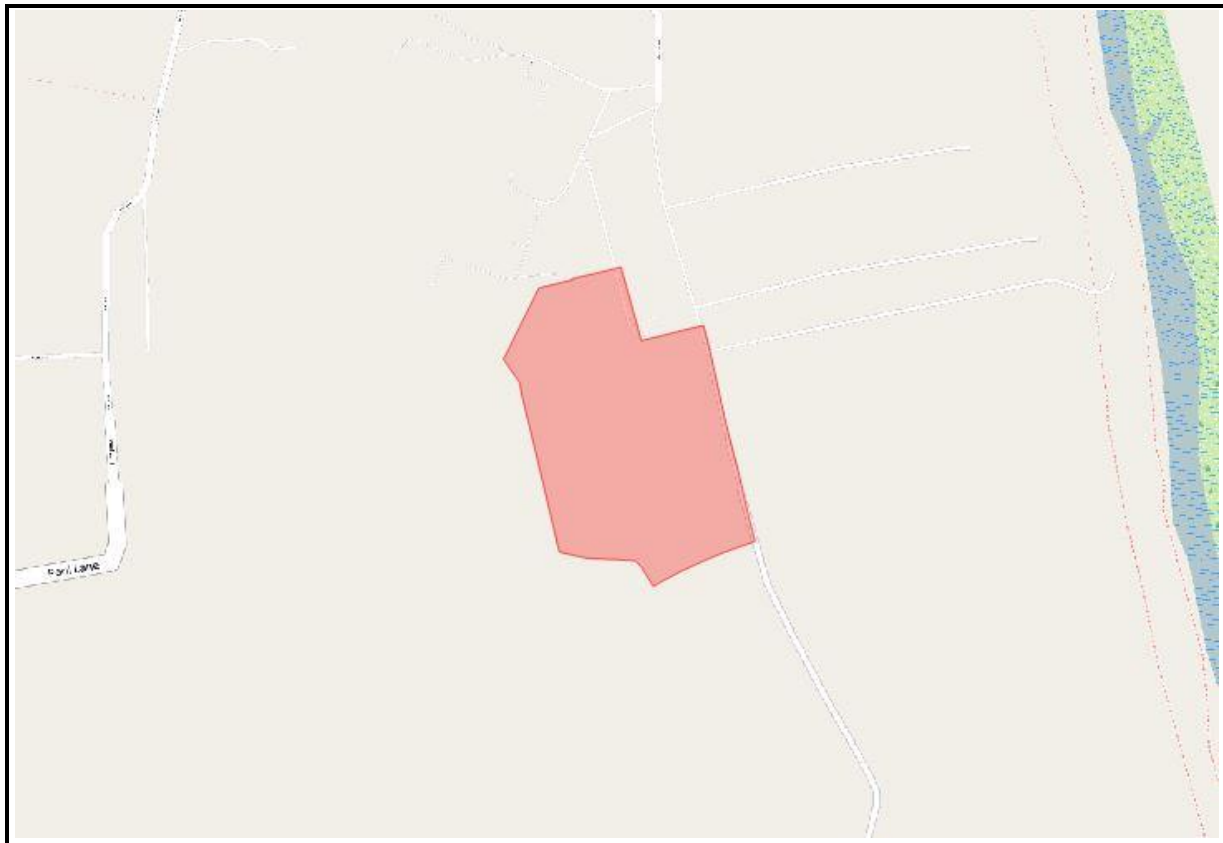
Distance to Existing Bus Route, km	1.1 – Yeadon Way/Squires Gate Link Road
Distance to Services, km	2.0 – Mereside (Blackpool)
Adjacent Land Uses	DWP Peel Park facility to the west and north west M55 Motorway to the north Car parking associated with Peel Park to the east Whitehills Business Park and other undeveloped land to the south
Planning Policy Status	Allocated in an adopted Local Plan
Other information	-
Likely development potential	<p>Development here will depend on the future of the wider Peel Park site. Assuming the public sector did fully vacate the building then providing a new private sector occupier to accommodate this large facility would be extremely challenging. The alternatives would be sub-division of the properties for multi-occupancy or a comprehensive redevelopment scheme, likely incorporating site ES6.</p> <p>In the present market the most likely use to be developed here would be small to mid-sized industrial uses. These are in demand with schemes actively being progressed on nearby sites. The costs of site redevelopment may require mixed use options here, however, with housing or services cross funding employment uses.</p> <p>The ES6 site would provide 19,110 sqm at standard employment densities.</p>
Availability, years	5-10



Site reference	Study Ref. FY7 (Local Plan Ref. ES7)
Name	Whitehills Business Park, Whitehills
Owner	Henco International (vacant plots)
Description	Multiple undeveloped greenfield plots in a good quality office and industrial park.
Size, ha	4.90 (Realistic developable area for E(g)/B-Class uses is 2.87 ha)
Proposals	<p>Four main undeveloped plots at time of writing:</p> <ul style="list-style-type: none"> <li>• <i>Whitehills Retail Park (Land bounded by Hallam Way in the south east, Brooklands Way to the south west, Dugdals Close to the north west, B&amp;Q Blackpool to the north east) (1.69 ha)</i> – Full Planning consent for a 10,195 sqm retail park, West Retail Park (App. No. 17/0359), has now lapsed. Henco intend to seek another consent for a comparable retail/services scheme. Assuming a new consent is secured, Henco have a joint venture agreement with Barnfield Construction so intend to deliver the scheme quickly on a speculative basis, to provide retail, hot food and leisure uses to serve the wider area.</li> <li>• <i>Site 3 (Land south of the Hallam Way, Graceways, Boardmans Way Roundabout) (0.56 ha)</i> – Further development on hold here, pending more clarity on long term economic conditions. When delivered, the plot is expected to comprise light/general industrial and warehouse space.</li> </ul>

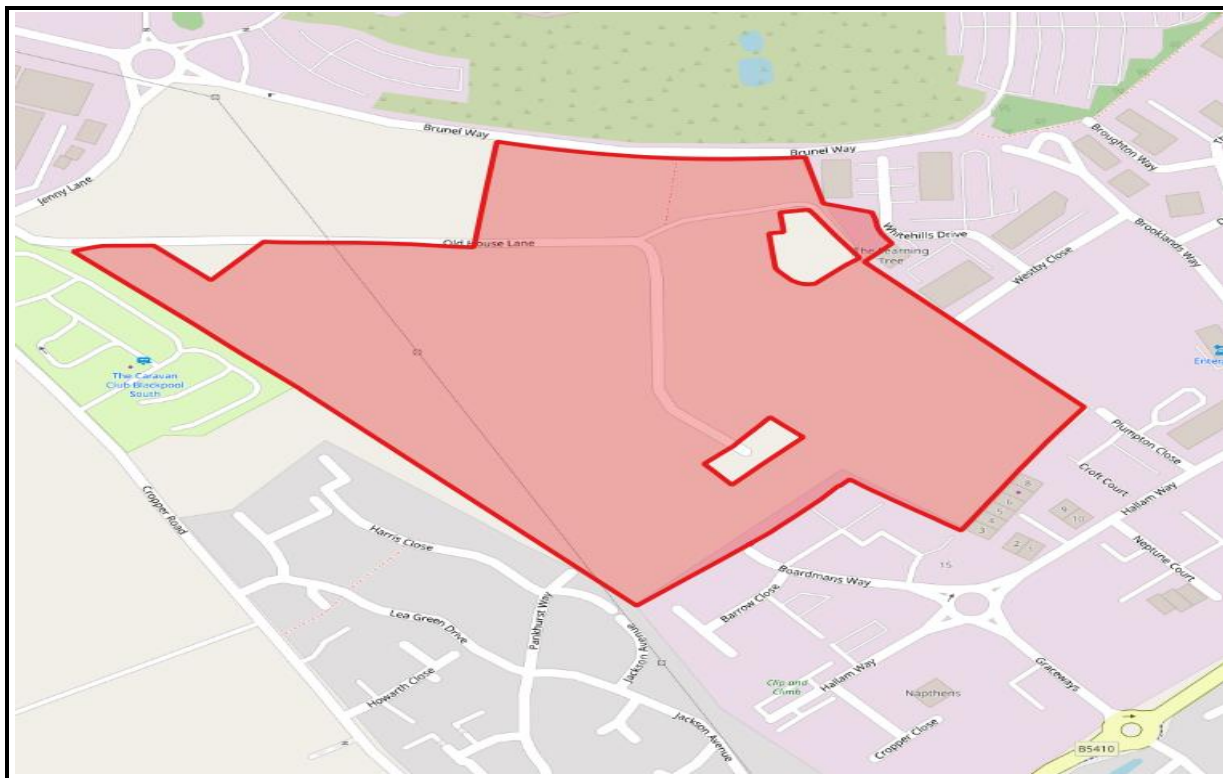
	<ul style="list-style-type: none"> <li>• <i>Site 4 (Land bounded by Hallam Way to the north west, Graceways in the south west, B5410 Lytham St Annes Way to the south east, the Neptune Court Office Scheme to the north east) (0.90 ha) – Further development on hold here, pending more clarity on long term economic conditions. When delivered, the plot is expected to comprise light/general industrial and warehouse space.</i></li> <li>• <i>Site 5 – (Land Bounded by Westby Close in the north west, Brooklands Way in the north east, mixed offices/trade units in the south east (including units for Travis Perkins and Enterprise Rent a Car), undeveloped land in the south west) (1.41 ha) – Eastern half of the site has consent for a warehouse building of 2,836 sqm (gross) housing four business units of 465-975 sqm each (App. No. 23/0257). Further growth options to the west include a further business unit of 418 sqm and a three-storey office building of 1,394 sqm. Henco is weighing up the costs of delivering this development. Viability is a question at present with construction costs hovering at around £100/sqft (£1,076/sqm) plus land value. A negative viability assessment may delay delivery for a year or so.</i></li> </ul>
Site Development Constraints and Environmental Issues	<ul style="list-style-type: none"> <li>• Surface water and drainage issues</li> </ul>
Accessibility	Plots have access options in place off Hallam Way/Graceways
Distance to M55 or M6 Motorway, km	0.8 – Junction 4, M55
Distance to A-road, km	0.4 – A583 Preston New Road
Distance to Rail Station, km	5.3 – Squires Gate Station
Distance to Existing Bus Route, km	0.4 – A583 Preston New Road
Distance to Services, km	'Nom Nom' food court within Whitehills
Adjacent Land Uses	<p>Plots bounded by high quality office and light industrial/general industrial uses to the west, north and east.</p> <p>Land south of the B5410 Lytham St Annes Way is in residential use, separated from the road by landscaping</p>
Planning Policy Status	Allocated in an adopted Local Plan
Other information	-
Likely development potential	Whitehills has seen extensive development over the last decade. There remains good demand for industrial, trade and warehouse units of up to 929 sqm each from companies local to the Lytham, St Annes and Blackpool. Henco remains interested in developing the remaining sites for these uses, plus services on the Retail Park site which are judged essential for making the area more attractive to occupiers. A pause in development has occurred in 2023 given wider economic uncertainties,

	<p>which have impacted on development viability, but a return to growth is anticipated in 2024, assuming a broader economic recovery.</p> <p>At average densities, the remaining land proposed for E(g)/B-Class uses could provide some 11,193 sqm. Limited future office development is assumed as Henco identify insufficient local demand to support speculative office developments.</p>
Availability, years	5-10



Site reference	Study Ref. FY8 (Local Plan Ref. ES8)
Name	Naze Lane, Freckleton
Owner	Land south of existing industrial estate – Polytank Group Land fronting Naze Lane – Private Individual
Description	Low quality backland extension to an isolated rural industrial estate.
Size, ha	2.40
Proposals	Polytank Group has previously indicated that the land is surplus to requirements and that it might look to dispose of the land.
Site Development Constraints and Environmental Issues	<ul style="list-style-type: none"> <li>• East of the site includes one small workshop which is in use</li> <li>• South of this workshop are the foundations of several other small buildings (former wartime airbase), trees and hedges</li> <li>• Proximity to Warton Aerodrome constrains building height and construction materials. Also, noise issues from the adjacent runway</li> </ul>
Accessibility	Backland site, access would be through Poly Group site to the north. Polytank Group has previously proposed to upgrade the unsurfaced section of Naze Lane East, which runs to the east of the site. This would allow creation of an independent access point.
Distance to M55 or M6 Motorway, km	9.0 – Junction 3, M55

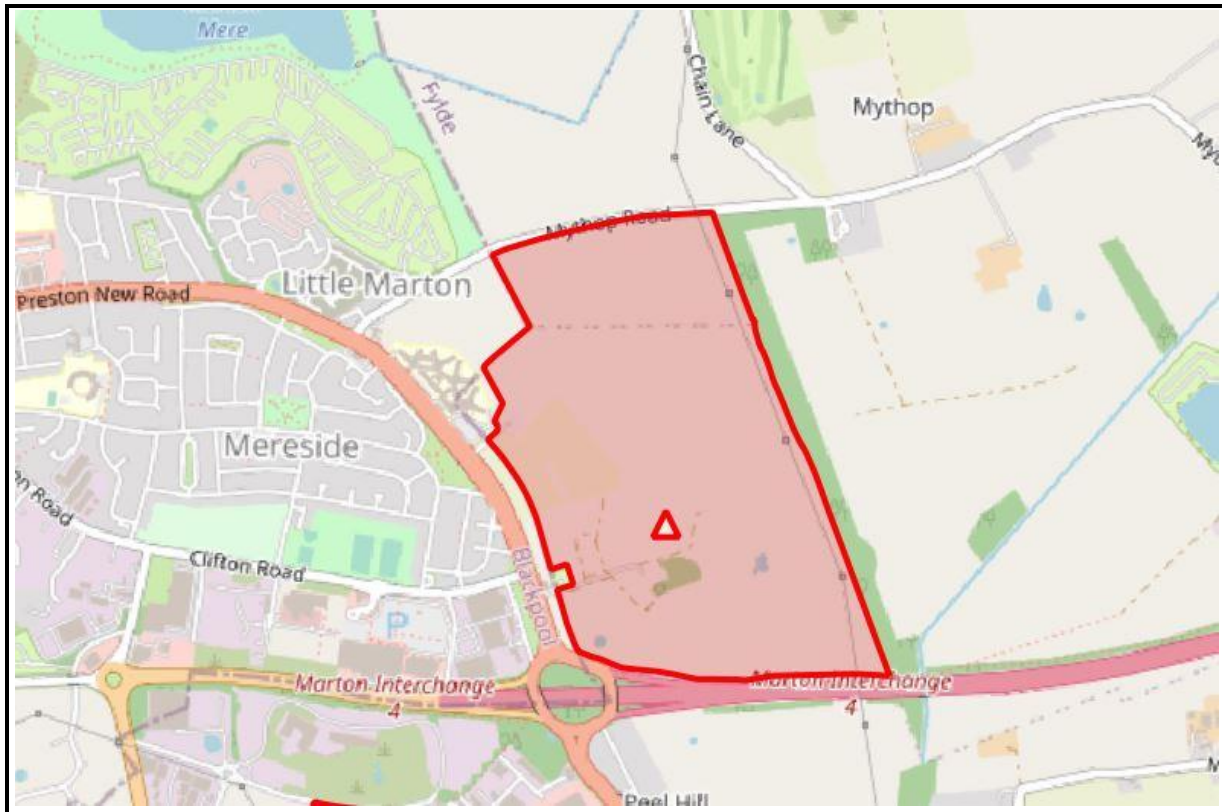
Distance to A-road, km	2.0 – A584 Preston New Road
Distance to Rail Station, km	6.0 – Kirkham and Wesham Station
Distance to Existing Bus Route, km	2.0 – Lytham Road
Distance to Services, km	2.0 – Preston Old Road Local Shopping Centre
Adjacent Land Uses	Naze Lane Employment Area to the north Otherwise, agriculture surrounds
Planning Policy Status	Allocated in an adopted Local Plan
Other information	-
Likely development potential	<p>Isolated backland site with very limited access north to the A584 Preston New Road. While it is noted that access to Freckleton has improved more generally with the opening of the new Junction 2, M55 this does not change the backland status and more immediate access constraints of this site, off Naze Lane.</p> <p>Although there is reasonable demand for smaller industrial/warehouse uses across the Fylde Coast, this site is likely to be a low priority for businesses and developers. Assuming Polytank Group does not need the land, and has no other development plans, the development of this site, for E(g)/B-Class uses appears unlikely.</p>
Availability, years	N/A



Site reference	Study Ref. FY9 (Local Plan Ref. MUS1)
Name	Cropper Road East, Whitehills (mixed use: housing and employment)
Owner	Lancashire County Council
Description	Large backland greenfield/brownfield site within the wider Whitehills area, to the rear of employment and housing uses.
Size, ha	3.30
Proposals	Land fronting Cropper Road now developed for housing. No identified development plans for the land to the east.
Site Development Constraints and Environmental Issues	<ul style="list-style-type: none"> <li>• Electricity pylons cross the site</li> <li>• Various pipelines cross the site</li> <li>• Several dwellings on the site, at Old House Lane. Other dwellings/farm buildings in the north east. All owner occupied</li> <li>• Trees onsite</li> <li>• Public footpaths cross the site</li> </ul>
Accessibility	Most likely access route would be via Old House Lane in the north, on to Jenny Lane and then the A5230 Progress Way. Some links to Whitehill Business Park in the south, Boardmans Way, and east, Westby Close.
Distance to M55 or M6 Motorway, km	1.5 – Junction 4, M55
Distance to A-road, km	0.1 – A5230 Progress Way

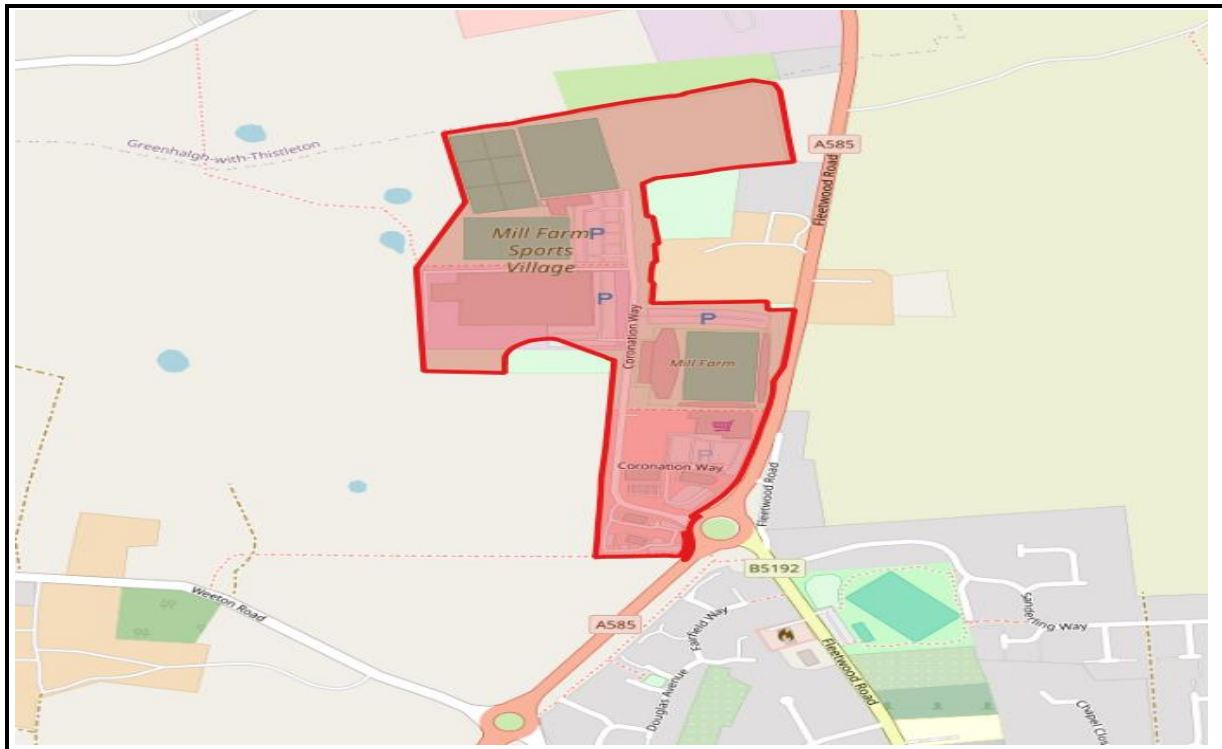
Distance to Rail Station, km	3.5 – Blackpool South Station (a similar distance to Squires Gate Station)
Distance to Existing Bus Route, km	0.8 – Yeadon Way/Squires Gate Link Road
Distance to Services, km	1.7 – Mereside (Blackpool)
Adjacent Land Uses	Cropper Way housing to the west Whitehills Business Park to the south and east Other development sites and DWP facilities to the north
Planning Policy Status	Allocated in an adopted Local Plan
Other information	-
Likely development potential	<p>Site sits in the backlands at present and is likely to be of limited interest to developers at present, compared to more prominent options in the Whitehills area. However, the development of adjoining sites, including ES4 Blackpool and Fylde Industrial Estate, Whitehills will open up this land while completion of the remaining plots at Whitehills Business Park will encourage businesses and developers to look at options further from the main roads. A comprehensive masterplan will be needed for the site, particularly clarifying site access and links to existing employment areas.</p> <p>Reflecting demand, development here would most likely be for small-medium sized industrial and warehouse units. The site could provide some 22,230 sqm of floorspace at average densities.</p>
Availability, years	10-15





Site reference	Study Ref. FY10 (Local Plan Ref. MUS2)
Name	Whyndyke Garden Village, Preston New Road, Whitehills (Mixed Use: Housing and Employment)
Owner	Primary landowner is Closelink. Land in north east corner is owned by Metacare (Northern Trust).
Description	Large area of primarily greenfield land at the edge of the Blackpool settlement area, north east of Junction 4, M55 and fronting the A583 Preston New Road.
Size, ha	20.0
Proposals	<p>The site has Outline consent for 1400 residential dwellings, 20 ha of B2/B8 industry and warehousing (proposed for the south of the site), a primary school, two local neighbourhood centres, a drinking establishment, health centre and community building, with vehicle access onto Preston New Road and Mythop Road, along with associated road infrastructure, car parking, public open space, sports pitches, allotments, the retention and improvement of natural habitats, watercourse, ponds, reed beds, hedgerows and landscaping features (App. No. 11/0221).</p> <p>A Section 106 was signed in relation to this development in June 2018.</p> <p>Several Discharge of Conditions applications under consideration.</p> <p>Reserved Matters consent for a public house, and associated access, in the centre of the site (App. No 21/0487).</p>

Site Development Constraints and Environmental Issues	<ul style="list-style-type: none"> <li>• Various waterbodies and drainage ditches on the site</li> <li>• A small area of land in the north of the site is in Flood Zone 2</li> <li>• Pylons cross the eastern edge of the site</li> <li>• Various areas of woodland on the site, large area of woodland along the eastern boundary</li> <li>• Small Local Nature Reserve on the Site (Local Plan Policy ENV2)</li> <li>• Various ecological features on the site. Mitigation included in the Outline consented scheme.</li> </ul>
Accessibility	Primary access, consented for the development would be at two new/expanded junctions with the A583 Preston New Road, plus an access from Mythop Road in the north.
Distance to M55 or M6 Motorway, km	Junction 4, M55 adjacent
Distance to A-road, km	A583 Preston New Road adjacent
Distance to Rail Station, km	3.9 – Blackpool South
Distance to Existing Bus Route, km	Bus stops along the A583 Preston New Road
Distance to Services, km	Petrol Filling Station on A583 Preston New Road frontage. Various shops and hot food uses on the opposite side of Preston New Road.
Adjacent Land Uses	<p>M55 Motorway to the south</p> <p>Woodland and agricultural land to the east and north. Housing and a caravan park to the north west.</p> <p>Uses in the west include 'The Harbour' NHS medical centre, the Manor Nursery school and an Esso Petrol Filling Station on the eastern side of the A583 Preston New Road. Housing and services on the western side of A583 Preston New Road</p>
Planning Policy Status	Allocated in an adopted Local Plan
Other information	-
Likely development potential	<p>Agents for the site report that owners are in the process of negotiating a deal with a developer who will bring forward the site under the existing consent, i.e. 1,400 dwellings and 20ha of employment land, with the latter comprising:</p> <ul style="list-style-type: none"> <li>• 40,000 sqm B2</li> <li>• 80,000 sqm B8.</li> </ul> <p>But the developer is looking to extend the amount of light industrial and office use to create a more mixed use scheme. The developer is looking to submit a Reserved Matters consent by early 2024, for the full scheme, and then progress the development as soon as possible.</p>
Availability, years	1-5

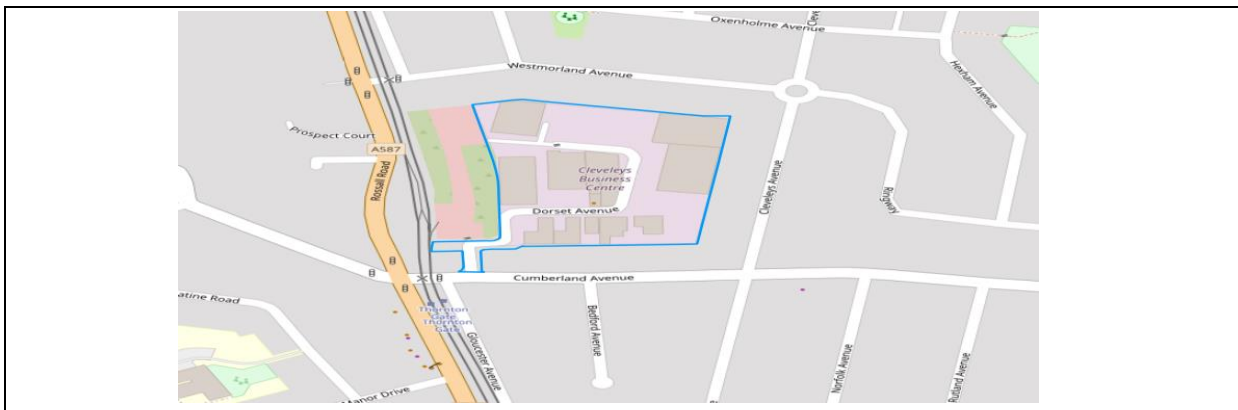


Site reference	Study Ref. FY11 (Local Plan Ref. MUS3)
Name	Mill Farm Sports Village, Fleetwood Road, Wesham (Mixed Use: Employment and Leisure)
Owner	Tangerine Group Holdings and Mill Farm Ventures
Description	Modern, good quality mixed use employment area, on the route between Kirkham/Wesham and Junction 3, M55. Site is focused around the AFC Fylde Football Ground and a large B8 unit for Trilanco and includes a foodstore, other sports facilities and roadside services.
Size, ha	0.0 (4.20 ha is undeveloped here in five plots, out of a total of seven, which are proposed/available for E(g)/B-Class Uses)
Proposals	<p>The remaining land comprises seven plots, mostly north of the Football Stadium. Discussions with the site owners, and their agents, suggest the following proposals here:</p> <ul style="list-style-type: none"> <li>• Plot A (Land east of the Mill Farm Sports Village Playing Pitches and Sports and Education Building) (3.24 ha) – Under conditional contract to toy company HTI for a new HQ building. A planning application for this 19,554 sqm B2/B8 facility is being considered (App. No. 22/0616). Development would include the movement south of an attenuation pond.</li> <li>• Plots B-C (South of Plot A) (0.27 ha and 0.42 ha) – Owner looking to dispose of. Confidential discussions underway with potential occupiers</li> <li>• Plot D (Between Coronation Way and Mill Farm, farm buildings) (0.16 ha) – Available for development</li> <li>• Plot E (Land occupied by the Mill Farm, farm buildings, extending south to the Football Stadium, fronting A585</li> </ul>

	<p>Fleetwood Road) (0.66 ha) – Considered for services, due to its position the main road</p> <ul style="list-style-type: none"> <li>• Plot F (South of Plot D, north of the Football Stadium) (0.39 ha) – Interest from a church, subject to planning</li> <li>• Also proposing a new road access onto the A585 Fleetwood Road, north of the Stadium, between Plots B-C and Plots D-E, including a signalised junction</li> <li>• Plot G (South of the Stadium, west of Aldi foodstore, east of Coronation Way) (0.21 ha) – Previously consented for a hotel (now lapsed), but that hotel was subsequently included in the Stadium. Expected to be use as car parking. Land south of this plot is proposed for an Electric Vehicle charging facility, subject to planning.</li> </ul>
Site Development Constraints and Environmental Issues	<ul style="list-style-type: none"> <li>• Trees onsite</li> <li>• Ponds onsite</li> <li>• Various areas of ecological value</li> </ul>
Accessibility	Access road in place, Coronation Way, to the A585 Fleetwood Road and Junction 3, M55
Distance to M55 or M6 Motorway, km	1.2 – Junction 3, M55
Distance to A-road, km	A585 Fleetwood Road adjacent
Distance to Rail Station, km	1.0 – Kirkham and Wesham Station
Distance to Existing Bus Route, km	Bus stop adjacent on A585 Fleetwood Road
Distance to Services, km	Site includes a range of shops and hot food outlets
Adjacent Land Uses	<p>Various industrial units to the north</p> <p>Agricultural land to the west and south</p> <p>Various farm buildings, some accommodating other businesses, to the east along the A585 Fleetwood Road</p>
Planning Policy Status	Allocated in an adopted Local Plan
Other information	-
Likely development potential	<p>Mixed use site, but with established interest for industrial and warehouse uses, as evidenced by the HDI HQ proposal, alongside retail and leisure uses. Four other plots remain available on the site for E(g)/B-Class employment although other uses are also possible here as evidenced by the interest for uses such as a church. The outstanding plots are mostly sub 0.7 ha in size and so would most likely support light industrial uses or solus businesses, reflecting market demand. In addition to the 19,554 sqm HDI facility, the remaining plots, not proposed for alternative uses, could provide some 4,134 sqm of floorspace at average densities.</p>
Availability, years	5-10

# **Appendix 5a**

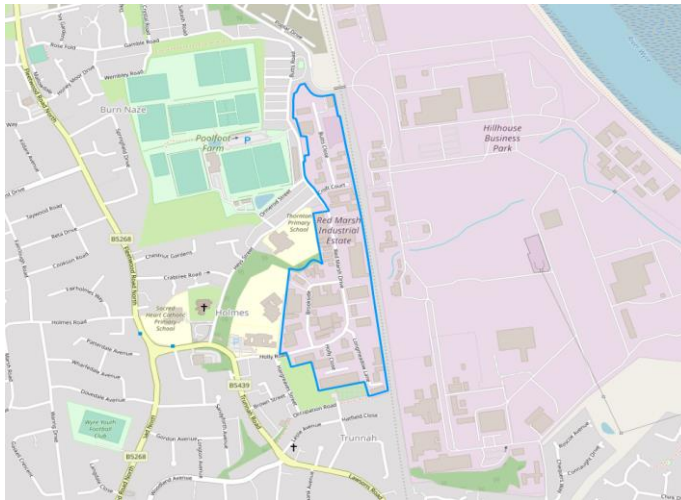
## **Wyre Employment Area Proformas**



<b>Area Name, Area Address/Settlement</b>	Dorset Avenue, Cleveleys (Site Reference WY01)					
<b>Area Size, Ha</b>	2.24					
<b>Employment Area Description</b>	Located north of Cleveleys Town Centre, off the A587, this small average quality business park is set within a residential area. Cleveleys Business Centre is found in the centre of the area, offering office and storage space. This is surrounded by older units in B2 and B8 use.					
<b>Prominence and Location</b>						
<b>Location</b>	<i>In settlement</i>					
<b>Distance to M55 Motorway, km</b>	13.8	M55				
<b>Distance to A-road, km</b>	0.2	A587				
<b>Distance to Rail Station, km</b>	6.9	Poulton-le-Fylde (But adjacent to Thornton Gate tram stop)				
<b>Distance to Existing Bus Route, km</b>	0.2	Dorset Avenue Bus Stop (3, 21, 568, 660)				
<b>Distance to Services, km</b>	0.3	Cleveleys Convenience Store				
<b>Overall Prominence (High, Medium, Low)</b>	Medium					
<b>Premises and Area Condition</b>						
<b>Main Occupiers</b>	Gilberts Blackpool and Cavitech Solutions					
<b>Total Number of Units</b>	18					
<b>Total Floorspace, Sqm</b>	11365					
<b>Properties by Use Class, No. of Units</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
	4			9	5	
<b>Predominant SIC Codes (2007)</b>	Manufacture of machinery and equipment n.e.c.					
<b>Prevailing Uses</b>	Mixed use					
<b>Buildings Age</b>	<b>Pre 1945</b>	<b>1945-90</b>	<b>90-2010</b>	<b>New 2010+</b>		
		18				
<b>Buildings Quality</b>	<b>Derelict</b>	<b>Poor</b>	<b>Average</b>	<b>Good</b>		
			18			
<b>Tenure</b>	<b>No. Freehold Units</b>	7	<b>No. Leasehold Units</b>			11
<b>Vacancy</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
<i>No. of Vacant Units</i>						
<i>Floorspace of Vacant Units</i>						
<i>Condition of Vacant Properties</i>						
<i>Average Rents Sought/Achieved, £ per Sqm</i>						
<b>Average Rateable Values, £ per Sqm</b>	41.72					
<b>Access Factors</b>	Internal roads narrowed due to on-road parking as there is insufficient parking on premises					
<b>Other Property Details</b>	One floor on average					
<b>Other Constraints</b>	Flood Zone 2					
<b>Area Conclusions</b>						
<b>Opportunities for redevelopment/ expansion</b>	No room for expansion. Area bounded by housing.					
<b>Site Grading A-E</b>	c					

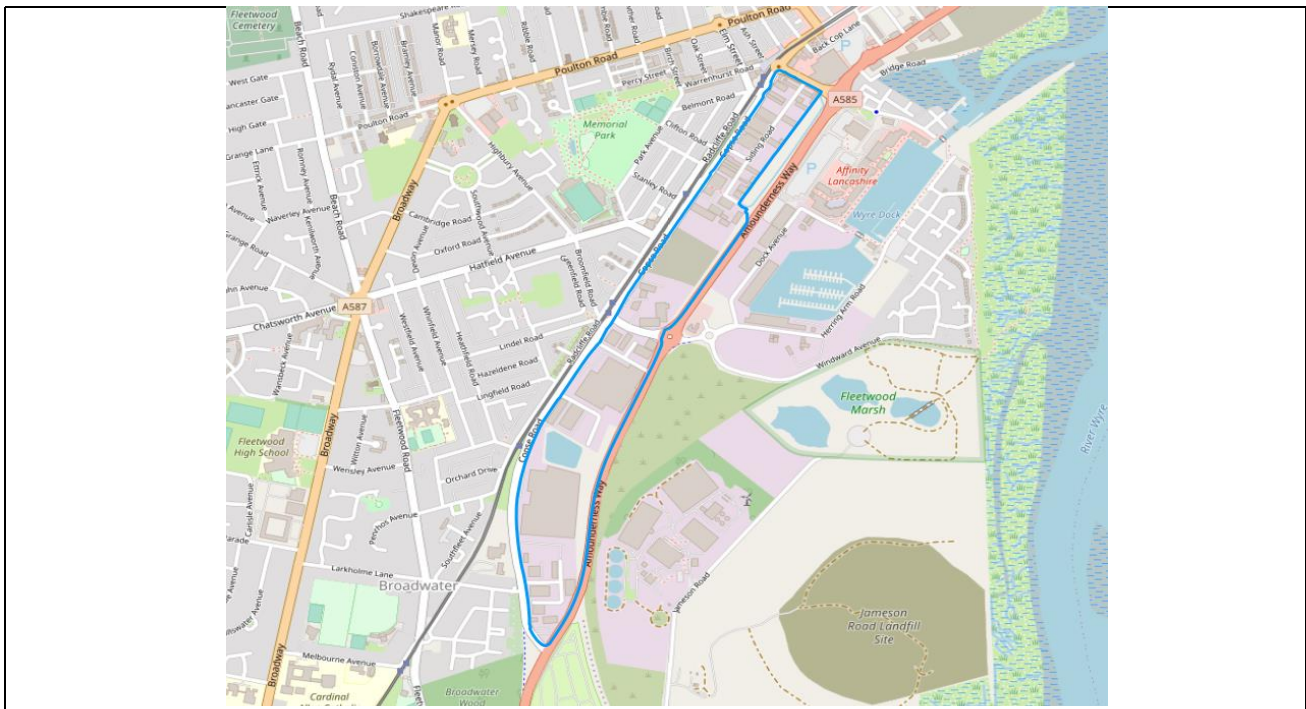


<b>Area Name, Area Address/Settlement</b>	St Georges Lane, Cleveleys (Site Reference WY02)					
<b>Area Size, Ha</b>						0.45
<b>Employment Area Description</b>	Located on a back street of Cleveleys Town Centre this employment area is accessed via the A587 or a residential street, St Georges Avenue. St George's Lane is a very narrow road mainly made up of small garages alongside a bar, a gym and a mobility equipment shop					
<b>Prominence and Location</b>						
<b>Location</b>	In settlement					
<b>Distance to M55 Motorway, km</b>	11.7	M55				
<b>Distance to A-road, km</b>	0.1	A587				
<b>Distance to Rail Station, km</b>	5.9	Poulton-le-Fylde (But Victoria Square tram stop adjacent)				
<b>Distance to Existing Bus Route, km</b>	0.1	Victoria Square Bus Stop D (1,3,4,7,21,400)				
<b>Distance to Services, km</b>	0.3	Aldi				
<b>Overall Prominence (High, Medium, Low)</b>	Medium					
<b>Premises and Area Condition</b>						
<b>Main Occupiers</b>	R Bebbington Ltd and St Georges Lane Garage					
<b>Total Number of Units</b>						17
<b>Total Floorspace, Sqm</b>						1227
<b>Properties by Use Class, No. of Units</b>	E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Other
	2			12	0	3 E(a), E(d), SG
<b>Predominant SIC Codes (2007)</b>	Wholesale and retail trade and repair of motor vehicles and motorcycles					
<b>Prevailing Uses</b>	Mixed use					
<b>Buildings Age</b>	<b>Pre 1945</b>	<b>1945-90</b>	<b>90-2010</b>	<b>New 2010+</b>		
		17				
<b>Buildings Quality</b>	<b>Derelict</b>	<b>Poor</b>	<b>Average</b>	<b>Good</b>		
			17			
<b>Tenure</b>	<b>No. Freehold Units</b>		14	<b>No. Leasehold Units</b>		
<b>Vacancy</b>	E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Other
<i>No. of Vacant Units</i>						
<i>Floorspace of Vacant Units</i>						
<i>Condition of Vacant Properties</i>						
<i>Average Rents Sought/Achieved, £ per Sqm</i>						
<b>Average Rateable Values, £ per Sqm</b>						49.55
<b>Access Factors</b>	Very narrow road and insufficient parking					
<b>Other Property Details</b>	One floor on average					
<b>Other Constraints</b>	Flood Zone 3					
<b>Area Conclusions</b>						
<b>Opportunities for redevelopment/ expansion</b>	No room for expansion. Area bounded by housing/retail.					
<b>Site Grading A-E</b>	D					

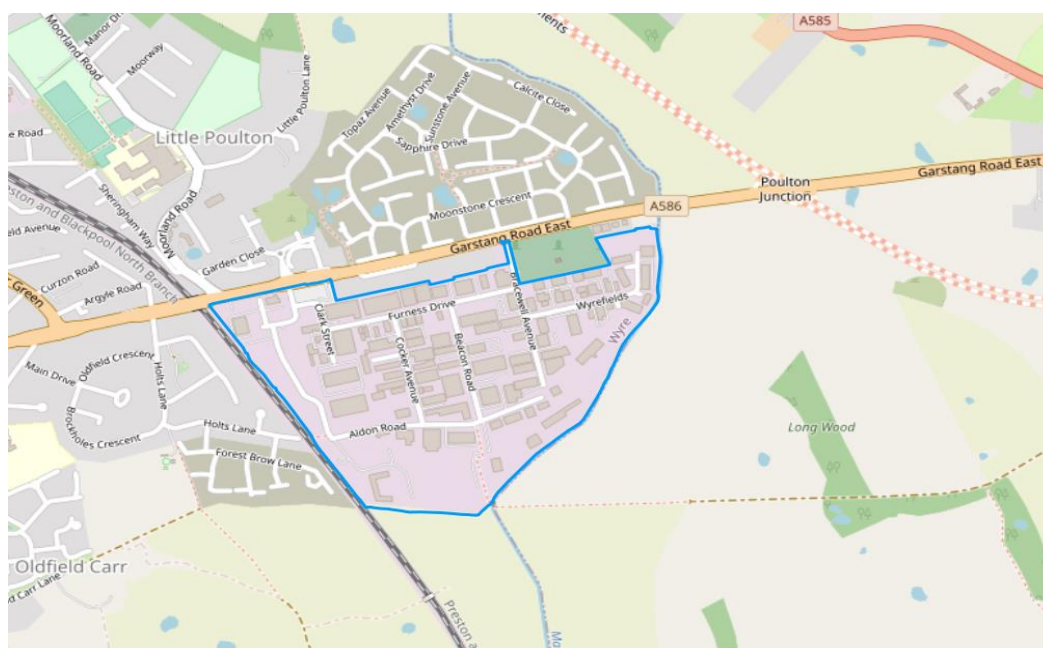


<b>Area Name, Area Address/Settlement</b>	Red Marsh Industrial Estate, Thornton (Site Reference WY07)					
<b>Area Size, Ha</b>	10.2					
<b>Employment Area Description</b>	Located in Thornton Cleveleys, off the B5439, this mid-sized industrial estate stretches along either side of Red Marsh Drive. The estate comprises older workshop and warehouse uses with a very small number of office uses. Occupiers include manufacturers, building materials suppliers and vehicle repairs providers.					
<b>Prominence and Location</b>						
<b>Location</b>	<i>In settlement</i>					
<b>Distance to M55 Motorway, km</b>	13	M55				
<b>Distance to A-road, km</b>	1.8	A585				
<b>Distance to Rail Station, km</b>	5.3	Poulton-le-Fylde				
<b>Distance to Existing Bus Route, km</b>	0.6	Trunnah Road Bus Stop (24, 74, 525)				
<b>Distance to Services, km</b>	1.1	Co-op Food, Fleetwood Road North				
<b>Overall Prominence (High, Medium, Low)</b>	Low					
<b>Premises and Area Condition</b>						
<b>Main Occupiers</b>	Allan J Hargreaves and Red Marsh Supplies					
<b>Total Number of Units</b>	132					
<b>Total Floorspace, Sqm</b>	35221					
<b>Properties by Use Class, No. of Units</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
	3			31	60	38
<b>Predominant SIC Codes (2007)</b>	Repair and installation of machinery and equipment and Wholesale trade, except of motor vehicles and motorcycles					
<b>Prevailing Uses</b>	Industrial					
<b>Buildings Age</b>	<b>Pre 1945</b>	<b>1945-90</b>	<b>90-2010</b>	<b>New 2010+</b>		
		132				
<b>Buildings Quality</b>	<b>Derelict</b>	<b>Poor</b>	<b>Average</b>	<b>Good</b>		
			132			
<b>Tenure</b>	<b>No. Freehold Units</b>			<b>No. Leasehold Units</b>		
				132		
<b>Vacancy</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
<i>No. of Vacant Units</i>						
<i>Floorspace of Vacant Units</i>						
<i>Condition of Vacant Properties</i>						
<i>Average Rents Sought/Achieved, £ per Sqm</i>						
<b>Average Rateable Values, £ per Sqm</b>	50.59					
<b>Access Factors</b>	Access and internal roads narrowed by on-road parking					
<b>Other Property Details</b>	One floor on average					
<b>Other Constraints</b>	Flood Zone 3					
<b>Area Conclusions</b>						
<b>Opportunities for redevelopment/ expansion</b>	No room for expansion. Bounded by other uses.					
<b>Site Grading A-E</b>	C					





<b>Area Name, Area Address/Settlement</b>		Copse Road, Fleetwood (Site Reference WY08)					
<b>Area Size, Ha</b>		29.19					
<b>Employment Area Description</b>		Industrial estate located off the A585, stretching mainly along the eastern side of Copse Road with a small development of modern workshop units on the west side of the road. Premises are mainly older with general industrial uses dominating. HTI and Fisherman's Friend both occupy large factories in the area.					
<b>Prominence and Location</b>							
<b>Location</b>		<i>In settlement</i>					
<b>Distance to M55 Motorway, km</b>		17.2	M55				
<b>Distance to A-road, km</b>		0	A585				
<b>Distance to Rail Station, km</b>		9.9	Poulton-le-Fylde (Also three tram stops along Copse Road)				
<b>Distance to Existing Bus Route, km</b>		0.4	Station Road Bus Stop				
<b>Distance to Services, km</b>		0.8	Affinity Shopping Village				
<b>Overall Prominence (High, Medium, Low)</b>		Medium					
<b>Premises and Area Condition</b>							
<b>Main Occupiers</b>		HTI and Fisherman's Friend					
<b>Total Number of Units</b>		103					
<b>Total Floorspace, Sqm</b>		107029					
<b>Properties by Use Class, No. of Units</b>		<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
<b>Predominant SIC Codes (2007)</b>		3		10	57	33	SG
<b>Predominant SIC Codes (2007)</b>		Other manufacturing and Manufacture of food products					
<b>Prevailing Uses</b>		Industrial					
<b>Buildings Age</b>		<b>Pre 1945</b>	<b>1945-90</b>	<b>90-2010</b>	<b>New 2010+</b>		
<b>Buildings Quality</b>		<b>Derelict</b>	97	6	<b>Good</b>		
<b>Tenure</b>		<b>No. Freehold Units</b>		41	<b>No. Leasehold Units</b>		
<b>Vacancy</b>		<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
<b>No. of Vacant Units</b>						1	
<b>Floorspace of Vacant Units</b>					329.05		
<b>Condition of Vacant Properties</b>					Average		
<b>Average Rents Sought/Achieved, £ per Sqm</b>					76.00		
<b>Average Rateable Values, £ per Sqm</b>		40.32					
<b>Access Factors</b>		Good access off the A585, internal roads are wide while sufficient parking is provided on premises					
<b>Other Property Details</b>		One floor on average					
<b>Other Constraints</b>		Flood Zone 3					
<b>Area Conclusions</b>							
<b>Opportunities for redevelopment/ expansion</b>		2.11 ha of cleared land south of the Wyre MOT Centre. The site has full planning consent for six commercial units comprising one unit of 2,323 sqm for a B2 use, three units consisting of 930 sqm of floorspace and two units consisting of 697 sqm floorspace all proposed with flexible of E(g), B2 and B8 uses. The six properties could provide up to 13 terraced units (App. No. 20/00128/FULMAJ). The scheme is presently being marketed, off plan, with the units to let. marketed as suitable for warehouse, workshop, trade counter, showroom and office use, subject to relevant planning consents. This is identified in the Wyre employment land supply as 'Land At Copse Road, Fleetwood'. Also, Lofthouse (Fisherman's Friend) now has a Member resolution to approve consent (subject to the signing of a Section 106 agreement), for a large new manufacturing facility to the east of the A585. At the time of writing, it is not clear if any of the existing Lofthouse facilities will be released for other uses. Elsewhere, land is in use and tightly bound by other uses.					
<b>Site Grading A-E</b>		C					



<b>Area Name, Area Address/Settlement</b>	Poulton Industrial Estate, Poulton-le-Fylde (Site Reference WY11)					
<b>Area Size, Ha</b>	34.95					
<b>Employment Area Description</b>	Located off the A586, east of Poulton-le-Fylde, this large employment area contains a Lidl and a gym towards the front of the estate. The estate is mainly made up of older industrial units with a small proportion of offices. A small development of office and workshop premises, built around 2000, are present towards the back of the estate.					
<b>Prominence and Location</b>						
<b>Location</b>	<i>In settlement</i>					
<b>Distance to M55 Motorway, km</b>	8.7	M55				
<b>Distance to A-road, km</b>	0	A586				
<b>Distance to Rail Station, km</b>	2	Poulton-le-Fylde				
<b>Distance to Existing Bus Route, km</b>	0.5	Moorland Road (42, 74, 76, 400, 607)				
<b>Distance to Services, km</b>	0.4	Lidl				
<b>Overall Prominence (High, Medium, Low)</b>	High					
<b>Premises and Area Condition</b>						
<b>Main Occupiers</b>	Glasdon, Becketts Wealth Management, Auto Bay					
<b>Total Number of Units</b>	226					
<b>Total Floorspace, Sqm</b>	84523					
<b>Properties by Use Class, No. of Units</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
	31		10	113	72	E(a), SG
<b>Predominant SIC Codes (2007)</b>	Manufacture of other plastic products, Activities auxiliary to financial services and insurance activities and Wholesale and retail trade and repair of motor vehicles and motorcycles					
<b>Prevailing Uses</b>	Mixed use with retail					
<b>Buildings Age</b>	<b>Pre 1945</b>	<b>1945-90</b>	<b>90-2010</b>	<b>New 2010+</b>		
		205	21			
<b>Buildings Quality</b>	<b>Derelict</b>	<b>Poor</b>	<b>Average</b>	<b>Good</b>		
			226			
<b>Tenure</b>	<b>No. Freehold Units</b>		<b>No. Leasehold Units</b>			178
<b>Vacancy</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
<i>No. of Vacant Units</i>						1
<i>Floorspace of Vacant Units</i>						929
<i>Condition of Vacant Properties</i>					Average	
<b>Average Rents Sought/Achieved, £ per Sqm</b>	37.67					
<b>Average Rateable Values, £ per Sqm</b>	40.98					
<b>Access Factors</b>	Good access off the A586, while parking is provided on most premises, on-road parking narrows internal roads in places.					
<b>Other Property Details</b>	One floor on average					
<b>Other Constraints</b>	Flood Zone 3 in the south of the site					
<b>Area Conclusions</b>						
<b>Opportunities for redevelopment/ expansion</b>	Some undeveloped land in the south, but it appears in full use by several recycling companies at this time, for sand, aggregate and metal open storage. The land is also in an area of high flood risk.					
<b>Site Grading A-E</b>	C					

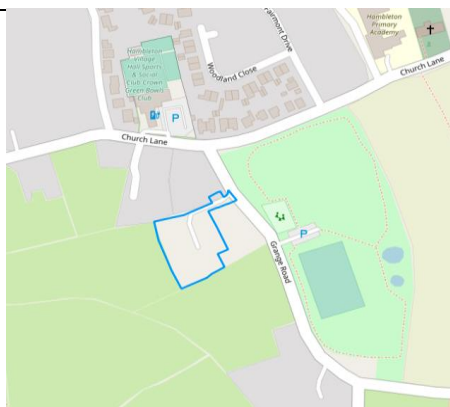


<b>Area Name, Area Address/Settlement</b>	Robson Way, Poulton-le-Fylde (Site Reference WY12)					
<b>Area Size, Ha</b>	3.58					
<b>Employment Area Description</b>	Located opposite The Blackpool Sixth Form College on the B5268, this industrial estate is made up of older premises. The estate is fronted by the premises of Abelglass and Barry & Wilkinson while Hi-Line Caravan Transport store caravans in the plots behind. Robson Way itself is separate from these uses and contains units in storage and workshop use along with one office. Site is to the east of the Blackpool Mowbray Drive Employment Area but there is no public road link between the two.					
<b>Prominence and Location</b>						
<b>Location</b>	<i>Edge of settlement</i>					
<b>Distance to M55 Motorway, km</b>	8	M55				
<b>Distance to A-road, km</b>	0.6	A586				
<b>Distance to Rail Station, km</b>	1.5	Layton				
<b>Distance to Existing Bus Route, km</b>	0	Blackpool Sixth Form College (2C, 14, 42, 400, 648)				
<b>Distance to Services, km</b>	1.5	Bispham Local Store				
<b>Overall Prominence (High, Medium, Low)</b>	Medium					
<b>Premises and Area Condition</b>						
<b>Main Occupiers</b>	Abelglass, Barry & Wilkinson, Hi-Line Caravan Transport					
<b>Total Number of Units</b>	18					
<b>Total Floorspace, Sqm</b>	3998					
<b>Properties by Use Class, No. of Units</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
	1			7	10	
<b>Predominant SIC Codes (2007)</b>	Manufacture of other non-metallic mineral products, Wholesale and retail trade and repair of motor vehicles and motorcycles and Warehousing and support activities for transportation					
<b>Prevailing Uses</b>	Industrial/storage					
<b>Buildings Age</b>	<b>Pre 1945</b>	<b>1945-90</b>	<b>90-2010</b>	<b>New 2010+</b>		
		18				
<b>Buildings Quality</b>	<b>Derelict</b>	<b>Poor</b>	<b>Average</b>	<b>Good</b>		
			18			
<b>Tenure</b>	<b>No. Freehold Units</b>	2	<b>No. Leasehold Units</b>			16
<b>Vacancy</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
<i>No. of Vacant Units</i>						
<i>Floorspace of Vacant Units</i>						
<i>Condition of Vacant Properties</i>						
<i>Average Rents Sought/Achieved, £ per Sqm</i>						
<b>Average Rateable Values, £ per Sqm</b>	41.07					
<b>Access Factors</b>	Accessed off the B5268 which is sufficiently wide while the premises of Abelglass and Barry & Wilkinson have sufficient parking. Robson Way itself is a very narrow road					
<b>Other Property Details</b>	One floor on average					
<b>Other Constraints</b>	None					
<b>Area Conclusions</b>						
<b>Opportunities for redevelopment/ expansion</b>	Area tightly bound by other uses. Undeveloped land in the area falls into the secure Westfields Caravan facility					
<b>Site Grading A-E</b>	D					



<b>Area Name, Area Address/Settlement</b>	Bank View Industrial Estate, Hambleton (Site Reference WY14)					
<b>Area Size, Ha</b>						0.89
<b>Employment Area Description</b>	Located on the A588, the employment uses on this site are found behind a row of retail uses as well as a petrol station. The employment uses are made up of a vehicle repair service, a workshop occupied by PRS Electrical Contractors and an office.					
<b>Prominence and Location</b>						
<b>Location</b>	Out of settlement					
<b>Distance to M55 Motorway, km</b>	10.7	M55				
<b>Distance to A-road, km</b>	0	A588				
<b>Distance to Rail Station, km</b>	4.3	Poulton-le-Fylde				
<b>Distance to Existing Bus Route, km</b>	0	Green Meadow Lane Bus Stop (2C, 523, 525, 526, 527, 541)				
<b>Distance to Services, km</b>	0	SPAR Hambleton				
<b>Overall Prominence (High, Medium, Low)</b>	Low					
<b>Premises and Area Condition</b>						
<b>Main Occupiers</b>	Auto Tech, PRS Electrical Contractors					
<b>Total Number of Units</b>						3
<b>Total Floorspace, Sqm</b>						533
<b>Properties by Use Class, No. of Units</b>	E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Other
	1			2		E(a), SG
<b>Predominant SIC Codes (2007)</b>	Specialised construction activities and Wholesale and retail trade and repair of motor vehicles					
<b>Prevailing Uses</b>	Mixed use with retail					
<b>Buildings Age</b>	Pre 1945	1945-90	90-2010	New 2010+		
		3				
<b>Buildings Quality</b>	Derelict	Poor	Average	Good		
			3			
<b>Tenure</b>	No. Freehold Units		No. Leasehold Units			3
<b>Vacancy</b>	E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Other
<i>No. of Vacant Units</i>						
<i>Floorspace of Vacant Units</i>						
<i>Condition of Vacant Properties</i>						
<i>Average Rents Sought/Achieved, £ per Sqm</i>						
<b>Average Rateable Values, £ per Sqm</b>						78.75
<b>Access Factors</b>	Good access off the A588, sufficient parking is available internally					
<b>Other Property Details</b>	One floor on average					
<b>Other Constraints</b>	Flood Zone 3					
<b>Area Conclusions</b>						
<b>Opportunities for redevelopment/ expansion</b>	Expansion would require incursion into the countryside and areas of high flood risk.					
<b>Site Grading A-E</b>	D					

Area Name, Area Address/Settlement		Sunny Bank Industrial Estate, Hambleton (Site Reference WY15)					
Area Size, Ha							0.43
Employment Area Description	Located at the edge of the Hambleton settlement, this industrial estate is accessed via Grange Road, a narrow rural lane. Located to the rear of a farm, the estate is dominated by motor trade uses with Saltcoat Motors being the main occupier and comprises small workshops.						
<b>Prominence and Location</b>							
Location	Edge of settlement						
Distance to M55 Motorway, km	14.9	M55					
Distance to A-road, km	1.5	A588					
Distance to Rail Station, km	5	Poulton-le-Fylde					
Distance to Existing Bus Route, km	0.8	Green Meadow Lane Bus Stop (2C, 523, 525, 526, 527, 541)					
Distance to Services, km	0.7	Village Off Licence					
Overall Prominence (High, Medium, Low)	Low						
<b>Premises and Area Condition</b>							
Main Occupiers	Saltcoat Motors						
Total Number of Units							11
Total Floorspace, Sqm							1096
Properties by Use Class, No. of Units	E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Other	
	1		2	4	4		
Predominant SIC Codes (2007)	Wholesale and retail trade and repair of motor vehicles						
Prevailing Uses	Industrial						
Buildings Age	Pre 1945	1945-90	90-2010	New 2010+			
		11					
Buildings Quality	Derelict	Poor	Average	Good			
			11				
Tenure	No. Freehold Units		No. Leasehold Units				8
Vacancy	E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Other	
No. of Vacant Units							
Floorspace of Vacant Units							
Condition of Vacant Properties							
Average Rents Sought/Achieved, £ per Sqm							
Average Rateable Values, £ per Sqm							47.3
Access Factors	Accessed via a narrow country road and internal roads very congested due to vehicle repair use						
Other Property Details	One floor						
Other Constraints	Flood Zone 3						
<b>Area Conclusions</b>							
Opportunities for redevelopment/ expansion	Expansion would require incursion into the countryside and areas of high flood risk.						
Site Grading A-E	D						





<b>Area Name, Area Address/Settlement</b>	Old Coal Yard, Preesall (Site Reference WY16)					
<b>Area Size, Ha</b>						0.47
<b>Employment Area Description</b>	Located on the A588, this rural estate comprises two rows of modern workshop units. One row is occupied by a Café while the other is occupied by Astro Signs, A&G Precision & Sons and a tattoo studio					
<b>Prominence and Location</b>						
<b>Location</b>	Out of settlement					
<b>Distance to M55 Motorway, km</b>	15.5	M55				
<b>Distance to A-road, km</b>	0	A588				
<b>Distance to Rail Station, km</b>	8.9	Poulton-le-Fylde				
<b>Distance to Existing Bus Route, km</b>	0.1	Moss House Lane (2C, 88, 541, 567)				
<b>Distance to Services, km</b>	0	Brew n Sprocket Café				
<b>Overall Prominence (High, Medium, Low)</b>	Medium					
<b>Premises and Area Condition</b>						
<b>Main Occupiers</b>	Astro Signs, A&G Precision & Sons					
<b>Total Number of Units</b>						3
<b>Total Floorspace, Sqm</b>						369
<b>Properties by Use Class, No. of Units</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
				3		E(b), SG
<b>Predominant SIC Codes (2007)</b>	Manufacture of fabricated metal products, except machinery and equipment and Office administrative, office support and other business support activities					
<b>Prevailing Uses</b>	Mixed use with tattoo parlour and café					
<b>Buildings Age</b>	<b>Pre 1945</b>	<b>1945-90</b>	<b>90-2010</b>	<b>New 2010+</b>		
			3			
<b>Buildings Quality</b>	<b>Derelict</b>	<b>Poor</b>	<b>Average</b>	<b>Good</b>		
			3			
<b>Tenure</b>	<b>No. Freehold Units</b>		<b>No. Leasehold Units</b>			3
<b>Vacancy</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
<i>No. of Vacant Units</i>						
<i>Floorspace of Vacant Units</i>						
<i>Condition of Vacant Properties</i>						
<i>Average Rents Sought/Achieved, £ per Sqm</i>						
<b>Average Rateable Values, £ per Sqm</b>						75.08
<b>Access Factors</b>	Good access off the A588, sufficient parking is available					
<b>Other Property Details</b>	One floor on average					
<b>Other Constraints</b>	Flood Zone 3					
<b>Area Conclusions</b>						
<b>Opportunities for redevelopment/ expansion</b>	Expansion would require incursion into the countryside and areas of high flood risk					
<b>Site Grading A-E</b>	D					





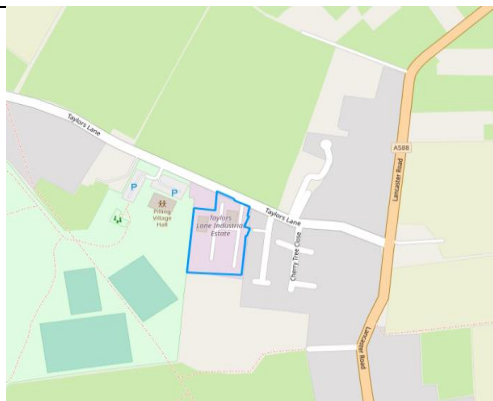
<b>Area Name, Area Address/Settlement</b>	Preesall Mill Industrial Estate, Preesall (Site Reference WY17)					
<b>Area Size, Ha</b>	0.41					
<b>Employment Area Description</b>	Located at the edge of the Preesall settlement, this employment area comprises a single historic mill complex to the rear of housing. A & G Precision & Sons Limited are the owner occupier.					
<b>Prominence and Location</b>						
<b>Location</b>	Edge of settlement					
<b>Distance to M55 Motorway, km</b>	16	M55				
<b>Distance to A-road, km</b>	0.6	A588				
<b>Distance to Rail Station, km</b>	10.1	Poulton-le-Fylde				
<b>Distance to Existing Bus Route, km</b>	0	Mill House Bus Stop (2c, 88, 541, 567)				
<b>Distance to Services, km</b>	0.7	Brew n Sprocket Café				
<b>Overall Prominence (High, Medium, Low)</b>	Medium					
<b>Premises and Area Condition</b>						
<b>Main Occupiers</b>	A & G Precision & Sons					
<b>Total Number of Units</b>	1					
<b>Total Floorspace, Sqm</b>	1642					
<b>Properties by Use Class, No. of Units</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
				1		
<b>Predominant SIC Codes (2007)</b>	Manufacture of fabricated metal products, except machinery and equipment					
<b>Prevailing Uses</b>	Industrial					
<b>Buildings Age</b>	<b>Pre 1945</b>	<b>1945-90</b>	<b>90-2010</b>	<b>New 2010+</b>		
	1 (but building has modern extensions/refurbishments)					
<b>Buildings Quality</b>	<b>Derelict</b>	<b>Poor</b>	<b>Average</b>	<b>Good</b>		
			1			
<b>Tenure</b>	<b>No. Freehold Units</b>		1	<b>No. Leasehold Units</b>		
<b>Vacancy</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
<i>No. of Vacant Units</i>						
<i>Floorspace of Vacant Units</i>						
<i>Condition of Vacant Properties</i>						
<i>Average Rents Sought/Achieved, £ per Sqm</i>						
<b>Average Rateable Values, £ per Sqm</b>	25.5					
<b>Access Factors</b>	Access road is sufficiently wide. Internal roads are narrow while sufficient parking is available					
<b>Other Property Details</b>	One floor (although building includes a 5-storey tower).					
<b>Other Constraints</b>	None					
<b>Area Conclusions</b>						
<b>Opportunities for redevelopment/ expansion</b>	Expansion would require incursion into the countryside					
<b>Site Grading A-E</b>	C					



<b>Area Name, Area Address/Settlement</b>	Park Lane Garage, Preesall (Site Reference WY18)					
<b>Area Size, Ha</b>						0.57
<b>Employment Area Description</b>	Located just off the A588 this rural industrial estate is made up of rows of workshop units. Motor trades/trade is the most prevalent industry among occupiers.					
<b>Prominence and Location</b>						
<b>Location</b>	Out of settlement					
<b>Distance to M55 Motorway, km</b>	15.4	M55				
<b>Distance to A-road, km</b>	0	A588				
<b>Distance to Rail Station, km</b>	9	Poulton-le-Fylde				
<b>Distance to Existing Bus Route, km</b>	0	Cemetery Lane Bus Stop (2C, 88, 523, 524, 525, 526, 527, 528, 541, 567)				
<b>Distance to Services, km</b>	0.2	Brew n Sprocket Café				
<b>Overall Prominence (High, Medium, Low)</b>	Medium					
<b>Premises and Area Condition</b>						
<b>Main Occupiers</b>	Park Lane Garage Ltd, Sloanes Self Storage					
<b>Total Number of Units</b>						6
<b>Total Floorspace, Sqm</b>						1018
<b>Properties by Use Class, No. of Units</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
			4	1	1	
<b>Predominant SIC Codes (2007)</b>	Wholesale and retail trade and repair of motor vehicles and Warehousing and support activities for transportation					
<b>Prevailing Uses</b>	Industrial					
<b>Buildings Age</b>	<b>Pre 1945</b>	<b>1945-90</b>	<b>90-2010</b>	<b>New 2010+</b>		
		6				
<b>Buildings Quality</b>	<b>Derelict</b>	<b>Poor</b>	<b>Average</b>	<b>Good</b>		
			6			
<b>Tenure</b>	<b>No. Freehold Units</b>		6	<b>No. Leasehold Units</b>		
<b>Vacancy</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
<i>No. of Vacant Units</i>						
<i>Floorspace of Vacant Units</i>						
<i>Condition of Vacant Properties</i>						
<i>Average Rents Sought/Achieved, £ per Sqm</i>						
<b>Average Rateable Values, £ per Sqm</b>						71.19
<b>Access Factors</b>	A588 and B5377 are sufficiently wide while adequate parking is available on premises					
<b>Other Property Details</b>	One floor					
<b>Other Constraints</b>	Flood Zone 3					
<b>Area Conclusions</b>						
<b>Opportunities for redevelopment/ expansion</b>	Parts of the area fall into Flood Zone					
<b>Site Grading A-E</b>	C					



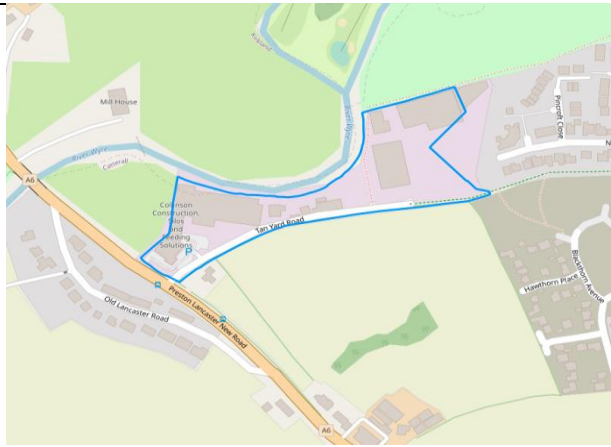
Area Name, Area Address/Settlement		Nateby Technology Park, Nateby (Site Reference WY19)					
Area Size, Ha		0.77					
Employment Area Description		Good quality rural business park, accessed via country roads. Nateby Technology Park is comprised of two office buildings split into several smaller office serviced suites and two other units, one in B8 use and the other in B2 use. Area is fronted by a bowling club.					
Prominence and Location							
Location		Out of settlement					
Distance to M6 Motorway, km		12.9	M6				
Distance to A-road, km		2.9	A6				
Distance to Rail Station, km		16.4	Poulton-le-Fylde				
Distance to Existing Bus Route, km		1.3	Primary School Bus Stop, Longmoor Ln (88)				
Distance to Services, km		3.3	Londis, Preston Lancaster New Road				
Overall Prominence (High, Medium, Low)		Low					
Premises and Area Condition							
Main Occupiers		Rosetta Brands, Quirky Classics, Synergy Technology					
Total Number of Units		19					
Total Floorspace, Sqm		1039					
Properties by Use Class, No. of Units		E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Other
		17			1	1	
Predominant SIC Codes (2007)		Wholesale trade, except of motor vehicles and motorcycles, Wholesale and retail trade and repair of motor vehicles and motorcycles and Computer programming, consultancy and related activities					
Prevailing Uses		Mixed use					
Buildings Age		Pre 1945	1945-90	90-2010	New 2010+		
		19 (farm buildings, refurbished)					
Buildings Quality		Derelict	Poor	Average	Good		
					19		
Tenure		No. Freehold Units	2	No. Leasehold Units			
				17			
Vacancy		E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Other
No. of Vacant Units		1					
Floorspace of Vacant Units		99					
Condition of Vacant Properties		Good					
Average Rents Sought/Achieved, £ per Sqm		130					
Average Rateable Values, £ per Sqm		120.18					
Access Factors		Accessed via narrow country road while sufficient parking is available for the uses contained on site.					
Other Property Details		2 floors on average					
Other Constraints		Green infrastructure					
Area Conclusions							
Opportunities for redevelopment/ expansion		Expansion would require incursion into the countryside					
Site Grading A-E		C					



<b>Area Name, Area Address/Settlement</b>	Taylors Lane Industrial Estate, Pilling (Site Reference WY20)					
<b>Area Size, Ha</b>	0.58					
<b>Employment Area Description</b>	Located just off the A588, this employment area comprises three workshops/storage units occupied solely by Siromer Tractors.					
<b>Prominence and Location</b>						
<b>Location</b>	In settlement					
<b>Distance to M6 Motorway, km</b>	12.6	M6				
<b>Distance to A-road, km</b>	0.2	A588				
<b>Distance to Rail Station, km</b>	15.2	Poulton-le-Fylde				
<b>Distance to Existing Bus Route, km</b>	0.2	Taylors Lane Bus Stop (88, 89, 529, 541)				
<b>Distance to Services, km</b>	0.8	Premier, Lancaster Road				
<b>Overall Prominence (High, Medium, Low)</b>	Medium					
<b>Premises and Area Condition</b>						
<b>Main Occupiers</b>	Siromer Tractors					
<b>Total Number of Units</b>	3					
<b>Total Floorspace, Sqm</b>	448					
<b>Properties by Use Class, No. of Units</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
<b>Predominant SIC Codes (2007)</b>	Wholesale and retail trade and repair of motor vehicles and motorcycles					
<b>Prevailing Uses</b>	Industrial					
<b>Buildings Age</b>	<b>Pre 1945</b>	<b>1945-90</b>	<b>90-2010</b>	<b>New 2010+</b>		
		2		1		
<b>Buildings Quality</b>	<b>Derelict</b>	<b>Poor</b>	<b>Average</b>	<b>Good</b>		
			3			
<b>Tenure</b>	<b>No. Freehold Units</b>			<b>No. Leasehold Units</b>		
<b>Vacancy</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
<i>No. of Vacant Units</i>						
<i>Floorspace of Vacant Units</i>						
<i>Condition of Vacant Properties</i>						
<i>Average Rents Sought/Achieved, £ per Sqm</i>						
<b>Average Rateable Values, £ per Sqm</b>	39.99					
<b>Access Factors</b>	Access road is sufficiently wide while internal roads are sufficiently wide and adequate parking is available					
<b>Other Property Details</b>	One floor					
<b>Other Constraints</b>	Flood Zone 3					
<b>Area Conclusions</b>						
<b>Opportunities for redevelopment/ expansion</b>	Room for expansion to the south, outside the boundary					
<b>Site Grading A-E</b>	D					



<b>Area Name, Area Address/Settlement</b>		Green Lane West, Garstang (Site Reference WY21)					
<b>Area Size, Ha</b>		5.78					
<b>Employment Area Description</b>		Located just off the A6, within the Garstang settlement, this industrial estate stretches along either side of Green Lane West. B2 and B8 uses are most prevalent within the area with a small presence of offices. Howdens and Coars Ltd both occupy large floorplates					
<b>Prominence and Location</b>							
<b>Location</b>		In settlement					
<b>Distance to M6 Motorway, km</b>		8.9	M6				
<b>Distance to A-road, km</b>		0.3	A6				
<b>Distance to Rail Station, km</b>		16.6	Lancaster				
<b>Distance to Existing Bus Route, km</b>		0.5	Wyre Vale Park Bus Stop (41, 941, B66)				
<b>Distance to Services, km</b>		0.5	SPAR, Cabus				
<b>Overall Prominence (High, Medium, Low)</b>		Medium					
<b>Premises and Area Condition</b>							
<b>Main Occupiers</b>		Howdens, Coars Ltd					
<b>Total Number of Units</b>		32					
<b>Total Floorspace, Sqm</b>		15088					
<b>Properties by Use Class, No. of Units</b>		<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
		3			16	13	SG
<b>Predominant SIC Codes (2007)</b>		Retail trade, except of motor vehicles and motorcycles					
<b>Prevailing Uses</b>		Industrial					
<b>Buildings Age</b>		<b>Pre 1945</b>	<b>1945-90</b>	<b>90-2010</b>	<b>New 2010+</b>		
			29	1	2		
<b>Buildings Quality</b>		<b>Derelict</b>	<b>Poor</b>	<b>Average</b>	<b>Good</b>		
				32			
<b>Tenure</b>		<b>No. Freehold Units</b>		9	<b>No. Leasehold Units</b>		
					23		
<b>Vacancy</b>		<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
<i>No. of Vacant Units</i>							
<i>Floorspace of Vacant Units</i>							
<i>Condition of Vacant Properties</i>							
<b>Average Rents Sought/Achieved, £ per Sqm</b>							
<b>Average Rateable Values, £ per Sqm</b>		45.17					
<b>Access Factors</b>		A 6 way junction used to access Green Lane West, from the A6, while Green Lane West itself is narrowed by on-road parking, as are the internal roads					
<b>Other Property Details</b>		One floor on average					
<b>Other Constraints</b>		None					
<b>Area Conclusions</b>							
<b>Opportunities for redevelopment/ expansion</b>		North of Green Lane is the Former LCC Depot (0.50 ha), which is vacant. This site has full consent for redevelopment of the existing depot to develop eight B2 industrial units of 106-167 sqm each or 1,474 sqm in total (843 sqm net of buildings to be cleared) (App. No. 17/00177/FULMAJ). Separately, the north of the site has consent for two units, one of 426 sqm and one of 153 sqm. The larger unit is proposed for the expansion of the applicant's business, Pugh's Piglets, the smaller one to be rented out by the applicant (App. No. 17/00210/FUL). This scheme would have a shared access with the above scheme and the two proposals have been designed to work together.					
<b>Site Grading A-E</b>		C					



<b>Area Name, Area Address/Settlement</b>	Riverside Industrial Park, Catterall (Site Reference WY23)					
<b>Area Size, Ha</b>	2.48					
<b>Employment Area Description</b>	Located off the A6, on the edge of Catterall settlement, this average quality factory complex is owned and occupied by Collinson and comprises six buildings					
<b>Prominence and Location</b>						
<b>Location</b>	Edge of settlement					
<b>Distance to M55 Motorway, km</b>	10.9	M55				
<b>Distance to A-road, km</b>	0	A6				
<b>Distance to Rail Station, km</b>	19.8	Poulton-le-Fylde				
<b>Distance to Existing Bus Route, km</b>	0	Riverside Industrial Estate Bus Stop (42, 552, 941, 952)				
<b>Distance to Services, km</b>	0.5	SPAR, Cabus				
<b>Overall Prominence (High, Medium, Low)</b>	Medium					
<b>Premises and Area Condition</b>						
<b>Main Occupiers</b>	Collinson					
<b>Total Number of Units</b>	6					
<b>Total Floorspace, Sqm</b>	9824					
<b>Properties by Use Class, No. of Units</b>	E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Other
				6		
<b>Predominant SIC Codes (2007)</b>	Manufacture of fabricated metal products, except machinery and equipment					
<b>Prevailing Uses</b>	Factory					
<b>Buildings Age</b>	<b>Pre 1945</b>	<b>1945-90</b>	<b>90-2010</b>	<b>New 2010+</b>		
		6				
<b>Buildings Quality</b>	<b>Derelict</b>	<b>Poor</b>	<b>Average</b>	<b>Good</b>		
			6			
<b>Tenure</b>	<b>No. Freehold Units</b>		6	<b>No. Leasehold Units</b>		
<b>Vacancy</b>	E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Other
<i>No. of Vacant Units</i>						
<i>Floorspace of Vacant Units</i>						
<i>Condition of Vacant Properties</i>						
<i>Average Rents Sought/Achieved, £ per Sqm</i>						
<b>Average Rateable Values, £ per Sqm</b>	31.44					
<b>Access Factors</b>	Good access via A6, parking is provided on premises while internal roads are wide enough for HGV Vehicles					
<b>Other Property Details</b>	One floor on average					
<b>Other Constraints</b>	Flood Zone 3					
<b>Area Conclusions</b>						
<b>Opportunities for redevelopment/ expansion</b>	<p>Collinson is seeking growth, with various options:</p> <p><b>Agricultural Land to the South (Employment Site SA2/2: Riverside Industrial Park Extension, Catterall, 3.42 ha)</b> Owned by a nearby farm, Orchard House. Collinson have sought to acquire this site either to develop for its own uses or to deliver premises, with a developer partner, to support the growth of other businesses in the Garstang/Catterall area.</p> <p><b>Land to the north east (Up to 3.45 ha)</b> Constrained by restrictive covenants and Flood Risk from adjacent River Wyre/River Calder, can only be developed for offices due to covenant. Collinson have consent for one modular office here. This will meet Collinson's needs. The rest of the site could be developed for other offices but Collinson are not sure what demand exists for this. Collinson owns most of site, except one plot.</p> <p><b>Land to north west (0.76 ha)</b> Constrained by restrictive covenants and Flood Risk from adjacent River Wyre. Mill House owns. Could only be used for car parking.</p>					
<b>Site Grading A-E</b>	C					



<b>Area Name, Area Address/Settlement</b>	Brockholes Way, Catterall (Site Reference WY24)					
<b>Area Size, Ha</b>						14.38
<b>Employment Area Description</b>	Located just off the A6 in Catterall, this employment area comprises a mix of uses with B2 being the most abundant. Leach Holdings are the main occupier, owning and occupying a unit in the south of the estate that is in excess of 20,000 sqm.					
<b>Prominence and Location</b>						
<b>Location</b>	Edge of settlement					
<b>Distance to M55 Motorway, km</b>	9.6	M55				
<b>Distance to A-road, km</b>	0.4	A6				
<b>Distance to Rail Station, km</b>	15.4	Preston				
<b>Distance to Existing Bus Route, km</b>	0	Brockholes Way Bus Stop (40, 40a, 41, 560, 651, 940, 941)				
<b>Distance to Services, km</b>	0.2	Co-op Food, Catterall				
<b>Overall Prominence (High, Medium, Low)</b>	Medium					
<b>Premises and Area Condition</b>						
<b>Main Occupiers</b>	Leach Holdings, Harrison Oils					
<b>Total Number of Units</b>						28
<b>Total Floorspace, Sqm</b>						1304
<b>Properties by Use Class, No. of Units</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
	7			15		6 E(b)
<b>Predominant SIC Codes (2007)</b>	Construction of buildings, Wholesale trade, except of motor vehicles and motorcycles					
<b>Prevailing Uses</b>	Mixed use					
<b>Buildings Age</b>	<b>Pre 1945</b>	<b>1945-90</b>	<b>90-2010</b>	<b>New 2010+</b>		
		24	4			
<b>Buildings Quality</b>	<b>Derelict</b>	<b>Poor</b>	<b>Average</b>	<b>Good</b>		
			28			
<b>Tenure</b>	<b>No. Freehold Units</b>	1			<b>No. Leasehold Units</b>	
					27	
<b>Vacancy</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
<i>No. of Vacant Units</i>						
<i>Floorspace of Vacant Units</i>						
<i>Condition of Vacant Properties</i>						
<i>Average Rents Sought/Achieved, £ per Sqm</i>						
<b>Average Rateable Values, £ per Sqm</b>						52.05
<b>Access Factors</b>	Access roads are sufficiently wide while internal roads are narrowed by on-road parking					
<b>Other Property Details</b>	One floor on average					
<b>Other Constraints</b>	Tree Preservation Orders					
<b>Area Conclusions</b>						
<b>Opportunities for redevelopment/ expansion</b>	Land to the east is safeguarded in the Local Plan - Site Ref. SA7: Brockholes Industrial Estate Extension, Catterall (32.51 ha). This location is seeing some expansion from the adjacent Brockholes Way Estate. This is considered in the employment land supply analysis.					
<b>Site Grading A-E</b>	C					

Area Name, Area Address/Settlement		Creamery Industrial Estate, Barnacre (nr Garstang) (Site Reference WY25)					
Area Size, Ha		2.52					
Employment Area Description		Rural industrial estate situated between the M6 motorway (without nearby access) and the railway line. The estate is accessed down a country road with a low and narrow bridge limiting access from the west.					
Prominence and Location							
Location		Out of settlement					
Distance to M55 Motorway, km		12.4	M55				
Distance to A-road, km		2.9	A6				
Distance to Rail Station, km		18	Preston				
Distance to Existing Bus Route, km		0.2	Kenlis Arms Bus Stop				
Distance to Services, km		2.4	Co-op Food, Catterall				
Overall Prominence (High, Medium, Low)		Low					
Premises and Area Condition							
Main Occupiers		Ostomed, West Lancs Caravans					
Total Number of Units		24					
Total Floorspace, Sqm		5261					
Properties by Use Class, No. of Units		E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Other
		2			13	9	
Predominant SIC Codes (2007)		Retail trade, except of motor vehicles and motorcycles and Other professional, scientific and technical activities					
Prevailing Uses		Industrial					
Buildings Age		Pre 1945	1945-90	90-2010	New 2010+		
			18	6			
Buildings Quality		Derelict	Poor	Average	Good		
				24			
Tenure		No. Freehold Units		No. Leasehold Units			
				22			
Vacancy		E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Other
No. of Vacant Units							
Floorspace of Vacant Units							
Condition of Vacant Properties							
Average Rents Sought/Achieved, £ per Sqm							
Average Rateable Values, £ per Sqm							51.16
Access Factors		Ray Lane is narrow with a narrow bridge, followed by a low bridge. Kenlis Road is also very narrow					
Other Property Details		One floor on average					
Other Constraints		None					
Area Conclusions							
Opportunities for redevelopment/ expansion		Scope for expansion to south and north, outside the boundary					
Site Grading A-E		D					

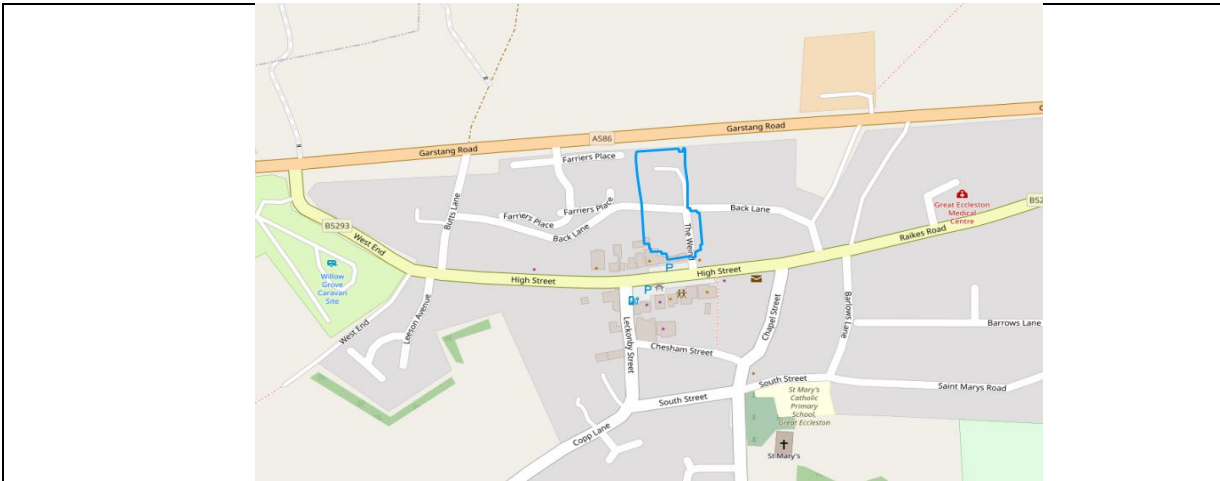
Area Name, Area Address/Settlement		Oakenclough Mill, Oakenclough (Site Reference WY27)					
Area Size, Ha		2.5					
Employment Area Description		Average quality, rural industrial estate located in the east of the Wyre district comprising several industrial units built around old mill buildings.					
Prominence and Location							
Location		Out of settlement					
Distance to M55 Motorway, km		10.1	M6				
Distance to A-road, km		8	A6				
Distance to Rail Station, km		17.1	Lancaster				
Distance to Existing Bus Route, km		0.8	Moorcock Inn Bus Stop (963)				
Distance to Services, km		7.1	SPAR, Scorton				
Overall Prominence (High, Medium, Low)		Low					
Premises and Area Condition							
Main Occupiers		Offsite Engineered Product and Cass Fabrications					
Total Number of Units		14					
Total Floorspace, Sqm		8469					
Properties by Use Class, No. of Units		E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Other
Predominant SIC Codes (2007)		1			9	4	
Predominant SIC Codes (2007)		Other manufacturing, Manufacture of fabricated metal products, except machinery and equipment					
Prevailing Uses		Mixed use					
Buildings Age		Pre 1945	1945-90	90-2010	New 2010+		
Buildings Quality		Derelict	Poor	Average	Good		
Tenure		No. Freehold Units	8	No. Leasehold Units	6		
Vacancy		E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Other
No. of Vacant Units		1					
Floorspace of Vacant Units		45					
Condition of Vacant Properties		Average					
Average Rents Sought/Achieved, £ per Sqm		188					
Average Rateable Values, £ per Sqm		17.94					
Access Factors		Access roads and internal roads are narrow					
Other Property Details		One floor on average					
Other Constraints		Flood Zone 3, Forest of Bowland					
Area Conclusions							
Opportunities for redevelopment/ expansion		Expansion would require incursion into the countryside and areas of high flood risk.					
Site Grading A-E		C					



<b>Area Name, Area Address/Settlement</b>	Ray Lane Industrial Estate, Barnacre (nr Garstang) (Site Reference WY28)					
<b>Area Size, Ha</b>	4.05					
<b>Employment Area Description</b>	Rural industrial estate located adjacent to Creamery Industrial Estate, on the opposite site of the railway track. The estate is accessed down a country road with a narrow bridge on the approach and is split into two parts, separated by Ray Lane. The bulk of the area is contained within the south, which comprises a private premises occupied Walki while the northern section is a much smaller private premises occupied by Dewhurst Richard & Sons.					
<b>Prominence and Location</b>						
<b>Location</b>	Out of settlement					
<b>Distance to M55 Motorway, km</b>	12.1	M55				
<b>Distance to A-road, km</b>	2.5	A6				
<b>Distance to Rail Station, km</b>	12.1	Preston				
<b>Distance to Existing Bus Route, km</b>	0.3	Kenlis Arms (963)				
<b>Distance to Services, km</b>	2.6	Co-op Food, Catterall				
<b>Overall Prominence (High, Medium, Low)</b>	Low					
<b>Premises and Area Condition</b>						
<b>Main Occupiers</b>	Walki, Dewhurst Richard & Son					
<b>Total Number of Units</b>	3					
<b>Total Floorspace, Sqm</b>	12295					
<b>Properties by Use Class, No. of Units</b>	E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Other
				3		
<b>Predominant SIC Codes (2007)</b>	Manufacture of paper and paper products and Wholesale trade, except of motor vehicles and motorcycles					
<b>Prevailing Uses</b>	Industrial					
<b>Buildings Age</b>	<b>Pre 1945</b>	<b>1945-90</b>	<b>90-2010</b>	<b>New 2010+</b>		
		3				
<b>Buildings Quality</b>	<b>Derelict</b>	<b>Poor</b>	<b>Average</b>	<b>Good</b>		
			3			
<b>Tenure</b>	<b>No. Freehold Units</b>		2	<b>No. Leasehold Units</b>		1
<b>Vacancy</b>	E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Other
<i>No. of Vacant Units</i>						
<i>Floorspace of Vacant Units</i>						
<i>Condition of Vacant Properties</i>						
<i>Average Rents Sought/Achieved, £ per Sqm</i>						
<b>Average Rateable Values, £ per Sqm</b>	35.26					
<b>Access Factors</b>	Ray lane is narrow with a narrow bridge while internal roads are also narrow.					
<b>Other Property Details</b>	One floor on average					
<b>Other Constraints</b>	Flood Zone 3, Tree Preservation Order					
<b>Area Conclusions</b>						
<b>Opportunities for redevelopment/ expansion</b>	Walki have very limited expansion space fronting their facility, currently used as landscaping					
<b>Site Grading A-E</b>	D					



Area Name, Area Address/Settlement		Longacres Business Park, Stalmine (Site Reference WY29) (Including Long Acres Farm)					
Area Size, Ha							1.15
Employment Area Description	Located rurally, to the south east of Stalmine, this industrial estate is made up of a line of older units with a mix of B2 and B8 uses.						
Prominence and Location							
Location	Out of settlement						
Distance to M55 Motorway, km	14.4	M55					
Distance to A-road, km	0.8	A588					
Distance to Rail Station, km	8	Poulton-le-Fylde					
Distance to Existing Bus Route, km	0.5	Back Lane (2C, 88, 523, 524, 525, 526, 527, 528, 541, 567)					
Distance to Services, km	1.2	Morrisons Daily, Hall Gate Lane					
Overall Prominence (High, Medium, Low)	Low						
Premises and Area Condition							
Main Occupiers	Selby's, Purple Rose Media						
Total Number of Units							11
Total Floorspace, Sqm							1458
Properties by Use Class, No. of Units	E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Other	
Predominant SIC Codes (2007)	Specialised construction activities and Creative, arts and entertainment activities						
Prevailing Uses	Industrial						
Buildings Age	Pre 1945	1945-90	90-2010	New 2010+			
		11					
Buildings Quality	Derelict	Poor	Average	Good			
			11				
Tenure	No. Freehold Units		No. Leasehold Units			11	
Vacancy	E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Other	
No. of Vacant Units							
Floorspace of Vacant Units							
Condition of Vacant Properties							
Average Rents Sought/Achieved, £ per Sqm							
Average Rateable Values, £ per Sqm							52.51
Access Factors	Narrow access and internal roads						
Other Property Details	One floor						
Other Constraints	None						
Area Conclusions							
Opportunities for redevelopment/ expansion	Undeveloped land in the east is taken up by a lake and associated greenspace.						
Site Grading A-E	D						



<b>Area Name, Area Address/Settlement</b>	Back Lane - The Weind, Great Ecclestone (Site Reference WY30)					
<b>Area Size, Ha</b>						0.51
<b>Employment Area Description</b>	Located behind Great Ecclestone High Street, this average quality, local area is accessed through the middle of Great Ecclestone Dental Surgery and the Courtyard Cafe. The area comprises two garage units, a workshop premises of Supplement Solutions and a larger premises occupied by Multiply Components					
<b>Prominence and Location</b>						
<b>Location</b>	In settlement					
<b>Distance to M55 Motorway, km</b>	7.7	M55				
<b>Distance to A-road, km</b>	0.25	A586				
<b>Distance to Rail Station, km</b>	8.8	Poulton-le-Fylde				
<b>Distance to Existing Bus Route, km</b>	0.1	White Bull Bus Stop (42, 74, 527, 552, 607, SF1)				
<b>Distance to Services, km</b>	0	Courtyard Café				
<b>Overall Prominence (High, Medium, Low)</b>	Low					
<b>Premises and Area Condition</b>						
<b>Main Occupiers</b>	Multi-ply Components, Supplement Solutions					
<b>Total Number of Units</b>						4
<b>Total Floorspace, Sqm</b>						1304
<b>Properties by Use Class, No. of Units</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
<b>Predominant SIC Codes (2007)</b>	Manufacture of machinery and equipment n.e.c. and Retail trade, except of motor vehicles and motorcycles					
<b>Prevailing Uses</b>	Industrial					
<b>Buildings Age</b>	<b>Pre 1945</b>	<b>1945-90</b>	<b>90-2010</b>	<b>New 2010+</b>		
<b>Buildings Quality</b>	<b>Derelict</b>	<b>Poor</b>	<b>Average</b>	<b>Good</b>		
<b>Tenure</b>	<b>No. Freehold Units</b>		<b>No. Leasehold Units</b>			
<b>Vacancy</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
<i>No. of Vacant Units</i>						
<i>Floorspace of Vacant Units</i>						
<i>Condition of Vacant Properties</i>						
<i>Average Rents Sought/Achieved, £ per Sqm</i>						
<b>Average Rateable Values, £ per Sqm</b>						34.66
<b>Access Factors</b>	Accessed through the middle of a café and dentist. Internal roads are very narrow.					
<b>Other Property Details</b>	One floor					
<b>Other Constraints</b>	None					
<b>Area Conclusions</b>						
<b>Opportunities for redevelopment/ expansion</b>	Tightly bound by other uses					
<b>Site Grading A-E</b>	D					



<b>Area Name, Area Address/Settlement</b>	Nightjar, Inskip (Site Reference WY31)					
<b>Area Size, Ha</b>	1.93					
<b>Employment Area Description</b>	Located in a rural area south of Inskip, this estate and comprises a nursery at the front and a mix of average quality workshop and office uses behind.					
<b>Prominence and Location</b>						
<b>Location</b>	Out of settlement					
<b>Distance to M55 Motorway, km</b>	12.1	M55				
<b>Distance to A-road, km</b>	9.4	A585				
<b>Distance to Rail Station, km</b>	5.8	Salwick Train Station				
<b>Distance to Existing Bus Route, km</b>	0.9	Derby Arms Bus Stop (74, 552, 560, 675)				
<b>Distance to Services, km</b>	0	Main Street Grill				
<b>Overall Prominence (High, Medium, Low)</b>	Low					
<b>Premises and Area Condition</b>						
<b>Main Occupiers</b>	F Brown Ltd					
<b>Total Number of Units</b>	19					
<b>Total Floorspace, Sqm</b>	2907					
<b>Properties by Use Class, No. of Units</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
	5		7	4		3 E(f)
<b>Predominant SIC Codes (2007)</b>	Specialised construction activities					
<b>Prevailing Uses</b>	Mixed use					
<b>Buildings Age</b>	<b>Pre 1945</b>	<b>1945-90</b>	<b>90-2010</b>	<b>New 2010+</b>		
		19				
<b>Buildings Quality</b>	<b>Derelict</b>	<b>Poor</b>	<b>Average</b>	<b>Good</b>		
			19			
<b>Tenure</b>	<b>No. Freehold Units</b>	5	<b>No. Leasehold Units</b>	14		
<b>Vacancy</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
<i>No. of Vacant Units</i>						
<i>Floorspace of Vacant Units</i>						
<i>Condition of Vacant Properties</i>						
<i>Average Rents Sought/Achieved, £ per Sqm</i>						
<b>Average Rateable Values, £ per Sqm</b>	48.29					
<b>Access Factors</b>	Access and internal roads are sufficiently wide					
<b>Other Property Details</b>	One floor on average					
<b>Other Constraints</b>	Flood Zone 2					
<b>Area Conclusions</b>						
<b>Opportunities for redevelopment/ expansion</b>	Several infill plots in the existing area boundary: <ul style="list-style-type: none"> <li>• 0.12 ha of grassed land, fronting the Inskip Pre-School Nursery</li> <li>• 0.06 ha of grassed land north of the Unit 19 offices</li> <li>• 0.06 ha of grassed land north east of Inskip Golf Club</li> </ul> Other land is in agricultural uses.					
<b>Site Grading A-E</b>	D					

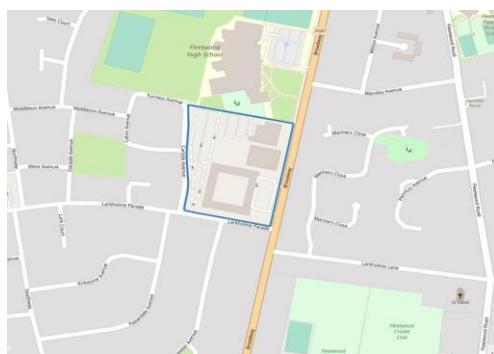


<b>Area Name, Area Address/Settlement</b>	Cabus Commerical Park, Cabus (Site Reference WY32)					
<b>Area Size, Ha</b>	2.14					
<b>Employment Area Description</b>	Located on the A6, south of Hollins Lane, this average quality estate is a mix of B2 and B8 units along with one office fronted by a service station					
<b>Prominence and Location</b>						
<b>Location</b>	Out of settlement					
<b>Distance to M6 Motorway, km</b>	5.9	M6				
<b>Distance to A-road, km</b>	0	A6				
<b>Distance to Rail Station, km</b>	12.7	Lancaster				
<b>Distance to Existing Bus Route, km</b>	0.3	Middle Holly Cottage Bus Stop (40, 40A, 41, 42, 529, 940, 941)				
<b>Distance to Services, km</b>	0	SPAR, Forton				
<b>Overall Prominence (High, Medium, Low)</b>	Medium					
<b>Premises and Area Condition</b>						
<b>Main Occupiers</b>	Forton Commercials and General Tires					
<b>Total Number of Units</b>	6					
<b>Total Floorspace, Sqm</b>	3372					
<b>Properties by Use Class, No. of Units</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
	1			2	3	SG
<b>Predominant SIC Codes (2007)</b>	Wholesale and retail trade and repair of motor vehicles and motorcycles					
<b>Prevailing Uses</b>	Mixed use with service station					
<b>Buildings Age</b>	<b>Pre 1945</b>	<b>1945-90</b>	<b>90-2010</b>	<b>New 2010+</b>		
		6				
<b>Buildings Quality</b>	<b>Derelict</b>	<b>Poor</b>	<b>Average</b>	<b>Good</b>		
			6			
<b>Tenure</b>	<b>No. Freehold Units</b>		<b>No. Leasehold Units</b>			6
<b>Vacancy</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
<i>No. of Vacant Units</i>						
<i>Floorspace of Vacant Units</i>						
<i>Condition of Vacant Properties</i>						
<i>Average Rents Sought/Achieved, £ per Sqm</i>						
<b>Average Rateable Values, £ per Sqm</b>	42.49					
<b>Access Factors</b>	Good access via the A6, internal roads disorganised and could potentially become congested					
<b>Other Property Details</b>	One floor					
<b>Other Constraints</b>	None					
<b>Area Conclusions</b>						
<b>Opportunities for redevelopment/ expansion</b>	Undeveloped land in the estate appears to be in full use for HGV parking and open storage.					
<b>Site Grading A-E</b>	D					

Area Name, Area Address/Settlement		Tarnacre Hall Business Park, St. Michaels (Site Reference WY33)				
Area Size, Ha						1.9
Employment Area Description	Rural estate located on the A586 between St Michael's on Wyre and Churchtown. The estate is made of two workshops occupied by two timber frame manufacturers, Maple and Flitcraft					
Prominence and Location						
Location	Out of settlement					
Distance to M55 Motorway, km	13.3	M55				
Distance to A-road, km	1.4	A586				
Distance to Rail Station, km	14.4	Poulton-le-Fylde				
Distance to Existing Bus Route, km	1	Tarnacre House Farm (42 and 552)				
Distance to Services, km	2.4	M&S Simply Food, Churchtown				
Overall Prominence (High, Medium, Low)	Low					
Premises and Area Condition						
Main Occupiers	Flitcraft, Maple Ltd					
Total Number of Units						2
Total Floorspace, Sqm						3341
Properties by Use Class, No. of Units	E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Other
Predominant SIC Codes (2007)	Other manufacturing					2
Prevailing Uses	Industrial					
Buildings Age	Pre 1945	1945-90	90-2010	New 2010+		
Buildings Quality	Derelict	Poor	Average	Good		
Tenure	No. Freehold Units		No. Leasehold Units			2
Vacancy	E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Other
No. of Vacant Units						
Floorspace of Vacant Units						
Condition of Vacant Properties						
Average Rents Sought/Achieved, £ per Sqm						
Average Rateable Values, £ per Sqm						24.78
Access Factors	Access roads sufficiently wide. Sufficient parking is available on premises for the uses contained					
Other Property Details	One floor on average					
Other Constraints	Flood Zone 2					
Area Conclusions						
Opportunities for redevelopment/ expansion	Expansion would require incursion into the countryside 0.17 ha of grassland, to the north of Flitcraft.					
Site Grading A-E	C					



<b>Area Name, Area Address/Settlement</b>	Hillfoot Farm, Scorton (Site Reference WY34)					
<b>Area Size, Ha</b>						0.59
<b>Employment Area Description</b>	Located in the rural area, to the west of Scorton, this area is found adjacent to a farm and provides small scale workshops and container storage.					
<b>Prominence and Location</b>						
<b>Location</b>	Out of settlement					
<b>Distance to M6 Motorway, km</b>	6.4	M6				
<b>Distance to A-road, km</b>	0.9	A6				
<b>Distance to Rail Station, km</b>	14.5	Lancaster				
<b>Distance to Existing Bus Route, km</b>	1	Station Lane (40, 40A, 41, 42, 529, 940, 941)				
<b>Distance to Services, km</b>	1.1	M&S Simply Food, Churchtown				
<b>Overall Prominence (High, Medium, Low)</b>	Low					
<b>Premises and Area Condition</b>						
<b>Main Occupiers</b>	Container Storage					
<b>Total Number of Units</b>						17
<b>Total Floorspace, Sqm</b>						1207
<b>Properties by Use Class, No. of Units</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
<b>Predominant SIC Codes (2007)</b>	N/A					
<b>Prevailing Uses</b>	Private storage					
<b>Buildings Age</b>	<b>Pre 1945</b>	<b>1945-90</b>	<b>90-2010</b>	<b>New 2010+</b>		
<b>Buildings Quality</b>	<b>Derelict</b>	<b>Poor</b>	<b>Average</b>	<b>Good</b>		
<b>Tenure</b>	<b>No. Freehold Units</b>		<b>No. Leasehold Units</b>			17
<b>Vacancy</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
<i>No. of Vacant Units</i>						
<i>Floorspace of Vacant Units</i>						
<i>Condition of Vacant Properties</i>						
<i>Average Rents Sought/Achieved, £ per Sqm</i>						
<b>Average Rateable Values, £ per Sqm</b>						45.47
<b>Access Factors</b>	Access and internal roads are narrow					
<b>Other Property Details</b>	One floor					
<b>Other Constraints</b>	Flood Zone 3					
<b>Area Conclusions</b>						
<b>Opportunities for redevelopment/ expansion</b>	Room for expansion to the north					
<b>Site Grading A-E</b>	D					

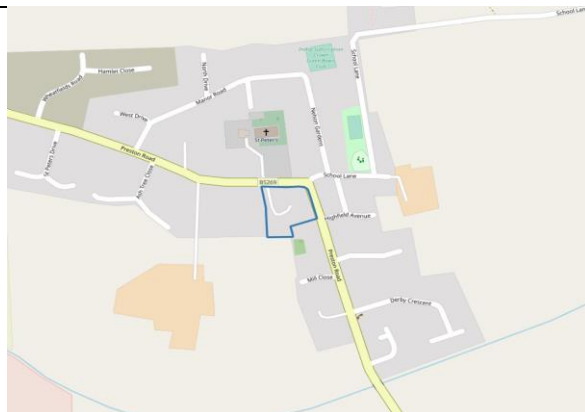


<b>Area Name, Area Address/Settlement</b>	Hesketh House, Broadway, Fleetwood					
<b>Area Size, Ha</b>	2.76					
<b>Employment Area Description</b>	Located on the A587, this area comprises a large office premises occupied by the NHS Business Services Authority. The premises is made up three interlinked older buildings.					
<b>Prominence and Location</b>						
<b>Location</b>	In settlement					
<b>Distance to M55 Motorway, km</b>	18.2	M55				
<b>Distance to A-road, km</b>	1.3	A585				
<b>Distance to Rail Station, km</b>	9.1	Poulton-le-Fylde (0.5 km from the Broadway Tram Stop)				
<b>Distance to Existing Bus Route, km</b>	0	Larkholme Lane Bus Stop (1, 400, 524, 526, 648)				
<b>Distance to Services, km</b>	0.7	Tesco Express, Hatfield Avenue				
<b>Overall Prominence (High, Medium, Low)</b>	High					
<b>Premises and Area Condition</b>						
<b>Main Occupiers</b>	NHS Business Services Authority					
<b>Total Number of Units</b>	1					
<b>Total Floorspace, Sqm</b>	11116					
<b>Properties by Use Class, No. of Units</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
	1					
<b>Predominant SIC Codes (2007)</b>	Human health activities					
<b>Prevailing Uses</b>	Office premises					
<b>Buildings Age</b>	<b>Pre 1945</b>	<b>1945-90</b>	<b>90-2010</b>	<b>New 2010+</b>		
		1				
<b>Buildings Quality</b>	<b>Derelict</b>	<b>Poor</b>	<b>Average</b>	<b>Good</b>		
			1			
<b>Tenure</b>	<b>No. Freehold Units</b>		<b>No. Leasehold Units</b>			<b>1</b>
<b>Vacancy</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
<i>No. of Vacant Units</i>						
<i>Floorspace of Vacant Units</i>						
<i>Condition of Vacant Properties</i>						
<i>Average Rents Sought/Achieved, £ per Sqm</i>						
<b>Average Rateable Values, £ per Sqm</b>	N/A					
<b>Access Factors</b>	Accessed via the A587. Internal navigation is organised while car park at the back is large.					
<b>Other Property Details</b>	3 floors					
<b>Other Constraints</b>	Flood Zone 3					
<b>Area Conclusions</b>						
<b>Opportunities for redevelopment/ expansion</b>	Room for expansion within the boundary if it is decided that the car park is underused,					
<b>Site Grading A-E</b>	C					



<b>Area Name, Area Address/Settlement</b>	Hallidays Farm, Moss Lane, Bilborough					
<b>Area Size, Ha</b>	0.34					
<b>Employment Area Description</b>	This rural estate is found to the south of Myerscough and is accessed via a narrow country road. The estate is fronted by a café and comprises five industrial units as well outdoor caravan storage.					
<b>Prominence and Location</b>						
<b>Location</b>	Out of settlement					
<b>Distance to M55 Motorway, km</b>	8.3	M55				
<b>Distance to A-road, km</b>	2	A6				
<b>Distance to Rail Station, km</b>	14.1	Preston				
<b>Distance to Existing Bus Route, km</b>	2.3	Roebuck Bus Stop (40, 40A, 41, 401, 560, 651, 940, 941)				
<b>Distance to Services, km</b>	2.4	Costcutter, Bilborough				
<b>Overall Prominence (High, Medium, Low)</b>	Low					
<b>Premises and Area Condition</b>						
<b>Main Occupiers</b>	DNA Scaffolding Ltd, Preston Part Ex Centre					
<b>Total Number of Units</b>	5					
<b>Total Floorspace, Sqm</b>	1300					
<b>Properties by Use Class, No. of Units</b>	E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Other
				4	1	E(b)
<b>Predominant SIC Codes (2007)</b>	Specialised construction activities and Wholesale and retail trade and repair of motor vehicles and motorcycles					
<b>Prevailing Uses</b>	Industrial					
<b>Buildings Age</b>	<b>Pre 1945</b>	<b>1945-90</b>	<b>90-2010</b>	<b>New 2010+</b>		
		5				
<b>Buildings Quality</b>	<b>Derelict</b>	<b>Poor</b>	<b>Average</b>	<b>Good</b>		
			5			
<b>Tenure</b>	<b>No. Freehold Units</b>			<b>No. Leasehold Units</b>		
				5		
<b>Vacancy</b>	E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Other
<i>No. of Vacant Units</i>						
<i>Floorspace of Vacant Units</i>						
<i>Condition of Vacant Properties</i>						
<i>Average Rents Sought/Achieved, £ per Sqm</i>						
<b>Average Rateable Values, £ per Sqm</b>	61.2					
<b>Access Factors</b>	Access road is narrow while internal roads are disorganised and prone to congestion					
<b>Other Property Details</b>	One floor					
<b>Other Constraints</b>	None					
<b>Area Conclusions</b>						
<b>Opportunities for redevelopment/ expansion</b>	Undeveloped land in the east is in full use for caravan storage.					
<b>Site Grading A-E</b>	D					





<b>Area Name, Area Address/Settlement</b>	Former Multi-ply Components Ltd, Trotters End, Inskip					
<b>Area Size, Ha</b>						0.41
<b>Employment Area Description</b>	Area appears to be fully in residential use. Any business trading from this location is ancillary to that use.					
<b>Prominence and Location</b>						
<b>Location</b>	In settlement					
<b>Distance to M55 Motorway, km</b>	7.7	M55				
<b>Distance to A-road, km</b>	7.1	A585				
<b>Distance to Rail Station, km</b>	7.1	Salwick				
<b>Distance to Existing Bus Route, km</b>	0	St Peter's Church, Inskip (74, 552, 560, 675)				
<b>Distance to Services, km</b>	4.5	Burton House Stores, Inskip				
<b>Overall Prominence (High, Medium, Low)</b>	Low					
<b>Premises and Area Condition</b>						
<b>Main Occupiers</b>	N/A					
<b>Total Number of Units</b>						1
<b>Total Floorspace, Sqm</b>						346
<b>Properties by Use Class, No. of Units</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
<b>Predominant SIC Codes (2007)</b>	N/A					
<b>Prevailing Uses</b>	Residential					
<b>Buildings Age</b>	<b>Pre 1945</b>	<b>1945-90</b>	<b>90-2010</b>	<b>New 2010+</b>		
	N/A					
<b>Buildings Quality</b>	<b>Derelict</b>	<b>Poor</b>	<b>Average</b>	<b>Good</b>		
	N/A					
<b>Tenure</b>	<b>No. Freehold Units</b>		<b>No. Leasehold Units</b>			
<b>Vacancy</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
<i>No. of Vacant Units</i>	1					
<i>Floorspace of Vacant Units</i>						
<i>Condition of Vacant Properties</i>						
<i>Average Rents Sought/Achieved, £ per Sqm</i>						
<b>Average Rateable Values, £ per Sqm</b>						19.06
<b>Access Factors</b>	Accessed through residential area. Sufficient parking given the site could only potentially accommodate one occupier					
<b>Other Property Details</b>	Two floors					
<b>Other Constraints</b>	None					
<b>Area Conclusions</b>						
<b>Opportunities for redevelopment/ expansion</b>	N/A					
<b>Site Grading A-E</b>	N/A					



<b>Area Name, Area Address/Settlement</b>	Land at Mains Lane, Poulton-le-Fylde					
<b>Area Size, Ha</b>	0.30					
<b>Employment Area Description</b>	Located on the A585, this newly constructed premises comprises an good quality office building and allocated parking.					
<b>Prominence and Location</b>						
<b>Location</b>	Out of settlement					
<b>Distance to M55 Motorway, km</b>	9.7	M55				
<b>Distance to A-road, km</b>	0	A585				
<b>Distance to Rail Station, km</b>	5.9	Poulton-le-Fylde				
<b>Distance to Existing Bus Route, km</b>	0.2	Wyre Hotel Bus Stop				
<b>Distance to Services, km</b>	0.2	Applegreen, Mains Lane				
<b>Overall Prominence (High, Medium, Low)</b>	High					
<b>Premises and Area Condition</b>						
<b>Main Occupiers</b>	Ambito Care & Education					
<b>Total Number of Units</b>	2					
<b>Total Floorspace, Sqm</b>	242					
<b>Properties by Use Class, No. of Units</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
<b>Predominant SIC Codes (2007)</b>	2					
<b>Human health activities</b>						
<b>Prevailing Uses</b>	Office premises					
<b>Buildings Age</b>	<b>Pre 1945</b>	<b>1945-90</b>	<b>90-2010</b>	<b>New 2010+</b>		
				2		
<b>Buildings Quality</b>	<b>Derelict</b>	<b>Poor</b>	<b>Average</b>	<b>Good</b>		
				2		
<b>Tenure</b>	<b>No. Freehold Units</b>		1	<b>No. Leasehold Units</b>		1
<b>Vacancy</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
<i>No. of Vacant Units</i>						
<i>Floorspace of Vacant Units</i>						
<i>Condition of Vacant Properties</i>						
<i>Average Rents Sought/Achieved, £ per Sqm</i>						
<b>Average Rateable Values, £ per Sqm</b>	116.08					
<b>Access Factors</b>	Good access via the A585. Sufficient parking available					
<b>Other Property Details</b>	Two floors					
<b>Other Constraints</b>	Flood Zone 3					
<b>Area Conclusions</b>						
<b>Opportunities for redevelopment/ expansion</b>	Site fully developed.					
<b>Site Grading A-E</b>	C					



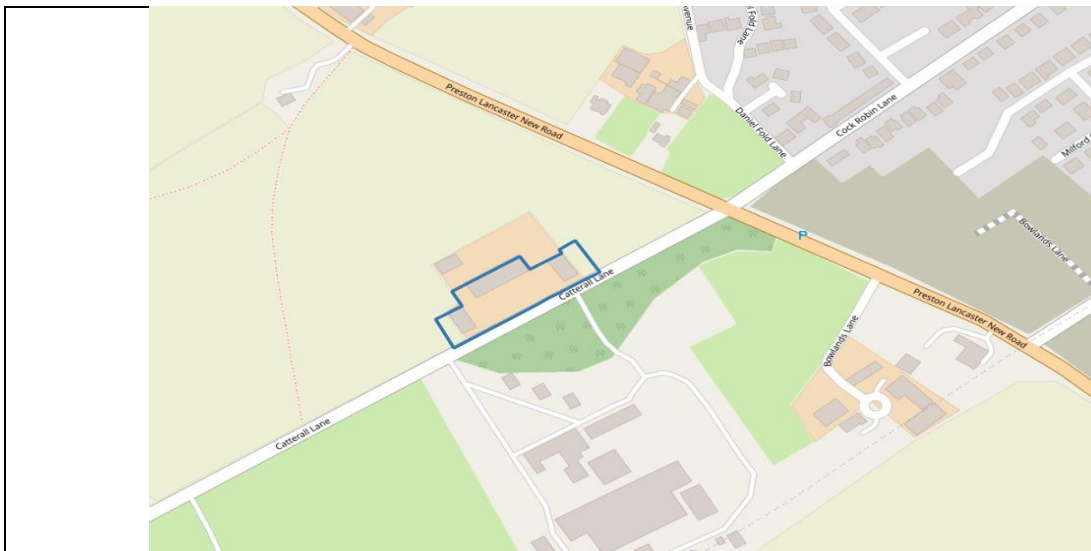
<b>Area Name, Area Address/Settlement</b>	Stubbins House Farm, Stubbins Lane, Claughton-On-Brock					
<b>Area Size, Ha</b>						0.31
<b>Employment Area Description</b>	Located rurally, to the east of Catterall, this employment area is found next to a farm and comprises of two rows of units used for storage.					
<b>Prominence and Location</b>						
<b>Location</b>	Out of settlement					
<b>Distance to M55 Motorway, km</b>	10.3	M55				
<b>Distance to A-road, km</b>	1.2	A6				
<b>Distance to Rail Station, km</b>	16.2	Preston				
<b>Distance to Existing Bus Route, km</b>	0.7	Stubbins Lane Bus Stop (40, 40A, 41, 560, 651, 940, 941)				
<b>Distance to Services, km</b>	0.9	Co-op Food, Catterall				
<b>Overall Prominence (High, Medium, Low)</b>	Low					
<b>Premises and Area Condition</b>						
<b>Main Occupiers</b>	Elite Coin Equipment					
<b>Total Number of Units</b>						8
<b>Total Floorspace, Sqm</b>						590
<b>Properties by Use Class, No. of Units</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
						8
<b>Predominant SIC Codes (2007)</b>	Wholesale trade, except of motor vehicles and motorcycles					
<b>Prevailing Uses</b>	Industrial					
<b>Buildings Age</b>	<b>Pre 1945</b>	<b>1945-90</b>	<b>90-2010</b>	<b>New 2010+</b>		
			8	Farm conversion post 2020		
<b>Buildings Quality</b>	<b>Derelict</b>	<b>Poor</b>	<b>Average</b>	<b>Good</b>		
			8			
<b>Tenure</b>	<b>No. Freehold Units</b>		<b>No. Leasehold Units</b>			8
<b>Vacancy</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
<i>No. of Vacant Units</i>						
<i>Floorspace of Vacant Units</i>						
<i>Condition of Vacant Properties</i>						
<i>Average Rents Sought/Achieved, £ per Sqm</i>						
<b>Average Rateable Values, £ per Sqm</b>						68.13
<b>Access Factors</b>	Stubbins Lane is narrow					
<b>Other Property Details</b>	One floor					
<b>Other Constraints</b>	None					
<b>Area Conclusions</b>						
<b>Opportunities for redevelopment/ expansion</b>	Room for expansion to the east, outside the boundary					
<b>Site Grading A-E</b>	D					



<b>Area Name, Area Address/Settlement</b>		Veterans UK, Thornton-Cleveleys					
<b>Area Size, Ha</b>		1.84					
<b>Employment Area Description</b>		Located in Thornton-Cleveleys, this area comprises one large, average quality, self-contained office building occupied by Defence Business Services (DBS)					
<b>Prominence and Location</b>							
<b>Location</b>		In settlement					
<b>Distance to M55 Motorway, km</b>		12.6	M55				
<b>Distance to A-road, km</b>		0.7	A585				
<b>Distance to Rail Station, km</b>		4	Poulton-le-Fylde				
<b>Distance to Existing Bus Route, km</b>		0	Norcross Lane (12)				
<b>Distance to Services, km</b>		1.4	SPAR, Kinncraig Road				
<b>Overall Prominence (High, Medium, Low)</b>		Medium					
<b>Premises and Area Condition</b>							
<b>Main Occupiers</b>		Defence Business Services (DBS)					
<b>Total Number of Units</b>		1					
<b>Total Floorspace, Sqm</b>		9136					
<b>Properties by Use Class, No. of Units</b>		<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
<b>Predominant SIC Codes (2007)</b>		1					
<b>Predominant SIC Codes (2007)</b>		Public administration and defence; compulsory social security					
<b>Prevailing Uses</b>		Office premises					
<b>Buildings Age</b>		<b>Pre 1945</b>	<b>1945-90</b>	<b>90-2010</b>	<b>New 2010+</b>		
<b>Buildings Quality</b>		<b>Derelict</b>	<b>Poor</b>	<b>Average</b>	<b>Good</b>		
<b>Tenure</b>		<b>No. Freehold Units</b>	1	<b>No. Leasehold Units</b>			
<b>Vacancy</b>		<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
<i>No. of Vacant Units</i>							
<i>Floorspace of Vacant Units</i>							
<i>Condition of Vacant Properties</i>							
<i>Average Rents Sought/Achieved, £ per Sqm</i>							
<b>Average Rateable Values, £ per Sqm</b>		105.31					
<b>Access Factors</b>		Norcross Lane, the access and internal roads are sufficiently wide. Parking provided on premises					
<b>Other Property Details</b>		3 floors					
<b>Other Constraints</b>		None					
<b>Area Conclusions</b>							
<b>Opportunities for redevelopment/ expansion</b>		Area now tightly bound by recently developed by housing.					
<b>Site Grading A-E</b>		C					



<b>Area Name, Area Address/Settlement</b>	Windsor Castle Works, Station Road, Poulton-le-Fylde					
<b>Area Size, Ha</b>	0.61					
<b>Employment Area Description</b>	This employment area is located in Poulton-le-Fylde, a short distance from the town centre. Windsor Castle Works is an old two-storey building with office and industrial space. Within this building Unit 7 is in disrepair due to fire damage. Adjacent to this there is a vehicle repair premises occupied by Jim Clancy & Son and behind this more garage units can be found.					
<b>Prominence and Location</b>						
<b>Location</b>	In settlement					
<b>Distance to M55 Motorway, km</b>	8.6	M55				
<b>Distance to A-road, km</b>	0.7	A588				
<b>Distance to Rail Station, km</b>	0.6	Poulton-le-Fylde				
<b>Distance to Existing Bus Route, km</b>	0.2	Station Road Bus Stop (2C, 42, 74, 76, 523)				
<b>Distance to Services, km</b>	0.7	Aldi, Tithebarn Street				
<b>Overall Prominence (High, Medium, Low)</b>	Medium					
<b>Premises and Area Condition</b>						
<b>Main Occupiers</b>	Jim Clancy & Son					
<b>Total Number of Units</b>	9					
<b>Total Floorspace, Sqm</b>	2287					
<b>Properties by Use Class, No. of Units</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
	1			5	3	E(a)
<b>Predominant SIC Codes (2007)</b>	Wholesale and retail trade and repair of motor vehicles and motorcycles					
<b>Prevailing Uses</b>	Mixed use with retail					
<b>Buildings Age</b>	<b>Pre 1945</b>	<b>1945-90</b>	<b>90-2010</b>	<b>New 2010+</b>		
	9					
<b>Buildings Quality</b>	<b>Derelict</b>	<b>Poor</b>	<b>Average</b>	<b>Good</b>		
	1		8			
<b>Tenure</b>	<b>No. Freehold Units</b>			<b>No. Leasehold Units</b>		
				9		
<b>Vacancy</b>	<b>E(g)(i)</b>	<b>E(g)(ii)</b>	<b>E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Other</b>
<i>No. of Vacant Units</i>						
<i>Floorspace of Vacant Units</i>						
<i>Condition of Vacant Properties</i>						
<i>Average Rents Sought/Achieved, £ per Sqm</i>						
<b>Average Rateable Values, £ per Sqm</b>	46.26					
<b>Access Factors</b>	Accessed through residential roads, narrowed by on-road parking. Internal roads are narrow and congested by parking from the vehicle repair use.					
<b>Other Property Details</b>	One floor on average					
<b>Other Constraints</b>	None					
<b>Area Conclusions</b>						
<b>Opportunities for redevelopment/ expansion</b>	Damaged unit offers a refurbishment/redevelopment opportunity. Otherwise, the area is densely developed and tightly bound by other uses.					
<b>Site Grading A-E</b>	D					



<b>Area Name, Area Address/Settlement</b>	Ripon Hall Farm, Catterall Lane, Catterall					
<b>Area Size, Ha</b>	0.53					
<b>Employment Area Description</b>	Located off the A6, this small industrial estate is found on the edge of the Catterall settlement. The estate comprises three industrial premises alongside a gym					
<b>Prominence and Location</b>						
<b>Location</b>	Edge of settlement					
<b>Distance to M55 Motorway, km</b>	10.3	M55				
<b>Distance to A-road, km</b>	0.1	A6				
<b>Distance to Rail Station, km</b>	16.1	Preston				
<b>Distance to Existing Bus Route, km</b>	0.3	Daniel Fold Lane Bus Stop (42)				
<b>Distance to Services, km</b>	1	Co-op Food Catterall				
<b>Overall Prominence (High, Medium, Low)</b>	Medium					
<b>Premises and Area Condition</b>						
<b>Main Occupiers</b>	North Coat Powder Coating And Wheel Refurbishment and Medical Support UK Ltd					
<b>Total Number of Units</b>	3					
<b>Total Floorspace, Sqm</b>	488					
<b>Properties by Use Class, No. of Units</b>	E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Other
				3		E(d)
<b>Predominant SIC Codes (2007)</b>	Manufacture of fabricated metal products, except machinery and equipment and Postal and courier activities					
<b>Prevailing Uses</b>	Mixed use with retail					
<b>Buildings Age</b>	<b>Pre 1945</b>	<b>1945-90</b>	<b>90-2010</b>	<b>New 2010+</b>		
			3			
<b>Buildings Quality</b>	<b>Derelict</b>	<b>Poor</b>	<b>Average</b>	<b>Good</b>		
			3			
<b>Tenure</b>	<b>No. Freehold Units</b>			<b>No. Leasehold Units</b>		
				3		
<b>Vacancy</b>	E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Other
<i>No. of Vacant Units</i>						
<i>Floorspace of Vacant Units</i>						
<i>Condition of Vacant Properties</i>						
<i>Average Rents Sought/Achieved, £ per Sqm</i>						
<b>Average Rateable Values, £ per Sqm</b>	40.3					
<b>Access Factors</b>	The estate is accessed via a narrow lane. Internally, there is sufficient parking with each premises having a allocated parking					
<b>Other Property Details</b>	One floor on average					
<b>Other Constraints</b>	None					
<b>Area Conclusions</b>						
<b>Opportunities for redevelopment/ expansion</b>	Existing site is in full use.					
<b>Site Grading A-E</b>	D					

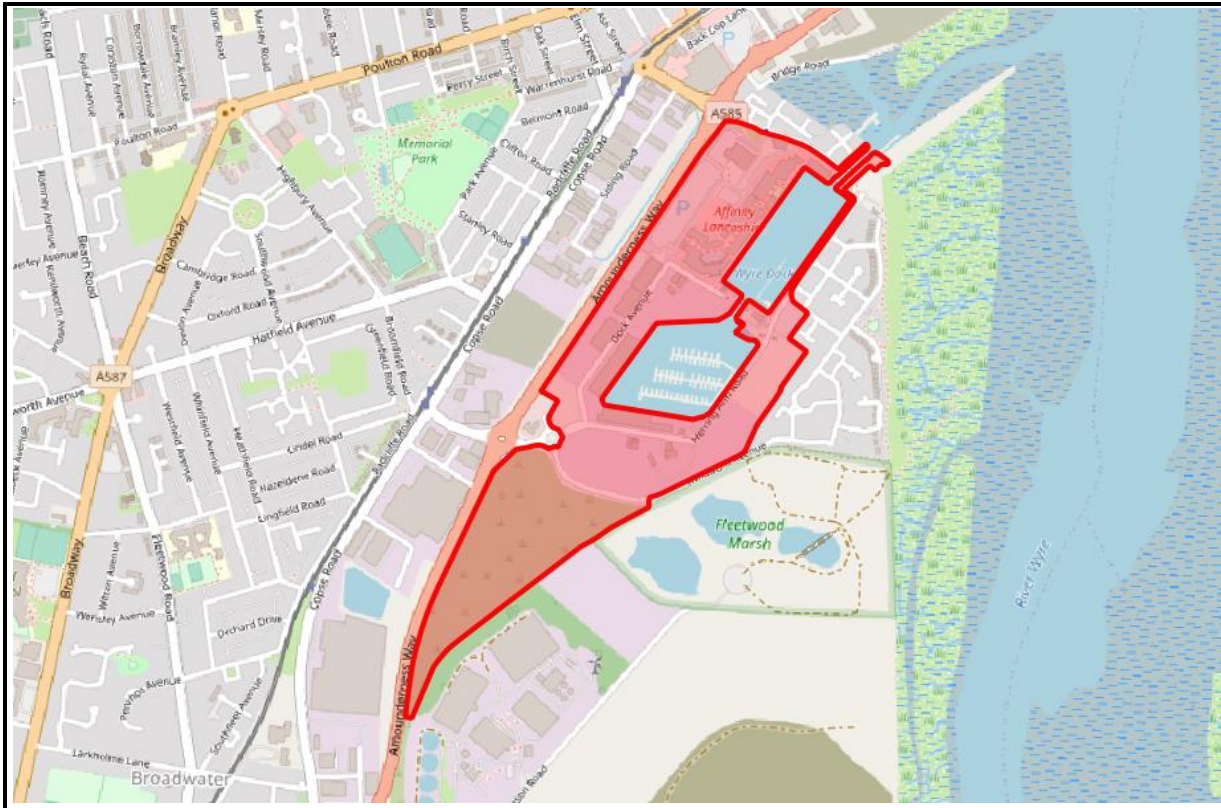
# **Appendix 5b**

## **Wyre Existing Employment Land Supply Proformas**

**Appendix 5b – Wyre Existing Employment Land Supply Proformas**

**Local Plan Employment Allocations**

*Wyre Peninsula*



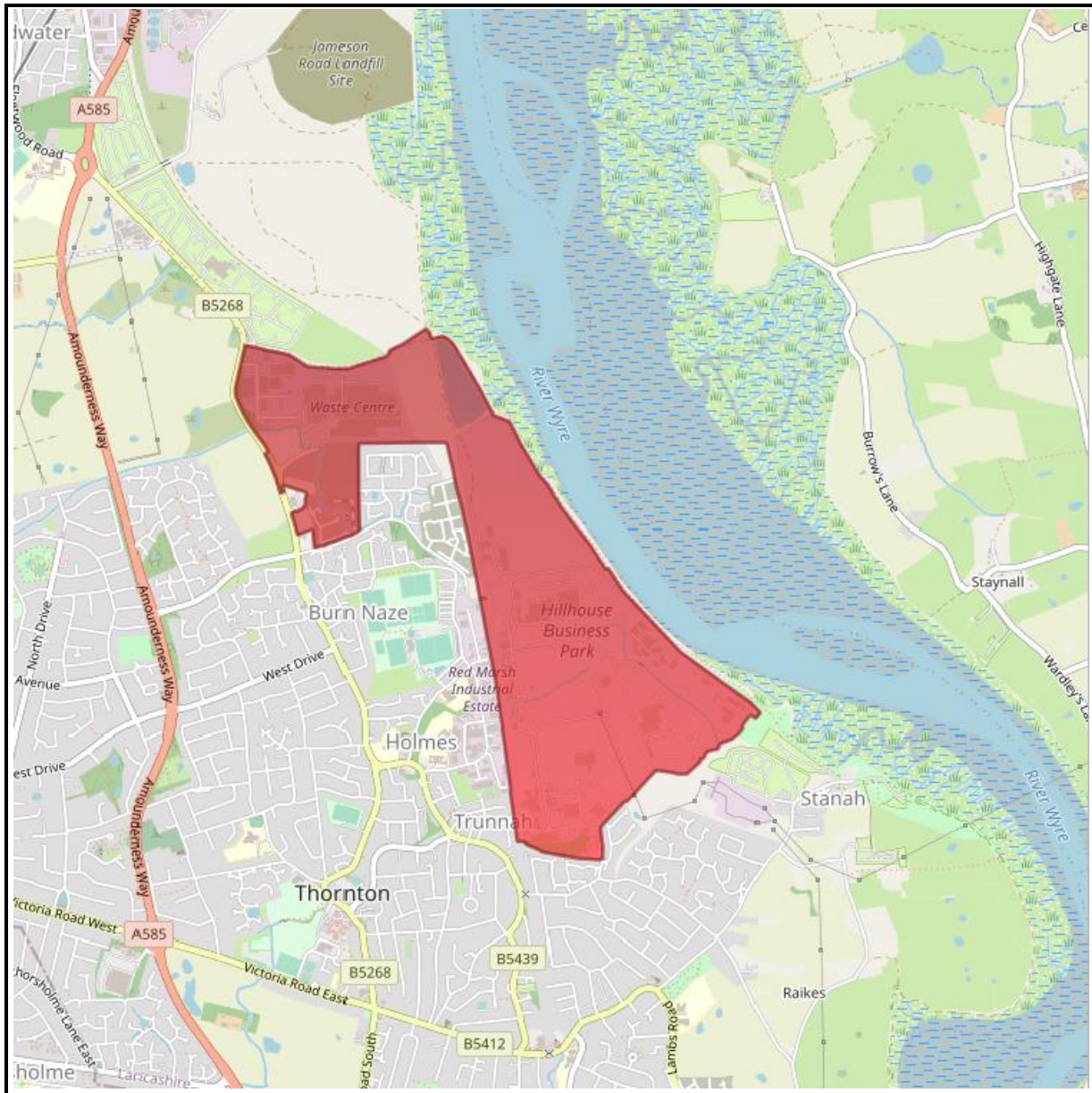
Site reference	Study Ref. WY1 (Local Plan Ref. SA3/1)
Name	Fleetwood Dock and Marina, Fleetwood
Owner	Multiple (inc. Associated British Ports, ABP Property Development Company Ltd, Heaton Estates Limited, Fisherman's Friend and others)
Description	Dock and marina facilities, including a high quality retail park in the north and older industrial, warehouse facilities in the south as part of a secure port area, along with areas of development land.
Size, ha	6.32 (8.1 based on planning application estimate of the Fisherman's Friend site)
Proposals	<p>Affinity Outlet Centre is in full use and unlikely to see significant change. Any small undeveloped plots within this scheme, will likely be used for car parking/public access rather than new development. Refurbishment may see some retail/hot food units reversed so they look out onto the waterfront. Presently almost all units face away from the marina.</p> <p>In terms of the Docks to the south, the main landowner, ABP, report some 5.4 ha of brownfield development land is available in the south, between the dock and Windward Avenue. This includes the Former Fisherman's Wharf</p>



	<p>buildings which are now being cleared. Another 2.3 ha of development land is available on the north west side of the Dock, between the Dock and Dock Avenue.</p> <p>ABP report no demand for port related uses here, reflecting strong competition from Heysham Port and the fact that Fleetwood's fishing fleet is now negligible. The completed Neptune Court, which due to viability required grant funding circa £4 million, is expected to meet the needs of the existing fish/food processing businesses of Fleetwood. General industrial or warehouse uses may be possible here, reflecting the good demand for such uses across the Fylde Coast, but there are other sites along the A585 which are more prominent and accessible, and could better meet local needs. The most likely long term use of this land would be to extend the Marina south, increasing the number of leisure boat births from 168 to 400 and developing the land for complimentary retail, leisure and food uses. Undeveloped land on the east side of the docks, between the docks and the Windward Avenue Housing Estate, would continue to be used for the storage and maintenance of private boats, associated with the marina.</p> <p>Land south of Windward Avenue, 8.10 ha based on the planning application estimate, has a Member resolution to approve consent (subject to the signing of a Section 106 agreement) for a 34,263 sqm production facility for Lofthouse (Fisherman's Friend) (App. No. 22/00774/FULMAJ). One impact of this is that the development of this site would prevent any Fleetwood main line railway terminus on the land, however it would not completely block off any access for any potential single track railway linking further north nearer Fleetwood Town Centre.</p> <p>On the A585 Amounderness Way frontage the Fylde Ice and Cold Storage Co premises are separately owned. Fylde Ice have closed down its production factory and in 2021 sold the 1.43 ha site to Heatons Estates. Stakeholders indicate that Heatons is considering the conversion of the properties although planning consent has yet to be sought for any such scheme. The Fylde Ice cold storage facility is understood to be still in use, rented out to other businesses to meet peak demand.</p> <p>Halite Energy Group is a tenant on the docks. It previously had an option/agreement in place to pump saline solution from Salt caverns at Preesall to the Docks, as part of the Halite Energy underground gas storage project. This national infrastructure project has extant permission, but no land has been taken up in Docks to date. The future of Halite's operations on Fleetwood Dock is confidential however.</p>
<p>Site Development Constraints and Environmental Issues</p>	<ul style="list-style-type: none"> <li>• Large areas of the site are in Flood Zone 3, although protected by flood defences</li> <li>• A range of low quality buildings on the site</li> <li>• Likely contamination from previous uses</li> </ul>

	<ul style="list-style-type: none"> <li>• Fleetwood Marsh Nature Reserve adjacent</li> <li>• The site is located near to the River Wyre estuary which is a European designated site: Morecambe Bay and Duddon Estuary Special Protection Area (SPA), Morecambe Bay Special Area of Conservation (SAC) and Morecambe Bay Ramsar site. The estuary is also a Site of Special Scientific Interest</li> <li>• A Biological Heritage Site is located within part of the south eastern extent of the site.</li> </ul>
Accessibility	Access established at two roundabout junctions, in the north and south, onto the A585 Amounderness Way
Distance to M55 or M6 Motorway, km	17.2 – Junction 3, M55
Distance to A-road, km	Site fronts the A585 Amounderness Way
Distance to Rail Station, km	8.5 – Poulton-le-Fylde Station (0.1 to Fishermans Walk Tram Stop)
Distance to Existing Bus Route, km	Adjacent bus stops on A585 Amounderness Way
Distance to Services, km	Affinity Outlet Centre, Home Bargains and MacDonalDs in the site
Adjacent Land Uses	<p>Housing to the north and east</p> <p>South east is a recycling facility, United Utilities Waste Water Treatment works and Fleetwood Marsh Nature Reserve</p> <p>A range of industrial and trade uses to the west, across the A585 Amounderness Way</p>
Planning Policy Status	<p>Allocated in an adopted Local Plan</p> <p>Policy requires a masterplan to be prepared to show how different uses on the site can co-exist.</p>
Other information	Development should be brought forward in line with a masterplan
Likely development potential	<p>Within the docks themselves, owner ABP expect that most future development will be for retail, leisure and hot food uses, supporting an expansion of the marina. At the 1.43 ha Fylde Ice and Cold Storage Co. building, which is at least partially empty, a change of use on this site appears likely, for a non-employment use. but at the time of writing the focus appears to be on a residential use here. It is therefore not assumed this site is available for E(g), B2, B8 employment development. Given landowner intentions and the viability constraints associated with recently delivering Neptune Court, no available employment land is assumed in the main docks area.</p> <p>The remaining employment land within the allocation is thus limited to the 8.10 ha Land south of Windward Avenue site, which is has a Member resolution to approve consent (subject to the signing of a Section 106 agreement) for a 34,263 sqm B2 production facility for Lofthouse (Fisherman’s Friend) and is expected to be taken up in the short term. That land is most likely to be taken up for the exclusive use of Fisherman’s Friend but, should that</p>

	company ultimately not need all the land, plots could be offered to other businesses. Thus the 8.10 ha remains in the realistically available supply.
Availability, years	1-5



Site reference	Study Ref. WY2 (Local Plan Ref. SA4)
Name	Hillhouse Technology Enterprise Zone, Thornton
Owner	Multiple (inc. Dragon Power Developments, Le-Fylde Estates (NPL), Inovyn Chlorvinyls) NPL manage and market the site
Description	Large industrial site, secure in places, accommodating a diverse range of businesses and energy infrastructure, on the edge of the Thornton settlement area and the Wyre Estuary.
Size, ha	13.0 (10.96 ha available to meet local needs, see below)
Proposals	22 development plots were identified in the Hillhouse Technology Enterprise Zone Masterplan (2018) (see Figure 2, Page 20), labelled A-U. As part of this exercise, Wyre Borough Council has reviewed and amended the plots, reflecting changing conditions on the ground and

	<p>evolving plans for change, although this will be subject to wider review as part of the Enterprise Zone masterplan refresh. This gives 22 plots totalling 61.08 ha. A map of those plots is provided below.</p> <p>These are considered here, reflecting discussions with Enterprise Zone managers and NPL:</p> <ul style="list-style-type: none"> <li>• Plot A (0.45 ha, with 0.27 ha undeveloped) – owned by Conrad Energy and partly developed for energy generation facilities, Energy Peak Plant. It is assumed further development here will be for the expansion of this use</li> <li>• Plot B1 (1.10 ha) – Owned by Le-Fylde Estates and BXB. Consent being sought for 48 homes here (App. No. 23/00122/FULMAJ).</li> <li>• Plot B2 (0.37 ha) – Owned by Le-Fylde Estates and BXB. Application granted for a 750 sqm retail use (App. No. 22/00845/OUT).</li> <li>• Plot D. Former C1, C2 and D sites now merged as new Plot D (8.51 ha) Owned by Dickie and Moore Homes, Le-Fylde Estates and BXB. All proposed for housing, with some development completed. Planning App. No. 23/00215/OULMAJ in north parcel pending for 130 homes; App. No. 23/00338/FULMAJ approved for 81 homes; also includes App. No. 19/00347/FULMAJ which gives planning permission for 41 homes, with 23/00349/FUL pending to increase the dwelling numbers up to 42.</li> <li>• New Plot E (2.56 ha) – Le-Fylde Estates own. New area created on west of rail line to form new northern triangle. Proposed for speculative office development of up to 29,922 sqm.</li> <li>• Old Plots E-F to be public open space only. Lagoon to be retained.</li> <li>• Plot G (1.02 ha) – Le-Fylde Estates/Brownfield Land Holdings own. Proposed for a services hub including food and drink, hotel, gym, nursery plus some E(g) office uses of up to 4,090 sqm.</li> <li>• Plot H (2.26 ha) – Le-Fylde Estates/Brownfield Land Holdings own. Proposed for smaller B2 units, up to 8,800 sqm.</li> <li>• Plot I (3.53 ha) – Le-Fylde Estates/Brownfield Land Holdings own. Larger B2 production facilities in the green energy sector, some 12,077 sqm of space</li> <li>• Plot J (1.43 ha) – Plot J (South) is partly occupied by Sid Hill Transport for HGV parking, with a small workshop onsite. Proposals for a battery facility here. Longer term potential for B8 uses here up to 5,581 sqm.</li> <li>• Plot K1 (1.80 ha) – Le-Fylde Estates/Brownfield Land Holdings own. Proposed for an energy from waste plant of 6,055 sqm by Sesona Hill House, with County Council App. No. LCC/2023/0003 pending.</li> <li>• Plot K2 (5.16 ha) – Le-Fylde Estates/Brownfield Land Holdings own. Proposed for an energy from waste plant</li> </ul>
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	<p>of 18,580 sqm. Further details are confidential at this time.</p> <p>N.B. Other aspirations for sites H-K include a Data Centre.</p> <ul style="list-style-type: none"> <li>• Plot L (1.18 ha) – Le-Fylde Estates/Addison Engineering own. Some land to be taken up by the expansion of Addison Engineering east. Interest from other parties such as Lancashire Waste Management reported. NPL also have the aspiration for a 17 unit trade and retail park here.</li> <li>• Plot M (3.37 ha) – Le-Fylde Estates own. Land and property in use by a range of occupiers. The relocation of some occupiers into the retained Vinnolit buildings would allow at least a partial redevelopment here. Longer term aspirations include some 2,787 sqm of spec offices although this would be dependent on the viability of such uses here so remains uncertain. The site contains an existing NPL run office block of 32 rooms, half occupied. Good demand reported from smaller firms.</li> <li>• Plot N (including former Plot O) (7.83 ha) – Le-Fylde Estates and Dragon Power Developments own. Proposed for a hydrogen production facility, subject to public grant funding support. An initial 10MW pilot production plant is proposed. If successful, a larger 100MW facility is likely</li> <li>• Plot P (4.92 ha) – Le-Fylde Estates and a private individual own. In use by several businesses including Greens Environmental, mostly for open storage. It is expected that several businesses will relocate away from the plot and possibly out of the EZ completely. AGC Chemicals is likely to take up any resulting vacant land for chemicals storage and production. The site may offer the longer term prospect for a more comprehensive regeneration, for up to 19,169 sqm of floorspace, but there is no certainty of this at the time of writing</li> <li>• Plot Q (0.83 ha) – Asahi Glass Fluoropolymers UK own. Site comprises York House, occupied by AGC Chemicals who may relocate uses elsewhere in Hillhouse. Interest from other businesses in the property is reported but if the site is redeveloped it is most likely to be for housing, reflecting the adjacent residential uses.</li> <li>• Plot R (0.85 ha) – Le-Fylde Estates own. Western half of the site now developed for 20 MW Gas Powered Generator from Hillhouse Generation. Some remaining land of interest to construction companies for open storage.</li> <li>• Plot S (1.63 ha) – Sold to Victrex for the expansion of that business. Part of the plot is occupied by two other businesses, who, it is expected will relocate outside of Hillhouse. Victrex will expand onto their plots to gain additional production and warehousing space.</li> <li>• Plot T (0.54) – Asahi Glass Fluoropolymers UK own. Now built out by AGC Chemicals, who operate the complex to the south</li> <li>• Plot U (0.93 ha) – Sold to Victrex for the expansion of that business.</li> </ul>
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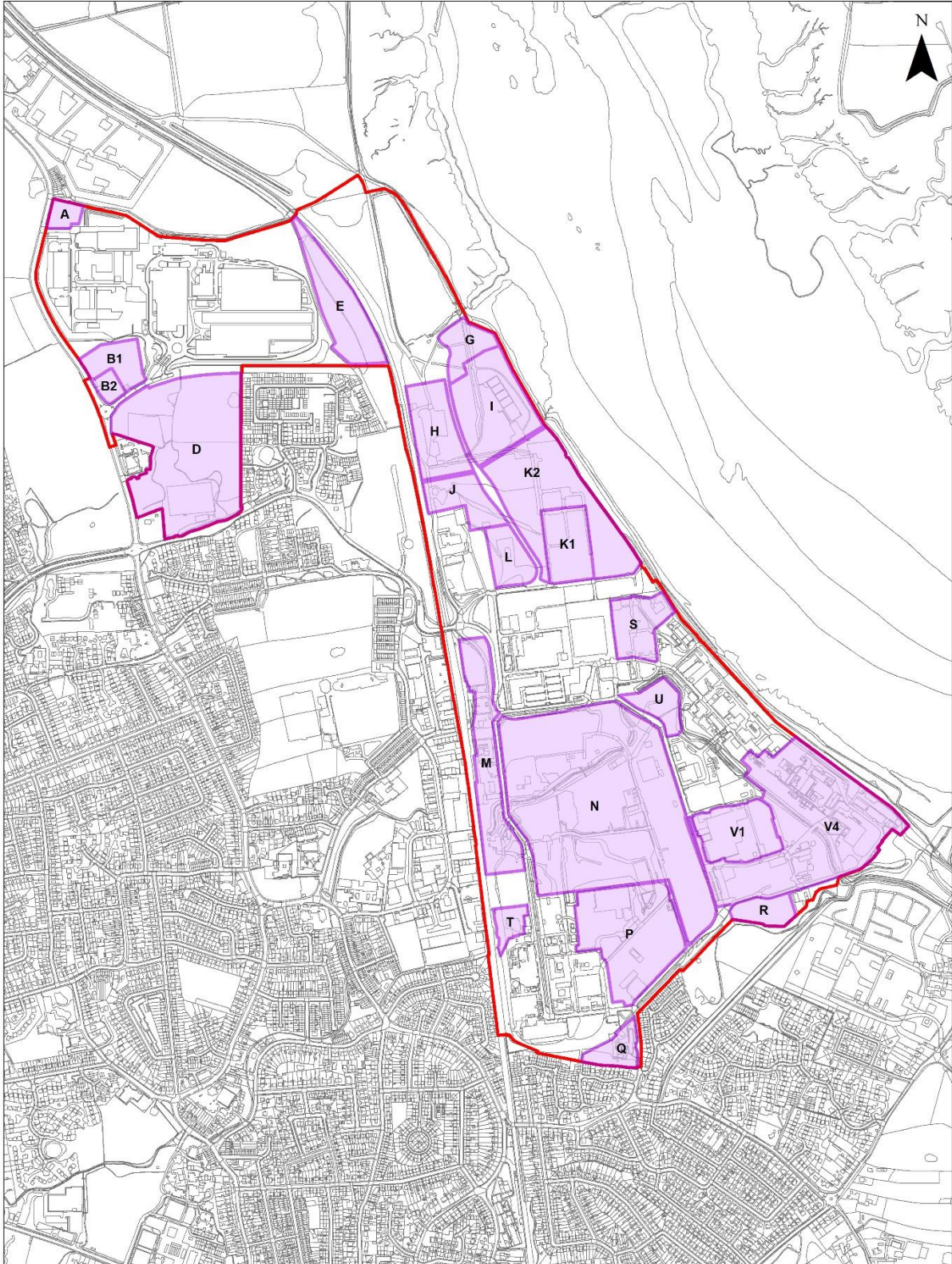
	<p>Two further sites have been released in the south east by Vinnolit:</p> <ul style="list-style-type: none"> <li>Plot V1 (2.25 ha) – Le-Fylde Estates and Inovyn Chlorvinyls own. Proposed for an energy from waste facility, by Xetrov Energy, generating up to 20 MW. A screening opinion has been submitted to LCC for this (App. No. SCR/2023/0004). Expected to come online by 2025</li> <li>Plot V4 (7.80 ha) – Le-Fylde Estates and Inovyn Chlorvinyls own. Multiple occupiers including Daily Cranes, Karpa BW Engineering Solutions, Express Trade, The Event Company and Thornton Storage. Proposal for Bottom Ash Recycling on 4.85 ha with Fortis. Interest for aggregate storage here as well. A Waste to Energy company is about to start refurbishment of an 8,361 sqm warehouse to convert it to a WTE plant. This is expected to complete in two years. Overall, it is not certain what additional land will become available moving forward.</li> </ul> <p>Of the 22 plots totalling 61.62 ha:</p> <ul style="list-style-type: none"> <li>Three plots (B1, B2, D totalling 9.97 ha) have been consented for housing or have active applications for housing and related services. Site Q (0.83 ha) may also be developed for housing in the long term</li> <li>Six plots (A, K1, K2, N, R and V1 totalling 18.34 ha) are primarily developed for, or proposed for, specialist energy generation infrastructure and facilities</li> <li>On four plots (P, S, T, U totalling 8.02 ha) available land has been, or is expected to be, held for the exclusive use of the two main occupiers of Hillhouse – AGC Chemicals and Victrex – and not available to meet wider needs</li> </ul> <p><b>This leaves five plots (E, H, J, I and L totalling 10.96 ha) available to meet a broader range of strategic and local needs, with E (2.56 ha) proposed for office uses and the remainder for B2 uses of varying sizes.</b></p> <p>Finally, plots G, M and V4 totalling 12.19 ha may provide some E(g)/B-Class redevelopment options over the next Local Plan Period, but there is little certainty about the scale and nature of what might be brought forward here making these windfall opportunities.</p>
<p>Site Development Constraints and Environmental Issues</p>	<ul style="list-style-type: none"> <li>Site contamination from historic uses</li> <li>Trees onsite</li> <li>Much of the site falls into Flood Zones 2 and 3. Some flood defences in place</li> <li>Two main rivers, Springfield and Royles Brook are located within the site</li> <li>Constraints on the capacity of the potable and foul water networks</li> <li>Various utilities, including a gas line cross the eastern side of the site</li> <li>New highway access to traverses the rail line required to unlock the northern area</li> <li>Public rights of way on the edges of the site</li> </ul>

	<ul style="list-style-type: none"> <li>The site is located near to the River Wyre estuary which is a European designated site: Morecambe Bay and Duddon Estuary Special Protection Area (SPA), Morecambe Bay Special Area of Conservation (SAC) and Morecambe Bay Ramsar site. The estuary is also a Site of Special Scientific Interest.</li> <li>The site includes land connected with ecological mitigation and compensation that was provided to offset ecological impacts associated with a previous residential development at Bourne Road.</li> </ul>
Accessibility	<p>Main NPL facilities are secure with access points off Bourne Road in the west and Hillylaid Road/The Hawthorns in the south. Both routes pass through residential areas.</p> <p>A new access road is proposed into the northern part of the site from the short section of road coming off the roundabout on the B5268 Fleetwood Road North, and then form a north-south spine road running down through the central part of the northern site and through to the southern part. Consultants are now developing concept designs for this.</p>
Distance to M55 or M6 Motorway, km	12.6 – Junction 3, M55
Distance to A-road, km	0.8 – A585 Amounderness Way
Distance to Rail Station, km	4.0 – Poulton-le-Fylde Station
Distance to Existing Bus Route, km	Various adjacent bus stops, particularly along the B5268 Fleetwood Road North
Distance to Services, km	0.1 – Various services along the B5268 Fleetwood Road North
Adjacent Land Uses	<p>The housing and services of Thornton to the south and south west. Various caravan parks to the south Wyre. Estuary to the east.</p> <p>Agricultural land to the north west.</p> <p>Former landfill sites and Cala Gran Holiday Park to the north</p>
Planning Policy Status	<p>Allocated in an adopted Local Plan</p> <p>Still categorised as an Enterprise Zone although all EZ benefits finished in 2021.</p>
Other information	<p>Site is to be brought forward in line with a masterplan to be produced covering the whole of the site. A masterplan for the site has been approved by the council. A refresh of the masterplan is expected in 2024.</p>
Likely development potential	<p>As can be seen above, a diverse range of projects are being progressed across the 22 plots. There is a clear focus on energy generation and related infrastructure, with several small generation facilities completed and a range of larger facilities in the pipeline. Hydrogen is intended to power major occupier Victrex and provide fuel stations at Fleetwood Port and elsewhere.</p>



	<p>Victrex and AG Chemicals are the main occupiers, employing 800 between them. Victrex recently completed a new production facility onsite and both companies have the capacity and interest for further growth.</p> <p>Elsewhere, good demand is reported from local businesses in the aggregates, plastics recycling, and civil construction sectors, as evidenced by the critical mass of such businesses already active on the site.</p> <p>Overall, the 22 identified plots offer 61.62 ha of land, but the bulk of this is proposed for specialist energy generation uses, housing or held to meet the needs of established businesses in Hillhouse. This leaves five plots (E, H, J, I and L totalling 10.96 ha) available to meet a broader range of strategic and local needs. These five plots could provide some 42.733 sqm of floorspace.</p> <p>Plots G, M and V4 totalling 13.51 ha may also provide some E(g)/B-Class redevelopment options over the next Local Plan Period, but there is little certainty about the scale and nature of what might be brought forward here.</p>
Availability, years	15+

**Hillhouse Technology Enterprise Zone, Thornton Plots Map**



**Hillhouse Enterprise Zone**

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A6 Corridor



Site reference	Study Ref. WY3 (Local Plan Ref. SA2/2)
Name	Riverside Industrial Park Extension, Catterall
Owner	Orchard Farm
Description	Rectangular area of greenfield agricultural land, south of Collinson and close to the A6 Preston-Lancaster Road, on the edge of Catterall
Size, ha	3.42
Proposals	<p>Collinson, located to the north, proposed the land should be an allocation for employment in the Adopted Local Plan to support its business expansion.</p> <p>Collinson subsequently received Outline Consent for an extension comprising 6,000 sqm of B2 employment and 121 car parking spaces (App. No. 16/00955/OULMAJ). However, Collinson subsequently indicated that the landowner is no longer willing to sell the site to them.</p> <p>Over the past 5 years Collinson report that it has invested in R&amp;D for two new product lines, and is looking to expand sales globally, while manufacturing more component parts locally. However, Collinson's existing facilities are at capacity so long term growth will require the doubling, tripling or more of its operations, i.e., up to 29,500 sqm of extra space.</p> <p>To meet this need Collinson, remain interested in this site, but it is reported that it will need a change of ownership to achieve this (i.e., passing the site to the next generation of</p>

	private owners). If this occurs, Collinson will again seek to acquire this site either to develop for its own uses or to deliver premises, with a developer partner, to support the growth of other businesses in the Garstang/Catterall area. Collinson report good local demand for industrial/warehouse uses locally. Would develop space for short-medium term occupation by others on the assumption that Collinson would take it up over the long term for its own needs.
Site Development Constraints and Environmental Issues	<ul style="list-style-type: none"> <li>• Trees onsite</li> <li>• Housing adjacent</li> <li>• North and north east of the site falls into mostly Flood Zone 2 associated with the River Wyre</li> <li>• Site is constrained in terms of access, blocked from main road access by other ownerships in all directions.</li> <li>•</li> </ul>
Accessibility	<p>Site is constrained in terms of access. Access from the north would be via Tan Yard Road, which is a private road owned by Collinson Construction. Access from the A6 Preston-Lancaster Road to the west is blocked by a separate ownership, Dean House and land to the south. This ownership also does not form part of the Local Plan Allocation.</p> <p>An access east, via Catterall Gates Lane also appears unlikely as this narrow lane, accessing residential neighbourhoods is also privately owned, by Riverside Properties.</p> <p>Other accesses to the east are residential roads.</p>
Distance to M55 or M6 Motorway, km	10.7 – Junction 1, M55
Distance to A-road, km	A6 Preston-Lancaster Road adjacent
Distance to Rail Station, km	16.5 - Preston
Distance to Existing Bus Route, km	Bus route adjacent
Distance to Services, km	0.3 – BP Petrol Filling Station, café and M&S Simply Food north on the A6 Preston-Lancaster Road
Adjacent Land Uses	<p>Facilities for Collinson Construction to the north</p> <p>Agricultural land to the west and south, plus one dwelling house</p> <p>Housing and public open space to the east</p>
Planning Policy Status	Allocated in an adopted Local Plan
Other information	-
Likely development potential	Site remains of interest to adjacent business Collinson, subject to acquisition. Site would most likely meet the businesses own needs but could be made available, at least in the short-medium term to support other business growth for industrial and warehouse uses. The site could provide 13,338 sqm of floorspace at standard densities.

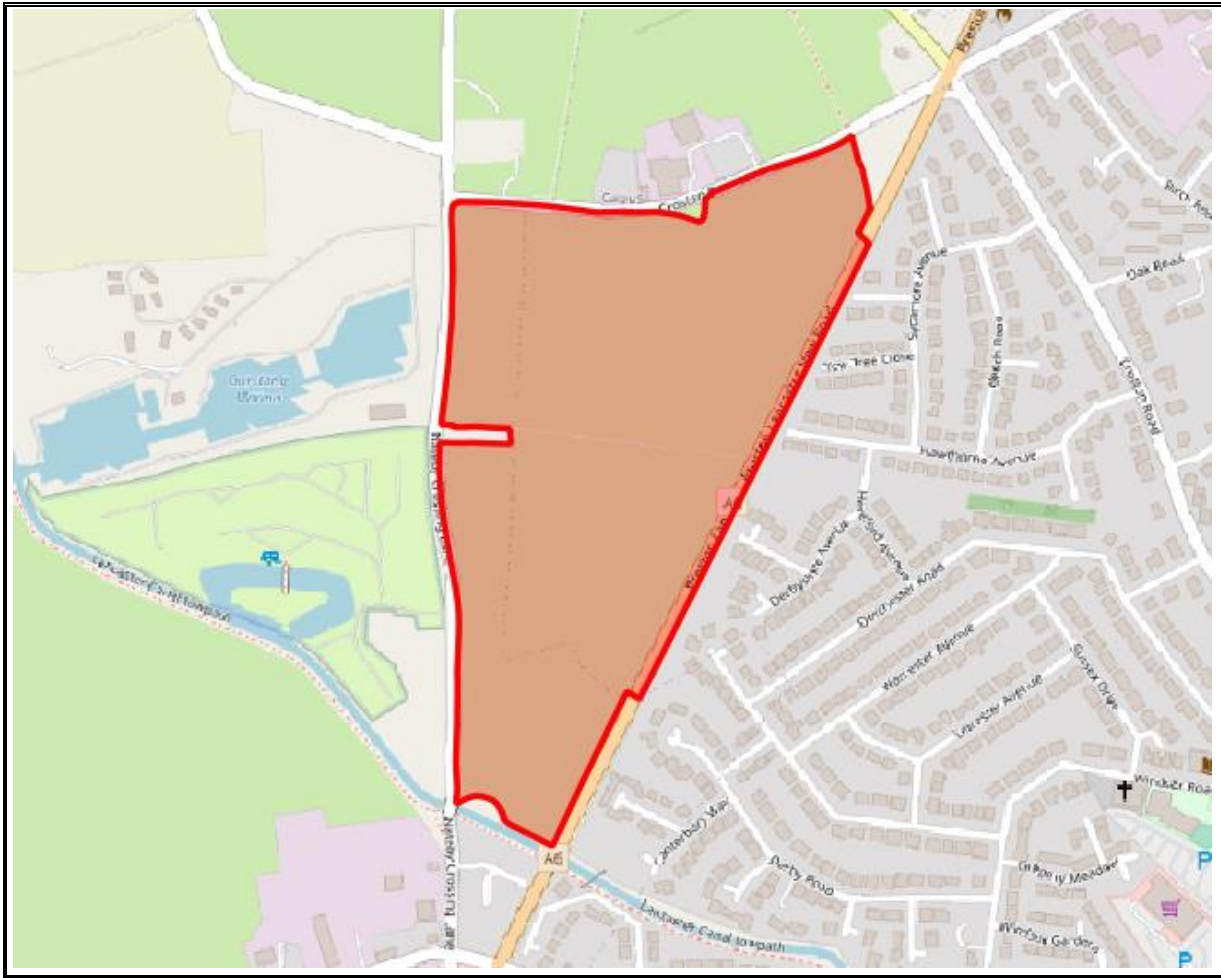


Availability, years	10-15
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Site reference	Study Ref. WY4 (Local Plan Ref. SA3/1) SA2/3
Name	South of Goose Lane, Catterall
Owner	Toll Bar
Description	Irregularly shaped parcel of greenfield land, fronting the A6 Preston-Lancaster Road on the southern edge of Catterall, adjacent to an existing industrial estate.
Size, ha	1.0
Proposals	As of June 2023, the site has Reserved Matters Consent for a mixed employment site consisting of a 400sqm café, a 1,212 sqm warehouse and 1,502sqm of light industry (App. No. 22/00366/REMAJ following outline planning permission 20/00998/OUTMAJ and various Discharges of Conditions). Employment premises to be divided into 11 units of 200-337 sqm each.
Site Development Constraints and Environmental Issues	<ul style="list-style-type: none"> <li>• Dwelling adjacent</li> <li>• Trees onsite</li> <li>• A High Pressure gas pipeline run east – west across the southern part of the site. Three United Utilities pipelines also run east – west across the site, to the north and south</li> <li>• A Grade II listed cross base is located to the north west of the site.</li> </ul>

Accessibility	Site is located on a prominent location on the A6 Preston-Lancaster Road, at the junction with the B6430 Garstang Road. The consented scheme would be accessed from the A6.
Distance to M55 or M6 Motorway, km	8.2 – Junction 3, M55
Distance to A-road, km	Fronts the A6 Preston-Lancaster Road
Distance to Rail Station, km	14.1 - Preston
Distance to Existing Bus Route, km	A6 Preston-Lancaster Road is bus route
Distance to Services, km	0.2 – Beacon Retail Park, Catterall
Adjacent Land Uses	Dwelling and Claughton Industrial Estate to the east Agricultural land to the west and south west, across the A6 Preston-Lancaster Road Housing to the north and north east
Planning Policy Status	Allocated in an adopted Local Plan
Other information	-
Likely development potential	Site recently secured consent for a mixed light industrial/warehouse scheme of smaller units. This reflects the good demand for smaller industrial and storage space across the Fylde Coast. 2,714 sqm is consented. Applicant is currently seeking planning permission for a revised scheme with a greater retail focus, including a MacDonalds hot food restaurant, Starbucks drive through coffee shop with the residual units used for a mixture of E(g)/B-Class employment and trade counter uses.
Availability, years	1-5



Site reference	Study Ref. WY5 (Local Plan Ref. SA3/5)
Name	Land West of the A6, Garstang
Owner	Multiple private individuals
Description	Large irregularly shaped area of greenfield agricultural land, located off the A6 Preston-Lancaster New Road, located within the west of the Garstang settlement area and east of Garstang Marina.
Size, ha	4.68
Proposals	<p>Site is subject to two alternative schemes for mixed use development comprising up to 270 dwellings, 4.68 ha of Employment land (some 5,740sqm E(g) and B8) in the north east, a convenience store (up to 375 sqm sales area) and coffee shop (up to 235 sqm sales area). App. No. 14/00458/OULMAJ has outline consent and allows for signalised junction with the A6 Preston-Lancaster New Road. The alternative outline scheme App. No. 16/00241/OULMAJ has a Committee resolution to approve subject to the signing of a Section 106 agreement and would allow for a roundabout access with the A6.</p> <p>A Reserved Matters application was submitted in 2020, for this site (App. No. 20/00340/RELMAJ). It was understood</p>



	<p>this was primarily submitted to keep the original outline permission extant. It remains undecided at this time.</p> <p>Housebuilders Story Homes and Jones Homes are now supporting the housing element of the scheme. A final Outline planning application was submitted in 2022 for the above scheme but with a signalised crossing on the A6 instead of a pedestrian underpass (App. No. 22/00423/OULMAJ). It is hoped these applications will go to Committee in summer 2024.</p> <p>Stakeholders report that Story Homes and Jones Homes are strongly interested in progressing the housing element of the scheme in the short term, subject to planning, which will open up the wider site to development, including the employment element.</p> <p>These housebuilders will not deliver the employment element, although this plot remains available for future development. The employment site has been marketed for several years without attracting viable interest, although businesses and developers are unlikely to commit to the location until access is agreed and ideally delivered. It is also possible the applicants may seek consent for other uses here, including retail.</p>
<p>Site Development Constraints and Environmental Issues</p>	<ul style="list-style-type: none"> <li>• Trees onsite</li> <li>• Several small waterbodies cross the site</li> <li>• Housing adjacent</li> <li>• Possible site contamination from historic landfill</li> <li>• Lancaster Canal Biological Heritage Site forms the southern boundary of the site</li> <li>• An overhead cable runs north/south towards the eastern boundary</li> <li>• Two large diameter drains and a water main cross the site</li> <li>• Public rights of way cross the boundaries of the site</li> <li>• Cathouse Bridge adjacent to the southern end of the site is a Grade II listed structure.</li> </ul>
<p>Accessibility</p>	<p>Site fronts the A6 Preston-Lancaster New Road, it is expected that the main site access will be taken from this route</p>
<p>Distance to M55 or M6 Motorway, km</p>	<p>8.9 – Junction 33, M6</p>
<p>Distance to A-road, km</p>	<p>Fronts the A6 Preston-Lancaster New Road</p>
<p>Distance to Rail Station, km</p>	<p>16.0 – Lancaster</p>
<p>Distance to Existing Bus Route, km</p>	<p>A6 Preston-Lancaster New Road is bus route</p>
<p>Distance to Services, km</p>	<p>0.7 – Garstang Retail Centre services</p>
<p>Adjacent Land Uses</p>	<p>Housing to the east, across the A6 Preston-Lancaster New Road</p> <p>Garstang Marina and associated caravan parks to the west</p> <p>Farms and agricultural land to the north</p>

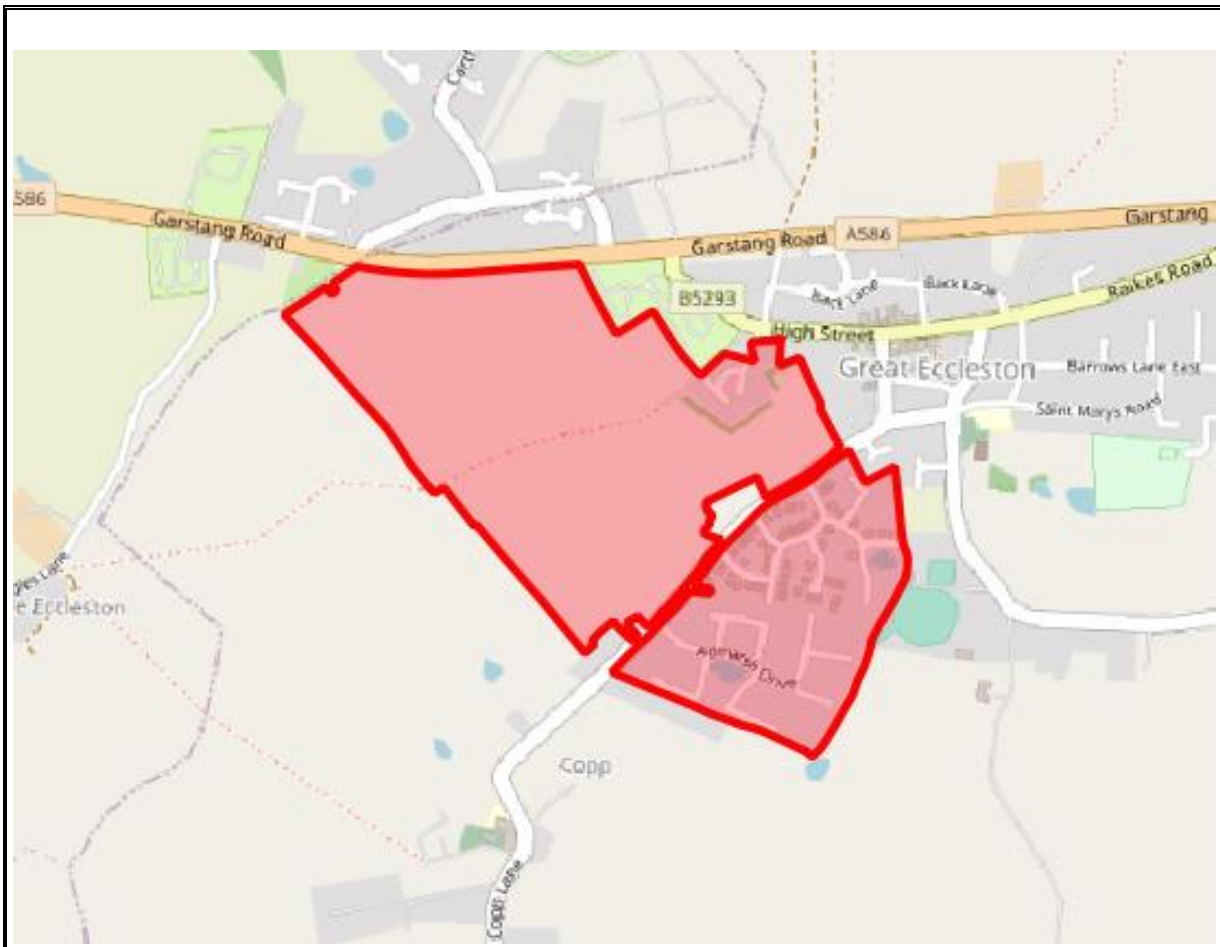
	Lancaster Canal to the south
Planning Policy Status	Allocated in an adopted Local Plan
Other information	Site is to be brought forward in line with a masterplan to be produced covering the whole of the site. A masterplan for the site has been approved by the council.
Likely development potential	<p>Subject to agreement and planning consent over the A6 access arrangements, it is likely that the housing element of the mixed use scheme will be progressed in the short term. The employment land will not be progressed at this time, but the housing development will open up the wider location for future phases of development. This will provide a future employment development option, in a prominent location in the A6 Corridor, serving the east of Wyre Borough.</p> <p>5,740 sqm of E(g) and B8 uses are proposed in the existing consents on a 4.68ha plot.</p> <p>At the time of writing there were questions about whether the identified market interest, for the employment plot, can deliver a financially viable scheme. However, market interest will be hard to measure until the site access, necessary for a deliverable scheme, is agreed and ideally brought forward with the housing element. If interest remains provably insufficient, for viability, even after access is agreed/delivered then it is likely that alternative uses will be sought here.</p>
Availability, years	5-10

Rural Area



Site reference	Study Ref. WY6 (Local Plan Ref. SA2/1)
Name	Carrfield Works, Preesall Hill
Owner	The Managing Trustees of The John Wilkinson and Son (Builders) Retirement and Death Benefit Scheme
Description	Backland greenfield plot, to the rear of a large builders merchants in an isolated rural location
Size, ha	0.34
Proposals	In 2017 Wilkinson Group received consent for a change of use of land to B8 storage use (App. No. 16/01054/FUL). That consent has now expired.
Site Development Constraints and Environmental Issues	-
Accessibility	Backland site, only accessible through the existing Carrfield Works
Distance to M55 or M6 Motorway, km	15.6 – Junction 3, M55
Distance to A-road, km	0.3 – A588 Burned House Lane
Distance to Rail Station, km	9.3 – Poulton Rail Station
Distance to Existing Bus Route, km	On bus route
Distance to Services, km	1.1 – Nearest convenience retail and pubs, etc are in Stalmine (one café in Preesall)

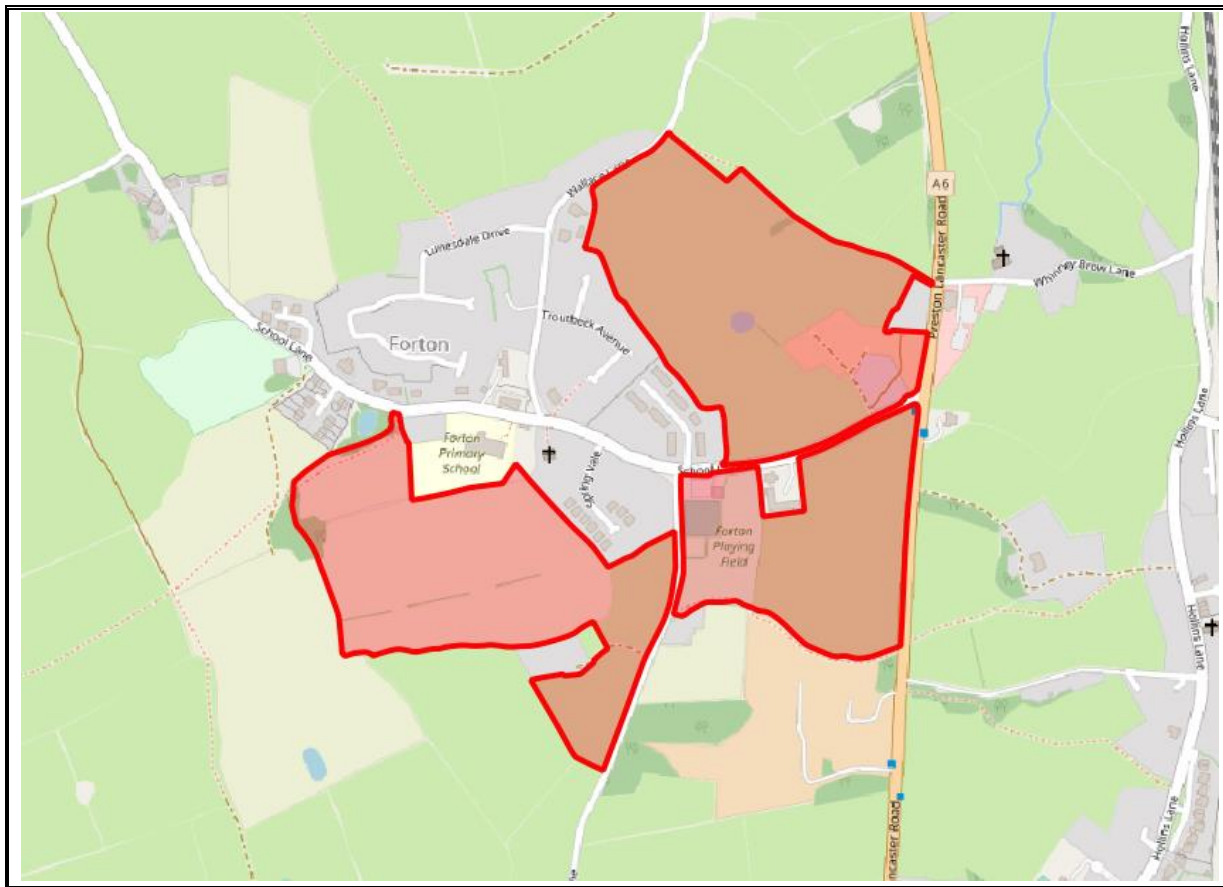
Adjacent Land Uses	Wyre Building Supplies (Wilkinson Group) to the east Otherwise surrounded by agricultural land
Planning Policy Status	Allocated in an adopted Local Plan
Other information	-
Likely development potential	The land forms part of the wider Wyre Building Supplies facility. Due to its backland position it could not be offered to other parties and remains expansion land for this facility only, rather than broader employment land.
Availability, years	-



Site reference	Study Ref. WY7 (Local Plan Ref. SA3/3)
Name	Land west of Great Eccleston, Great Eccleston
Owner	Multiple (inc. Avant Homes, Newbury Homes, Rowland Homes, private individuals and others)
Description	Greenfield land, located within the south west of the Great Eccleston settlement area, and extending south east from the A586 Garstang Road, across Copp Lane. Land south east of Copp Lane is now developed for housing.
Size, ha	1.0
Proposals	<p>Land south east of Copp Lane now fully developed for housing.</p> <p>Land north of Copp Lane has Outline consent for up to 350 dwellings together with 1ha of employment uses in the north west, partly fronting and accessed from the A586 Garstang Road, a health centre, community hall, primary school, local convenience store and public open space (App. No. 19/00860/OULMAJ).</p> <p>Condition 5 on the outline permission requires a phasing plan for the site granted outline permission by 19/00860/OULMAJ to ensure the timely delivery of supporting infrastructure (all non-residential uses) to come</p>

	<p>forward. The outline permission was also subject to a Section 106 Legal Agreement (S106) which also requires details of serviced plots (definition within the S106) to be provided.</p> <p>App. No. 19/00860/DIS for the approval of details reserved by Condition 5, Phasing Plan was approved in February 2023. This shows that the main spine road through the site and pumping station, the land identified for employment use, and the access road to the community hub area and will be constructed as Phase 1. The delivery of the employment area is phase 5 (July 2027 – June 2028). The applicant has noted that the employment area could however, come forward at a different time.</p> <p>The consent was secured by Metacre (Northern Trust). In 2022 the site, including the employment site was sold to Duchy Homes. In 2023, Duchy and Bellway Homes secured Reserved Matters consent but for the housing only (App. No. 22/00761/RELMA).</p> <p>At the time of writing there were no firm plans for delivery of the employment element.</p>
Site Development Constraints and Environmental Issues	Assumed limited on the 1 ha site specifically available for employment uses. Site will be bounded by housing and front onto the countryside, however.
Accessibility	Site fronts the A586 Garstang Road, an access road is consented to the A586, linked to adjacent housing.
Distance to M55 or M6 Motorway, km	8.8 – Junction 3, M55
Distance to A-road, km	Fronts the A586 Garstang Road
Distance to Rail Station, km	10.9 – Kirkham-Wesham
Distance to Existing Bus Route, km	A586 Garstang Road is a bus route
Distance to Services, km	0.7 – Great Eccleston Village Centre
Adjacent Land Uses	Farm buildings and the A586 Garstang Road to the north, Agricultural land surrounds on other sides. To be developed for housing.
Planning Policy Status	Allocated in an adopted Local Plan
Other information	Site is to be brought forward in line with a masterplan to be produced covering the whole of the site. A masterplan for the site has been approved by the council.
Likely development potential	<p>The housing development will open up an employment site of 1 ha, fronting the A586 Garstang Road.</p> <p>As with the 1 ha employment site at SA3/4: Forton Extension, Forton, there are no firm plans for delivery of this plot but it remains available as a prominently located development option in a rural area with few other alternatives. It remains available to meet local needs.</p> <p>Site could deliver 3,900 sqm of floorspace at standard densities.</p>

Availability, years	5-10
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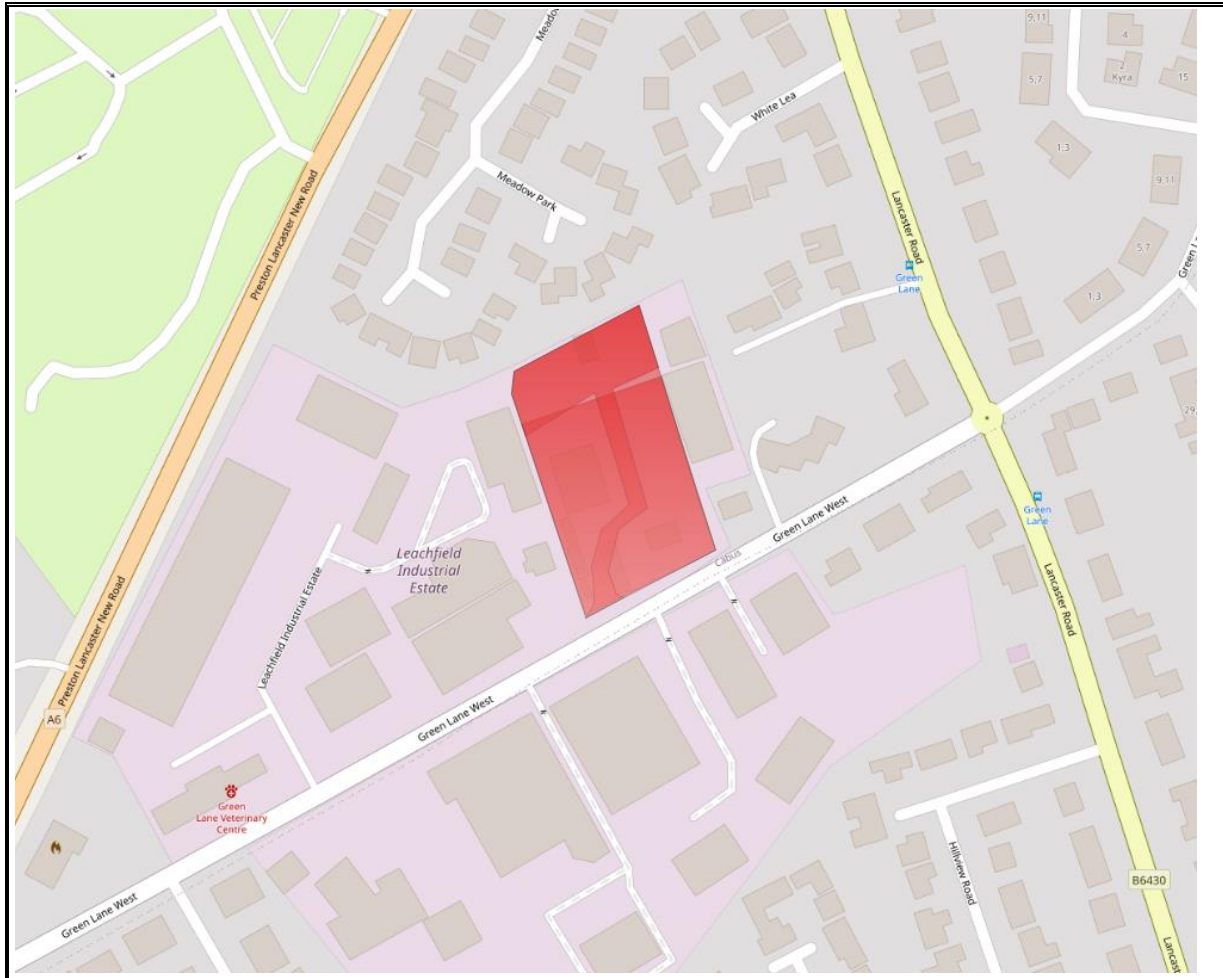
Site reference	Study Ref. WY8 (Local Plan Ref. SA3/4)
Name	Forton Extension, Forton
Owner	Multiple (inc. Persimmon Homes Ltd, Lancaster Roman Catholic Diocesan Trustees Registered and others)
Description	Areas of greenfield land surrounding the Forton settlement area, to the south and east, with frontage to the A6 Preston-Lancaster Road. Sites in the east are being developed for housing, land in the south remains in agricultural use.
Size, ha	1.0
Proposals	Land to the east of Forton, north and south of School Lane, owned by Persimmon Homes, has Outline consent for 195 homes (later reserved matters for 184 homes), 1ha of E(g), B2, B8 employment land in the south east, fronting the A6 Preston-Lancaster Road, a community centre and shop (App. No. 18/00469/OULMAJ and 22/00735/RELMAJ). The application site is divided by an existing road. The reserved matters consent is for 145 homes to the north of the road, now under development by Persimmon Homes, and nearly 40 homes to the south of the road. A further outline application 23/01031/OULMAJ has been received by the Council proposing a revision to the off-site highways works. This is undecided at the time of writing. Persimmon indicated that it will deliver the housing, put in infrastructure for the employment site and market the land to developers/businesses, who would separately develop



	the site. It has had informal discussions with agents but did not identify strong demand for E(g), B2, B8 uses at present in this relatively isolated location. There are thus no formal delivery plans for employment uses here, at this time.
Site Development Constraints and Environmental Issues	Assumed limited on the 1 ha site specifically available for employment uses. Site will be bounded by housing however.
Accessibility	Site fronts the A6 Preston-Lancaster Road. The housing development, now underway, will provide road access to the site, linking to School Lane and the A6.
Distance to M55 or M6 Motorway, km	3.4 – Junction 33, M6
Distance to A-road, km	Site fronts the A6 Preston-Lancaster Road.
Distance to Rail Station, km	11.1 – Lancaster
Distance to Existing Bus Route, km	Adjacent, along the A6 Preston-Lancaster Road.
Distance to Services, km	Limited services in Forton at present. Retail unit proposed in the housing development and/or as part of community centre.  Nearest existing services are 1.5 km to the south on the A6 Preston-Lancaster Road, petrol filling station and convenience store
Adjacent Land Uses	Site presently bounded by agricultural land, with the A6 Preston-Lancaster Road the east. Housing to be developed in the west and north.
Planning Policy Status	Allocated in an adopted Local Plan
Other information	Site is to be brought forward in line with a masterplan to be produced covering the whole of the site. A masterplan for the site has been approved by the council.
Likely development potential	The housing development will open up an employment site of 1 ha, fronting the A6 Preston-Lancaster Road which will be marketed for employment uses.  Initial market testing suggests limited market interest at this time, but a more extensive marketing exercise may identify requirements. The site provides a prominently located development option in a rural area with few other alternatives, particularly if employment options associated with the Bailrigg Garden Village to the north are not realised. It remains available to meet local needs.  Site could deliver 3,900 sqm of floorspace at standard densities.  At the time of writing there were questions about whether the identified market interest, for the employment plot, can deliver a financially viable scheme. However, market interest will be hard to measure until the site access, necessary for a deliverable scheme, is agreed and ideally brought forward with the housing element. If interest remains provably insufficient, for viability, even after access

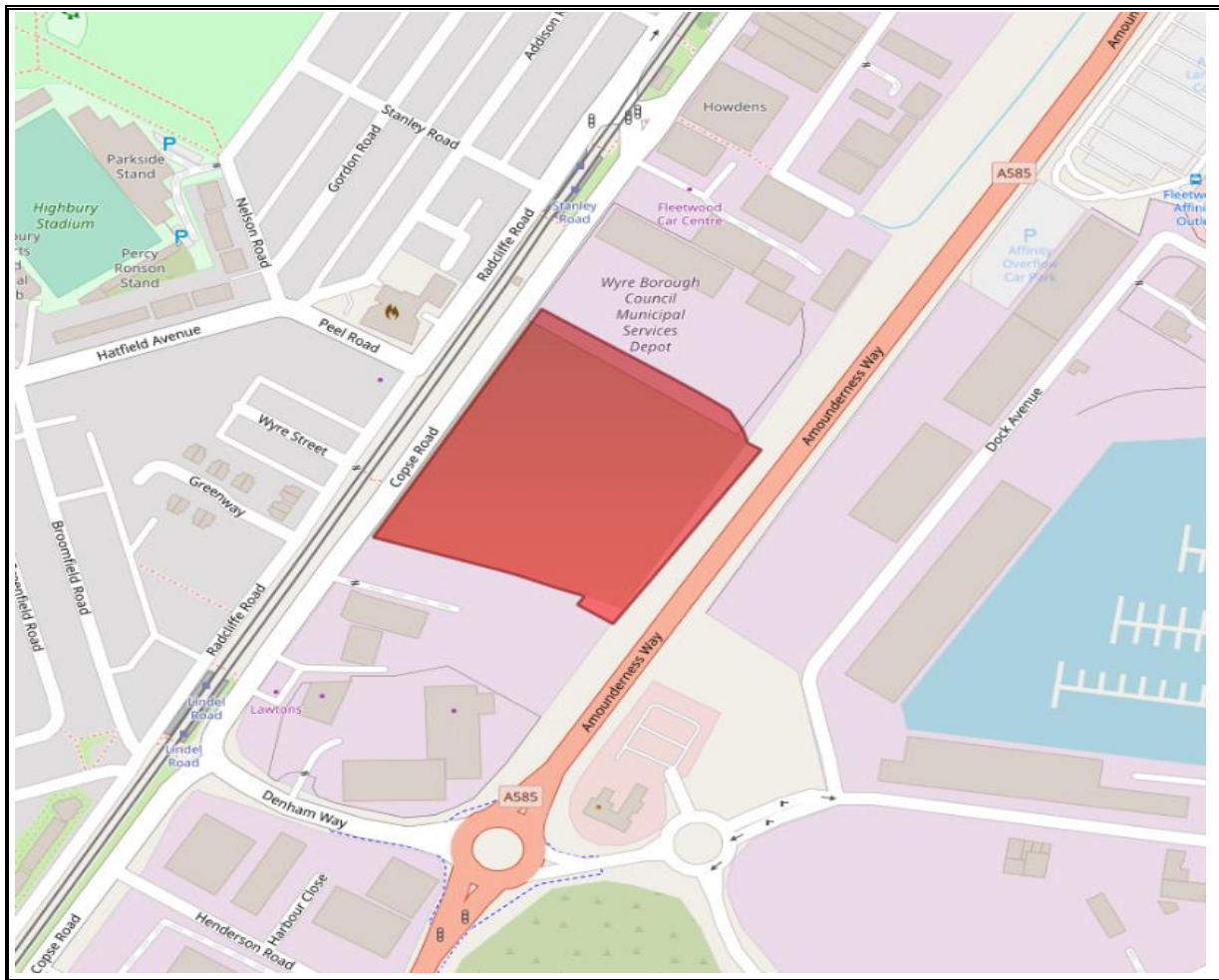
	is agreed/delivered then it is likely that alternative uses will be sought here
Availability, years	5-10

**Other Employment Land Commitments**



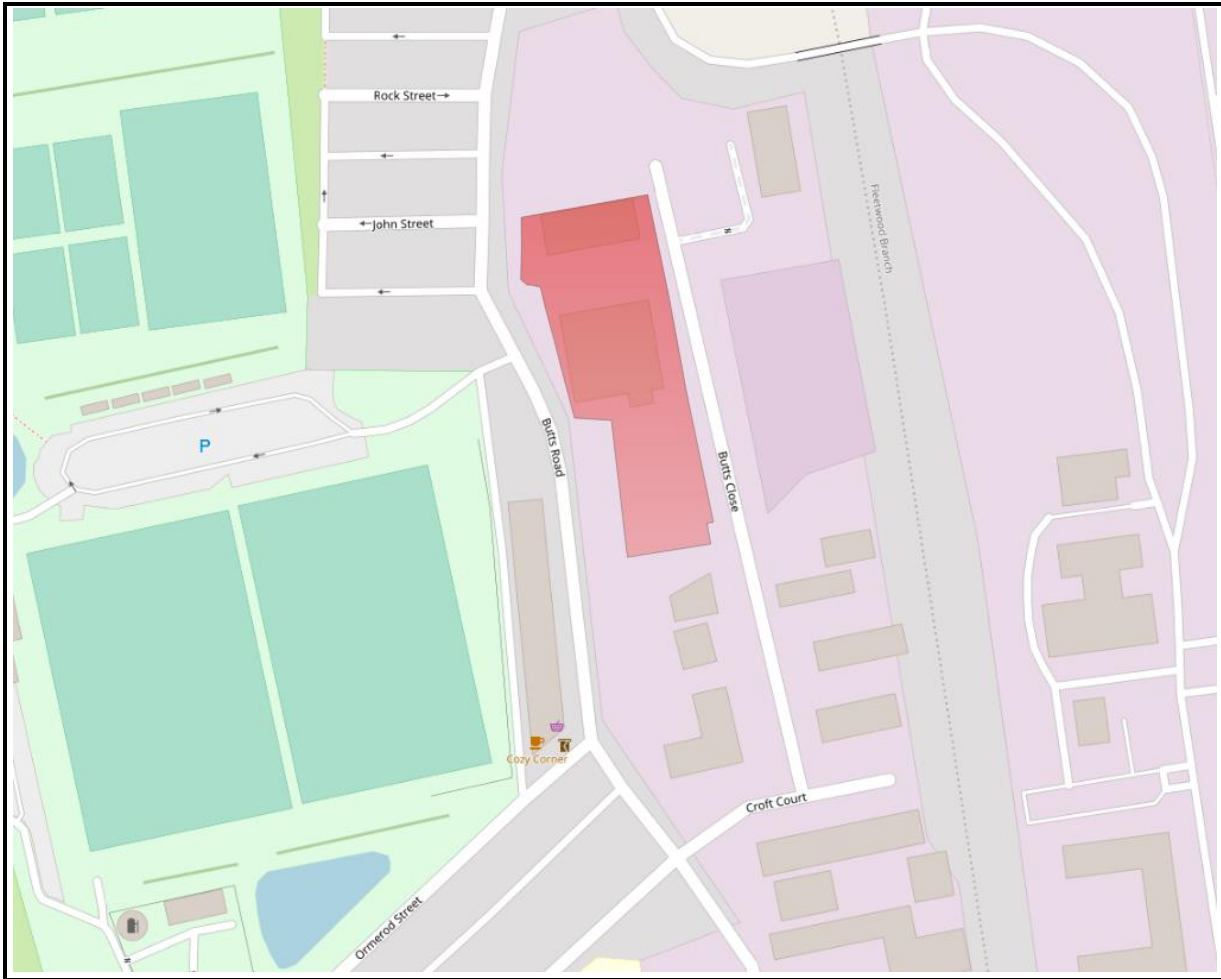
Site reference	Study Ref. WY9
Name	Former LCC Depot, Green Lane West, Garstang, PR3 1PR
Owner	Registered as Lancashire County Council, although the County Council indicate that it sold the property in 2017
Description	Vacant depot facility comprising a series of small, single storey storage, workshop and prefabricated office buildings, along with areas of hardstanding on a rectangular site within an established local industrial estate, just off the A6 Preston-Lancaster Road.
Size, ha	0.50
Proposals	Site has full consent for redevelopment of the existing depot to develop eight B2 industrial units of 106-167 sqm each or 1,474 sqm in total (843 sqm net of buildings to be cleared) (App. No. 17/00177/FULMAJ). The proposal was submitted by a neighbouring occupier, Garstang Truck Bodies, as a speculative development, consented in 2018. Over 2020-2021 a discharge of conditions consent was submitted, which resulted in a split decision with the

	<p>Construction Management Plan viewed as insufficient as of May 2022 (App. No. 17/00177/DIS). No further applications submitted since then.</p> <p>One new unit is proposed to house Garstang Truck Bodies' expansion, with the other seven being self-contained industrial units available for Garstang's expanding businesses.</p> <p>Overall, the scheme is speculative in nature but is being slowly progressed by the applicant through the planning process.</p> <p>Separately, the north of the site has consent for two units, one of 426 sqm and one of 153 sqm. The larger unit is proposed for the expansion of the applicant's business, Pugh's Piglets, the smaller one to be rented out by the applicant (App. No. 17/00210/FUL). This scheme would have a shared access with the above scheme and the two proposals have been designed to work together.</p> <p>Three discharge of conditions applications submitted over 2021-2022 related to this, one approved, one rejected and one subject to a split decision.</p>
Site Development Constraints and Environmental Issues	<ul style="list-style-type: none"> <li>• Existing buildings to be cleared</li> <li>• Potential contamination from the previous use</li> <li>• Housing to the north and north east</li> </ul>
Accessibility	Green Lane West is somewhat narrow but previously accommodated HGV traffic from the depot. Site has good access to the A6, some 300 metres to the west
Distance to M55 or M6 Motorway, km	9.0 – Junction 33, M6
Distance to A-road, km	0.30 – A6 Preston-Lancaster Road.,
Distance to Rail Station, km	17.0 – Lancaster
Distance to Existing Bus Route, km	Green Lane West is bus route
Distance to Services, km	0.4 – B6430 Lancaster Road Shops
Adjacent Land Uses	Industrial and storage uses to the west, south and south east. Housing to the north and north east.
Planning Policy Status	<p>Falls into Allocated Employment Area 'WY22: Green Lane West'</p> <p>Full consent for B2 uses subject to conditions.</p>
Other information	-
Likely development potential	Despite some delays in progressing the consents, the site is still likely to provide smaller industrial units supporting local engineering and manufacturing firms. 2,053 sqm of floorspace is proposed.
Availability, years	1-5



Site reference	Study Ref. WY10
Name	Land At Copse Road, Fleetwood
Owner	Two private individuals and Fleetwood FRP
Description	Vacant brownfield site cleared but with some foundations remaining, in an established industrial area off the A585 Amounderness Way within the Fleetwood settlement area.
Size, ha	2.11
Proposals	<p>The site has full planning consent for six commercial units comprising one unit of 2,323 sqm for a B2 use, three units consisting of 930 sqm of floorspace and two units consisting of 697 sqm floorspace all proposed with flexible of E(g), B2 and B8 uses. The six properties could provide up to 13 terraced units (App. No. 20/00128/FULMAJ).</p> <p>The scheme is presently being marketed, off plan, with the units to let. Marketed as suitable for warehouse, workshop, trade counter, showroom and office use, subject to relevant planning consents.</p>
Site Development Constraints and Environmental Issues	<ul style="list-style-type: none"> <li>Foundations of previous uses on site</li> </ul>

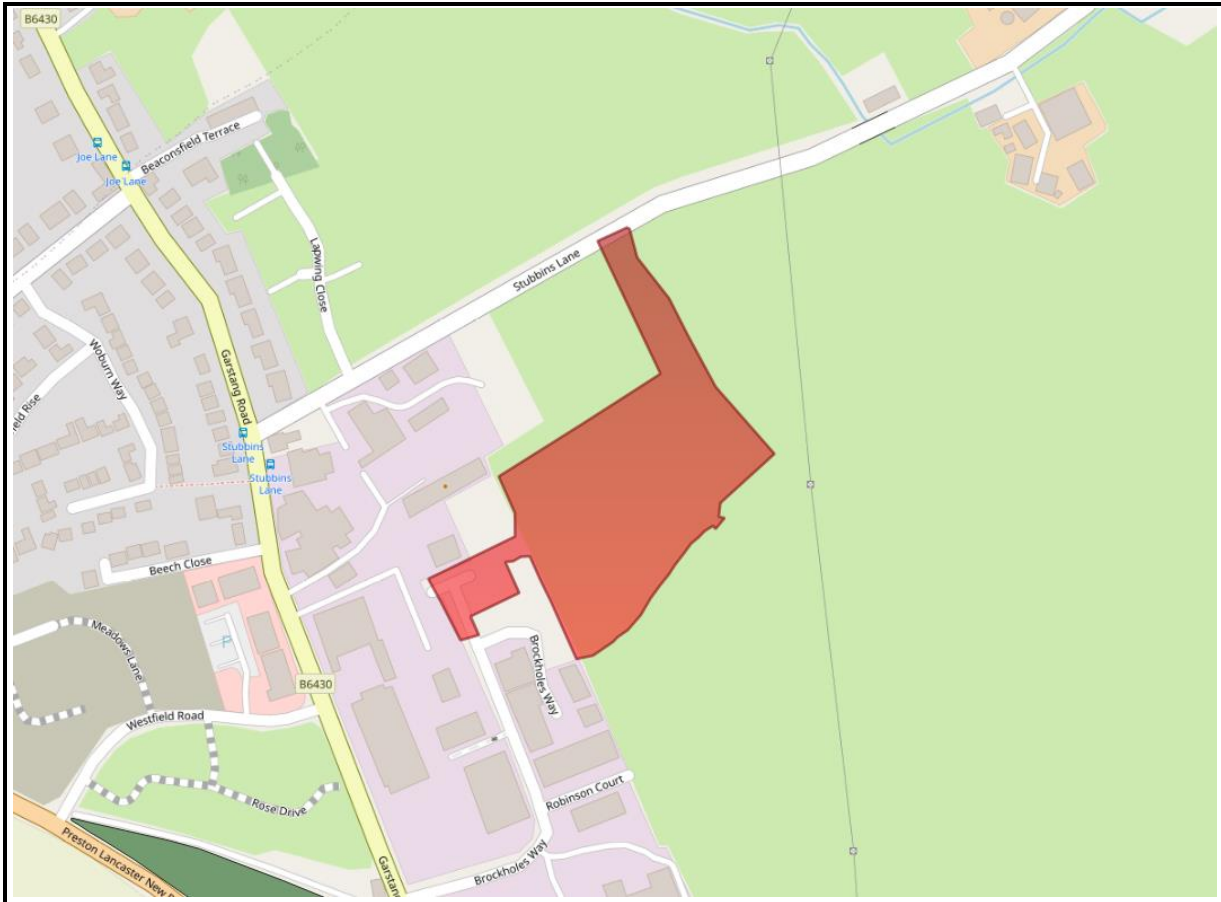
Accessibility	Access is and will continue to be off Copse Road and appears unconstrained.
Distance to M55 or M6 Motorway, km	18.0 – Junction 3, M55
Distance to A-road, km	A585 Amounderness Way adjacent
Distance to Rail Station, km	12.0 – Blackpool North (Stanley Road Tram Stop adjacent)
Distance to Existing Bus Route, km	Copse Road is a bus route, as is A585 Amounderness Way
Distance to Services, km	0.6 – Lindel Road Shops
Adjacent Land Uses	Industrial and warehouse uses to the north and south. Other uses separated by wide roads.
Planning Policy Status	Falls into Allocated Employment Area 'WY08: Copse Road' Full consent for E(g), B2, B8 uses.
Other information	-
Likely development potential	Likely to provide smaller industrial units supporting local engineering and manufacturing firms although some trade counter uses may also be sought here.
Availability, years	1-5



Site reference	Study Ref. WY11
Name	VMS Solutions, Butts Close, Thornton Cleveleys, FY5 4HT
Owner	GBR Holdco
Description	Area of cleared land, between two industrial units and in the curtilage of VMS Solutions, in an established industrial estate
Size, ha	0.06 ha. 582 sqm proposed (Net Floorspace gain, above 500 sqm threshold for analysis)
Proposals	The site has full consent for a B8 industrial Building of 582 sqm for the storage of goods (vitamin tablets) ancillary to tenant VMS Solutions (App. No. 21/01411/FUL). The property is intended for the use of an existing business but has an independent access onto Butts Close so could be offered to other parties.
Site Development Constraints and Environmental Issues	<ul style="list-style-type: none"> <li>Housing to the west.</li> </ul>
Accessibility	Has direct access onto Butts Close an industrial road in an established industrial estate.
Distance to M55 or M6 Motorway, km	14.0 – Junction 3, M55
Distance to A-road, km	2.5 – A585 Amounderness Way

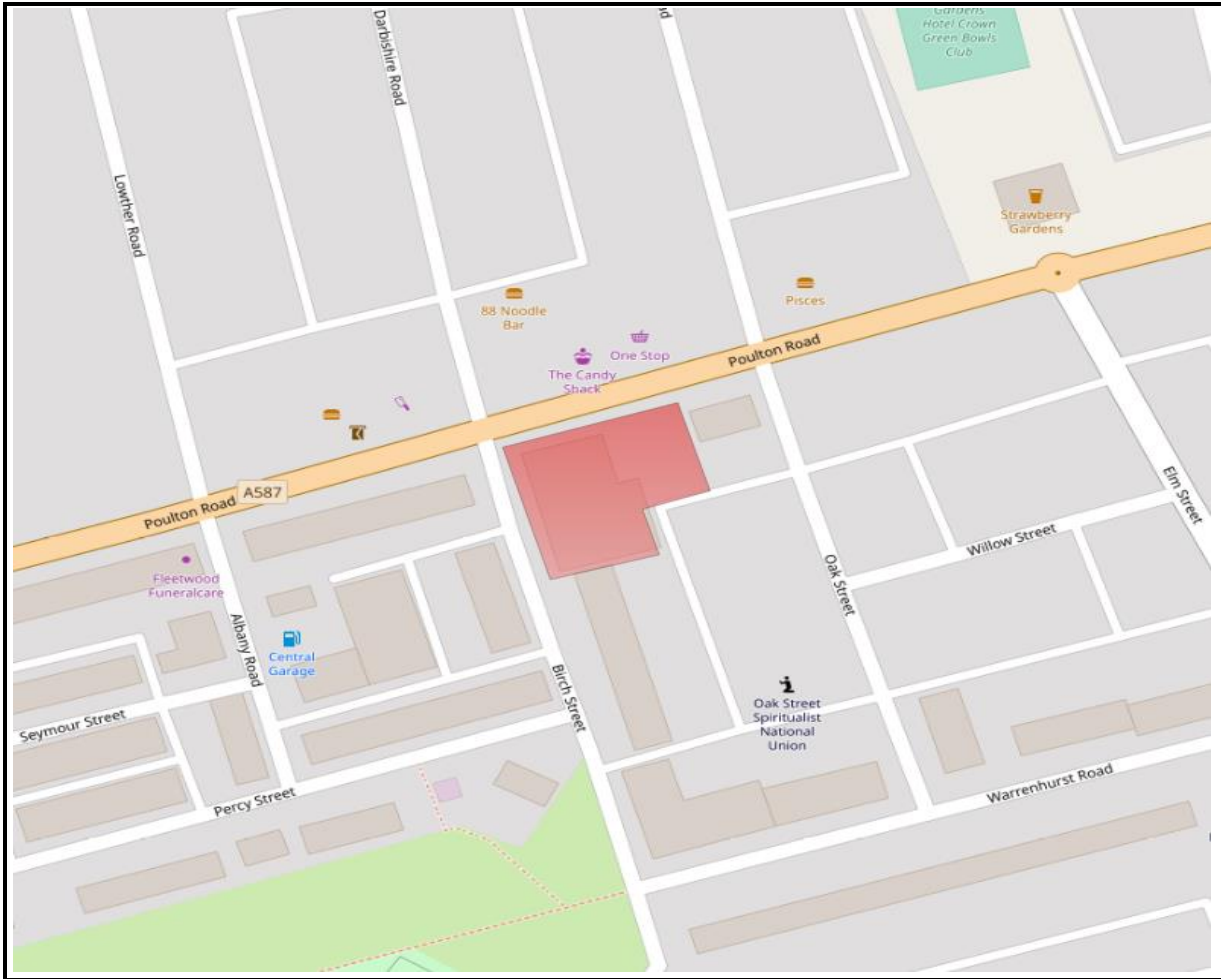
Distance to Rail Station, km	10.0 – Blackpool North
Distance to Existing Bus Route, km	0.7 – Leslie Avenue
Distance to Services, km	1.0 – Fleetwood Road North Shops
Adjacent Land Uses	In the curtilage of an industrial unit, another unit to the north. Housing to the west.
Planning Policy Status	Falls into Allocated Employment Area 'WY07: Red Marsh Industrial Estate' Full consent for B8 use.
Other information	-
Likely development potential	Proposed for a storage use of 582 sqm for a production business.
Availability, years	1-5





Site reference	Study Ref. WY12
Name	Land East Of Brockholes Industrial Estate, Brockholes Way, Cloughton-On-Brock, PR3 0PZ
Owner	Leach Holdings
Description	Greenfield agricultural land, presently in agricultural use, adjacent to, and accessed from, an established industrial estate.
Size, ha	2.25
Proposals	<p>Full planning consent for an extension to the existing Brockholes Industrial Estate comprising 6,039 sqm of new industrial and warehouse floorspace, comprising 15 units of 77-777 sqm. Consented with a Section 106 agreement in October 2022 (App. No. 20/00497/LMAJ).</p> <p>In November 2022 a transfer on the Ownership Title was secured by developer Rayner Rowen Developments, the applicant on the above scheme. The land is thus now under developer control but no further progress towards delivery at this time.</p>
Site Development Constraints and Environmental Issues	<ul style="list-style-type: none"> <li>Trees on site</li> </ul>
Accessibility	Access onto Brockholes Way a cul-de-sac in an established industrial estate. A relatively narrow road with a lot of on street parking.

Distance to M55 or M6 Motorway, km	9.0 – Junction 2, M55
Distance to A-road, km	0.1 – A6 Preston-Lancaster Road
Distance to Rail Station, km	14.0 – Preston
Distance to Existing Bus Route, km	0.2 – A6 Preston-Lancaster Road
Distance to Services, km	0.4 – Beacon Retail Park, Catterall
Adjacent Land Uses	Industrial uses to the north and west, agricultural land to the east and south.
Planning Policy Status	Full consent for industrial and warehouse uses Land falls within Safeguarded Site SA7 Brockholes Industrial Estate Extension, Catterall
Other information	-
Likely development potential	Development likely to meet local needs for industrial and warehouse space from local manufacturing, engineering and logistics companies. 6,039 sqm of new industrial and warehouse floorspace proposed.
Availability, years	1-5



Site reference	Study Ref. WY13
Name	Victoria Bingo, Poulton Road, Fleetwood, FY7 6TQ
Owner	Wyre Marine Services
Description	Vacant, historic, three storey former bingo hall (originally a cinema built in the 1920s) in a mixed residential and retail area of Fleetwood on the A587 Poulton Road
Size, ha	0.14 ha. 868 sqm of B8 floorspace proposed (Net Floorspace gain, above 500 sqm threshold for analysis)
Proposals	<p>The property has full planning consent for a change of use from bingo hall at ground floor to part B8 storage, access to first floor, and change of use at first floor to a gym (App. No. 21/01273/FULMAJ). Ground for plans are for some 16 storage units for domestic/business storage.</p> <p>Current plans are one of several proposals put forward by owner Wyre Marine Services, since it purchased the building in 2016, including proposals for retail and apartments. An application for 12 apartments and two retail units was consented but never implemented (App. No. 16/00478/FUL).</p> <p>No identified timetable for delivery at this time.</p>

Site Development Constraints and Environmental Issues	<ul style="list-style-type: none"> <li>• Historic building to be refurbished</li> </ul>
Accessibility	Car park on site. Property has direct access onto the A587 Poulton Road
Distance to M55 or M6 Motorway, km	18.0 – Junction 3, M55
Distance to A-road, km	A587 Poulton Road adjacent
Distance to Rail Station, km	12.0 – Blackpool North
Distance to Existing Bus Route, km	Fronted by bus stop
Distance to Services, km	Various shops surrounding
Adjacent Land Uses	Surrounded by retail and housing
Planning Policy Status	Consent for B8 Storage
Other information	-
Likely development potential	Even if the present consent is delivered, the proposal is for small scale storage only rather than meeting business needs for accommodation.
Availability, years	-

## Safeguarded Sites

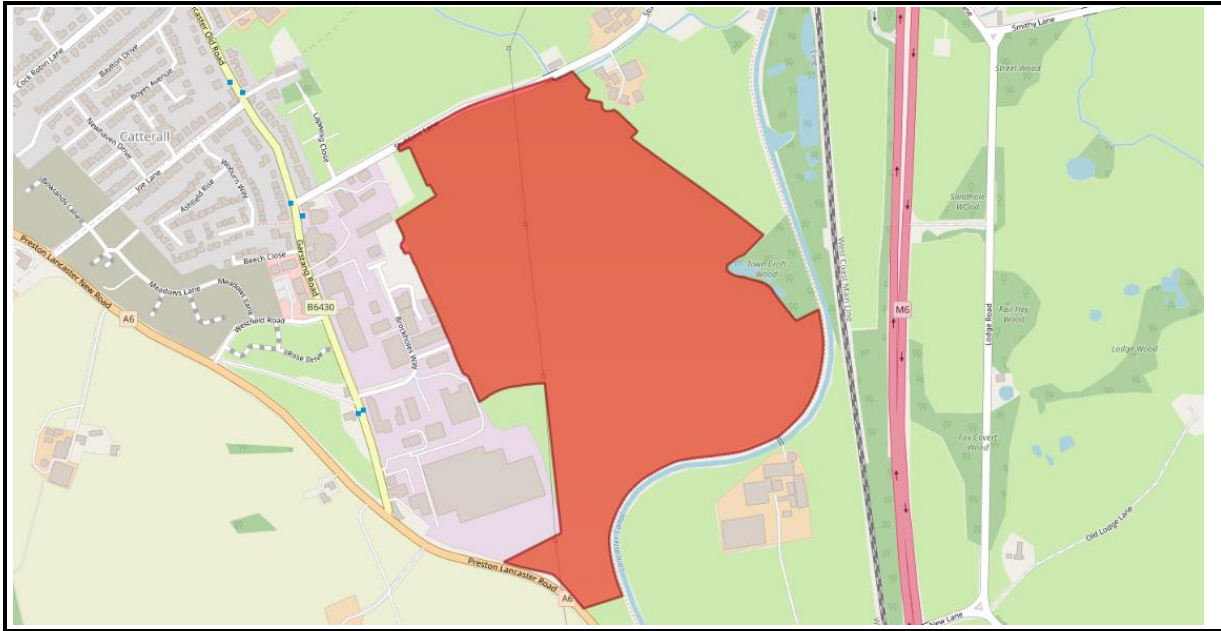


Site reference	Study Ref. WY14 (Local Plan Ref. SA5)
Name	Port of Fleetwood, Fleetwood
Owner	Associated British Ports (ABP)
Description	Vacant former Roll-On, Roll-Off Ferry facility, mostly comprising surfaced car parking land, plus vacant dock facilities in the north, located on the edge of central Fleetwood and fronting the Wyre Estuary.
Size, ha	7.6 (Safeguarded Land)
Proposals	<p>Site will not be developable until it receives Environment Agency investment into flood defences (new sea wall). Flood defences will reduce the net developable area to 5-5.6 ha.</p> <p>The site is very unlikely to be used for port related uses, Fleetwood would need some £20 million (ABP estimate) in investment in dredging, etc. to become a viable port again and suffers significant competition from Heysham Port. Uses linked to the local fishing industry are also unlikely as Fleetwood's fishing fleet is now limited to only a few boats.</p>

	<p>ABP report that general industrial and warehouse uses may be possible here, reflecting the reasonable demand for such uses reported across the Fylde Coast. However, the costs of mitigating flood risk constraints here and opening up the site for development are expected to render almost any development scheme here unviable without public sector support. ABP and public parties have tried to access several public funds without success. These included Phase One Levelling Up funds where the site proposed for housing led development would be providing a new sea wall.</p> <p>Unless a source of development funding can be accessed, ABP argue that this site is unlikely to come forward for development, for almost any use.</p>
Site Development Constraints and Environmental Issues	<ul style="list-style-type: none"> <li>• Site in Flood Zone 3, flood defences needed</li> <li>• Likely contamination from previous uses</li> <li>• Remains of various dock structures on the site</li> <li>• The site is located near to the River Wyre estuary which is a European designated site: Morecambe Bay and Duddon Estuary Special Protection Area (SPA), Morecambe Bay Special Area of Conservation (SAC) and Morecambe Bay Ramsar site. The estuary is also a Site of Special Scientific Interest.</li> </ul>
Accessibility	Site fronts Dock Street/Queens Terrace with access points available
Distance to M55 or M6 Motorway, km	18.9 – Junction 3, M55
Distance to A-road, km	Site is at the northern terminus of the A585 Dock Street
Distance to Rail Station, km	10.2 – Poulton Station (0.1 to London Street Tram Stop)
Distance to Existing Bus Route, km	Adjacent bus stops on Dock Street/Queens Terrace
Distance to Services, km	Various services along Dock Street/Queens Terrace
Adjacent Land Uses	<p>Wyre Estuary to the north, east and south east</p> <p>Fleetwood Health And Wellbeing Centre to the south west</p> <p>A mix of retail, trade, leisure and residential uses to the west, across Dock Street/Queens Terrace</p> <p>Site also fronted in the south west by two retail units occupied by Wynsors World of Shoes and Trinity Hospice Furniture Shop.</p>
Planning Policy Status	Safeguarded in an Adopted Local Plan for Port related development and other employment development (E(g), B1 and B8) where it would benefit from specific port location and not prejudice the long term operation of the Port.
Other information	The Fleetwood Regeneration Framework which identifies the site for wider regeneration proposals, subject to funding, including public realm investment. The, ultimately unsuccessful, Future High Street Fund and Levelling Up Fund Round 1, bids for Fleetwood proposed a housing led regeneration scheme here, although did not preclude E(g)/B-Class uses in any mixed-use scheme.

Likely development potential	<p>ABP argue that port related uses are unlikely here as Fleetwood is no longer a viable commercial port, without very significant investment, and reflecting competition from Heysham Port.</p> <p>While ABP would support the development of the site for other uses, including industrial and warehousing, the site is not judged viable for development without public sector funding to address viability issues. Attempts to secure such funding have not been successful to date and ABP are not pursuing any alternative funding options at the time of writing. Unless a clear 'way forward' can be identified to secure development funds, it is not recommended that this site be allocated in the next Local Plan for employment, or other uses.</p>
Availability, years	-





Site reference	Study Ref. WY15 (Local Plan Ref. SA7)
Name	Brockholes Industrial Estate Extension, Catterall
Owner	Stubbins House Farm and Town Croft Farm are the primary owners. Land in the north west owned by Leach Holdings
Description	Large area of irregularly shaped greenfield land, to the rear of an established local industrial estate off the A6 Preston-Lancaster Road, bounded by the Lancaster Canal in the east and south east.
Size, ha	32.51 (Safeguarded not allocated) 30.26 (excluding planning permission 20/00497/LMAJ in site WY12: Land East of Brockholes Industrial Estate, Brockholes Way, Cloughton-On-Brock for 2.25ha)
Proposals	2.25 ha of land in the north west of the site – Land East Of Brockholes Industrial Estate, Brockholes Way, Cloughton-On-Brock – has full planning consent for an extension to the existing Brockholes Industrial Estate comprising 6,039 sqm of new industrial and warehouse floorspace, comprising 15 units of 77-777 sqm. This is considered separately. Leach Industries expanded east from Brockholes Industrial Estate into the Safeguarded Area in 2018/2019. No plans for a more comprehensive development of the site have been identified.
Site Development Constraints and Environmental Issues	<ul style="list-style-type: none"> <li>• Various underground pipelines cross the site including a high pressure gas pipeline running north-south and water pipelines running east-west</li> <li>• Electricity pylons cross the site</li> <li>• Trees onsite</li> </ul>



	<ul style="list-style-type: none"> <li>• Farms adjacent</li> <li>• Lancaster Canal is a designated Biological Heritage Site</li> <li>• A small area of the site to the north is within Flood Zones 2 and 3</li> </ul>
Accessibility	<p>Access is constrained. Access through the existing Brockholes Industrial Estate would require crossing other private ownerships to reach Brockholes Way. Brockholes Way is also comparatively narrow with extensive on street parking.</p> <p>To the north Stubbins Lane is a narrow rural road which is unlikely to support extensive HGV traffic.</p> <p>In the south, the site has a small area of frontage with the A6 Preston-Lancaster Road. This might provide an access option, subject to a more detailed transport assessment. However, electricity pylons also cross this area of land which will limit access route options.</p>
Distance to M55 or M6 Motorway, km	8.8 – Junction 1, M55
Distance to A-road, km	Partly fronts the A6 Preston-Lancaster Road
Distance to Rail Station, km	14.2 – Preston
Distance to Existing Bus Route, km	Bus routes adjacent
Distance to Services, km	0.4 – Beacon Retail Park, Catterall
Adjacent Land Uses	<p>Brockholes Industrial Estate to the west</p> <p>Agricultural land to the north, across Stubbins Lane, and east</p> <p>Lancaster Canal to the south and south east</p>
Planning Policy Status	Safeguarded in an Adopted Local Plan for E(g), B2, B8 uses
Other information	-
Likely development potential	<p>Piecemeal expansion of Brockholes Industrial Estate, eastwards is occurring, under private sector initiative, to meet local business needs and to allow the growth of large existing occupiers on the Estate.</p> <p>A more comprehensive development of this large, heavily constrained site would require the leadership of a developer, experienced with such complex sites, who would likely seek a mixed-use scheme, including higher value uses, to ensure viability. Public sector financial support may also be needed. At the time of writing, no such developer interest is identified nor is there any alternative plan, by the public sector to drive forward a larger scheme here.</p> <p>In the absence of such a delivery plan it is not recommended the site be allocated for employment uses in its entirety. Small scale growth of Brockholes Industrial Estate to meet local business needs, onto deliverable plots, should be supported however.</p>
Availability, years	N/A



# **Appendix 6**

## **Existing Employment Sites Scoring**

**Appendix 6 – Existing Employment Site Scoring System**

Sustainability and Accessibility	Location	Proximity to strategic highway network (M55, M6, A6, A583, A584, A585, A586, A587, A5230): <ul style="list-style-type: none"> <li>• Site/Area 0 km from a strategic road – score 10</li> <li>• Site/Area 0.5 km from a strategic road – score 9</li> <li>• Site/Area 1.0 km from a strategic road – score 8</li> <li>• For each further half km distance from a strategic road, reduce score by one point, i.e. any site 5.0 km or further from a strategic road scores zero.</li> </ul>
	Prominence	<ul style="list-style-type: none"> <li>• Site/Area adjacent to, and visible from M55, M6, A6, A583, A584, A585, A586, A587, A5230 – score 10/9</li> <li>• Site/Area adjacent to, and visible from other A road – score 8/7</li> <li>• Site/Area adjacent to, and visible from B road – score 6/5</li> <li>• Site/Area has local prominence, e.g. within its industrial location – score 4/3</li> <li>• Site/Area located in 'backlands' or rural area – score 2/1/0</li> </ul>
	Public Transport	<ul style="list-style-type: none"> <li>• Site/Area close to bus route (within 0.5 km) and near to rail station or tram station (within 2 km) – score 10</li> <li>• Site/Area within 0.5 km of a bus route – score 5</li> <li>• Limited public transport – score 0</li> </ul>
	Sequential Test	<ul style="list-style-type: none"> <li>• Within urban area – score 10</li> <li>• Urban fringe (close to settlement development boundary) – score 7</li> <li>• Rural location (away from settlement development boundary) – score 3</li> </ul>
Growth Prospects		<ul style="list-style-type: none"> <li>• If site has development partners associated with it, identified development plans (consented/unconsented) and/or businesses looking to locate there – score 10</li> <li>• If site has development partners associated with it, identified development plans, but no confirmed occupiers – score 8</li> <li>• If site is promoted for employment but without linked development partners or clear development plans – score 6</li> <li>• If site is available for development, subject to planning, but not being promoted – score 4</li> <li>• If site is being promoted, formally or informally, for non-employment uses – score 0.</li> </ul>
Site Conditions	Services Availability	<ul style="list-style-type: none"> <li>• If all services are provided and in place – score 10</li> <li>• If priority services are available with no abnormal costs – score 7</li> <li>• If all priority services are available, but with abnormal costs – score 3</li> <li>• Some services are unavailable – score 0</li> </ul>
	Constraints	May be physical (including access), planning, or legal Reduce score by 2 for each constraint If there are none – score 10
	Environmental Setting	Subjective, score 0 to 10, examples: <ul style="list-style-type: none"> <li>• Good quality business park/greenfield location – score 10</li> <li>• Moderate quality industrial estate – score 5</li> <li>• Poor quality industrial estate/in-fill location – score 2</li> </ul>
	Flexibility	Subjective, score 0 to 10:

		<p>Score site in terms of site shape and ability to sub-divide to suit smaller occupiers. Score Areas in terms of scale and capacity to accommodate business properties of different sizes and uses – large warehouse, industrial, office, etc.                  Consider the site within its context/category. Score 10 if it is flexible, 0 if it is inflexible.</p>
<p>Site Availability</p>		<ul style="list-style-type: none"> <li>• Site available to develop within 0-1 year – score 10</li> <li>• Site available to develop within 1-5 years – score 8</li> <li>• Site available to develop 5-10 years – score 6</li> <li>• Site available to develop 10-15 years – score 2</li> <li>• Site available to develop 15+ years – score 0</li> </ul>

Source: BE Group, 2023

# **Appendix 7**

## **Existing Employment Sites Grading**

**Appendix 7 - Blackpool Existing Employment Sites Grading (Realistically Available Sites)**

Site No. (Study Ref.)	Site Name	Revised Size, ha	Location	Prominence	Public Transport	Sequential Test	Growth Prospects	Services Availability	Constraints	Environmental Setting	Flexibility	Site Availability	Total
BB2	Eastern Gateway	6.53	8	3	5	7	8	7	6	10	7	8	69
BB7	Blackpool North Technology Park – Undeveloped land in the North	1.46	7	4	5	10	10	10	0	10	4	8	68
BB1	Blackpool Business Park Expansion Plots	2.97	8	4	5	7	10	10	4	10	2	6	66
BB6	Infill Plot off Chorley Road, South East of Westfield Caravans	0.30	9	3	5	10	4	7	10	4	1	6	59
BB4	Squires Gate Industrial Estate - Fox Brothers Transport and Recycling Yard	1.70	8	1	0	7	4	10	6	2	4	8	50

**Appendix 7 - Fylde Existing Employment Sites Grading (Realistically Available Sites)**

Site No. (Study Ref.)	Site Name	Revised Size, ha	Location	Prominence	Public Transport	Sequential Test	Growth Prospects	Services Availability	Constraints	Environmental Setting	Flexibility	Site Availability	Total
FY11	Mill Farm Sports Village, Fleetwood Road, Wesham	4.20	10	10	10	7	10	7	4	10	4	6	78
FY5	Blackpool Airport Enterprise Zone, Squires Gate	14.50	10	10	10	7	10	10	0	8	10	0	75
FY10	Whyndyke Garden Village, Preston New Road, Whitehills	20.00	10	10	5	7	8	7	0	10	10	8	75
FY7	Whitehills Business Park, Whitehills	2.87	9	6	5	7	10	10	8	10	3	6	74
FY3	Boundary Road, Lytham	0.15	10	10	5	7	10	7	4	5	2	10	70
FY4	Blackpool and Fylde Industrial Estate, Whitehills	2.40	10	9	0	7	8	7	0	8	4	8	61
FY1	Queensway Industrial Estate, Snowden Road, St. Annes	3.80	6	6	5	7	4	7	6	7	4	6	58
FY6	DWP, Brunel Way, Whitehills	4.90	9	3	0	7	4	10	6	7	6	2	54
FY2	Dock Road, Lytham	0.49	9	4	5	7	4	10	4	5	2	2	52
FY9	Cropper Road East, Whitehills	3.30	10	1	0	7	4	7	0	8	7	2	46

**Appendix 7 - Wyre Existing Employment Sites Grading (Realistically Available Sites)**

Site No. (Study Ref.)	Site Name	Revised Size, ha	Location	Prominence	Public Transport	Sequential Test	Growth Prospects	Services Availability	Constraints	Environmental Setting	Flexibility	Site Availability	Total
WY10	Land At Copse Road, Fleetwood	2.11	10	10	10	10	8	7	8	4	3	8	78
WY1	Fleetwood Dock and Marina, Fleetwood	8.10	10	10	10	7	10	10	0	2	8	8	75
WY6	Land West of Great Eccleston	1.00	10	10	5	7	6	7	8	8	1	6	68
WY7	Forton Extension, Forton	1.00	10	10	5	7	6	7	8	8	1	6	68
WY4	South of Goose Lane, Catterall	1.00	10	10	5	7	8	7	2	8	1	8	66
WY12	Land East of Brockholes Industrial Estate, Brockholes Way, Claughton-On-Brock	2.25	10	2	5	7	10	7	8	6	3	8	66
WY3	Riverside Industrial Park Extension, Catterall	3.42	10	9	5	7	10	7	4	6	4	2	64
WY5	Land West of the A6, Garstang	4.68	10	10	5	7	6	7	0	8	5	6	64
WY9	Former LCC Depot, Green Lane West, Garstang	0.50	9	3	5	10	10	10	4	2	1	8	62
WY11	VMS Solutions, Butts Close, Thornton Cleveleys	0.06	5	3	0	10	8	10	8	5	1	8	58
WY2	Hillhouse Technology Enterprise Zone, Thornton	10.96	8	5	5	7	10	3	0	3	8	0	49

# **Appendix 8**

## **Forecast Working**



## Appendix 8 – Forecast Working

Table A8.1- Blackpool Gross of Homeworking

SIC Group	Workforce Growth (FTE Jobs)	Percentage Occupying E(g)/2/8 Space	Growth Number of Jobs on E(g)/2/8 Space	Floorspace Per Job (sqm)	Floorspace Required (sqm)
Agriculture, forestry & fishing	14	5	1	14	10
Mining & quarrying	0	5	-	14	-
Food, drink & tobacco	-44	100	- 44	49	- 2,156
Textiles etc	-19	100	- 19	49	- 931
Wood & paper	-1	100	- 1	49	- 49
Printing & recording	-19	100	- 19	49	- 931
Coke & petroleum	0	100	-	49	-
Chemicals	-7	100	- 7	49	- 343
Pharmaceuticals	0	100	-	49	-
Non-metallic mineral products	-69	100	- 69	49	- 3,381
Metals & metal products	-127	100	- 127	49	- 6,223
Electronics	-13	100	- 13	49	- 637
Electrical equipment	1	100	1	49	49
Machinery	-55	100	- 55	49	- 2,695
Motor vehicles	-38	100	- 38	49	- 1,862
Other transport equipment	-21	100	- 21	49	- 1,029
Other manufacturing & repair	3	100	3	49	147
Electricity & gas	3	26	1	14	11
Water, sewerage & waste	-1	26	- 0	14	- 4
Construction	179	26	47	14	652
Motor vehicles trade	141	-	-	-	-

Wholesale trade	28	-	-	-	-
Retail trade	113	-	-	-	-
Land transport	136	48	65	70	4,570
Water transport	1	48	0	70	34
Air transport	-1	48	- 0	70	- 34
Warehousing & postal	5	48	2	70	168
Accommodation	109	-	-	-	-
Food & beverage services	224	-	-	-	-
Media	5	100	5	14	70
IT services	368	100	368	14	5,152
Financial & insurance	-25	100	- 25	14	- 350
Real estate	50	100	50	14	700
Legal & accounting	46	100	46	14	644
Head offices & management consultancies	11	100	11	14	154
Architectural & engineering services	19	100	19	14	266
Other professional services	43	100	43	14	602
Business support services	218	100	218	14	3,052
Public Administration & Defence	305	22	67	14	939
Education	289	22	64	14	890
Health	38	22	8	14	117
Residential & social	1190	-	-	-	-
Arts	15	-	-	-	-
Recreational services	141	-	-	-	-
Other services	-17	-	-	-	-
Unallocated	0	-	-	-	-
<b>Total</b>	<b>3230</b>	<b>-</b>	<b>580</b>	<b>-</b>	<b>-</b>

Source: BE Group and Cambridge Econometrics, 2023

**Table A8.2 – Blackpool Labour Demand Forecast Summary – Gross of Homeworking**

Use Class	Overall, Jobs Change (FTE)	Jobs Needing E(g)/B Class Space	Floorspace Need, Sqm	Land Need, Hectares
Offices	1,562	922	12,905	<b>3.23</b>
Light/General Industrial	-409	-409	-20,041	<b>-5.01</b>
Storage and Distribution	141	68	4,738	<b>1.18</b>
Other Jobs - Retail/Wholesale	282	-	-	-
Other Jobs - Accommodation	109	-	-	-
Other Jobs - Food and Beverage Services	224	-	-	-
Other Jobs - Arts and Recreation	156	-	-	-
Other Jobs - Other Services	1173	-	-	-
<b>Total</b>	<b>3,230</b>	<b>580</b>	<b>-2,398</b>	<b>-0.60</b>

Source: BE Group, 2023

**Table A8.3 – Fylde Gross of Homeworking**

SIC Group	Workforce Growth (FTE Jobs)	Percentage Occupying E(g)/2/8 Space	Growth Number of Jobs on E(g)/2/8 Space	Floorspace Per Job (sqm)	Floorspace Required (sqm)
Agriculture, forestry & fishing	11	5	1	14	8
Mining & quarrying	0	5	-	14	-
Food, drink & tobacco	-79	100	- 79	49	- 3,871
Textiles etc	-25	100	- 25	49	- 1,225
Wood & paper	-1	100	- 1	49	- 49
Printing & recording	-5	100	- 5	49	- 245
Coke & petroleum	0	100	-	49	-
Chemicals	-34	100	- 34	49	- 1,666
Pharmaceuticals	-2	100	- 2	49	- 98
Non-metallic mineral products	-22	100	- 22	49	- 1,078
Metals & metal products	-303	100	- 303	49	- 14,847
Electronics	-2	100	- 2	49	- 98
Electrical equipment	0	100	-	49	-
Machinery	-7	100	- 7	49	- 343
Motor vehicles	-77	100	- 77	49	- 3,773
Other transport equipment	-2002	100	- 2,002	49	- 98,098
Other manufacturing & repair	4	100	4	49	196
Electricity & gas	-1	26	- 0	14	- 4
Water, sewerage & waste	-2	26	- 1	14	- 7
Construction	473	26	123	14	1,722
Motor vehicles trade	34	-	-	-	-
Wholesale trade	41	-	-	-	-
Retail trade	64	-	-	-	-

Land transport	153	48	73	70	5,141
Water transport	1	48	0	70	34
Air transport	-7	48	- 3	70	- 235
Warehousing & postal	3	48	1	70	101
Accommodation	82	-	-	-	-
Food & beverage services	455	-	-	-	-
Media	32	100	32	14	448
IT services	359	100	359	14	5,026
Financial & insurance	-23	100	- 23	14	- 322
Real estate	32	100	32	14	448
Legal & accounting	261	100	261	14	3,654
Head offices & management consultancies	40	100	40	14	560
Architectural & engineering services	26	100	26	14	364
Other professional services	123	100	123	14	1,722
Business support services	161	100	161	14	2,254
Public Administration & Defence	48	22	11	14	148
Education	454	22	100	14	1,398
Health	5	22	1	14	15
Residential & social	685	-	-	-	-
Arts	41	-	-	-	-
Recreational services	113	-	-	-	-
Other services	-35	-	-	-	-
Unallocated	0	-	-	-	-
<b>Total</b>	<b>1,072</b>		<b>- 1,238</b>		

Source: BE Group and Cambridge Econometrics, 2023

**Table A8.4 – Fylde Labour Demand Forecast – Gross of Homeworking Summary**

<b>Use Class</b>	<b>Overall, Jobs Change (FTE)</b>	<b>Jobs Needing E(g)/B Class Space</b>	<b>Floorspace Need, Sqm</b>	<b>Land Need, Hectares</b>
Offices	1,999	1,245	17,434	<b>4.36</b>
Light/General Industrial	-2,555	-2,555	-125,195	<b>- 31.30</b>
Storage and Distribution	150	72	5,040	<b>1.26</b>
Other Jobs - Retail/Wholesale	139	-	-	-
Other Jobs - Accommodation	82	-	-	-
Other Jobs - Food and Beverage Services	455	-	-	-
Other Jobs - Arts and Recreation	154	-	-	-
Other Jobs - Other Services	650	-	-	-
<b>Total</b>	<b>1,072</b>	<b>-1,238</b>	<b>-102,721</b>	<b>-25.68</b>

Source: BE Group, 2023

**Table A8.5 – Wyre Gross of Homeworking**

SIC Group	Workforce Growth (FTE Jobs)	Percentage Occupying E(g)/2/8 Space	Growth Number of Jobs on E(g)/2/8 Space	Floorspace Per Job (sqm)	Floorspace Required (sqm)
Agriculture, forestry & fishing	10	5	1	14	7
Mining & quarrying	0	5	-	14	-
Food, drink & tobacco	-40	100	- 40	49	- 1,960
Textiles etc	-47	100	- 47	49	- 2,303
Wood & paper	-1	100	- 1	49	- 49
Printing & recording	-7	100	- 7	49	- 343
Coke & petroleum	0	100	-	49	-
Chemicals	-118	100	- 118	49	- 5,782
Pharmaceuticals	-2	100	- 2	49	- 98
Non-metallic mineral products	-31	100	- 31	49	- 1,519
Metals & metal products	-90	100	- 90	49	- 4,410
Electronics	-18	100	- 18	49	- 882
Electrical equipment	1	100	1	49	49
Machinery	-14	100	- 14	49	- 686
Motor vehicles	-32	100	- 32	49	- 1,568
Other transport equipment	-4	100	- 4	49	- 196
Other manufacturing & repair	2	100	2	49	98
Electricity & gas	-21	26	- 5	14	- 76
Water, sewerage & waste	-3	26	- 1	14	- 11
Construction	447	26	116	14	1,627
Motor vehicles trade	51	-	-	-	-
Wholesale trade	78	-	-	-	-
Retail trade	214	-	-	-	-
Land transport	69	48	33	70	2,318

Water transport	2	48	1	70	67
Air transport	0	48	-	70	-
Warehousing & postal	2	48	1	70	67
Accommodation	85	-	-	-	-
Food & beverage services	145	-	-	-	-
Media	10	100	10	14	140
IT services	272	100	272	14	3,808
Financial & insurance	-5	100	- 5	14	- 70
Real estate	67	100	67	14	938
Legal & accounting	71	100	71	14	994
Head offices & management consultancies	7	100	7	14	98
Architectural & engineering services	83	100	83	14	1,162
Other professional services	41	100	41	14	574
Business support services	128	100	128	14	1,792
Public Administration & Defence	10	22	2	14	31
Education	306	22	67	14	942
Health	15	22	3	14	46
Residential & social	855	-	-	-	-
Arts	30	-	-	-	-
Recreational services	180	-	-	-	-
Other services	-19	-	-	-	-
Unallocated	0	-	-	-	-
<b>Total</b>	<b>2,729</b>		<b>491</b>		

Source: BE Group and Cambridge Econometrics, 2023



**Table A8.6 – Wyre Labour Demand Forecast – Gross of Homeworking Summary**

<b>Use Class</b>	<b>Overall, Jobs Change (FTE)</b>	<b>Jobs Needing E(g)/B Class Space</b>	<b>Floorspace Need, Sqm</b>	<b>Land Need, Hectares</b>
Offices	1,438	857	12,002	<b>3.00</b>
Light/General Industrial	-401	-401	-19,649	<b>- 4.91</b>
Storage and Distribution	73	35	2,453	<b>0.61</b>
Other Jobs - Retail/Wholesale	343	-	-	-
Other Jobs - Accommodation	85	-	-	-
Other Jobs - Food and Beverage Services	145	-	-	-
Other Jobs - Arts and Recreation	210	-	-	-
Other Jobs - Other Services	836	-	-	-
<b>Total</b>	<b>2,729</b>	<b>491</b>	<b>-5,194</b>	<b>-1.3</b>

Source: BE Group, 2023

**Table A8.7- Blackpool Net of Homeworking**

SIC Group	Workforce Growth (FTE Jobs)	Percentage Occupying E(g)/2/8 Space	Growth Number of Jobs on E(g)/2/8 Space	Floorspace Per Job (sqm)	Floorspace Required (sqm)
Agriculture, forestry & fishing	11	5	1	14	8
Mining & quarrying	0	5	-	14	-
Food, drink & tobacco	-42	100	- 42	49	- 2,058
Textiles etc	-19	100	- 19	49	- 931
Wood & paper	-1	100	- 1	49	- 49
Printing & recording	-15	100	- 15	49	- 735
Coke & petroleum	0	100	-	49	-
Chemicals	-6	100	- 6	49	- 294
Pharmaceuticals	0	100	-	49	-
Non-metallic mineral products	-69	100	- 69	49	- 3,381
Metals & metal products	-125	100	- 125	49	- 6,125
Electronics	-13	100	- 13	49	- 637
Electrical equipment	1	100	1	49	49
Machinery	-54	100	- 54	49	- 2,646
Motor vehicles	-37	100	- 37	49	- 1,813
Other transport equipment	-20	100	- 20	49	- 980
Other manufacturing & repair	3	100	3	49	147
Electricity & gas	-3	26	- 1	14	- 11
Water, sewerage & waste	-1	26	- 0	14	- 4
Construction	143	26	37	14	521
Motor vehicles trade	128	-	-	-	-
Wholesale trade	25	-	-	-	-
Retail trade	79	-	-	-	-
Land transport	128	48	61	70	4,301

Water transport	1	48	0	70	34
Air transport	-1	48	- 0	70	- 34
Warehousing & postal	4	48	2	70	134
Accommodation	83	-	-	-	-
Food & beverage services	150	-	-	-	-
Media	4	100	4	14	56
IT services	294	100	294	14	4,116
Financial & insurance	-20	100	- 20	14	- 280
Real estate	40	100	40	14	560
Legal & accounting	36	100	36	14	504
Head offices & management consultancies	9	100	9	14	126
Architectural & engineering services	15	100	15	14	210
Other professional services	34	100	34	14	476
Business support services	174	100	174	14	2,436
Public Administration & Defence	244	22	54	14	752
Education	231	22	51	14	711
Health	31	22	7	14	95
Residential & social	976	-	-	-	-
Arts	11	-	-	-	-
Recreational services	106	-	-	-	-
Other services	-14	-	-	-	-
Unallocated	0	-	-	-	-
<b>Total</b>	<b>2521</b>		<b>400</b>		

Source: BE Group and Cambridge Econometrics, 2023

**Table A8.8 – Blackpool Labour Demand Forecast – Net of Homeworking Summary**

<b>Use Class</b>	<b>Overall, Jobs Change (FTE)</b>	<b>Jobs Needing E(g)/B Class Space</b>	<b>Floorspace Need, Sqm</b>	<b>Land Need, Hectares</b>
Offices	1,242	734	10,276	<b>2.57</b>
Light/General Industrial	-397	-397	- 19,453	<b>-4.86</b>
Storage and Distribution	132	63	4,435	<b>1.11</b>
Other Jobs - Retail/Wholesale	232	-	-	-
Other Jobs - Accommodation	83	-	-	-
Other Jobs - Food and Beverage Services	150	-	-	-
Other Jobs - Arts and Recreation	117	-	-	-
Other Jobs - Other Services	962	-	-	-
<b>Total</b>	<b>2,521</b>	<b>400</b>	<b>-4,742</b>	<b>-1.18</b>

Source: BE Group, 2023

**Table A8.9 – Fylde Net of Homeworking**

SIC Group	Workforce Growth (FTE Jobs)	Percentage Occupying E(g)/2/8 Space	Growth Number of Jobs on E(g)/2/8 Space	Floorspace Per Job (sqm)	Floorspace Required (sqm)
Agriculture, forestry & fishing	7	5	0	14	5
Mining & quarrying	0	5	-	14	-
Food, drink & tobacco	-76	100	- 76	49	- 3,724
Textiles etc	-24	100	- 24	49	- 1,176
Wood & paper	-1	100	- 1	49	- 49
Printing & recording	-4	100	- 4	49	- 196
Coke & petroleum	0	100	-	49	-
Chemicals	-33	100	- 33	49	- 1,617
Pharmaceuticals	-2	100	- 2	49	- 98
Non-metallic mineral products	-21	100	- 21	49	- 1,029
Metals & metal products	-297	100	- 297	49	- 14,553
Electronics	-2	100	- 2	49	- 98
Electrical equipment	0	100	-	49	-
Machinery	-7	100	- 7	49	- 343
Motor vehicles	-76	100	- 76	49	- 3,724
Other transport equipment	-1942	100	- 1,942	49	- 95,158
Other manufacturing & repair	3	100	3	49	147
Electricity & gas	-1	26	- 0	14	- 4
Water, sewerage & waste	-1	26	- 0	14	- 4
Construction	322	26	84	14	1,172
Motor vehicles trade	32	-	-	-	-
Wholesale trade	37	-	-	-	-
Retail trade	47	-	-	-	-

Land transport	136	48	65	70	4,570
Water transport	1	48	0	70	34
Air transport	-5	48	- 2	70	- 168
Warehousing & postal	3	48	1	70	101
Accommodation	61	-	-	-	-
Food & beverage services	305	-	-	-	-
Media	22	100	22	14	308
IT services	245	100	245	14	3,430
Financial & insurance	-16	100	- 16	14	- 224
Real estate	22	100	22	14	308
Legal & accounting	178	100	178	14	2,492
Head offices & management consultancies	28	100	28	14	392
Architectural & engineering services	18	100	18	14	252
Other professional services	84	100	84	14	1,176
Business support services	110	100	110	14	1,540
Public Administration & Defence	33	22	7	14	102
Education	309	22	68	14	952
Health	3	22	1	14	9
Residential & social	555	-	-	-	-
Arts	28	-	-	-	-
Recreational services	87	-	-	-	-
Other services	-29	-	-	-	-
Unallocated	0	-	-	-	-
<b>Total</b>	<b>139</b>		<b>- 1,567</b>		

Source: BE Group and Cambridge Econometrics, 2023

**Table A8.10 – Fylde Labour Demand Forecast – Net of Homeworking Summary**

<b>Use Class</b>	<b>Overall, Jobs Change (FTE)</b>	<b>Jobs Needing E(g)/B Class Space</b>	<b>Floorspace Need, Sqm</b>	<b>Land Need, Hectares</b>
Offices	1,363	850	11,906	<b>2.98</b>
Light/General Industrial	-2,482	-2,482	- 121,618	<b>- 30.40</b>
Storage and Distribution	135	65	4,536	<b>1.13</b>
Other Jobs - Retail/Wholesale	116	-	-	-
Other Jobs - Accommodation	61	-	-	-
Other Jobs - Food and Beverage Services	305	-	-	-
Other Jobs - Arts and Recreation	115	-	-	-
Other Jobs - Other Services	526	-	-	-
<b>Total</b>	<b>139</b>	<b>-1567</b>	<b>-105,176</b>	<b>-26.29</b>

Source: BE Group, 2023

**Table A8.11 – Wyre Net of Homeworking**

SIC Group	Workforce Growth (FTE Jobs)	Percentage Occupying E(g)/2/8 Space	Growth Number of Jobs on E(g)/2/8 Space	Floorspace Per Job (sqm)	Floorspace Required (sqm)
Agriculture, forestry & fishing	7	5	0	14	5
Mining & quarrying	0	5	-	14	-
Food, drink & tobacco	-37	100	- 37	49	- 1,813
Textiles etc	-34	100	- 34	49	- 1,666
Wood & paper	-1	100	- 1	49	- 49
Printing & recording	-6	100	- 6	49	- 294
Coke & petroleum	0	100	-	49	-
Chemicals	-115	100	- 115	49	- 5,635
Pharmaceuticals	-2	100	- 2	49	- 98
Non-metallic mineral products	-29	100	- 29	49	- 1,421
Metals & metal products	-88	100	- 88	49	- 4,312
Electronics	-18	100	- 18	49	- 882
Electrical equipment	1	100	1	49	49
Machinery	-13	100	- 13	49	- 637
Motor vehicles	-32	100	- 32	49	- 1,568
Other transport equipment	-3	100	- 3	49	- 147
Other manufacturing & repair	2	100	2	49	98
Electricity & gas	-16	26	- 4	14	- 58
Water, sewerage & waste	-2	26	- 1	14	- 7
Construction	331	26	86	14	1,205
Motor vehicles trade	46	-	-	-	-
Wholesale trade	72	-	-	-	-
Retail trade	150	-	-	-	-
Land transport	65	48	31	70	2,184



Water transport	2	48	1	70	67
Air transport	0	48	-	70	-
Warehousing & postal	2	48	1	70	67
Accommodation	62	-	-	-	-
Food & beverage services	97	-	-	-	-
Media	7	100	7	14	98
IT services	201	100	201	14	2,814
Financial & insurance	-4	100	- 4	14	- 56
Real estate	50	100	50	14	700
Legal & accounting	53	100	53	14	742
Head offices & management consultancies	5	100	5	14	70
Architectural & engineering services	61	100	61	14	854
Other professional services	30	100	30	14	420
Business support services	94	100	94	14	1,316
Public Administration & Defence	7	22	2	14	22
Education	226	22	50	14	696
Health	11	22	2	14	34
Residential & social	658	-	-	-	-
Arts	20	-	-	-	-
Recreational services	133	-	-	-	-
Other services	-16	-	-	-	-
Unallocated	0	-	-	-	-
<b>Total</b>	<b>1977</b>		<b>291</b>		

Source: BE Group and Cambridge Econometrics, 2023

**Table A8.12 – Wyre Labour Demand Forecast – Net of Homeworking Summary**

<b>Use Class</b>	<b>Overall, Jobs Change (FTE)</b>	<b>Jobs Needing E(g)/B Class Space</b>	<b>Floorspace Need, Sqm</b>	<b>Land Need, Hectares</b>
Offices	1,061	632	8,854	<b>2.21</b>
Light/General Industrial	-375	-375	-18,375	<b>- 4.59</b>
Storage and Distribution	69	33	2,318	<b>0.58</b>
Other Jobs - Retail/Wholesale	268	-	-	-
Other Jobs - Accommodation	62	-	-	-
Other Jobs - Food and Beverage Services	97	-	-	-
Other Jobs - Arts and Recreation	153	-	-	-
Other Jobs - Other Services	642	-	-	-
<b>Total</b>	<b>1,977</b>	<b>290</b>	<b>-7,203</b>	<b>-1.8</b>

Source: BE Group, 2023

**Table A8.13 – Fylde Policy On Gross of Homeworking**

SIC Group	Workforce Growth (FTE Jobs)	Percentage Occupying E(g)/2/8 Space	Growth Number of Jobs on E(g)/2/8 Space	Floorspace Per Job (sqm)	Floorspace Required (sqm)
Agriculture, forestry & fishing	11	5	1	14	8
Mining & quarrying	0	5	-	14	-
Food, drink & tobacco	-79	100	- 79	49	- 3,871
Textiles etc	-25	100	- 25	49	- 1,225
Wood & paper	-1	100	- 1	49	- 49
Printing & recording	-5	100	- 5	49	- 245
Coke & petroleum	0	100	-	49	-
Chemicals	-34	100	- 34	49	- 1,666
Pharmaceuticals	-2	100	- 2	49	- 98
Non-metallic mineral products	-22	100	- 22	49	- 1,078
Metals & metal products	-303	100	- 303	49	- 14,847
Electronics	-2	100	- 2	49	- 98
Electrical equipment	0	100	-	49	-
Machinery	-7	100	- 7	49	- 343
Motor vehicles	-77	100	- 77	49	- 3,773
Other transport equipment	-1951	100	- 1,951	49	- 95,599
Other manufacturing & repair	4	100	4	49	196
Electricity & gas	-1	26	- 0	14	- 4
Water, sewerage & waste	-2	26	- 1	14	- 7
Construction	473	26	123	14	1,722
Motor vehicles trade	34	-	-	-	-
Wholesale trade	41	-	-	-	-
Retail trade	64	-	-	-	-

Land transport	153	48	73	70	5,141
Water transport	1	48	0	70	34
Air transport	72	48	35	70	2,419
Warehousing & postal	3	48	1	70	101
Accommodation	82	-	-	-	-
Food & beverage services	455	-	-	-	-
Media	32	100	32	14	448
IT services	1010	100	1,010	14	14,140
Financial & insurance	115	100	115	14	1,610
Real estate	110	100	110	14	1,540
Legal & accounting	796	100	796	14	11,144
Head offices & management consultancies	155	100	155	14	2,170
Architectural & engineering services	190	100	190	14	2,660
Other professional services	305	100	305	14	4,270
Business support services	549	100	549	14	7,686
Public Administration & Defence	48	22	11	14	148
Education	454	22	100	14	1,398
Health	5	22	1	14	15
Residential & social	685	-	-	-	-
Arts	41	-	-	-	-
Recreational services	113	-	-	-	-
Other services	-35	-	-	-	-
Unallocated	0	-	-	-	-
<b>Total</b>	<b>3455</b>		<b>1,102</b>		

Source: BE Group and Cambridge Econometrics, 2023

**Table A8.14 – Fylde Policy On Labour Demand Forecast – Gross of Homeworking Summary**

<b>Use Class</b>	<b>Overall, Jobs Change (FTE)</b>	<b>Jobs Needing E(g)/B Class Space</b>	<b>Floorspace Need, Sqm</b>	<b>Land Need, Hectares</b>
Offices	4,250	3,496	48,948	<b>12.24</b>
Light/General Industrial	-2,504	-2,504	- 122,696	<b>- 30.67</b>
Storage and Distribution	229	110	7,694	<b>1.92</b>
Other Jobs - Retail/Wholesale	139	-	-	-
Other Jobs - Accommodation	82	-	-	-
Other Jobs - Food and Beverage Services	455	-	-	-
Other Jobs - Arts and Recreation	154	-	-	-
Other Jobs - Other Services	650	-	-	-
<b>Total</b>	<b>3,455</b>	<b>1,102</b>	<b>-66,054</b>	<b>-16.51</b>

Source: BE Group, 2023

**Table A8.15 - Fylde Policy On Net of Homeworking**

SIC Group	Workforce Growth (FTE Jobs)	Percentage Occupying E(g)/2/8 Space	Growth Number of Jobs on E(g)/2/8 Space	Floorspace Per Job (sqm)	Floorspace Required (sqm)
Agriculture, forestry & fishing	7	5	0	14	5
Mining & quarrying	0	5	-	14	-
Food, drink & tobacco	-76	100	- 76	49	- 3,724
Textiles etc	-24	100	- 24	49	- 1,176
Wood & paper	-1	100	- 1	49	- 49
Printing & recording	-4	100	- 4	49	- 196
Coke & petroleum	0	100	-	49	-
Chemicals	-33	100	- 33	49	- 1,617
Pharmaceuticals	-2	100	- 2	49	- 98
Non-metallic mineral products	-21	100	- 21	49	- 1,029
Metals & metal products	-297	100	- 297	49	- 14,553
Electronics	-2	100	- 2	49	- 98
Electrical equipment	0	100	-	49	-
Machinery	-7	100	- 7	49	- 343
Motor vehicles	-76	100	- 76	49	- 3,724
Other transport equipment	-1892	100	- 1,892	49	- 92,708
Other manufacturing & repair	3	100	3	49	147
Electricity & gas	-1	26	- 0	14	- 4
Water, sewerage & waste	-1	26	- 0	14	- 4
Construction	322	26	84	14	1,172
Motor vehicles trade	32	-	-	-	-
Wholesale trade	37	-	-	-	-
Retail trade	47	-	-	-	-
Land transport	136	48	65	70	4,570

Water transport	1	48	0	70	34
Air transport	52	48	25	70	1,747
Warehousing & postal	3	48	1	70	101
Accommodation	61	-	-	-	-
Food & beverage services	305	-	-	-	-
Media	22	100	22	14	308
IT services	689	100	689	14	9,646
Financial & insurance	79	100	79	14	1,106
Real estate	75	100	75	14	1,050
Legal & accounting	543	100	543	14	7,602
Head offices & management consultancies	105	100	105	14	1,470
Architectural & engineering services	129	100	129	14	1,806
Other professional services	208	100	208	14	2,912
Business support services	374	100	374	14	5,236
Public Administration & Defence	33	22	7	14	102
Education	309	22	68	14	952
Health	3	22	1	14	9
Residential & social	555	-	-	-	-
Arts	28	-	-	-	-
Recreational services	87	-	-	-	-
Other services	-29	-	-	-	-
Unallocated	0	-	-	-	-
<b>Total</b>	<b>1779</b>		<b>43</b>		

Source: BE Group and Cambridge Econometrics, 2023

**Table A8.16 – Fylde Policy On Labour Demand Forecast – Net of Homeworking**

<b>Use Class</b>	<b>Overall, Jobs Change (FTE)</b>	<b>Jobs Needing E(g)/B Class Space</b>	<b>Floorspace Need, Sqm</b>	<b>Land Need, Hectares</b>
Offices	2,896	2,383	33,368	<b>8.34</b>
Light/General Industrial	-2,432	-2,432	- 119,168	<b>- 29.79</b>
Storage and Distribution	192	92	6,451	<b>1.61</b>
Other Jobs - Retail/Wholesale	116	-	-	-
Other Jobs - Accommodation	61	-	-	-
Other Jobs - Food and Beverage Services	305	-	-	-
Other Jobs - Arts and Recreation	115	-	-	-
Other Jobs - Other Services	526	-	-	-
<b>Total</b>	<b>1,779</b>	<b>43</b>	<b>-79,349</b>	<b>-19.84</b>

Source: BE Group, 2023



# **Appendix 9**

## **Blackpool Enterprise Zone Policy On Forecast Analysis**

Development Plans by Plot							Local/Strategic Growth and Displacement			
Site	Development Comments	Likely Development Period	Area, ha	Floorspace, Sqm (Gross Areas)	Floorspace, Sqm (Net Areas): 80 percent of gross for industrial/warehouse, B2	Gross Jobs	Local Growth, likely accounted for by existing forecasting or strategic growth?	Net Additional Jobs	Assumptions	
<b>Blackpool Business Park, Blackpool</b>										
Blackpool Business Park Site A - Plot 102	Site has been on the market for 5 years, with various interests recorded. Likely development would be for a light industrial scheme of up to 12 units of around 93 sqm each, i.e. some 1,116 sqm in total. Take up would be from local firms, including those moving up from homeworking, looking to expand into a new modern unit	1.5 years	0.367	1,116	1,004	31	Assumed local growth	N/A	Use Class of development: E(g)(ii) light industrial Density Applied: 47 sqm/job (HCA standard density, applied to net floorspace) Proportion of jobs additional: Stakeholders assume this scheme will primarily accommodate existing local firms with a high degree of displacement.	
Blackpool Business Park Site B - Site 109	Consented for 16 warehouse/industrial units of 220-450 sqm each	0.1 years	0.685	3,920	3,528	96	Assumed local growth	N/A	Use Class of development: Market interest is focused on industrial uses so a scheme of 75 percent B2 industrial, 25 percent B8 warehousing is assumed Jobs Density Applied: B2 = 36 sqm/job, B8 = 70 sqm/job (HCA standard density, applied to gross floorspace) Stakeholders assume this scheme will primarily accommodate existing local firms with a high degree of displacement, but some business growth.	
Blackpool Business Park Site C - ABC	ARC have built a facility to the west. Site C expected to be an expansion facility for ARC, of some 928 sqm	5-10 years	0.185	928	816	26	Assumed local growth	N/A	Use Class of development: Assumed B2 industrial for large scale vehicle maintenance and enhancement Jobs Density Applied: 36 sqm/job (HCA standard density, applied to gross floorspace) ARC will draw labour from the existing pool of local vehicle mechanic/engineers but is also expected to support local apprenticeships and training, supporting local labour growth	
Blackpool Business Park Site D - Charley Group Car	Group. Could be an additional workshop facilities for Charley. If not needed by Charley the most likely alternative would be micro business workshops of around 93 sqm each, reflective developments	5-10 years	0.334	1,209	1,088	33	Assumed local growth	N/A	Use Class of development: E(g)(ii) light industrial Density Applied: 47 sqm/job (HCA standard density, applied to net floorspace) Proportion of jobs additional: Stakeholders assume this scheme will primarily accommodate existing local firms with a high degree of displacement, but some business growth.	
Blackpool Business Park Site E - Skyway Commercial	Consented scheme, eight E(g)(ii) units of 96 sqm each, discharge of conditions being progressed. Development expected to commence within a year	0.1 years	0.392	768	693	15	Assumed local growth	N/A	Use Class of development: E(g)(ii) Light Industrial Density Applied: 47 sqm/job (HCA standard density, applied to net floorspace) Proportion of jobs additional: Stakeholders assume this scheme will primarily accommodate existing local firms with a high degree of displacement, but some business growth.	
Blackpool Business Park Site F (Less Multi-Ply, Ac)	Main Multi-Ply facility is now completed. There is a longer term prospect of an additional expansion unit of 900 sqm to the east, to accommodate further growth and expansion of the business. Other land will accommodate the new access road and is also proposed to provide services including a 279 sqm convenience store (emptiness approx. 3) and a 279 sqm hot food unit (emptiness approx. 6)	10-15 years	0.6	1,487	1,338	62	Assumed local growth	N/A	Use Class of development: B2 industrial, E(a) and E(b) retail/hot food Density Applied: 36 sqm/job B2 industrial (HCA standard density, applied to gross floorspace). Service use jobs numbers are as stated Multi-Ply facility would represent a significant expansion for the business.	
Blackpool Business Park Site H - Enterprise Court F	Consented scheme, of five E(g)(ii)/B2/B8 Units of 223 sqm each, being marketed off plan. It is unclear when it will be brought forward. The premises are expected to primarily accommodate the relocation and growth of local firms, however.	1.5 years	0.339	1,161	1,045	22	Assumed local growth	N/A	Use Class of development: E(g)(ii) Light Industrial Density Applied: 47 sqm/job (HCA standard density, applied to net floorspace) Proportion of jobs additional: Stakeholders assume this scheme will primarily accommodate existing local firms with a high degree of displacement, but some business growth.	
Blackpool Business Park Site I - Enterprise Court Ph	Consented scheme, of two B2/B8 units of 1,394 sqm each, being marketed off plan. It is unclear when it will be brought forward. The premises are expected to primarily accommodate the relocation and growth of local firms, however.	1.5 years	0.866	2,788	2,509	77	Assumed local growth	N/A	Use Class of development: Both units assumed will be in B2 industrial use Jobs Density Applied: 36 sqm/job B2 industrial (HCA standard density, applied to gross floorspace) Proportion of jobs additional: Stakeholders assume this scheme will primarily accommodate existing local firms with a high degree of displacement, but some business growth.	
Available Land at Squires Gate Industrial Estate	Site in active use as a concrete batching yard and is expected to remain in this use over the short-medium term. In the long term the site could be brought into the E2, possibly via a public sector acquisition, possibly as a growth option for the Eastern Gateway. Based on reported demand elsewhere, including at Eastern Gateway, the most likely interest here would be for two B2 industrial units of around 3,000 sqm each to allow the relocation and some expansion of local businesses.	15-20 years	1.2	6,000	5,400	167	Assumed local growth	N/A	Use Class of development: Both units assumed will be in B2 industrial use Jobs Density Applied: 36 sqm/job B2 industrial (HCA standard density, applied to gross floorspace) Proportion of jobs additional: Stakeholders assume this scheme will primarily accommodate existing local firms with a high degree of displacement, but some business growth.	
Eastern Gateway (Net Employment Land)	Defined scheme of six B2/B8 Units of 1,394-6,068 sqm each, with a 5 year delivery timeframe. Market interest is from local businesses looking to relocate to more modern premises, plus some expansion. Some interest for data centres was recorded here previously, but it is understood these requirements are now unlikely to progress	1.5 years	6.48	21,367	19,230	221	Assumed local growth	N/A	Use Class of development: Market interest is focused on industrial uses so a scheme of 75 percent B2 industrial, 25 percent B8 warehousing is assumed Jobs Density Applied: B2 = 36 sqm/job, B8 = 70 sqm/job (HCA standard density, applied to gross floorspace) Proportion of jobs additional: Stakeholders assume this scheme will primarily accommodate existing local firms with a high degree of displacement, but some business growth.	
Eastern Gateway (Residential Area)	Some 16-36 homes proposed. It is assumed no permanent jobs will be created	N/A	1.244	N/A	N/A	N/A	N/A	N/A	N/A	
Eastern Gateway (Sports Development Zone)	Sports pitches delivered. It is assumed no further jobs will be associated here.	N/A	6.206	N/A	N/A	N/A	N/A	N/A	N/A	
Blackpool Parcel B	Small Green Belt site. If utilised, the site would most likely support the relocation of airport infrastructure, such as the control tower, it is not expected to generate any new employment, rather support the displacement of jobs from within the E2.	N/A	1.15	N/A	N/A	N/A	N/A	N/A	N/A	
<b>Totals</b>			<b>20.538</b>	<b>40,745</b>	<b>36,671</b>	<b>1020</b>		<b>N/A</b>		

Airport: Pádra									
		UN1 - Office	1,881	1,405	137	Assumed strategic growth	48	Use Class of development: E(g)(i) Office Jobs Density Applied: 11 sqm/job (HCA standard density, tech sector offices, based on a net internal area Proportion of jobs additional: Offices expected to be a mix of relocation from within the sub-region, combined with growth an expansion of those firms, plus inward investment from further afield. Subject to more detailed analysis, it is assumed that 50 percent of the jobs generated will be additional.	
		UN2 - Data Centre	4,035	3,228	6	Assumed strategic growth	3	Use Class of development: B8 Data Centre Jobs Density Applied: 575 sqm/job (HCA provides a range of 200-950 sqm/job for a Wholesale Data Centre based on a net internal area, average taken) Proportion of jobs additional: Offices expected to be a mix of relocation from within the sub-region, combined with growth an expansion of those firms, plus inward investment from further afield. Subject to more detailed analysis, it is assumed that 50 percent of the jobs generated will be additional.	
		UN3 - Office	3,246	2,592	236	Assumed strategic growth	118	Use Class of development: E(g)(i) Office Jobs Density Applied: 11 sqm/job (HCA standard density, tech sector offices, based on a net internal area Proportion of jobs additional: Offices expected to be a mix of relocation from within the sub-region, combined with growth an expansion of those firms, plus inward investment from further afield. Subject to more detailed analysis, it is assumed that 50 percent of the jobs generated will be additional.	
		UN4 - Office	8,490	6,792	617	Assumed strategic growth	309	Use Class of development: E(g)(i) Office Jobs Density Applied: 11 sqm/job (HCA standard density, tech sector offices, based on a net internal area Proportion of jobs additional: Offices expected to be a mix of relocation from within the sub-region, combined with growth an expansion of those firms, plus inward investment from further afield. Subject to more detailed analysis, it is assumed that 50 percent of the jobs generated will be additional.	
		UN5 - Office	10,830	8,664	789	Assumed strategic growth	394	Use Class of development: E(g)(i) Office Jobs Density Applied: 11 sqm/job (HCA standard density, tech sector offices, based on a net internal area Proportion of jobs additional: Offices expected to be a mix of relocation from within the sub-region, combined with growth an expansion of those firms, plus inward investment from further afield. Subject to more detailed analysis, it is assumed that 50 percent of the jobs generated will be additional.	
		UN6 - Office	1,260	1,008	92	Assumed strategic growth	46	Use Class of development: E(g)(i) Office Jobs Density Applied: 11 sqm/job (HCA standard density, tech sector offices, based on a net internal area Proportion of jobs additional: Offices expected to be a mix of relocation from within the sub-region, combined with growth an expansion of those firms, plus inward investment from further afield. Subject to more detailed analysis, it is assumed that 50 percent of the jobs generated will be additional.	
		UN7 - Office	1,414	1,131	103	Assumed strategic growth	51	Use Class of development: E(g)(i) Office Jobs Density Applied: 11 sqm/job (HCA standard density, tech sector offices, based on a net internal area Proportion of jobs additional: Offices expected to be a mix of relocation from within the sub-region, combined with growth an expansion of those firms, plus inward investment from further afield. Subject to more detailed analysis, it is assumed that 50 percent of the jobs generated will be additional.	
		UN8 - Office	1,414	1,131	103	Assumed strategic growth	51	Use Class of development: E(g)(i) Office Jobs Density Applied: 11 sqm/job (HCA standard density, tech sector offices, based on a net internal area Proportion of jobs additional: Offices expected to be a mix of relocation from within the sub-region, combined with growth an expansion of those firms, plus inward investment from further afield. Subject to more detailed analysis, it is assumed that 50 percent of the jobs generated will be additional.	
		UN9 - Office	882	706	64	Assumed strategic growth	32	Use Class of development: E(g)(i) Office Jobs Density Applied: 11 sqm/job (HCA standard density, tech sector offices, based on a net internal area Proportion of jobs additional: Offices expected to be a mix of relocation from within the sub-region, combined with growth an expansion of those firms, plus inward investment from further afield. Subject to more detailed analysis, it is assumed that 50 percent of the jobs generated will be additional.	
		UN10 - Office	11,688	9,350	850	Assumed strategic growth	425	Use Class of development: E(g)(i) Office Jobs Density Applied: 11 sqm/job (HCA standard density, tech sector offices, based on a net internal area Proportion of jobs additional: Offices expected to be a mix of relocation from within the sub-region, combined with growth an expansion of those firms, plus inward investment from further afield. Subject to more detailed analysis, it is assumed that 50 percent of the jobs generated will be additional.	
		UN11 - Office	1,822	1,458	278	Assumed strategic growth	139	Use Class of development: E(g)(i) Office Jobs Density Applied: 11 sqm/job (HCA standard density, tech sector offices, based on a net internal area Proportion of jobs additional: Offices expected to be a mix of relocation from within the sub-region, combined with growth an expansion of those firms, plus inward investment from further afield. Subject to more detailed analysis, it is assumed that 50 percent of the jobs generated will be additional.	
		UN12 - Office	1,822	1,458	278	Assumed strategic growth	139	Use Class of development: E(g)(i) Office Jobs Density Applied: 11 sqm/job (HCA standard density, tech sector offices, based on a net internal area Proportion of jobs additional: Offices expected to be a mix of relocation from within the sub-region, combined with growth an expansion of those firms, plus inward investment from further afield. Subject to more detailed analysis, it is assumed that 50 percent of the jobs generated will be additional.	
		UN13 - Office accommodates essential infrastructure, so unlikely to come forward for	N/A	N/A	N/A	Assumed strategic growth	N/A	N/A	
		accommodates essential infrastructure, so unlikely to come forward for	N/A	N/A	N/A	Assumed strategic growth	N/A	N/A	
		accommodates essential infrastructure, so unlikely to come forward for	N/A	N/A	N/A	Assumed strategic growth	N/A	N/A	
		UN17 - Office	2,631	2,105	181	Assumed strategic growth	96	Use Class of development: E(g)(i) Office Jobs Density Applied: 11 sqm/job (HCA standard density, tech sector offices, based on a net internal area Proportion of jobs additional: Offices expected to be a mix of relocation from within the sub-region, combined with growth an expansion of those firms, plus inward investment from further afield. Subject to more detailed analysis, it is assumed that 50 percent of the jobs generated will be additional.	
		UN18 - Office	3,991	2,873	261	Assumed strategic growth	131	Use Class of development: E(g)(i) Office Jobs Density Applied: 11 sqm/job (HCA standard density, tech sector offices, based on a net internal area Proportion of jobs additional: Offices expected to be a mix of relocation from within the sub-region, combined with growth an expansion of those firms, plus inward investment from further afield. Subject to more detailed analysis, it is assumed that 50 percent of the jobs generated will be additional.	
		<b>Totals</b>	<b>70,855</b>	<b>56,284</b>	<b>4929</b>		<b>2414</b>		

Longer term (10 plus years) proposal dependent on the ability to viably relocate. Airport lies to the south. Proposal would be for a strategic office and technology park, competing in the Regional market for ICT, professional and research and development based businesses. The unit breakdown here reflects the current masterplan.

Knowledge Quarter

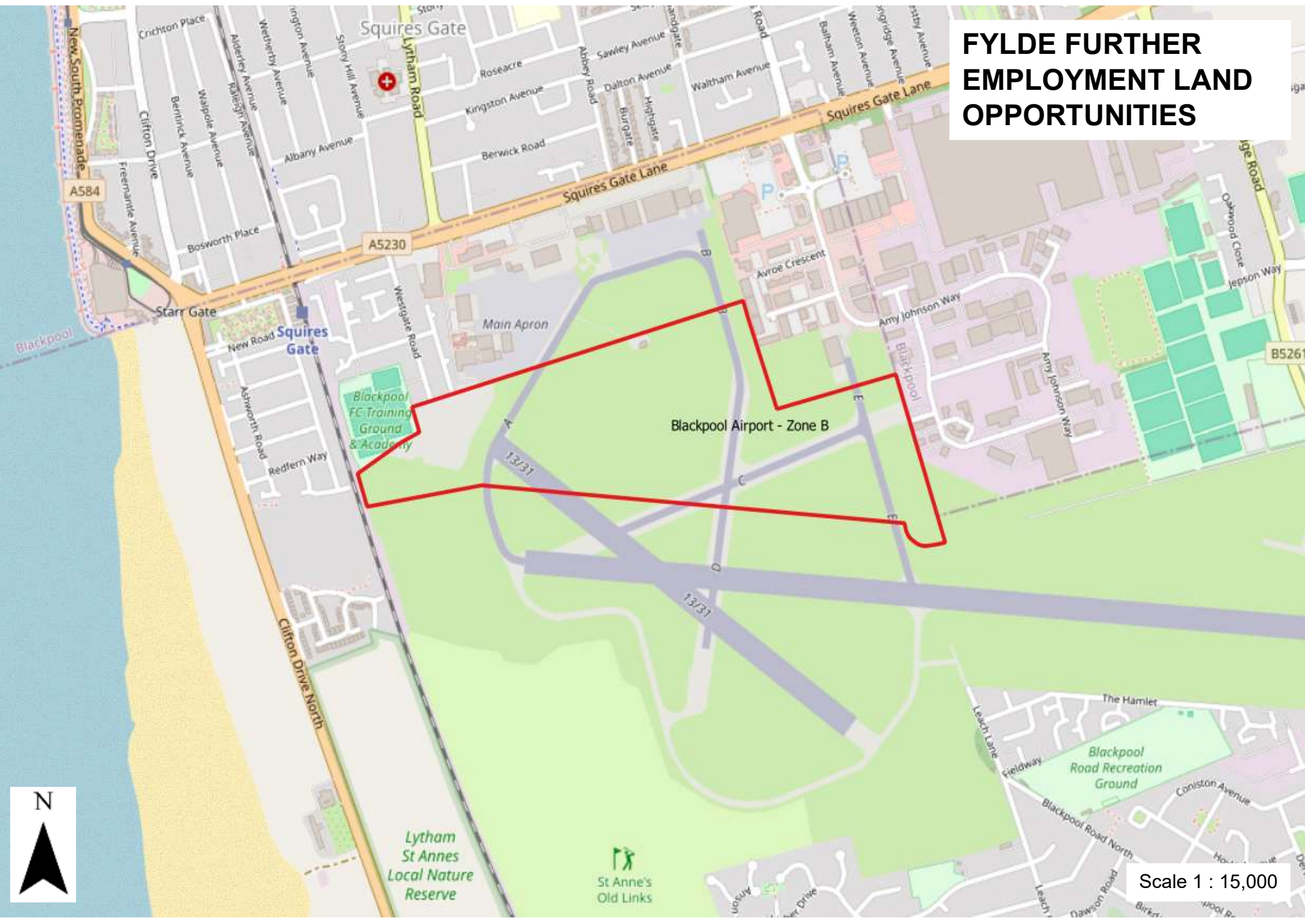
10-20 years

Aviation Zone	Longer term (10 plus years) proposal to relocate and significantly expand the Airport. Heavily dependent on demand, public sector support and Airport aspirations, however, stakeholders report reasonable market interest for all operations. Provisionally, smaller hangars would accommodate basic aviation storage and repair, not delivering more than 5 extra jobs per unit. The larger Hangar (AP10) could accommodate a more significant maintenance facility, employing 20-120 (stakeholder estimate)	10-20 years	AP1 - T-Hangar Group (7No.)	771	N/A	31	Assumed strategic growth	26	Use Class of development: B8 Hangar Jobs Density Applied: 5 jobs per unit, assuming basic aircraft storage/repair operation (stakeholder estimate) Proportion of jobs additional: Significant expansion of existing airport operations, expected to generate jobs in specialist civilian aerospace sectors, 75 percent of jobs are assumed to be additional.
			AP2 - Data Centre	2790	2,732	2	Assumed strategic growth	2	Use Class of development: B8 Data Centre Jobs Density Applied: 175 sqm/job (ICA provides a range of 200-950 sqm/job for a Wholesale Data Centre based on a net internal area, average taken) Proportion of jobs additional: Significant expansion of existing airport operations, expected to generate jobs in specialist civilian aerospace sectors, 75 percent of jobs are assumed to be additional.
			AP3 - Offices	1010	808	67	Assumed strategic growth	60	Use Class of development: B8 Data Centre Jobs Density Applied: 12 sqm/job (ICA standard density, professional services office offices, based on a net internal area) Proportion of jobs additional: Significant expansion of existing airport operations, expected to generate jobs in specialist aerospace sectors, 75 percent of jobs are assumed to be additional.
			AP4 - Hangar	1269	N/A	5	Assumed strategic growth	4	Use Class of development: B8 Hangar Jobs Density Applied: 5 jobs per unit, assuming basic aircraft storage/repair operation (stakeholder estimate) Proportion of jobs additional: Significant expansion of existing airport operations, expected to generate jobs in specialist civilian aerospace sectors, 75 percent of jobs are assumed to be additional.
			AP5 - Hangar	1269	N/A	5	Assumed strategic growth	5	Use Class of development: B8 Hangar Jobs Density Applied: 5 jobs per unit, assuming basic aircraft storage/repair operation (stakeholder estimate) Proportion of jobs additional: Significant expansion of existing airport operations, expected to generate jobs in specialist civilian aerospace sectors, 75 percent of jobs are assumed to be additional.
			AP6 - Hangar	1586	N/A	5	Assumed strategic growth	4	Use Class of development: B8 Hangar Jobs Density Applied: 5 jobs per unit, assuming basic aircraft storage/repair operation (stakeholder estimate) Proportion of jobs additional: Significant expansion of existing airport operations, expected to generate jobs in specialist civilian aerospace sectors, 75 percent of jobs are assumed to be additional.
			AP7 - Hangar	1586	N/A	5	Assumed strategic growth	4	Use Class of development: B8 Hangar Jobs Density Applied: 5 jobs per unit, assuming basic aircraft storage/repair operation (stakeholder estimate) Proportion of jobs additional: Significant expansion of existing airport operations, expected to generate jobs in specialist civilian aerospace sectors, 75 percent of jobs are assumed to be additional.
			AP8 - Hangar	2250	N/A	5	Assumed strategic growth	4	Use Class of development: B8 Hangar Jobs Density Applied: 5 jobs per unit, assuming basic aircraft storage/repair operation (stakeholder estimate) Proportion of jobs additional: Significant expansion of existing airport operations, expected to generate jobs in specialist civilian aerospace sectors, 75 percent of jobs are assumed to be additional.
			AP9 - Hangar	2250	N/A	5	Assumed strategic growth	5	Use Class of development: B8 Hangar Jobs Density Applied: 5 jobs per unit, assuming basic aircraft storage/repair operation (stakeholder estimate) Proportion of jobs additional: Significant expansion of existing airport operations, expected to generate jobs in specialist civilian aerospace sectors, 75 percent of jobs are assumed to be additional.
			AP10 - LHS Divisible Hangar	21000	N/A	70	Assumed strategic growth	63	Use Class of development: B8 Hangar Jobs Density Applied: 20-120 jobs for a larger aircraft maintenance operation. Average of 70 jobs assumed Proportion of jobs additional: Significant expansion of existing airport operations, expected to generate jobs in specialist civilian aerospace sectors, 75 percent of jobs are assumed to be additional.
			AP11 - T-Hangar Group (10No.)	1030	N/A	50	Assumed strategic growth	38	Use Class of development: B8 Hangar Jobs Density Applied: 5 jobs per unit, assuming basic aircraft storage/repair operation (stakeholder estimate) Proportion of jobs additional: Significant expansion of existing airport operations, expected to generate jobs in specialist civilian aerospace sectors, 75 percent of jobs are assumed to be additional.
			AP12 - Hangar	3063	N/A	5	Assumed strategic growth	4	Use Class of development: B8 Hangar Jobs Density Applied: 5 jobs per unit, assuming basic aircraft storage/repair operation (stakeholder estimate) Proportion of jobs additional: Significant expansion of existing airport operations, expected to generate jobs in specialist civilian aerospace sectors, 75 percent of jobs are assumed to be additional.
			AP13 - Hangar	1900	N/A	5	Assumed strategic growth	4	Use Class of development: B8 Hangar Jobs Density Applied: 5 jobs per unit, assuming basic aircraft storage/repair operation (stakeholder estimate) Proportion of jobs additional: Significant expansion of existing airport operations, expected to generate jobs in specialist civilian aerospace sectors, 75 percent of jobs are assumed to be additional.
			AP14 - Hangar	1900	N/A	5	Assumed strategic growth	4	Use Class of development: B8 Hangar Jobs Density Applied: 5 jobs per unit, assuming basic aircraft storage/repair operation (stakeholder estimate) Proportion of jobs additional: Significant expansion of existing airport operations, expected to generate jobs in specialist civilian aerospace sectors, 75 percent of jobs are assumed to be additional.
			AP15 - Hangar	1900	N/A	5	Assumed strategic growth	4	Use Class of development: B8 Hangar Jobs Density Applied: 5 jobs per unit, assuming basic aircraft storage/repair operation (stakeholder estimate) Proportion of jobs additional: Significant expansion of existing airport operations, expected to generate jobs in specialist civilian aerospace sectors, 75 percent of jobs are assumed to be additional.
			AP16 - Hangar	1882	N/A	5	Assumed strategic growth	4	Use Class of development: B8 Hangar Jobs Density Applied: 5 jobs per unit, assuming basic aircraft storage/repair operation (stakeholder estimate) Proportion of jobs additional: Significant expansion of existing airport operations, expected to generate jobs in specialist civilian aerospace sectors, 75 percent of jobs are assumed to be additional.
			AP17 - Hangar accommodate relocation of Control Tower/Radar/Fire Station. No new jobs	1882	N/A	5	Assumed strategic growth	4	Use Class of development: B8 Hangar Jobs Density Applied: 5 jobs per unit, assuming basic aircraft storage/repair operation (stakeholder estimate) Proportion of jobs additional: Significant expansion of existing airport operations, expected to generate jobs in specialist civilian aerospace sectors, 75 percent of jobs are assumed to be additional.
accommodate relocation of Control Tower/Radar/Fire Station. No new jobs	N/A	N/A	N/A	Assumed strategic growth	N/A	N/A			
<b>Totals</b>	<b>49,278</b>	<b>3,040</b>	<b>284</b>			<b>213</b>			

# **Appendix 10**

## **Fylde Further Employment Land Opportunities Mapping**

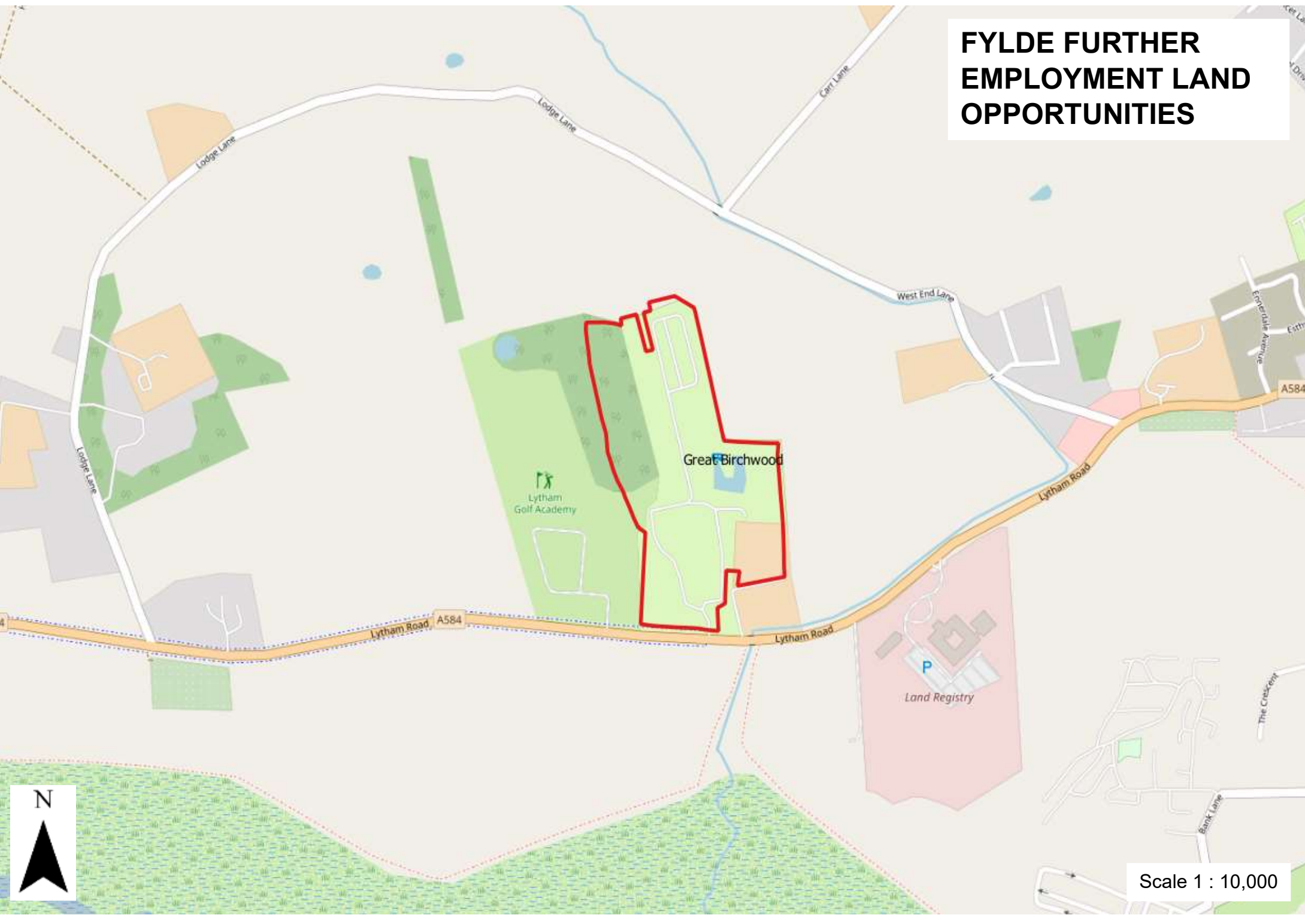
# FYLDE FURTHER EMPLOYMENT LAND OPPORTUNITIES



Scale 1 : 15,000



# FYLDE FURTHER EMPLOYMENT LAND OPPORTUNITIES



Scale 1 : 10,000

# FYLDE FURTHER EMPLOYMENT LAND OPPORTUNITIES

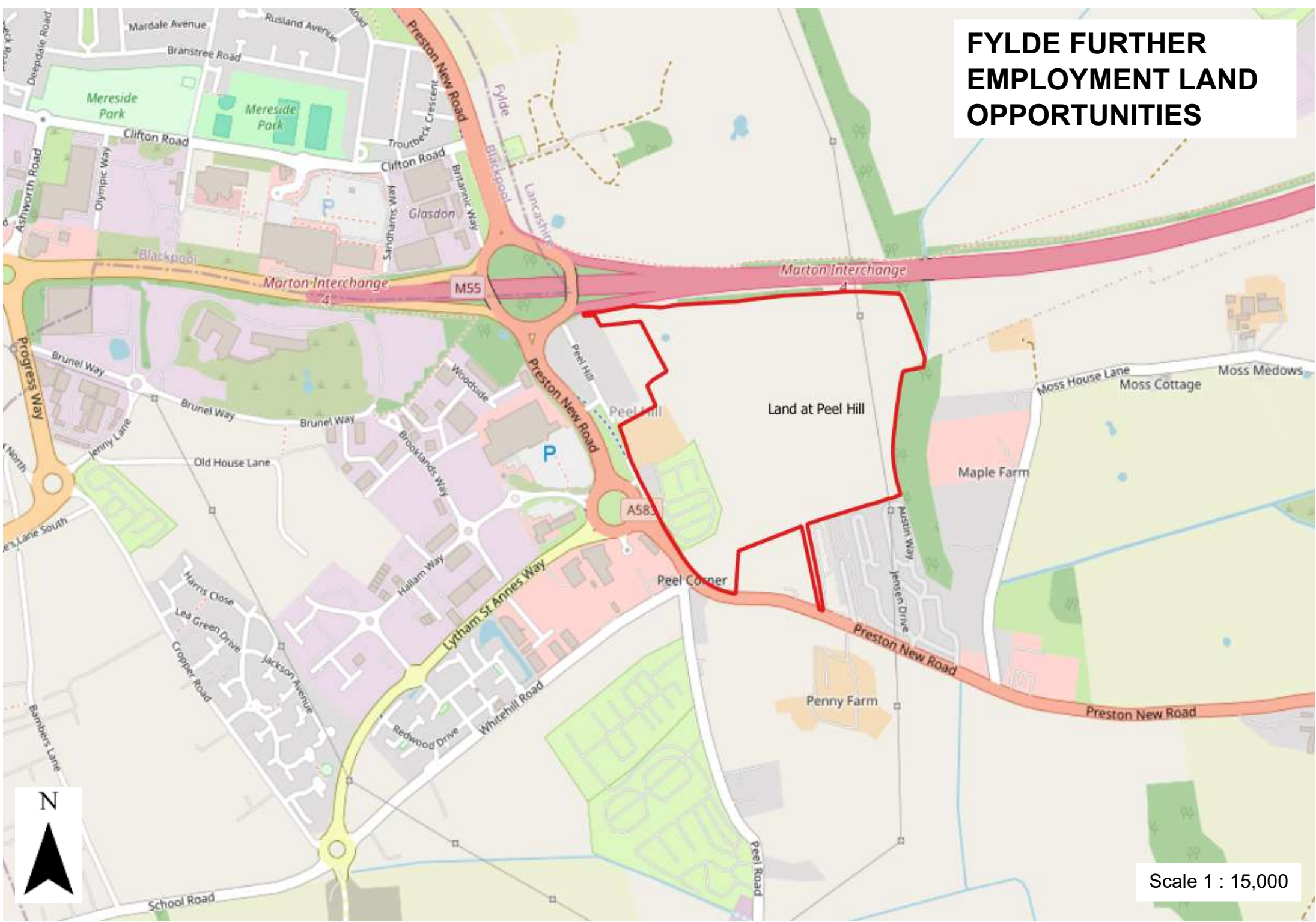


Land North of Lytham Road Roundabout

Scale 1 : 10,000

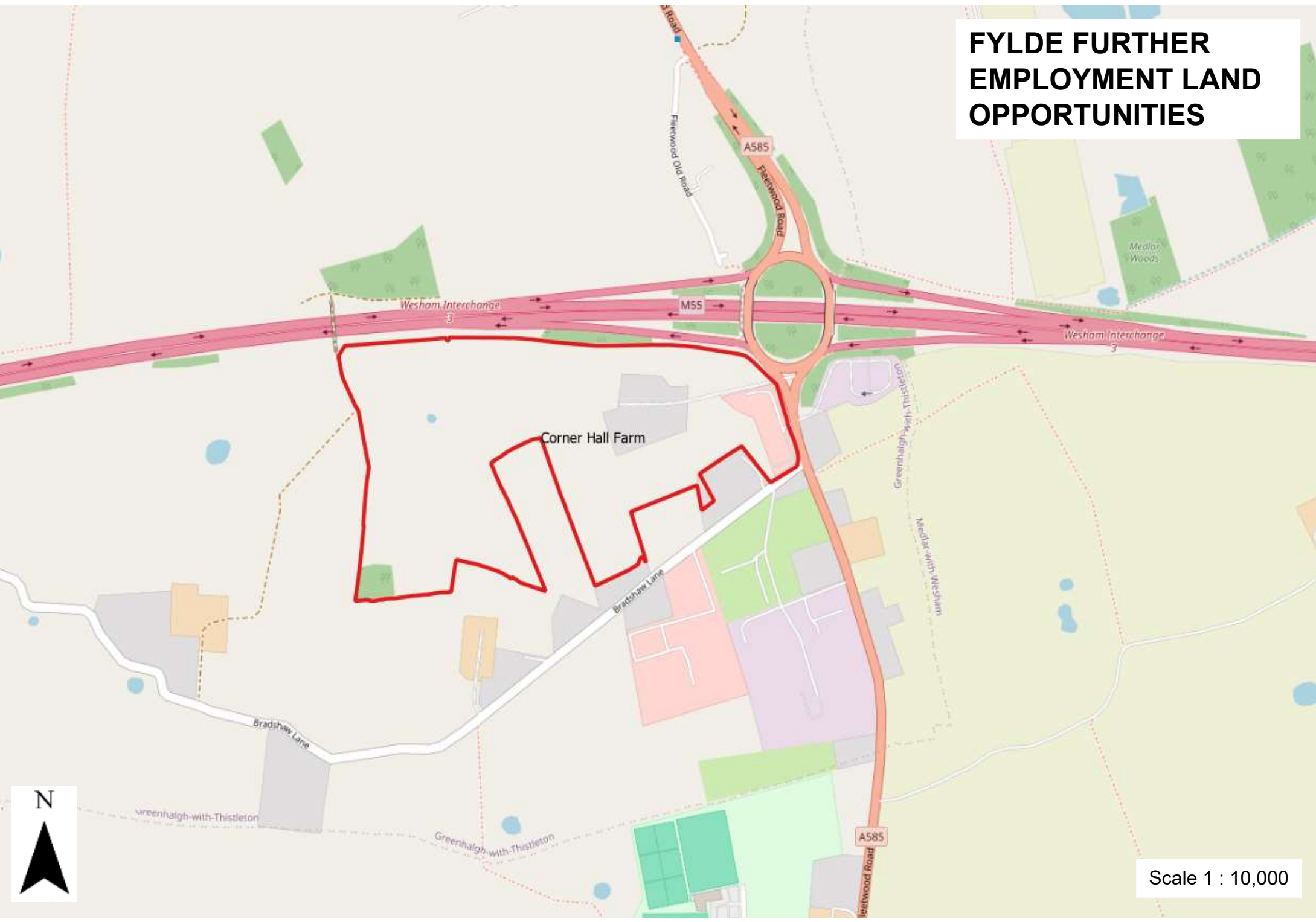


# FYLDE FURTHER EMPLOYMENT LAND OPPORTUNITIES



Scale 1 : 15,000

# FYLDE FURTHER EMPLOYMENT LAND OPPORTUNITIES



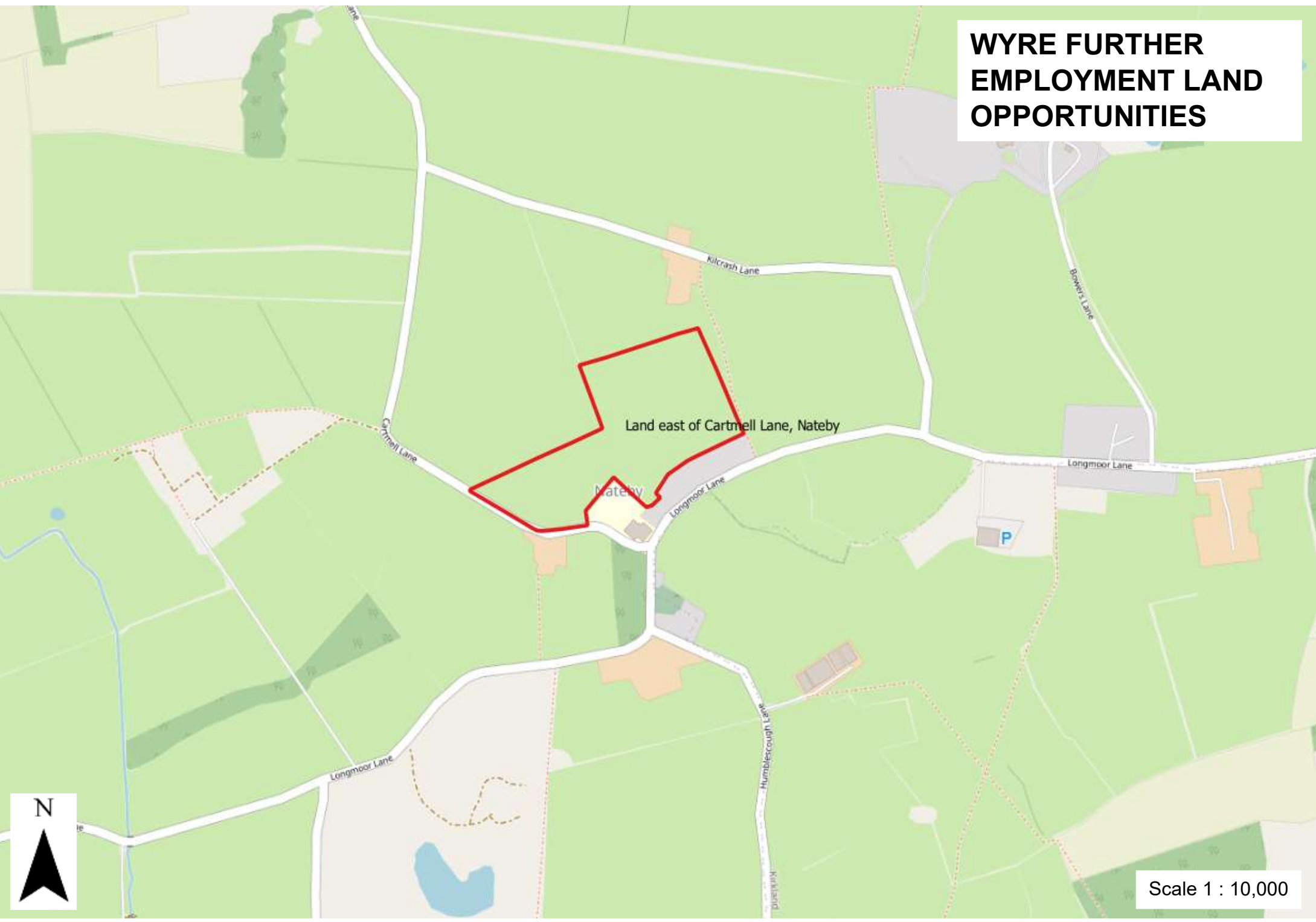
Scale 1 : 10,000

# **Appendix 11**

## **Wyre Further Employment Land Opportunities Mapping**



# WYRE FURTHER EMPLOYMENT LAND OPPORTUNITIES



Land east of Cartmell Lane, Nateby

Nateby



Scale 1 : 10,000

# WYRE FURTHER EMPLOYMENT LAND OPPORTUNITIES



Stannah Substation, River Road, Stannah, Thornton-Cleveleys, FY5 5LP



Scale 1 : 10,000



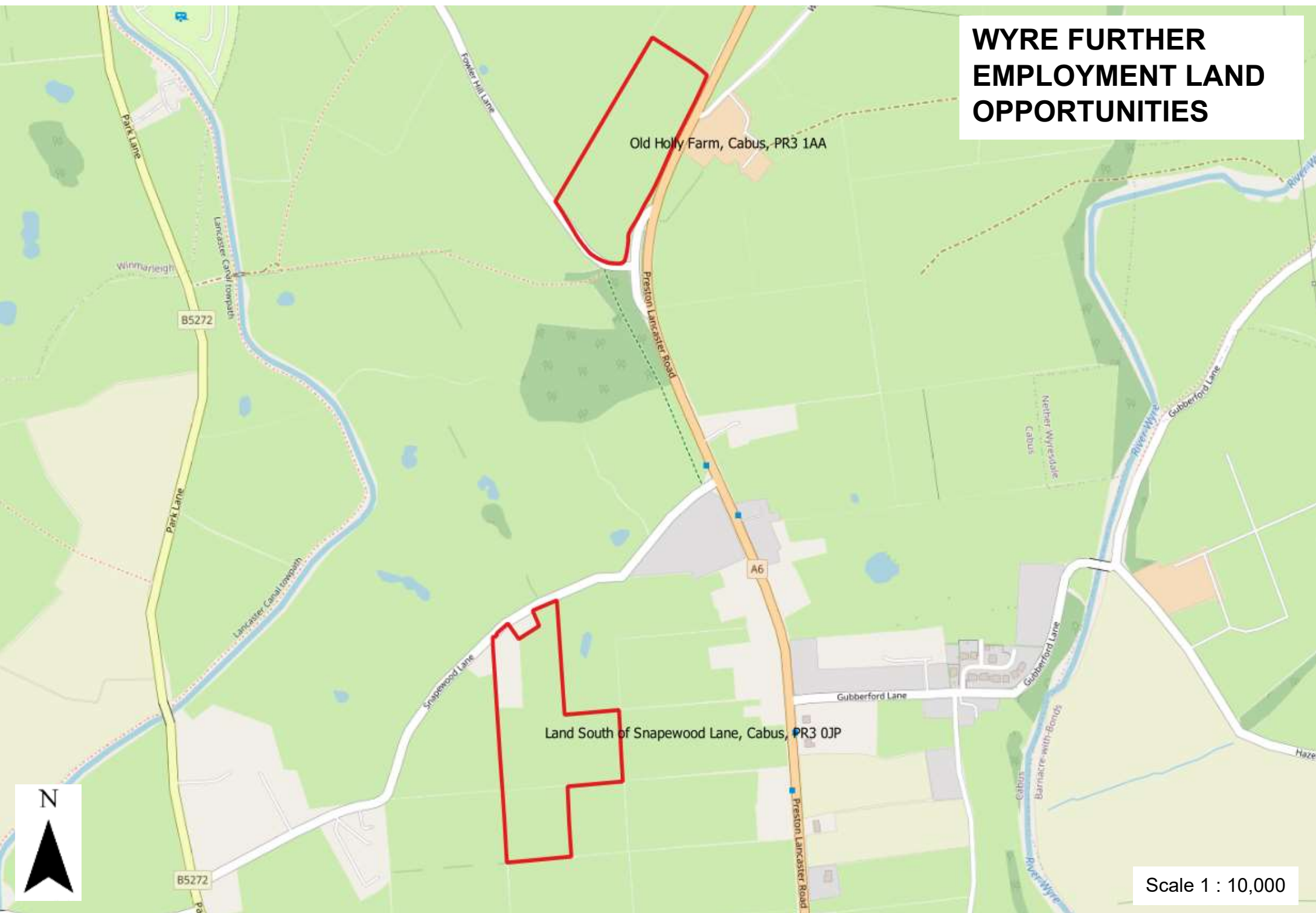
# WYRE FURTHER EMPLOYMENT LAND OPPORTUNITIES

Old Holly Farm, Cabus, PR3 1AA

Land South of Snapewood Lane, Cabus, PR3 0JP



Scale 1 : 10,000



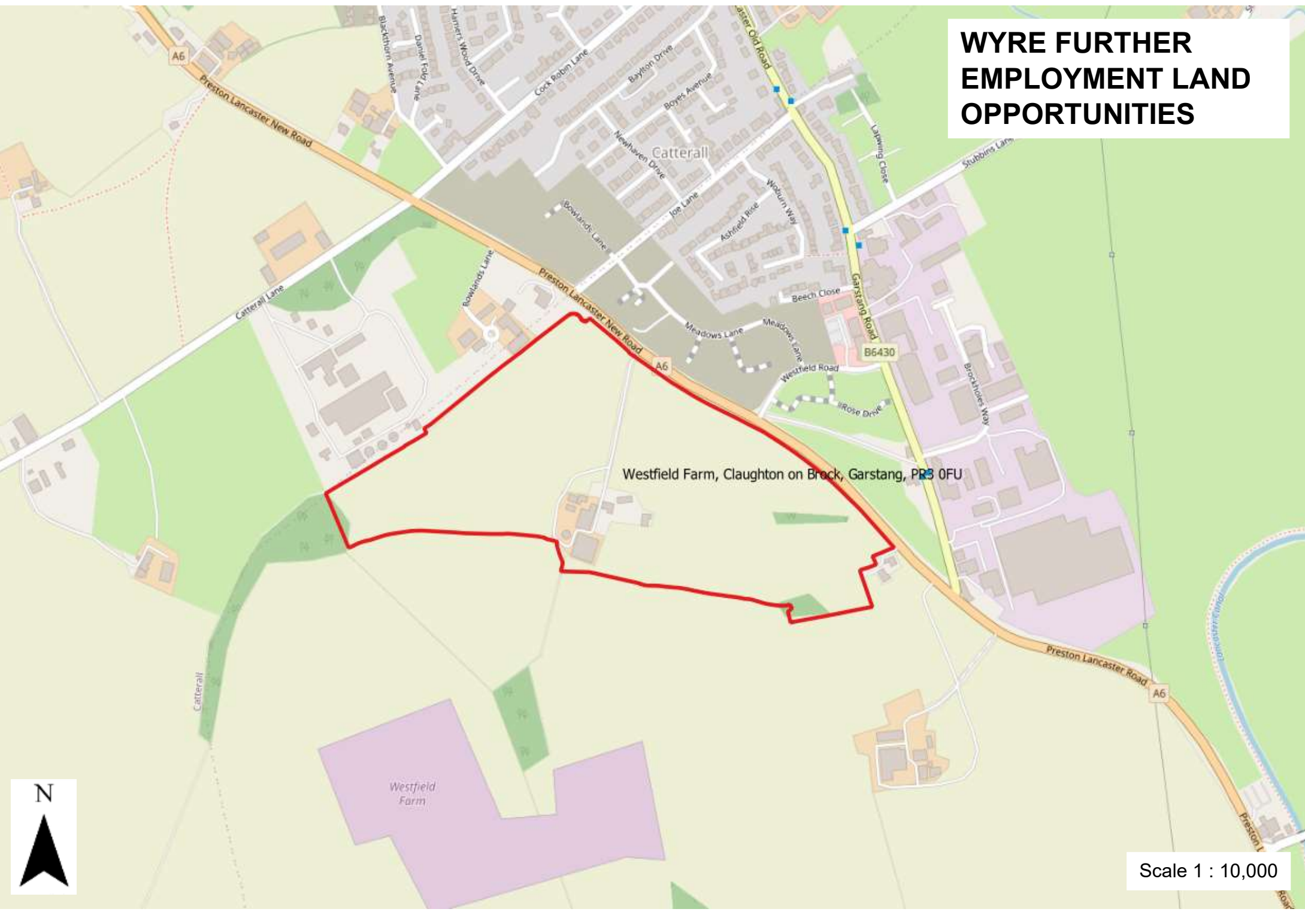
# WYRE FURTHER EMPLOYMENT LAND OPPORTUNITIES



Scale 1 : 10,000



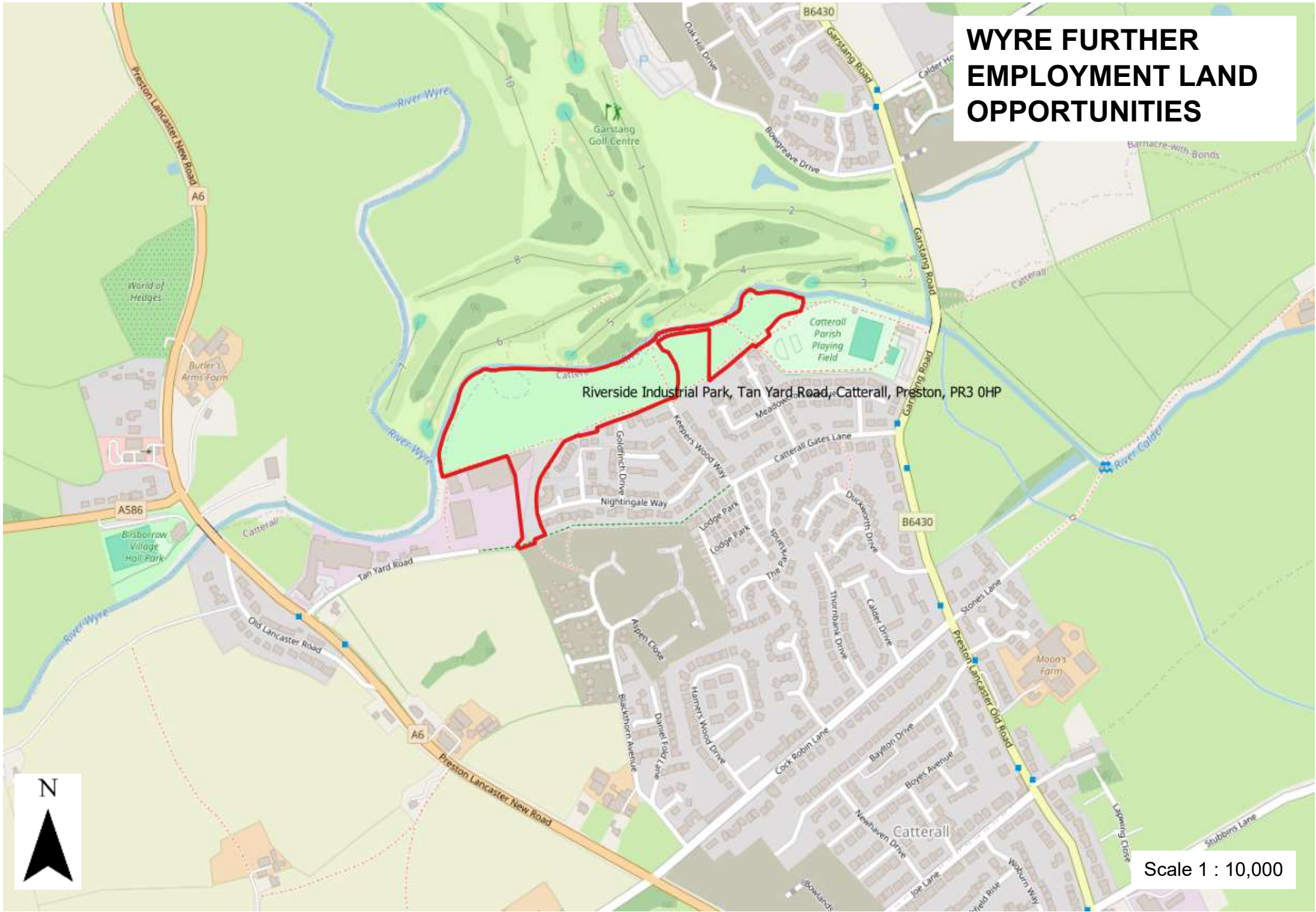
# WYRE FURTHER EMPLOYMENT LAND OPPORTUNITIES



Scale 1 : 10,000



# WYRE FURTHER EMPLOYMENT LAND OPPORTUNITIES



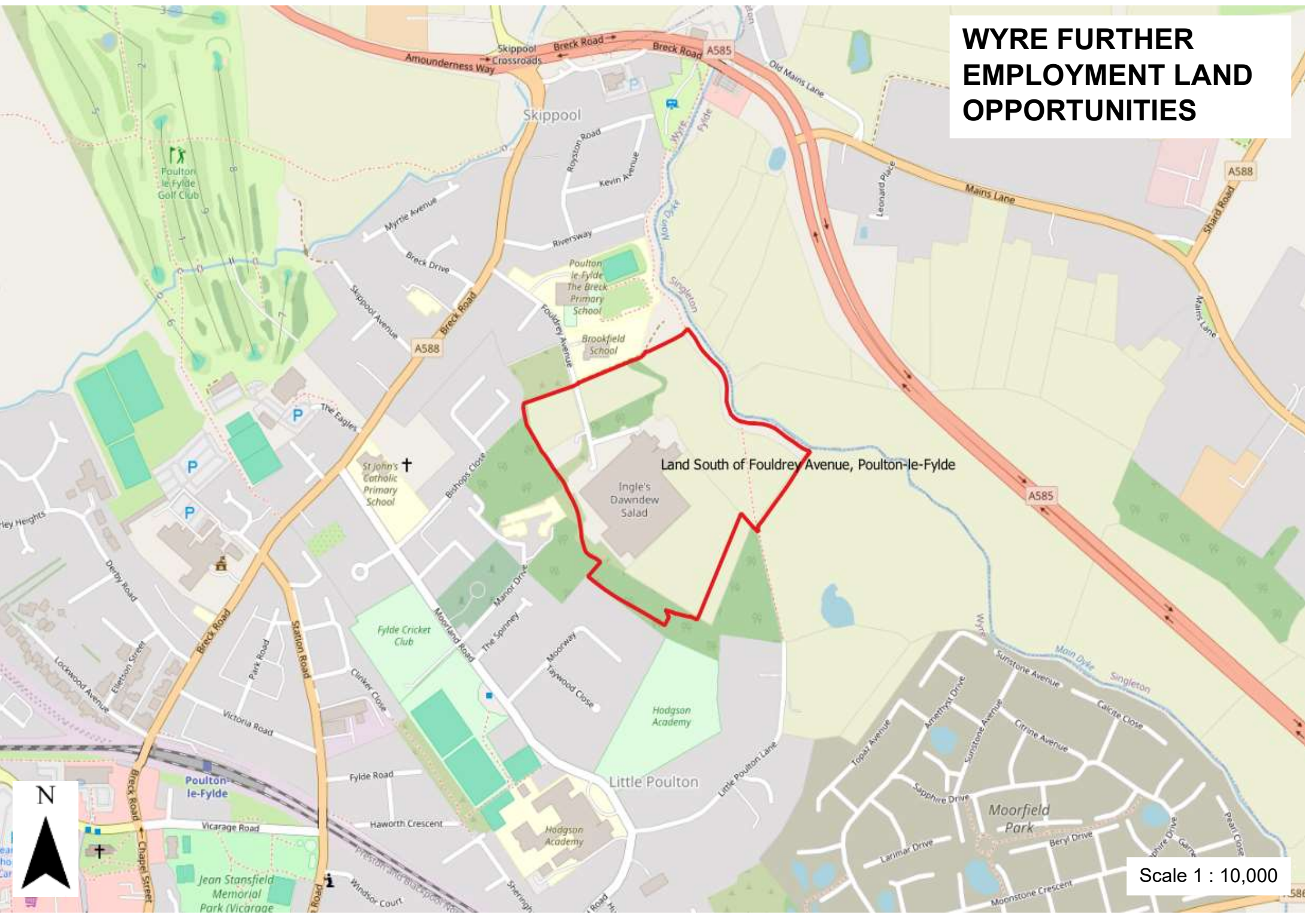
Riverside Industrial Park, Tan Yard Road, Catterall, Preston, PR3 0HP



Scale 1 : 10,000



# WYRE FURTHER EMPLOYMENT LAND OPPORTUNITIES

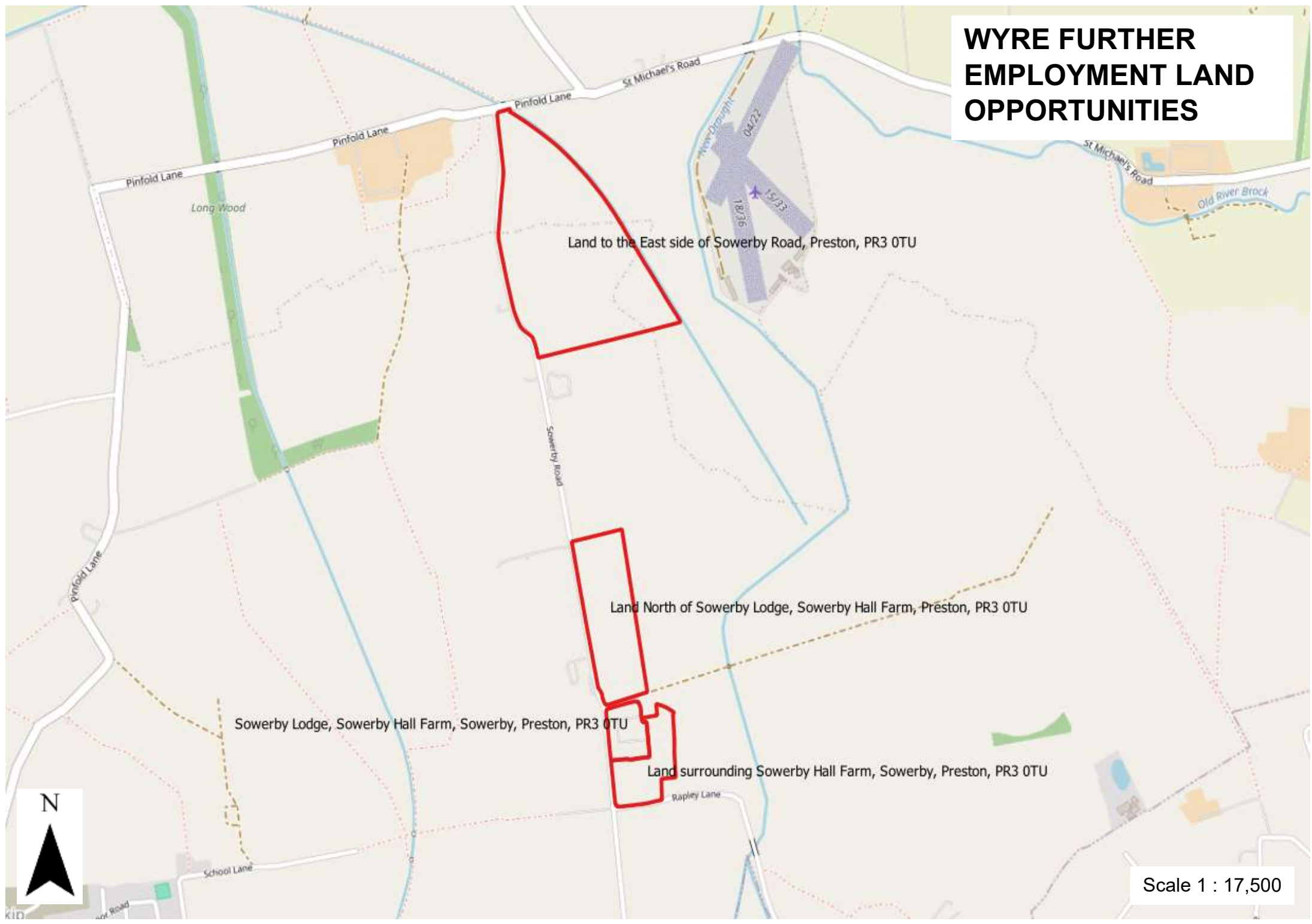


Land South of Fouldrey Avenue, Poulton-le-Fylde



Scale 1 : 10,000

# WYRE FURTHER EMPLOYMENT LAND OPPORTUNITIES



Land to the East side of Sowerby Road, Preston, PR3 OTU

Land North of Sowerby Lodge, Sowerby Hall Farm, Preston, PR3 OTU

Sowerby Lodge, Sowerby Hall Farm, Sowerby, Preston, PR3 OTU

Land surrounding Sowerby Hall Farm, Sowerby, Preston, PR3 OTU



Scale 1 : 17,500



# WYRE FURTHER EMPLOYMENT LAND OPPORTUNITIES



Land at Copp Farm, Copp Lane, Great Eccleston, PR3 0ZN



Scale 1 : 15,000

# WYRE FURTHER EMPLOYMENT LAND OPPORTUNITIES

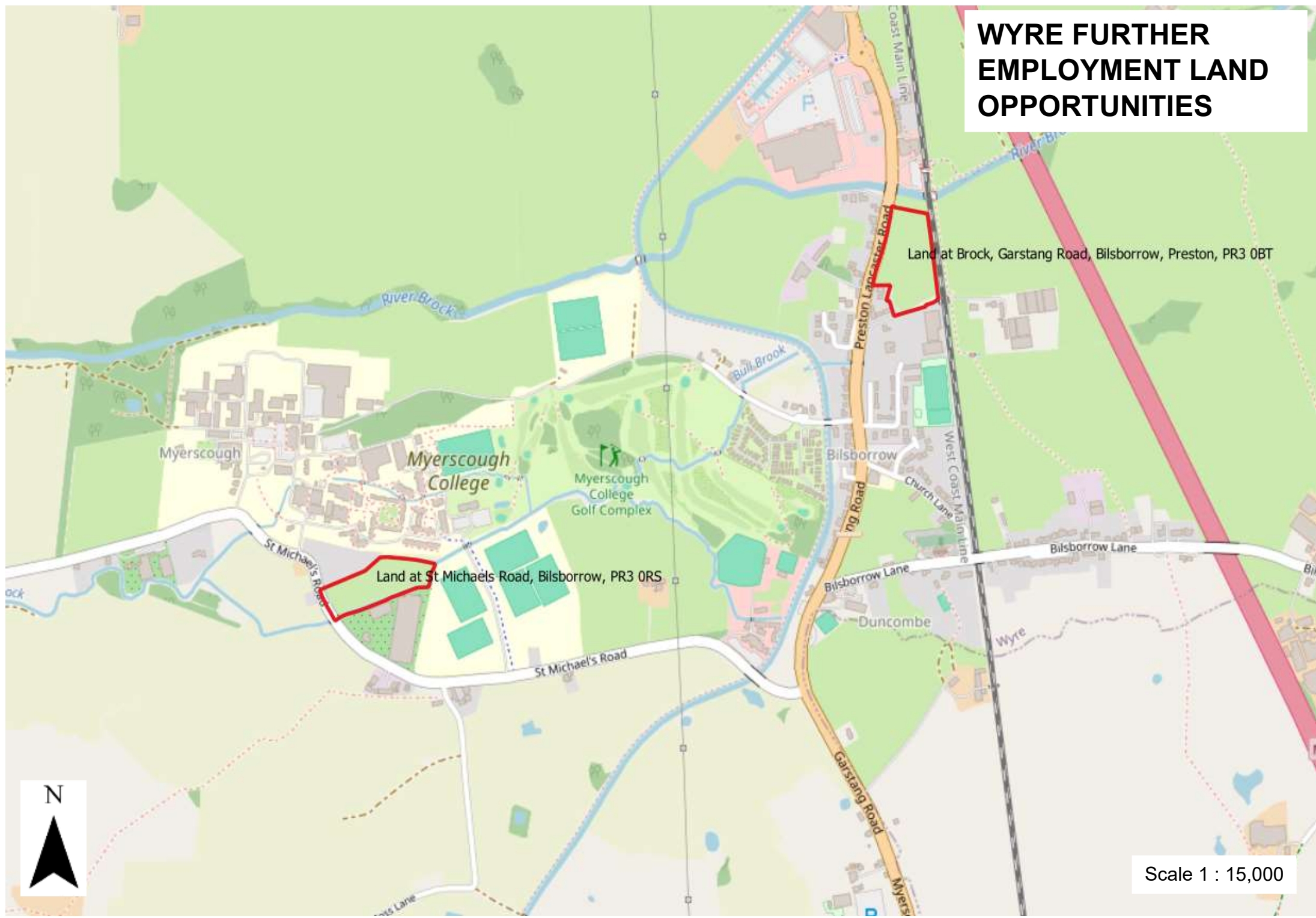


Land on the North West side of Puddle House Lane, Poulton-le-Fylde, FY6 8FE



Scale 1 : 10,000

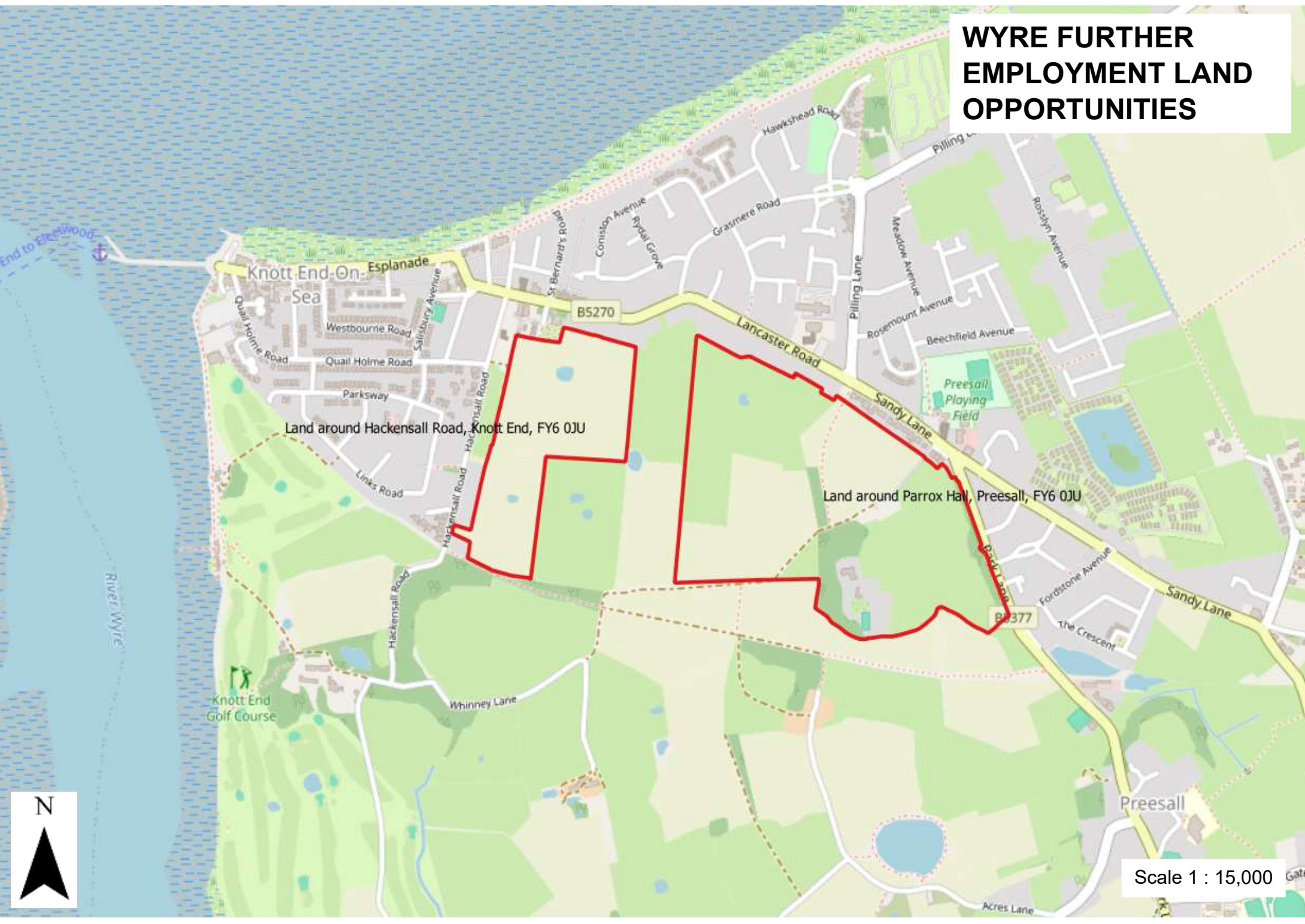
# WYRE FURTHER EMPLOYMENT LAND OPPORTUNITIES



Scale 1 : 15,000



# WYRE FURTHER EMPLOYMENT LAND OPPORTUNITIES



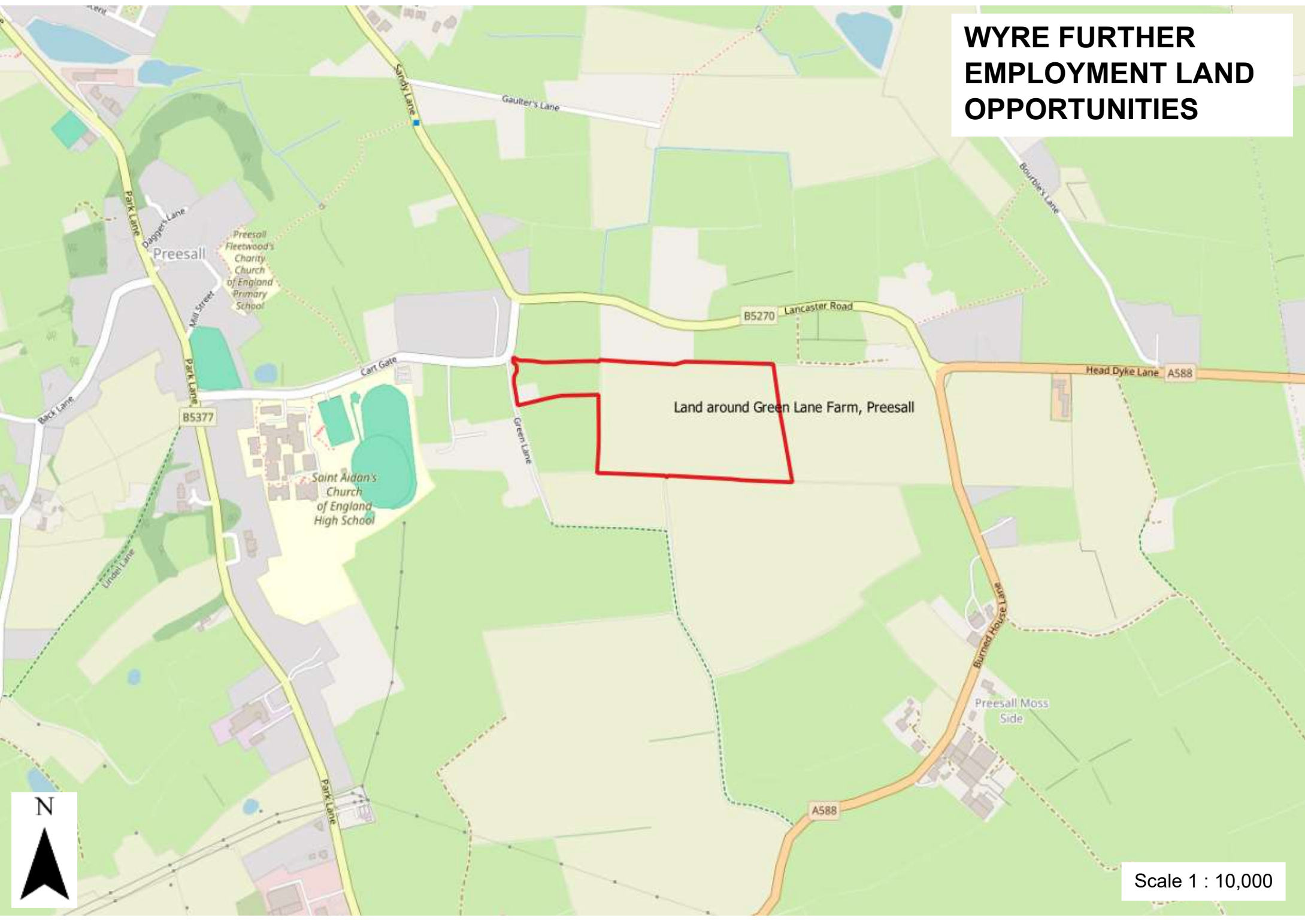
Land around Hackensall Road, Knott End, FY6 0JU

Land around Parrox Hall, Preesall, FY6 0JU



Scale 1 : 15,000

# WYRE FURTHER EMPLOYMENT LAND OPPORTUNITIES



Land around Green Lane Farm, Preesall



Scale 1 : 10,000