

EMPLOYMENT ALLOCATION:

DATE: 16/07/12

Hallgate Lane, Preesall

Reference

WY 00 01

Area

4.07 ha



Criteria	Comment	Score (out of 5)
<i>Current Use</i>	Agricultural grazing land	
<i>Greenfield / Brownfield</i>	%	
<i>Local Road Access</i>	Fronts A588 a narrow country road that serves villages, bad junction to north. Free flowing fast traffic.	3
<i>Proximity to urban areas, and access to labour & services</i>	Beyond settlement boundary and more than 2km from town centre services. Poor pedestrian access to housing areas. Bus stop on Hall Gate Lane	2
<i>Compatibility of adjoining uses</i>	Adjacent to light industrial and dwelling house.	2
<i>Site characteristics and development constraints</i>	Large level regular shaped site in Flood Zone 3 but benefits from flood defences.	4
<i>Market Attractiveness</i>	Local demand likely to be sporadic. Speculative development of limited viability.	2
<i>Planning / Sustainability Factors</i>	Greenfield site. The site is located outside the settlement boundary and within the Countryside (SP13) in the Wyre Local Plan. The RS (Policy W1) positively supports the sustainable diversification and development of the rural economy through the creation of new enterprise. No known heritage or ecological constraints.	3
<i>Infrastructure</i>	None. Assume utilities to road.	2
<i>Other Comments (i.e. ownership factors, barriers to development where available)</i>	Infrastructure provision required, part of proposed mixed-use development.	2

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE: 20

EMPLOYMENT ALLOCATION

DATE: 16/07/12

Carr Lane, Pilling	Reference WY 00 02	Area 2.13 ha
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Criteria	Comment	Score (out of 5)
<i>Current Use</i>	Derelict nurseries/storage and adjoining paddock	
<i>Greenfield / Brownfield</i>	50/50%	
<i>Local Road Access</i>	Carr Lane is a free moving narrow road, linking Pilling village to the A588	3
<i>Proximity to urban areas, and access to labour & services</i>	More than 2km from town centre services. Poor pedestrian links to housing areas. Bus stop on Smallwood Hey Road 300metres to north of site.	2
<i>Compatibility of adjoining uses</i>	House on north-east corner of site. Open fields to other sides	2
<i>Site characteristics and development constraints</i>	Level regular shaped site in Flood Zone 3	3
<i>Market Attractiveness</i>	Sporadic local /agricultural demand only. Speculative development not viable.	1
<i>Planning / Sustainability Factors</i>	Mixed brownfield/greenfield site. The site is located outside the settlement boundary and within the Countryside (SP13) in the Wyre Local Plan. Policy CS8 of the emerging Wyre Core Strategy seeks to retain individual small employment sites in Pilling and supports, in principle, their intensification and limited extension. The RS (Policy W1) also positively supports the sustainable diversification and development of the rural economy through the creation of new enterprise No known heritage or ecological constraints.	4
<i>Infrastructure</i>	Poor gravel track into site. Mains water and electricity, but no gas, sewers, telephone. Limited infrastructure.	2
<i>Other Comments (i.e. ownership factors, barriers to development where available)</i>	Major infrastructure provision required	2

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE:	19
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EMPLOYMENT ALLOCATION:

DATE: 17/07/12

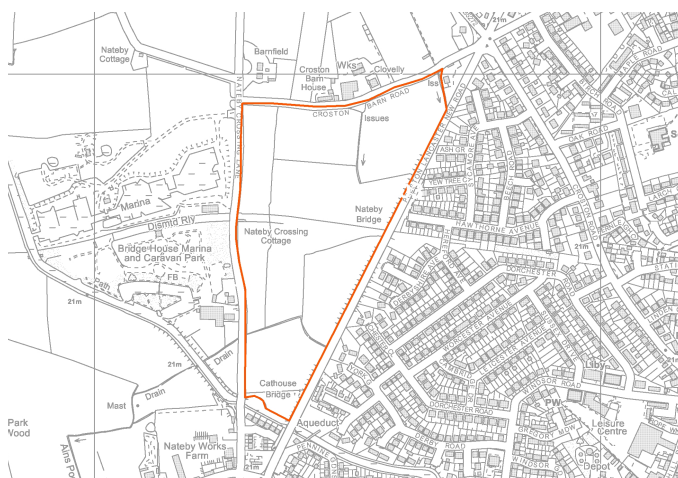
Land to West of A6, Garstang

Reference

WY 00 03

Area

16.00 ha



Criteria	Comment	Score (out of 5)
<i>Current Use</i>	Grazing land being forwarded for mixed-use development. Employment use considered potentially suitable on northern third of site.	
<i>Local Road Access</i>	Long frontage to A6, which is free-moving and avoids housing areas. A6 on embankment above level of site. Croston Barn Lane runs along northern boundary of site and joins A6 at traffic light junction. Alternative access from A6 at southern end of site via humpback bridge over canal.	5
<i>Proximity to urban areas, and access to labour & services</i>	North-east corner of site within 1km of Garstang town centre. Pedestrian access to housing areas could be provided via former railway line that passes under A6 and through centre of site. Established bus route along A6.	5
<i>Compatibility of adjoining uses</i>	No incompatible land uses. Open fields.	5
<i>Site characteristics and development constraints</i>	Large level greenfield site of regular shape. Hedgerows and mature trees. Flood Zone 1.	5
<i>Market Attractiveness</i>	Within A6 corridor where there is reasonable level of demand. Speculative development not viable. Would suit a broad range of businesses. Viable once serviced.	4
<i>Planning / Sustainability Factors</i>	Greenfield site. The site is located outside the settlement boundary and within the Countryside (SP13) in the Wyre Local Plan. The RS (Policy W1) positively supports the sustainable diversification and development of the rural economy through the creation of new enterprise. No known heritage or ecological constraints.	3
<i>Infrastructure</i>	Major infrastructure required	1
<i>Other Comments (i.e. ownership factors, barriers to development where available)</i>	Single ownership. Major infrastructure required	2

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE: 30

EMPLOYMENT ALLOCATION:

DATE: 17/07/12

Longmoor Lane, Nateby

Reference WY 00 04

Area 1.37 ha



Criteria	Comment	Score (out of 5)
Current Use	Grazing land to rear of storage depot.	
Greenfield / Brownfield	%	
Local Road Access	Only access to site through Collinson depot that fronts Longmoor Lane 50 m west of junction with A6, junction is poor but A6 is free-moving and avoids housing areas.	3
Proximity to urban areas, and access to labour & services	Within 2 km of Garstang town centre. Residential suburbs on opposite side of A6 Bus routes along A6.	4
Compatibility of adjoining uses	Collinson C&C Supplies occupy depot to front. Employment use not incompatible with adjoining land uses.	5
Site characteristics and development constraints	Level regular shaped site, beside canal but in Flood Zone 1.	2
Market Attractiveness	Within A6 corridor where there is reasonable level of demand. Site is landlocked, but could accommodate expansion of Collinson.	3
Planning / Sustainability Factors	Greenfield site. The site is located within the existing settlement boundary and is designated as an Existing Employment Commitment (EMP2/15) in the Wyre Local Plan. The RS (Policy W1) positively supports the sustainable diversification and development of the rural economy through the creation of new enterprise. No known heritage or ecological constraints.	4
Infrastructure	Infrastructure provision required.	1
Other Comments (i.e. ownership factors, barriers to development where available)	Major infrastructure required	2

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE: 24

EMPLOYMENT ALLOCATION:

DATE: 17/07/12

Catterall Gates Lane South West

Reference WY 00 06a

Area 2.70 ha



Criteria	Comment	Score (out of 5)
Current Use	Grazing.	
Greenfield / Brownfield		%
Local Road Access	Site fronts Tan Yard Lane to the north, a no through road that is accessed via the A6, junction is poor and would need upgrading if site were to be developed. A6 is free-moving and avoids housing areas.	3
Proximity to urban areas, and access to labour & services	North western edge of Catterall, with good pedestrian access to housing, buses routes along A6. More than 2km from Garstang town centre	4
Compatibility of adjoining uses	New detached housing to east "Parklands"	2
Site characteristics and development constraints	Level, site of generally regular shape. Northern boundary within Flood Zone 2 whilst the remainder is in Flood Zone 1.	4
Market Attractiveness	Within A6 corridor where there is reasonable level of demand. Speculative development not viable.	3
Planning / Sustainability Factors	Greenfield site. Easternmost part allocated for employment land in the Local Plan (EMP6). The rest of the site is located within the Countryside (SP13) in the Wyre Local Plan. Policy CS9 of the emerging Wyre Core Strategy seeks to strengthen Catterall as an employment hub by making provision for up to 16 hectares of new employment land. This approach is supported by the NPPF which encourages the identification of strategic sites for local and inward investment. In addition, the RS (Policy W1) positively supports the sustainable diversification and development of the rural economy through the creation of new enterprise. No known heritage or ecological constraints	3
Infrastructure	None.	1
Other Comments (i.e. ownership factors, barriers to development where available)	New access to A6 required and major infrastructure provision.	2

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE: 22

EMPLOYMENT ALLOCATION:

DATE: 17/07/12

Catterall Gates Lane (North)

Reference WY 00 05

Area 3.22 ha



Criteria	Comment	Score (out of 5)
<i>Current Use</i>	Grazing land on southern bank of the River Calder	
<i>Greenfield / Brownfield</i>	%	
<i>Local Road Access</i>	Site has no road frontage and is landlocked. Tan Yard Lane 100 m to the south is a no through road that is accessed via the A6, junction is poor and would need upgrading if site were to be developed. A6 is free-moving and avoids housing areas.	1
<i>Proximity to urban areas, and access to labour & services</i>	North western edge of Catterall, in close proximity to housing but pedestrian access limited, buses routes along A6 and B6430 Garstang Road both more than 300m from boundary of site. More than 2km from Garstang town centre	2
<i>Compatibility of adjoining uses</i>	Adjacent to new detached housing	2
<i>Site characteristics and development constraints</i>	Large level, site of generally regular shape within Flood Zones 3	1
<i>Market Attractiveness</i>	Within A6 corridor where there is reasonable level of demand. Speculative development not viable.	3
<i>Planning / Sustainability Factors</i>	Greenfield site. The site is allocated for employment under Policy EMP2/17 of the Local Plan. Policy CS9 of the emerging Wyre Core Strategy seeks to strengthen Catterall as an employment hub by making provision for up to 16 hectares of new employment land. This approach is supported by the NPPF which encourages the identification of strategic sites for local and inward investment. In addition, the RS (Policy W1) positively supports the sustainable diversification and development of the rural economy through the creation of new enterprise. No known heritage or ecological constraints.	5
<i>Infrastructure</i>	None.	1
<i>Other Comments (i.e. ownership factors, barriers to development where available)</i>	New access to A6 required and major infrastructure provision.	2

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE: 17

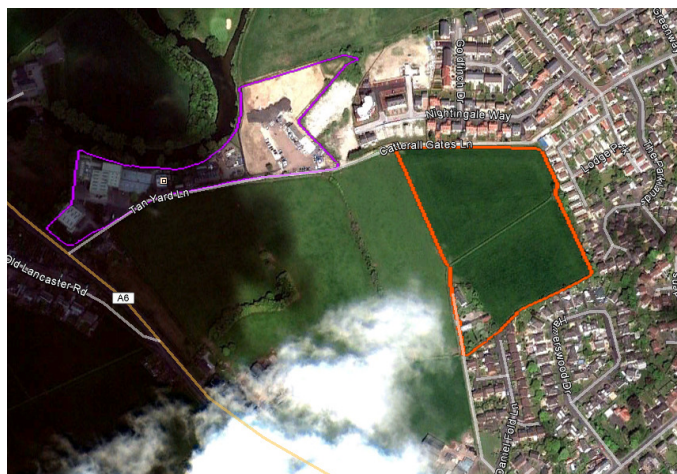
EMPLOYMENT ALLOCATION:

DATE: 17/07/12

Catterall Gates Lane South East

Reference WY 00 06

Area 2.00 ha



Criteria	Comment	Score (out of 5)
Current Use	Grazing.	
Greenfield / Brownfield		%
Local Road Access	Site has no road frontage. Tan Yard Lane to the north west is a no through road that is accessed via the A6, junction is poor and would need upgrading if site were to be developed. A6 is free-moving and avoids housing areas.	2
Proximity to urban areas, and access to labour & services	North western edge of Catterall, with good pedestrian access to housing,, buses routes along A6 and B6430 Garstang Road both 300m from boundary of site. More than 2km from Garstang town centre	3
Compatibility of adjoining uses	New detached housing to east - "Parklands"	2
Site characteristics and development constraints	Level, site of generally regular shape. Northern boundary within Flood Zone 3 whilst the remainder is in Flood Zone 1.	4
Market Attractiveness	Within A6 corridor where there is reasonable level of demand. Speculative development not viable.	3
Planning / Sustainability Factors	Greenfield site. Northern part allocated for employment land in the Local Plan (EMP6). The rest of the site is located within the Countryside (SP13) in the Wyre Local Plan. Policy CS9 of the emerging Wyre Core Strategy seeks to strengthen Catterall as an employment hub by making provision for up to 16 hectares of new employment land. This approach is supported by the NPPF which encourages the identification of strategic sites for local and inward investment. In addition, the RS (Policy W1) positively supports the sustainable diversification and development of the rural economy through the creation of new enterprise. No known heritage or ecological constraints.	3
Infrastructure	None.	1
Other Comments	New access to A6 required and major infrastructure provision.	2

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE: 20

EMPLOYMENT ALLOCATION

DATE: 17/07/12

Norcross – Block 1 and Robinson House	Reference	WY 03 01	Area	1.93 ha
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Criteria	Comment	Score (out of 5)
<i>Current Use</i>	Part of DWP complex.	
<i>Greenfield / Brownfield</i>	%	
<i>Local Road Access</i>	Norcross Lane links to A585. Free moving single carriageway road that avoids housing areas and with good junctions.	4
<i>Proximity to urban areas, and access to labour & services</i>	> 2 km from Town Centre. Good pedestrian access to housing areas. Close to bus stops on Norcross Lane.	3
<i>Compatibility of adjoining uses</i>	Within larger employment area. No incompatible land uses	5
<i>Site characteristics and development constraints</i>	Regular shaped site on different levels – rising to east. In Flood Zone 1	4
<i>Market Attractiveness</i>	Limited demand for offices of this scale in this location. Area of weak demand. Prominent location. Speculative development of marginal viability.	2
<i>Planning / Sustainability Factors</i>	Brownfield site. The site is located partially within the Green Belt (SP3) in the Wyre Local Plan. Policy CS4 of the emerging Core Strategy does not specifically seek to retain and protect this site for employment purposes. It does not, however, suggest any alternative use for the site. No known heritage or ecological constraints.	3
<i>Infrastructure</i>	Road through estate is narrow, but dedicated car parking areas street lighting and grassed landscape strips. Infrastructure of average quality.	4
<i>Other Comments (i.e. ownership factors, barriers to development where available)</i>	Ownership Telereal Trillium. DWP to vacate in Summer 2013. Demolition and site clearance required before redevelopment.	2

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE:	27
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Catterall Gates Lane Southern Extension

Reference

WY 00 06b

Area

6.24 ha



Criteria	Comment	Score (out of 5)
Current Use	Grazing.	
Greenfield / Brownfield		%
Local Road Access	Site fronts A6, but no direct access. A6 is free-moving and avoids housing areas.	4
Proximity to urban areas, and access to labour & services	Western edge of Catterall, with good pedestrian access to housing, bus routes along A6. More than 2km from Garstang town centre	4
Compatibility of adjoining uses	Housing to east "Parklands"	2
Site characteristics and development constraints	Large level, site of generally regular shape. Northern boundary within Flood Zone 1.	5
Market Attractiveness	Within A6 corridor where there is reasonable level of demand. Speculative development not viable.	3
Planning / Sustainability Factors	Greenfield site. The site is located within the Countryside (SP13) in the Wyre Local Plan. Policy CS9 of the emerging Wyre Core Strategy seeks to strengthen Catterall as an employment hub by making provision for up to 16 hectares of new employment land. This approach is supported by the NPPF which encourages the identification of strategic sites for local and inward investment. In addition, the RS (Policy W1) positively supports the sustainable diversification and development of the rural economy through the creation of new enterprise. No known heritage or ecological constraints.	3
Infrastructure	None.	1
Other Comments (i.e. ownership factors, barriers to development where available)	New access to A6 required and major infrastructure provision.	2

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE: 24

EMPLOYMENT ALLOCATION:

DATE: 17/07/12

Beech House Fields, Catterall

Reference WY 00 07

Area 2.04 ha



Criteria	Comment	Score (out of 5)
<i>Current Use</i>	Grazing land being put forward for mixed-use with employment on southern part.	
<i>Greenfield / Brownfield</i>	%	
<i>Local Road Access</i>	Would require improved access from A6 or Garstang Lane. Lane to south very narrow. A6 is free-moving and avoids housing areas.	4
<i>Proximity to urban areas, and access to labour & services</i>	Adjoins southern end of Catterall. More than 2 km from town centre services at Garstang, bus routes along A6. Proximity to housing.	4
<i>Compatibility of adjoining uses</i>	Housing proposed to north, Brockholes Ind Est to east, new housing to north east.	2
<i>Site characteristics and development constraints</i>	Level, regular shaped site with hedgerows and mature trees. Flood Zone 1.	4
<i>Market Attractiveness</i>	Within A6 corridor where there is reasonable level of demand. Speculative development not viable. Would suit range of mid sized businesses.	3
<i>Planning / Sustainability Factors</i>	Greenfield site. The site is located outside the settlement boundary and is within the Countryside (SP13) in the Wyre Local Plan. Policy CS9 of the emerging Wyre Core Strategy seeks to strengthen Catterall as an employment hub by making provision for up to 16 hectares of new employment land. In addition, the RS positively supports the sustainable diversification and development of the rural economy through the creation of new enterprise. No known heritage or ecological constraints.	3
<i>Infrastructure</i>	All infrastructure required.	1
<i>Other Comments (i.e. ownership factors, barriers to development where available)</i>	Electricity cables run north to south over hedgerows. Would require major infrastructure provision.	1

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE: 22

EMPLOYMENT ALLOCATION:

DATE: 17/07/12

South of Brockholes Industrial Estate

Reference

WY 00 08

Area

11.01 ha



Criteria	Comment	Score (out of 5)
<i>Current Use</i>	Grazing land beside canal and adjoining industrial estate	
<i>Greenfield / Brownfield</i>	%	
<i>Local Road Access</i>	Fronts A6 on bend with poor visibility. A6 is free-moving and avoids housing areas. Difficult to create safe access.	4
<i>Proximity to urban areas, and access to labour & services</i>	More than 2 km from town centre services in Garstang. Poor pedestrian access to residential areas. Bus stop on Garstang Road is 300 metres from site.	1
<i>Compatibility of adjoining uses</i>	Adjoins industrial on one side. No incompatible uses	5
<i>Site characteristics and development constraints</i>	Large level site of irregular shape adjoining canal and crossed by UHV power lines. Flood Zone 1	3
<i>Market Attractiveness</i>	Prominent site within A6 corridor where there is reasonable level of demand. Speculative development not viable. Would suit range of mid sized businesses.	4
<i>Planning / Sustainability Factors</i>	Greenfield site. The site is located outside the settlement boundary and is within the Countryside (SP13) in the Wyre Local Plan. Policy CS9 of the emerging Wyre Core Strategy seeks to strengthen Catterall as an employment hub by making provision for up to 16 hectares of new employment land. In addition, the RS positively supports the sustainable diversification and development of the rural economy through the creation of new enterprise. No known heritage or ecological constraints.	3
<i>Infrastructure</i>	All infrastructure required.	1
<i>Other Comments (i.e. ownership factors, barriers to development where available)</i>	High voltage electricity cables cross site. Would require major infrastructure provision.	1

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE:	22
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EMPLOYMENT ALLOCATION:

DATE: 16/07/12

Garstang Road, Bilborrow

Reference **WY 00 09**

Area **2.16 ha**



Criteria	Comment	Score (out of 5)
<i>Current Use</i>	Grazing land/paddock on south bank of River Brook	
<i>Greenfield / Brownfield</i>	%	
<i>Local Road Access</i>	Site fronts A6 which passes through Bilborrow village. No direct access into site from A6 and poor visibility into site. Would need junction improvement.	2
<i>Proximity to urban areas, and access to labour & services</i>	Limited services within Bilborrow. Good pedestrian access to small settlement. Bus stops on A6. Cycleways.	3
<i>Compatibility of adjoining uses</i>	Adjoins telephone exchange. Land Rover dealership to north, flooring sales to west, 1 stone built house to south.	2
<i>Site characteristics and development constraints</i>	Level, regular shaped site Bounded by road, railway and river. Site is within Flood Zone 2 and 3	3
<i>Market Attractiveness</i>	Within A6 corridor where there is reasonable level of demand. Speculative development not viable. Prominent location. No established office or industrial market in Bilborrow	3
<i>Planning / Sustainability Factors</i>	Greenfield site. The site is located outside the settlement boundary and within the Countryside (SP13) in the Wyre Local Plan. The RS (Policy W1) positively supports the sustainable diversification and development of the rural economy through the creation of new enterprise. No known heritage or ecological constraints.	3
<i>Infrastructure</i>	Infrastructure including new access to A6 would be required.	1
<i>Other Comments (i.e. ownership factors, barriers to development where available)</i>	Owned by developer – Pipecroft Ltd. Major infrastructure required	2

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE: 19

EMPLOYMENT ALLOCATION

DATE: 17/07/12

Norcross – Block 6	Reference	WY 03 06	Area	0.90 ha
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Criteria	Comment	Score (out of 5)
<i>Current Use</i>	Part of DWP complex.	
<i>Greenfield / Brownfield</i>	%	
<i>Local Road Access</i>	Norcross Lane links to A585. Free moving single carriageway road that avoids housing areas and with good junctions.	4
<i>Proximity to urban areas, and access to labour & services</i>	> 2 km from Town Centre. Good pedestrian access to housing areas. Less than 300m from bus stops on Sevenoaks Drive.	3
<i>Compatibility of adjoining uses</i>	Offices separated by White Carr Lane from residential area.	4
<i>Site characteristics and development constraints</i>	Level site narrowing at northern end. Predominantly in Flood Zone 1 with the northern tip in Flood Zone 2	2
<i>Market Attractiveness</i>	Limited demand for offices of this scale in this location. Area of weak demand. Prominent location. Speculative development of marginal viability.	2
<i>Planning / Sustainability Factors</i>	Brownfield site. The site is located partially within the Green Belt (SP3) in the Wyre Local Plan. Policy CS4 of the emerging Core Strategy does not specifically seek to retain and protect this site for employment purposes. It does not, however, suggest any alternative use for the site. No known heritage or ecological constraints.	3
<i>Infrastructure</i>	Road through estate is narrow, but dedicated car parking areas street lighting and grassed landscape strips. Infrastructure of average quality.	4
<i>Other Comments (i.e. ownership factors, barriers to development where available)</i>	Ownership Telereal Trillium. DWP to vacate in Summer 2013. Demolition and site clearance required before redevelopment.	2

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE:	24
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EMPLOYMENT ALLOCATION

DATE: 16/07/12

Hillhouse International BP – Proposed Wyre Power

Reference

WY 04 01

Area

12.31 ha



Criteria	Comment	Score (out of 5)
<i>Current Use</i>	Brownfield site cleared to slab. Former ICI now vacant.	
<i>Greenfield / Brownfield</i>	%	
<i>Local Road Access</i>	Bourne Road is free-moving of good width which also serves housing areas.	4
<i>Proximity to urban areas, and access to labour & services</i>	Distant from town centre. Poor pedestrian access to housing areas. Not served by public transport.	1
<i>Compatibility of adjoining uses</i>	Large established industrial area accommodating some bad neighbour uses.	4
<i>Site characteristics and development constraints</i>	Large level development plot of regular shape. Partially in Flood Zones 2 and 3. In proximity to Vinnolit COMAH Zone.	3
<i>Market Attractiveness</i>	Secure site suiting range of businesses in Use Classes B2 & B8 Bespoke development viable but speculative development unviable. Bad neighbour uses and poor quality environment will deter some businesses from locating here.	3
<i>Planning / Sustainability Factors</i>	Predominantly brownfield site. The site is designated as a Strategic Location for Development (SP2) in the Wyre Local Plan and is allocated for employment development in the Fleetwood-Thornton AAP (Policy 3). Policies CS1 and CS4 of the emerging Wyre Core Strategy seeks to retain and protect the site for employment purposes. The NPPF encourages Local Authorities to identify strategic sites and priority areas for economic regeneration, support existing business sectors and to plan positively to the location & expansion of clusters. No known heritage or ecological constraints. The site also benefits from planning permission for a further 1,757 sq. m. for B1 and B2 floorspace.	5
<i>Infrastructure</i>	Existing site roads and mains rings for water, sewers, electricity. Infrastructure of poor quality.	3
<i>Other Comments (i.e. ownership factors, barriers to development where available)</i>	Estate owned by NPL Estates, a developer investor that will build out according to demand. Site remediation and grubbing up of slabs required before redevelopment.	2

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE:	25
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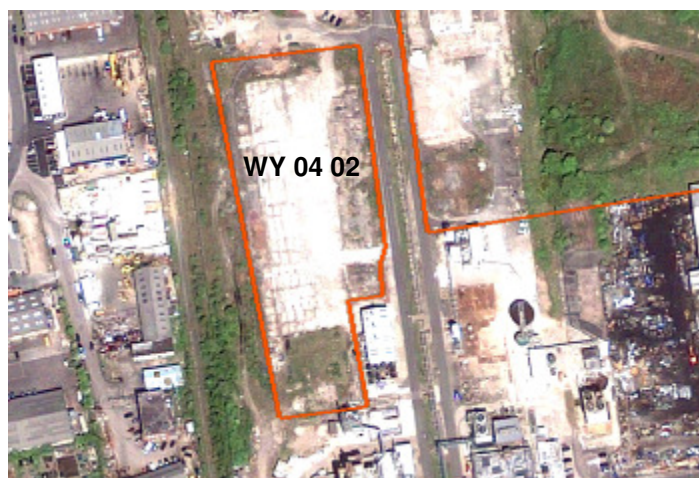
EMPLOYMENT ALLOCATION

DATE: 16/07/12

Hillhouse International BP – Proposed Aneorobic Digester

Reference WY 04 02

Area 1.19 ha



Criteria	Comment	Score (out of 5)
<i>Current Use</i>	Brownfield site cleared to slab. Former ICI now vacant.	
<i>Greenfield / Brownfield</i>	%	
<i>Local Road Access</i>	Bourne Road is free-moving of good width which also serves housing areas.	4
<i>Proximity to urban areas, and access to labour & services</i>	Distant from town centre. Poor pedestrian access to housing areas. Not served by public transport.	1
<i>Compatibility of adjoining uses</i>	Large established industrial area accommodating some bad neighbour uses.	4
<i>Site characteristics and development constraints</i>	Level development plot of regular shape. Partially in Flood Zone 2. In proximity to Vinnolit COMAH Zone.	2
<i>Market Attractiveness</i>	Secure site suiting range of businesses in Use Classes B2 & B8 Bespoke development viable but speculative development unviable. Bad neighbour uses and poor quality environment will deter some businesses from locating here.	3
<i>Planning / Sustainability Factors</i>	Predominantly brownfield site. The site is designated as a Strategic Location for Development (SP2) in the Wyre Local Plan and is allocated for employment development in the Fleetwood-Thornton AAP (Policy 3). Policies CS1 and CS4 of the emerging Wyre Core Strategy seeks to retain and protect the site for employment purposes. The NPPF encourages Local Authorities to identify strategic sites and priority areas for economic regeneration, support existing business sectors and to plan positively to the location & expansion of clusters. No known heritage or ecological constraints.	5
<i>Infrastructure</i>	Existing site roads and mains rings main for water, sewers, electricity. Infrastructure of poor quality.	3
<i>Other Comments (i.e. ownership factors, barriers to development where available)</i>	Estate owned by NPL Estates, a developer investor that will build out according to demand. Site remediation and grubbing up of slabs required before redevelopment.	2

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE: 24

EMPLOYMENT ALLOCATION

DATE: 16/07/12

Hillhouse International BP – East Road

Reference WY 04 03

Area 2.23 ha



Criteria	Comment	Score (out of 5)
Current Use	Brownfield site cleared to slab. Former ICI site, now vacant	
Greenfield / Brownfield	%	
Local Road Access	Bourne Road is free-moving of good width which also serves housing areas.	4
Proximity to urban areas, and access to labour & services	Distant from town centre. Poor pedestrian access to housing areas. Not served by public transport	1
Compatibility of adjoining uses	Large established industrial area accommodating some bad neighbour uses.	4
Site characteristics and development constraints	Level development plot of regular shape. Wholly within Flood Zones 2 & 3. In proximity to Vinnolit COMAH Zone.	1
Market Attractiveness	Secure site suiting range of businesses in Use Classes B2 & B8 Bespoke development viable but speculative development unviable. Bad neighbour uses and poor quality environment will deter some businesses from locating here.	3
Planning / Sustainability Factors	Predominantly brownfield site. The site is designated as a Strategic Location for Development (SP2) in the Wyre Local Plan and is allocated for employment development in the Fleetwood-Thornton AAP (Policy 3). Policies CS1 and CS4 of the emerging Wyre Core Strategy seek to retain and protect the site for employment purposes. The NPPF encourages Local Authorities to identify strategic sites and priority areas for economic regeneration, support existing business sectors and to plan positively to the location & expansion of clusters. No known heritage or ecological constraints.	5
Infrastructure	Existing site roads and mains rings main for water, sewers, electricity. Infrastructure of poor quality.	3
Other Comments (i.e. ownership factors, barriers to development where available)	Estate owned by NPL Estates, a developer investor that will build out according to demand. Site remediation and grubbing up of slabs required before redevelopment.	2

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE: 23

EMPLOYMENT ALLOCATION

DATE: 17/07/12

Norcross – Block 2 and parking	Reference	WY 03 02	Area	1.93 ha
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Criteria	Comment	Score (out of 5)
<i>Current Use</i>	Part of DWP complex.	
<i>Greenfield / Brownfield</i>	%	
<i>Local Road Access</i>	Norcross Lane links to A585. Free moving single carriageway road that avoids housing areas and with good junctions.	4
<i>Proximity to urban areas, and access to labour & services</i>	> 2 km from Town Centre. Good pedestrian access to housing areas. Close to bus stops on Norcross Lane.	3
<i>Compatibility of adjoining uses</i>	Within larger employment area. No incompatible land uses	5
<i>Site characteristics and development constraints</i>	Regular shaped site on different levels – rising to east. In Flood Zone 1	4
<i>Market Attractiveness</i>	Limited demand for offices of this scale in this location. Area of weak demand. Prominent location. Speculative development of marginal viability.	2
<i>Planning / Sustainability Factors</i>	Brownfield site. The site is located partially within the Green Belt (SP3) in the Wyre Local Plan. Policy CS4 of the emerging Core Strategy does not specifically seek to retain and protect this site for employment purposes. It does not, however, suggest any alternative use for the site. No known heritage or ecological constraints.	3
<i>Infrastructure</i>	Road through estate is narrow, but dedicated car parking areas street lighting and grassed landscape strips. Infrastructure of average quality.	4
<i>Other Comments (i.e. ownership factors, barriers to development where available)</i>	Ownership Telereal Trillium. DWP to vacate in Summer 2013. Demolition and site clearance required before redevelopment.	2

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE:	27
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EMPLOYMENT ALLOCATION

DATE: 17/07/12

Norcross – Block 3

Reference WY 03 03

Area 1.60 ha



Criteria	Comment	Score (out of 5)
Current Use	Part of DWP complex.	
Greenfield / Brownfield	%	
Local Road Access	Norcross Lane links to A585. Free moving single carriageway road that avoids housing areas and with good junctions.	4
Proximity to urban areas, and access to labour & services	> 2 km from Town Centre. Good pedestrian access to housing areas. Less than 300m from bus stops on Sevenoaks Drive.	3
Compatibility of adjoining uses	Within larger employment area. No incompatible land uses	5
Site characteristics and development constraints	Regular shaped, level site in Flood Zone 1	4
Market Attractiveness	Limited demand for offices of this scale in this location. Area of weak demand. Prominent location. Speculative development of marginal viability.	2
Planning / Sustainability Factors	Brownfield site. The site is located partially within the Green Belt (SP3) in the Wyre Local Plan. Policy CS4 of the emerging Core Strategy does not specifically seek to retain and protect this site for employment purposes. It does not, however, suggest any alternative use for the site. No known heritage or ecological constraints.	3
Infrastructure	Road through estate is narrow, but dedicated car parking areas street lighting and grassed landscape strips. Infrastructure of average quality.	4
Other Comments (i.e. ownership factors, barriers to development where available)	Ownership Telereal Trillium. DWP to vacate in Summer 2013. Demolition and site clearance required before redevelopment.	2

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE: 27

EMPLOYMENT ALLOCATION

DATE: 17/07/12

Norcross – Blocks 4 & 7

Reference WY 03 04

Area 1.87 ha



Criteria	Comment	Score (out of 5)
Current Use	Part of DWP complex.	
Greenfield / Brownfield	%	
Local Road Access	Norcross Lane links to A585. Free moving single carriageway road that avoids housing areas and with good junctions.	4
Proximity to urban areas, and access to labour & services	> 2 km from Town Centre. Good pedestrian access to housing areas. Less than 300m from bus stops on Sevenoaks Drive.	3
Compatibility of adjoining uses	Offices separated by White Carr Lane from residential area.	4
Site characteristics and development constraints	Regular shaped site on different levels – rising to east. Predominantly in Flood Zone 1 with the north eastern tip in Flood Zones 2 & 3	2
Market Attractiveness	Limited demand for offices of this scale in this location. Area of weak demand. Prominent location. Speculative development of marginal viability.	2
Planning / Sustainability Factors	Brownfield site. The site is located partially within the Green Belt (SP3) in the Wyre Local Plan. Policy CS4 of the emerging Core Strategy does not specifically seek to retain and protect this site for employment purposes. It does not, however, suggest any alternative use for the site. No known heritage or ecological constraints.	3
Infrastructure	Road through estate is narrow, but dedicated car parking areas street lighting and grassed landscape strips. Infrastructure of average quality.	4
Other Comments (i.e. ownership factors, barriers to development where available)	Ownership Telereal Trillium. DWP to vacate in Summer 2013. Demolition and site clearance required before redevelopment.	2

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE: 24

EMPLOYMENT ALLOCATION

DATE: 17/07/12

Norcross – Block 5 and Canteen

Reference WY 03 05

Area 2.27 ha



Criteria	Comment	Score (out of 5)
Current Use	Part of DWP complex.	
Greenfield / Brownfield	%	
Local Road Access	Norcross Lane links to A585. Free moving single carriageway road that avoids housing areas and with good junctions.	4
Proximity to urban areas, and access to labour & services	> 2 km from Town Centre. Good pedestrian access to housing areas. Close to bus stops on Norcross Lane.	3
Compatibility of adjoining uses	Within larger employment area. No incompatible land uses	5
Site characteristics and development constraints	Regular shaped, broadly level elevated site in Flood Zone 1	4
Market Attractiveness	Limited demand for offices of this scale in this location. Area of weak demand. Prominent location. Speculative development of marginal viability.	2
Planning / Sustainability Factors	Brownfield site. The site is located partially within the Green Belt (SP3) in the Wyre Local Plan. Policy CS4 of the emerging Core Strategy does not specifically seek to retain and protect this site for employment purposes. It does not, however, suggest any alternative use for the site. No known heritage or ecological constraints.	3
Infrastructure	Road through estate is narrow, but dedicated car parking areas street lighting and grassed landscape strips. Infrastructure of average quality.	4
Other Comments (i.e. ownership factors, barriers to development where available)	Ownership Telereal Trillium. DWP to vacate in Summer 2013. Demolition and site clearance required before redevelopment.	2

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE: 27

EMPLOYMENT ALLOCATION

DATE: 16/07/12

Burn Hall Industrial Estate – Enterprise Way

Reference

WY 06 02

Area

0.14 ha



Criteria	Comment	Score (out of 5)
<i>Current Use</i>	Small infill plot adjoining factory. B2, B8 uses on Burn Hall Ind. Est.	
<i>Greenfield / Brownfield</i>	%	
<i>Local Road Access</i>	Estate fronts Fleetwood Road which is free-moving, wide and avoids residential areas. Wide junction to estate.	5
<i>Proximity to urban areas, and access to labour & services</i>	More than 2km from town centre. Bus stops on Fleetwood Road. Outside of settlement. Poor pedestrian access to housing areas.	2
<i>Compatibility of adjoining uses</i>	Within employment area. No incompatible land uses	5
<i>Site characteristics and development constraints</i>	Level, regular shaped site, within Flood Zones 1 & 2.	3
<i>Market Attractiveness</i>	Demand from local businesses. Speculative development not viable. Lacks prominence.	1
<i>Planning / Sustainability Factors</i>	Brownfield site. The site is designated as a Strategic Location for Development (SP2) in the Wyre Local Plan and is allocated for employment development in the Fleetwood-Thornton AAP (Policy 3). In line with this, Policy CS4 of the emerging Wyre Core Strategy seeks to retain and protect the site for employment purposes. No known heritage or ecological constraints.	5
<i>Infrastructure</i>	Estate infrastructure of average quality - street lighting, grassed landscape strips, some on-street parking.	4
<i>Other Comments (i.e. ownership factors, barriers to development where available)</i>	Modest remediation required.	4

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE:	29
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EMPLOYMENT ALLOCATION

DATE: 16/07/12

Burn Hall Industrial Estate – south east corner

Reference

WY 06 03

Area

0.79 ha



Criteria	Comment	Score (out of 5)
<i>Current Use</i>	Brownfield site in corner of estate. B2, B8 uses on Burn Hall Ind. Est.	
<i>Greenfield / Brownfield</i>	%	
<i>Local Road Access</i>	Estate fronts Fleetwood Road which is free-moving, wide and avoids residential areas. Wide junction to estate.	5
<i>Proximity to urban areas, and access to labour & services</i>	More than 2km from town centre. Bus stops on Fleetwood Road. Outside of settlement. Poor pedestrian access to housing areas.	2
<i>Compatibility of adjoining uses</i>	Within employment area. No incompatible land uses	5
<i>Site characteristics and development constraints</i>	Level, regular shaped site, within Flood Zones 1 & 2.	3
<i>Market Attractiveness</i>	Demand from local businesses. Speculative development not viable. Lacks prominence.	1
<i>Planning / Sustainability Factors</i>	Brownfield site. The site is designated as a Strategic Location for Development (SP2) in the Wyre Local Plan and is allocated for employment development in the Fleetwood-Thornton AAP (Policy 3). In line with this, Policy CS4 of the emerging Wyre Core Strategy seeks to retain and protect the site for employment purposes. No known heritage or ecological constraints.	5
<i>Infrastructure</i>	Estate infrastructure of average quality - street lighting, grassed landscape strips, some on-street parking.	4
<i>Other Comments (i.e. ownership factors, barriers to development where available)</i>	Infrastructure and remediation required.	2

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE:	27
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EMPLOYMENT ALLOCATION

DATE: 16/07/12

Burn Hall Industrial Estate – East of Fleetwood Road, north of new road

Reference

WY 06 04

Area

1.70 ha



Criteria	Comment	Score (out of 5)
<i>Current Use</i>	Grassed site on corner of Fleetwood Road. B2, B8 uses on Burn Hall Ind. Est. Adjoins Lancashire Waste Technology Park.	
<i>Greenfield / Brownfield</i>	%	
<i>Local Road Access</i>	Fronts Fleetwood Road which is free-moving, wide and avoids residential areas. Wide junction to estate.	5
<i>Proximity to urban areas, and access to labour & services</i>	More than 2km from town centre. Close to bus stops on Fleetwood Road. Outside of settlement. Poor pedestrian access to housing areas.	2
<i>Compatibility of adjoining uses</i>	On edge of Industrial Estate. Distant from housing and other incompatible uses.	5
<i>Site characteristics and development constraints</i>	Level, regular shaped site, within Flood Zone 1.	4
<i>Market Attractiveness</i>	Demand from local businesses. Speculative development not viable. Prominent corner site.	2
<i>Planning / Sustainability Factors</i>	<p>Brownfield site. The site is designated as a Strategic Location for Development (SP2) in the Wyre Local Plan and is allocated for employment development in the Fleetwood-Thornton AAP (Policy 3). In line with this, Policy CS4 of the emerging Wyre Core Strategy seeks to retain and protect the site for employment purposes. No known heritage or ecological constraints.</p> <p>A planning application (ref: 12/00200/LMA) has been submitted for a 50,000 sqft (net sales) Sainsbury's foodstore and associated car parking and landscaping on site WY/06/05 to the south; the application also includes proposals for a Petrol Filling Station on the south-western corner of site WY/06/04.</p>	5
<i>Infrastructure</i>	New estate infrastructure of good quality fronts the site and provides access to Waste Park – street lighting, grassed landscape strips.	5
<i>Other Comments (i.e. ownership factors, barriers to development where)</i>	Modest infrastructure required.	4

<i>available)</i>		
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[Scoring: 5 = best, 1 = worst]

TOTAL SCORE:	32
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EMPLOYMENT ALLOCATION

DATE: 16/07/12

Burn Hall Industrial Estate – East of Fleetwood Road, south of new road

Reference

WY 06 05

Area

4.52 ha



Criteria	Comment	Score (out of 5)
<i>Current Use</i>	Grassed area fronting Fleetwood Road. B2, B8 uses on Burn Hall Ind. Est. Adjoins Lancashire Waste Technology Park.	
<i>Greenfield / Brownfield</i>	%	
<i>Local Road Access</i>	Fronts Fleetwood Road which is free-moving, wide and avoids residential areas. Wide junction to estate.	5
<i>Proximity to urban areas, and access to labour & services</i>	More than 2km from town centre. Close to bus stops on Fleetwood Road. Outside of settlement. Poor pedestrian access to housing areas.	2
<i>Compatibility of adjoining uses</i>	On edge of Industrial Estate. Distant from housing and other incompatible uses.	5
<i>Site characteristics and development constraints</i>	Large level, regular shaped site, within Flood Zone 1.	5
<i>Market Attractiveness</i>	Demand from local businesses. Speculative development not viable. Prominent frontage site.	2
<i>Planning / Sustainability Factors</i>	<p>Brownfield site. The site is designated as a Strategic Location for Development (SP2) in the Wyre Local Plan and is allocated for employment development in the Fleetwood-Thornton AAP (Policy 3). In line with this, Policy CS4 of the emerging Wyre Core Strategy seeks to retain and protect the site for employment purposes. No known heritage or ecological constraints.</p> <p>A planning application (ref: 12/00200/LMA) has been submitted for a 50,000 sqft (net sales) Sainsbury's foodstore and associated car parking and landscaping on site WY/06/05; the application also includes proposals for a Petrol Filling Station on the south-western corner of site WY/06/04 to the north.</p>	5
<i>Infrastructure</i>	New estate infrastructure of good quality fronts the site and provides access to Waste Park – street lighting, grassed landscape strips.	5
<i>Other Comments (i.e. ownership factors, barriers to</i>	Substantial infrastructure required to create development plots.	2

<i>development where available)</i>		
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[Scoring: 5 = best, 1 = worst]

TOTAL SCORE:	31
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EMPLOYMENT ALLOCATION

DATE: 16/07/12

Butts Close, Red Marsh Ind Est, Thornton (north)

Reference

WY 07 01

Area

0.21 ha



Criteria	Comment	Score (out of 5)
<i>Current Use</i>	Vacant depot of fenced hardstanding. Use classes B1, B2, B8 on Red Marsh Ind Est.	
<i>Greenfield / Brownfield</i>	%	
<i>Local Road Access</i>	Access through housing, along narrow roads with speed humps not suitable for HGVs.	1
<i>Proximity to urban areas, and access to labour & services</i>	More than 2 km from town centre. Good pedestrian access to housing areas. On edge of settlement, adjoins terraced housing and new Barratts estate. More than 500m from bus stops on Trunnah Road.	2
<i>Compatibility of adjoining uses</i>	B1/B2 separated by road from housing area.	4
<i>Site characteristics and development constraints</i>	Level, regular plot, in Flood Zone 1.	4
<i>Market Attractiveness</i>	Demand from local businesses particularly for external storage use. Speculative development not viable. Lacks prominence	2
<i>Planning / Sustainability Factors</i>	Predominantly brownfield site. The site is designated as a Strategic Location for Development (SP2). The Fleetwood-Thornton AAP which post-dates the Local Plan, allocates the entire site for employment development (Policy 3). In line with this, Policy CS4 of the emerging Wyre Core Strategy seeks to retain and protect the site for employment purposes. No known heritage or ecological constraints. The wider Industrial Estate also benefits from 3 extant planning permissions for a total of 2,000 sq. m. of additional B1, B2 & B8 floorspace.	5
<i>Infrastructure</i>	Estate infrastructure of average quality - street lighting, grassed landscape strips, some on-street parking.	4
<i>Other Comments</i>	Infrastructure and services to edge of plot	5

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE:	27
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EMPLOYMENT ALLOCATION

DATE: 16/07/12

Hargreaves Street, Red Marsh Ind Est, Thornton

Reference

WY 07 02

Area

0.69 ha



Criteria	Comment	Score (out of 5)
<i>Current Use</i>	Grassed plot on corner of Industrial Estate. Use classes B1, B2, B8 on Red Marsh Ind Est.	
<i>Greenfield / Brownfield</i>	%	
<i>Local Road Access</i>	Access through housing areas along narrow congested roads.	2
<i>Proximity to urban areas, and access to labour & services</i>	Within 2 km of Thornton town centre. Good pedestrian access to housing areas. Close to bus stops on Trunnah Road.	4
<i>Compatibility of adjoining uses</i>	On corner of industrial estate and adjoining housing to west and south.	1
<i>Site characteristics and development constraints</i>	Level, regular plot, in Flood Zones 2 and 3.	3
<i>Market Attractiveness</i>	Demand from local businesses particularly for external storage use. Speculative development not viable. Lacks prominence	2
<i>Planning / Sustainability Factors</i>	Predominantly brownfield site. The site is designated as a Strategic Location for Development (SP2). The Fleetwood-Thornton AAP which post-dates the Local Plan allocates the entire site for employment development (Policy 3). In line with this, Policy CS4 of the emerging Wyre Core Strategy seeks to retain and protect the site for employment purposes. No known heritage or ecological constraints.	5
<i>Infrastructure</i>	Estate infrastructure of average quality - street lighting, grassed landscape strips, some on-street parking	4
<i>Other Comments (i.e. ownership factors, barriers to development where available)</i>	Infrastructure and services to edge of plot. Modest infrastructure required to create development plots.	4

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE:	25
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EMPLOYMENT ALLOCATION

DATE: 16/07/12

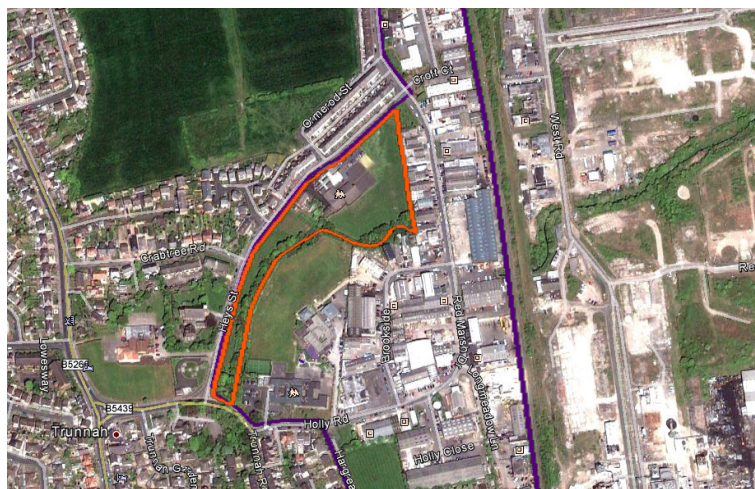
Thornton Primary School, Red Marsh Ind Est

Reference

WY 07 03

Area

2.04 ha



Criteria	Comment	Score (out of 5)
<i>Current Use</i>	Primary school, three terraced houses and amenity land fronting Heys Street Use classes B1, B2, B8 on Red Marsh Ind Est.	
<i>Greenfield / Brownfield</i>	%	
<i>Local Road Access</i>	Access through housing areas along narrow congested roads.	2
<i>Proximity to urban areas, and access to labour & services</i>	Within 2 km of Thornton town centre. Good pedestrian access to housing areas. Close to bus stops on Trunnah Road.	4
<i>Compatibility of adjoining uses</i>	On edge of industrial estate and adjoining housing to west.	1
<i>Site characteristics and development constraints</i>	Level, regular plot, in Flood Zones 2 and 3.	3
<i>Market Attractiveness</i>	Demand from local businesses particularly for external storage use. Speculative development not viable. Lacks prominence	2
<i>Planning / Sustainability Factors</i>	Predominantly brownfield site. The site is designated as a Strategic Location for Development (SP2). The Fleetwood-Thornton AAP which post-dates the Local Plan, allocates the entire site for employment development (Policy 3). In line with this, Policy CS4 of the emerging Wyre Core Strategy seeks to retain and protect the site for employment purposes. No known heritage or ecological constraints.	5
<i>Infrastructure</i>	Estate infrastructure of average quality - street lighting, grassed landscape strips, some on-street parking.	4
<i>Barriers to Development</i>	Operational school building and occupied dwellings.	1
<i>Other Comments</i>		

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE:	22
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EMPLOYMENT ALLOCATION

DATE: 16/07/12

**Hillhouse International BP – South Road Fronting
Vinolitt**

Reference WY 04 04

Area 0.94 ha



Criteria	Comment	Score (out of 5)
<i>Current Use</i>	Brownfield site cleared to slab. Former ICI now vacant.	
<i>Greenfield / Brownfield</i>	%	
<i>Local Road Access</i>	Bourne Road is free-moving of good width which also serves housing areas.	4
<i>Proximity to urban areas, and access to labour & services</i>	Distant from town centre. Poor pedestrian access to housing areas. Not served by public transport	1
<i>Compatibility of adjoining uses</i>	Large established industrial area accommodating some bad neighbour uses.	4
<i>Site characteristics and development constraints</i>	Level development plot of regular shape. Wholly within Flood Zone 2 and partially within Flood Zone 3. In proximity to Vinnolit COMAH Zone.	2
<i>Market Attractiveness</i>	Secure site suiting range of businesses in Use Classes B2 & B8 Bespoke development viable but speculative development unviable. Bad neighbour uses and poor quality environment will deter some businesses from locating here.	3
<i>Planning / Sustainability Factors</i>	Predominantly brownfield site. The site is designated as a Strategic Location for Development (SP2) in the Wyre Local Plan and is allocated for employment development in the Fleetwood-Thornton AAP (Policy 3). Policies CS1 and CS4 of the emerging Wyre Core Strategy seeks to retain and protect the site for employment purposes. The NPPF encourages Local Authorities to identify strategic sites and priority areas for economic regeneration, support existing business sectors and to plan positively to the location & expansion of clusters. No known heritage or ecological constraints.	5
<i>Infrastructure</i>	Existing site roads and mains rings main for water, sewers, electricity. Infrastructure of poor quality.	3
<i>Other Comments (i.e. ownership factors, barriers to development where available)</i>	Estate owned by NPL Estates, a developer investor that will build out according to demand. Site remediation and grubbing up of slabs required before redevelopment.	2

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE: 24

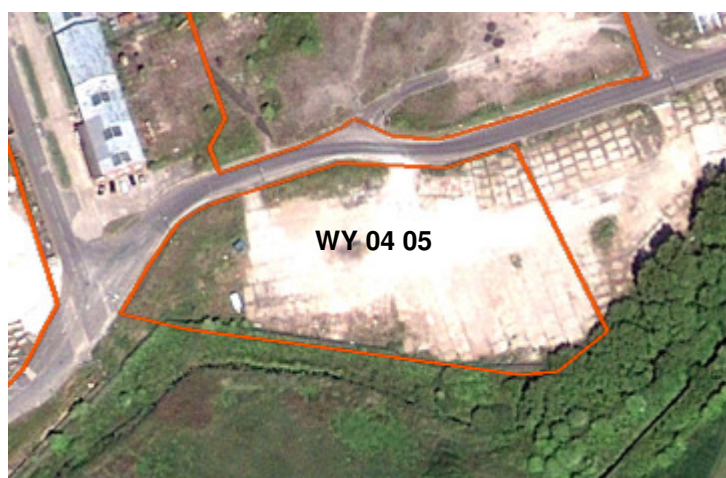
EMPLOYMENT ALLOCATION

DATE: 16/07/12

**Hillhouse International BP – South Road Adjoining
New Substation**

Reference **WY 04 05**

Area **0.67 ha**



Criteria	Comment	Score (out of 5)
<i>Current Use</i>	Brownfield site cleared to slab. Former ICI now vacant.	
<i>Greenfield / Brownfield</i>	%	
<i>Local Road Access</i>	Bourne Road is free-moving of good width which also serves housing areas.	4
<i>Proximity to urban areas, and access to labour & services</i>	Distant from town centre. Poor pedestrian access to housing areas. Not served by public transport	1
<i>Compatibility of adjoining uses</i>	Large established industrial area accommodating some bad neighbour uses.	4
<i>Site characteristics and development constraints</i>	Level development plot of regular shape. Wholly within Flood Zones 2 & 3. In proximity to Vinnolit COMAH Zone.	1
<i>Market Attractiveness</i>	Secure site suiting range of businesses in Use Classes B2 & B8 Bespoke development viable but speculative development unviable. Bad neighbour uses and poor quality environment will deter some businesses from locating here.	3
<i>Planning / Sustainability Factors</i>	Predominantly brownfield site. The site is designated as a Strategic Location for Development (SP2) in the Wyre Local Plan and is allocated for employment development in the Fleetwood-Thornton AAP (Policy 3). Policies CS1 and CS4 of the emerging Wyre Core Strategy seeks to retain and protect the site for employment purposes. The NPPF encourages Local Authorities to identify strategic sites and priority areas for economic regeneration, support existing business sectors and to plan positively to the location & expansion of clusters. No known heritage or ecological constraints.	5
<i>Infrastructure</i>	Existing site roads and mains rings main for water, sewers, electricity. Infrastructure of poor quality.	3
<i>Other Comments (i.e. ownership factors, barriers to development where available)</i>	Estate owned by NPL Estates, a developer investor that will build out according to demand. Site remediation and grubbing up of slabs required before redevelopment.	2

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE: 23

EMPLOYMENT ALLOCATION

DATE: 16/07/12

Hillhouse International BP – Riverside Business Park

Reference

WY 04 06

Area

13.26 ha



Criteria	Comment	Score (out of 5)
<i>Current Use</i>	Brownfield site cleared to slab. Former ICI now vacant.	
<i>Greenfield / Brownfield</i>	%	
<i>Local Road Access</i>	Bourne Road is free-moving of good width which also serves housing areas.	4
<i>Proximity to urban areas, and access to labour & services</i>	Distant from town centre. Poor pedestrian access to housing areas. Not served by public transport	1
<i>Compatibility of adjoining uses</i>	Large established industrial area accommodating some bad neighbour uses.	4
<i>Site characteristics and development constraints</i>	Very large development plot of regular shape. Slopes down to east. In proximity to Vinnolit COMAH Zone.	3
<i>Market Attractiveness</i>	Secure site suiting range of businesses in Use Classes B2 & B8 Bespoke development viable but speculative development unviable. Bad neighbour uses and poor quality environment will deter some businesses from locating here.	3
<i>Planning / Sustainability Factors</i>	Predominantly brownfield site. The site is designated as a Strategic Location for Development (SP2) in the Wyre Local Plan and is allocated for employment development in the Fleetwood-Thornton AAP (Policy 3). Policies CS1 and CS4 of the emerging Wyre Core Strategy seek to retain and protect the site for employment purposes. The NPPF encourages Local Authorities to identify strategic sites and priority areas for economic regeneration, support existing business sectors and to plan positively to the location & expansion of clusters. No known heritage or ecological constraints.	5
<i>Infrastructure</i>	Existing site roads and mains rings main for water, sewers, electricity. Infrastructure of poor quality.	3

<i>Other Comments (i.e. ownership factors, barriers to development where available)</i>	Estate owned by NPL Estates, a developer investor that will build out according to demand. Site remediation and grubbing up of slabs required before redevelopment.	2
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[Scoring: 5 = best, 1 = worst]

TOTAL SCORE:	25
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EMPLOYMENT ALLOCATION

DATE: 16/07/12

Hillhouse International BP – South Road / Central Road

Reference WY 04 07

Area 1.01 ha



Criteria	Comment	Score (out of 5)
<i>Current Use</i>	Brownfield site cleared to slab. Former ICI now vacant.	
<i>Greenfield / Brownfield</i>	%	
<i>Local Road Access</i>	Bourne Road is free-moving of good width which also serves housing areas.	4
<i>Proximity to urban areas, and access to labour & services</i>	Distant from town centre. Poor pedestrian access to housing areas. Not served by public transport	1
<i>Compatibility of adjoining uses</i>	Large established industrial area accommodating some bad neighbour uses.	4
<i>Site characteristics and development constraints</i>	Level development plot of regular shape. Partially within Flood Zones 2 & 3. In proximity to Vinnolit COMAH Zone	2
<i>Market Attractiveness</i>	Secure site suiting range of businesses in Use Classes B2 & B8 Bespoke development viable but speculative development unviable. Bad neighbour uses and poor quality environment will deter some businesses from locating here.	3
<i>Planning / Sustainability Factors</i>	Predominantly brownfield site. The site is designated as a Strategic Location for Development (SP2) in the Wyre Local Plan and is allocated for employment development in the Fleetwood-Thornton AAP (Policy 3). Policies CS1 and CS4 of the emerging Wyre Core Strategy seeks to retain and protect the site for employment purposes. The NPPF encourages Local Authorities to identify strategic sites and priority areas for economic regeneration, support existing business sectors and to plan positively to the location & expansion of clusters. No known heritage or ecological constraints.	5
<i>Infrastructure</i>	Existing site roads and mains rings main for water, sewers, electricity. Infrastructure of poor quality.	3
<i>Other Comments (i.e. ownership factors, barriers to development where available)</i>	Estate owned by NPL Estates, a developer investor that will build out according to demand. Site remediation and grubbing up of slabs required before redevelopment.	2

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE:	24
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EMPLOYMENT ALLOCATION

DATE: 16/07/12

Hillhouse International BP – Lagoon & adjoining land

Reference

WY 04 08

Area

15.92 ha



Criteria	Comment	Score (out of 5)
<i>Current Use</i>	Former ICI brownfield site with large sea-water lagoon and smaller ponds.	
<i>Greenfield / Brownfield</i>	%	
<i>Local Road Access</i>	Bourne Road is free-moving of good width which also serves housing areas.	4
<i>Proximity to urban areas, and access to labour & services</i>	Distant from town centre. Poor pedestrian access to housing areas. Not served by public transport.	1
<i>Compatibility of adjoining uses</i>	Northern end of large established industrial area accommodating some bad neighbour uses. No active use of immediately adjoining land.	4
<i>Site characteristics and development constraints</i>	Very large development plot of regular shape. Slopes down to east. In Flood Zones 2 & 3. In proximity to Vinnolit COMAH Zone. Lagoons will need filling.	1
<i>Market Attractiveness</i>	Secure site suiting range of businesses in Use Classes B2 & B8 Bespoke development viable but speculative development unviable. Bad neighbour uses and poor quality environment will deter businesses from locating here.	3
<i>Planning / Sustainability Factors</i>	Predominantly brownfield site. The site is designated as a Strategic Location for Development (SP2) in the Wyre Local Plan and is allocated as Contingency Site in the Fleetwood-Thornton AAP (Policy 4). Policies CS1 and CS4 of the emerging Wyre Core Strategy seek to retain and protect the site for employment purposes. The NPPF encourages Local Authorities to identify strategic sites and priority areas for economic regeneration, support existing business sectors and to plan positively to the location & expansion of clusters. No known heritage or ecological constraints.	5
<i>Infrastructure</i>	Existing site roads and mains rings main for water, sewers, electricity serve southern area of site - infrastructure of poor quality. Not known if utilities extend to northern end of Hillhouse Secure Site	3

<i>Other Comments (i.e. ownership factors, barriers to development where available)</i>	Estate owned by NPL Estates, a developer investor that will build out according to demand. Site remediation, filling of lagoon and extension of utilities required before redevelopment.	1
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[Scoring: 5 = best, 1 = worst]

TOTAL SCORE:	22
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EMPLOYMENT ALLOCATION

DATE: 16/07/12

Burn Hall Industrial Estate – Venture Road

Reference

WY 06 01

Area

1.79 ha



Criteria	Comment	Score (out of 5)
<i>Current Use</i>	Fenced levelled brownfield site. B2, B8 uses on Burn Hall Ind. Est.	
<i>Greenfield / Brownfield</i>	%	
<i>Local Road Access</i>	Fronts Fleetwood Road which is free-moving, wide and avoids residential areas. Wide junction to estate.	5
<i>Proximity to urban areas, and access to labour & services</i>	More than 2km from town centre. Close to bus stops on Fleetwood Road. Outside of settlement. Poor pedestrian access to housing areas.	2
<i>Compatibility of adjoining uses</i>	On edge of Industrial Estate. Separated by buffer strip from caravan park to north	4
<i>Site characteristics and development constraints</i>	Level, regular shaped site, within Flood Zone 2.	3
<i>Market Attractiveness</i>	Demand from local businesses. Speculative development not viable. Lacks prominence	1
<i>Planning / Sustainability Factors</i>	Brownfield site. The site is designated as a Strategic Location for Development (SP2) in the Wyre Local Plan and is allocated for employment development in the Fleetwood-Thornton AAP (Policy 3). In line with this, Policy CS4 of the emerging Wyre Core Strategy seeks to retain and protect the site for employment purposes. No known heritage or ecological constraints.	5
<i>Infrastructure</i>	Estate infrastructure of average quality - street lighting, grassed landscape strips, some on-street parking	4
<i>Other Comments (i.e. ownership factors, barriers to development where available)</i>	Site works taking place at time of inspection, modest remediation and infrastructure likely.	3

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE: 27

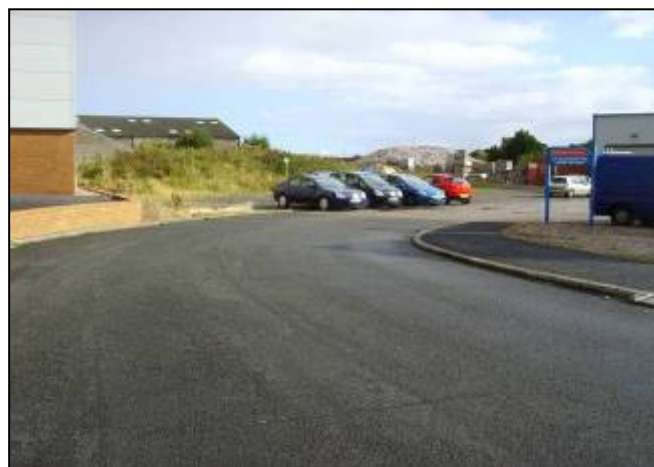
EMPLOYMENT ALLOCATION:

DATE: 17/07/12

Off Denham Way, Fleetwood

Reference WY 08 06

Area 0.25 ha



Criteria	Comment	Score (out of 5)
Current Use	Cleared site within established employment area.	
Greenfield / Brownfield	%	
Local Road Access	Fronts Denham Way Road a free-moving, single carriageway road that Links to Amounderness Way and avoids residential areas.	5
Proximity to urban areas, and access to labour & services	Within 1 km of Fleetwood town centre. Good pedestrian access to housing areas. Close to tram stop and to bus routes on Copse Road.	5
Compatibility of adjoining uses	Within employment area, including new industrial buildings to east and west	5
Site characteristics and development constraints	Uneven regular shaped site, in Flood Zone 3 but protected by sea defences.	2
Market Attractiveness	Fleetwood's principal industrial area, but modest demand and speculative development not viable. Publicly funded Fish Processing Park proposed on this and adjoining land.	3
Planning / Sustainability Factors	Brownfield site. Predominantly designated for employment (EMP2/4) in the Wyre Local Plan. Policy CS3 of the emerging Wyre Core Strategy also seeks to retain and protect this site for employment purposes. No known heritage or ecological constraints.	5
Infrastructure	Limited infrastructure to this cul-de-sac off Denham Way	2
Other Comments (i.e. ownership factors, barriers to development where available)	Modest Infrastructure and remediation required.	3

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE: 30

EMPLOYMENT ALLOCATION:

DATE: 17/07/12

Dock Avenue – Port

Reference

WY 10 01

Area

7.06 ha



Criteria	Comment	Score (out of 5)
<i>Current Use</i>	Former Ro-Ro Terminal at mouth of Wyre	
<i>Greenfield / Brownfield</i>	%	
<i>Local Road Access</i>	Fronts Dock Street a wide, free-moving, single carriageway road that avoids residential areas, and serves the town centre. There is moderate congestion at roundabout to south	4
<i>Proximity to urban areas, and access to labour & services</i>	Within 1 km of Fleetwood town centre. Good pedestrian access to housing areas. Close to bus stops on Dock Street.	5
<i>Compatibility of adjoining uses</i>	Port terminal separated by wide road from commercial and residential town centre uses. B2 uses would be inappropriate	4
<i>Site characteristics and development constraints</i>	Large level, irregular shaped site. Southern part Flood Zone 2 and remainder Flood Zone 1.	4
<i>Market Attractiveness</i>	Port land with deeper water and not restricted by dock access. Demand for Ro-Ro use expected in medium term. Niche demand for offshore industry.	3
<i>Planning / Sustainability Factors</i>	Brownfield site. No formal designation in the Wyre Local Plan. Policy CS3 of the emerging Core Strategy seeks to designate a port boundary on the LDF proposals map, within which port and related activities will be safeguarded for the duration that the port remains commercially viable. . No known heritage or ecological constraints.	4
<i>Infrastructure</i>	All infrastructure, average quality	4
<i>Other Comments (i.e. ownership factors, barriers to development where available)</i>	No infrastructure or remediation required. Owned by ABP	5

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE: 33

EMPLOYMENT ALLOCATION:

DATE: 17/07/12

Port – West of Dock Avenue (mixed-use)

Reference

WY 10 02

Area

0.90 ha



Criteria	Comment	Score (out of 5)
Current Use	Cleared site allocated for mixed-use	
Greenfield / Brownfield		%
Local Road Access	Fronts Amounderness Way (A585) a wide, free-moving, single carriageway road that avoids residential areas, and serves the town centre.	5
Proximity to urban areas, and access to labour & services	Within 1 km of Fleetwood town centre. Poor pedestrian access to housing areas. Over 300m from tram stop and further from bus stops on Copse Road.	2
Compatibility of adjoining uses	Within extensive employment area	5
Site characteristics and development constraints	Level, irregular shaped site. Flood Zone 1.	3
Market Attractiveness	Prominent site with new infrastructure at entrance to docks that is identified for mixed use and would suit pub / restaurant. Weak demand for employment use	2
Planning / Sustainability Factors	Brownfield site. The site is allocated for mixed use including industry and business development in the Fleetwood-Thornton AAP (Policies 2, 3 and 7). Policy CS3 of the emerging Core Strategy seeks to designate a port boundary on the LDF proposals map, within which port and related activities will be safeguarded for the duration that the port remains commercially viable. No known heritage or ecological constraints.	4
Infrastructure	All infrastructure, good quality. New road layout, landscaping to entrance to mixed-use area	5
Other Comments (i.e. ownership factors, barriers to development where available)	No infrastructure or remediation required. Owned by ABP	5

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE: 31

EMPLOYMENT ALLOCATION:

DATE: 17/07/12

Port – West of Dock Avenue (Fylde Ice)

Reference **WY 10 03**

Area **1.39 ha**



Criteria	Comment	Score (out of 5)
Current Use	Cleared site allocated for employment.	
Greenfield / Brownfield	%	
Local Road Access	Fronts Amounderness Way (A585) a wide, free-moving, single carriageway road that avoids residential areas, and serves the town centre.	5
Proximity to urban areas, and access to labour & services	Within 1 km of Fleetwood town centre. Poor pedestrian access to housing areas. Over 300m from tram stop and further from bus stops on Copse Road.	2
Compatibility of adjoining uses	Within extensive employment area	5
Site characteristics and development constraints	Level, rectangular site. Flood Zone 1.	4
Market Attractiveness	Prominent site owned by local company Weak demand for employment use but bespoke development viable	3
Planning / Sustainability Factors	Brownfield site. The site (E2) is allocated for employment use in the Fleetwood-Thornton AAP (Policy 3). No known heritage or ecological constraints.	5
Infrastructure	All infrastructure, average quality.	4
Other Comments (i.e. ownership factors, barriers to development where available)	Modest infrastructure or remediation required. Owned by Fylde Ice	4

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE: 32

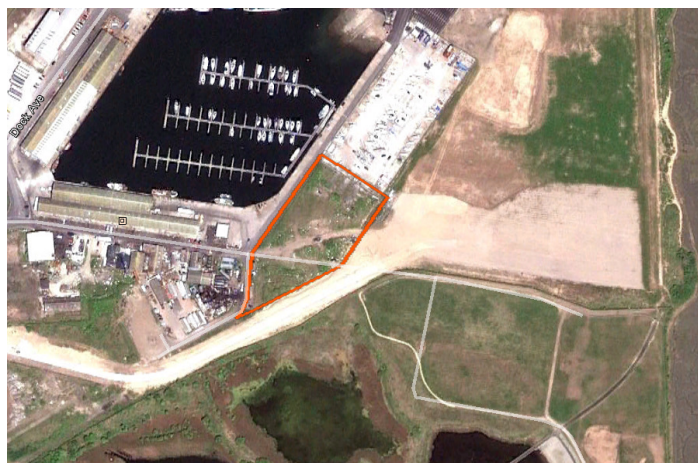
EMPLOYMENT ALLOCATION:

DATE: 17/07/12

Port - Herring Arm Road (Haylite)

Reference **WY 10 04**

Area **1.06 ha**



Criteria	Comment	Score (out of 5)
<i>Current Use</i>	Overgrown brownfield site allocated for mixed-use. Let to Haylite Energy Group for proposed pumping station.	
<i>Greenfield / Brownfield</i>	%	
<i>Local Road Access</i>	Good access via A585 to Port entrance Gatehouse at western end of Herring Arm Road. Industrial area constrained by limited yard space. Avoids housing areas	4
<i>Proximity to urban areas, and access to labour & services</i>	Within 2 km of town centre but pedestrian access poor and no public transport links	2
<i>Compatibility of adjoining uses</i>	Housing development to east, Port uses to west. Area allocated for redevelopment for mixed use including housing	2
<i>Site characteristics and development constraints</i>	Uneven overgrown, irregular shaped site in Flood Zone 1.	2
<i>Market Attractiveness</i>	Suit local or port related uses. Identified as site for pumping station	2
<i>Planning / Sustainability Factors</i>	Brownfield site. The site is allocated for mixed use including industry and business in the Fleetwood-Thornton AAP (Policies 2, 3 and 7). No known heritage or ecological constraints.	4
<i>Infrastructure</i>	Limited infrastructure and fronts poor dock road.	2
<i>Other Comments (i.e. ownership factors, barriers to development where available)</i>	Requires modest infrastructure and remediation for proposed use. ABP own.	3

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE: 21

EMPLOYMENT ALLOCATION:

DATE: 17/07/12

Port – West of Herring Arm Road

Reference **WY 10 05**

Area **0.77 ha**



Criteria	Comment	Score (out of 5)
<i>Current Use</i>	Cleared site allocated for mixed-use / employment use	
<i>Greenfield / Brownfield</i>	%	
<i>Local Road Access</i>	Access via new spur road from Amounderness Way (A585) a wide, free-moving, single carriageway road that avoids residential areas, and serves the town centre.	5
<i>Proximity to urban areas, and access to labour & services</i>	Within 1 km of Fleetwood town centre. Poor pedestrian access to housing areas. Over 300m from tram stop and further from bus stops on Copse Road.	2
<i>Compatibility of adjoining uses</i>	Within extensive employment area. Port uses adjoin. Area allocated for redevelopment for mixed use including housing	3
<i>Site characteristics and development constraints</i>	Level, irregular shaped site. Flood Zone 1.	3
<i>Market Attractiveness</i>	Weak demand for employment use. Potential for mixed-use redevelopment will deter employment use	1
<i>Planning / Sustainability Factors</i>	Brownfield site. The site is allocated for industrial and business mixed use in the Fleetwood-Thornton AAP (Policies 2, 3 and 7), as well as being partly allocated (to the south) for employment use (Policy 3). No known heritage or ecological constraints.	4
<i>Infrastructure</i>	All infrastructure, good quality. New road layout, landscaping to entrance to mixed-use area	5
<i>Other Comments (i.e. ownership factors, barriers to development where available)</i>	Modest remediation may be required. Owned by ABP	4

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE: 27

EMPLOYMENT ALLOCATION

DATE: 16/07/12

Special Needs Schools, Red Marsh Ind Est

Reference WY 07 04

Area 2.47 ha



Criteria	Comment	Score (out of 5)
<i>Current Use</i>	Red Marsh and Great Arley Special Needs Schools. Use classes B1, B2, B8 on Red Marsh Ind Est.	
<i>Greenfield / Brownfield</i>	%	
<i>Local Road Access</i>	Access through housing areas along narrow congested roads.	2
<i>Proximity to urban areas, and access to labour & services</i>	Within 2 km of Thornton town centre. Good pedestrian access to housing areas. Close to bus stops on Trunnah Road.	4
<i>Compatibility of adjoining uses</i>	On edge of industrial estate and adjoining housing to south and west.	1
<i>Site characteristics and development constraints</i>	Level, regular plot, in Flood Zones 2 and 3.	3
<i>Market Attractiveness</i>	Demand from local businesses particularly for external storage use. Speculative development not viable. Lacks prominence	2
<i>Planning / Sustainability Factors</i>	Predominantly brownfield site. The site is designated as a Strategic Location for Development (SP2). The Fleetwood-Thornton AAP which post-dates the Local Plan allocates the entire site for employment development (Policy 3). In line with this, Policy CS4 of the emerging Wyre Core Strategy seeks to retain and protect the site for employment purposes. No known heritage or ecological constraints.	5
<i>Infrastructure</i>	Estate infrastructure of average quality - street lighting, grassed landscape strips, some on-street parking.	4
<i>Barriers to Development</i>	Operational school buildings.	1
<i>Other Comments</i>		

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE:	22
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EMPLOYMENT ALLOCATION

DATE: 16/07/12

Allotments to south of Red Marsh Ind Est

Reference

WY 07 05

Area

0.39 ha



Criteria	Comment	Score (out of 5)
<i>Current Use</i>	Allotments adjoining industrial estate Use classes B1, B2, B8 on Red Marsh Ind Est.	
<i>Greenfield / Brownfield</i>	%	
<i>Local Road Access</i>	Access along narrow track through housing areas.	2
<i>Proximity to urban areas, and access to labour & services</i>	Within 2 km of Thornton town centre. Good pedestrian access to housing areas. Close to bus stops on Trunnah Road.	4
<i>Compatibility of adjoining uses</i>	On edge of industrial estate and adjoining housing to south and west.	1
<i>Site characteristics and development constraints</i>	Level, regular plot, in Flood Zone 2.	4
<i>Market Attractiveness</i>	Demand from local businesses particularly for external storage use. Speculative development not viable. Lacks prominence	2
<i>Planning / Sustainability Factors</i>	Predominantly brownfield site. The site is designated as a Strategic Location for Development (SP2). The Fleetwood-Thornton AAP which post-dates the Local Plan allocates the entire site for employment development (Policy 3). In line with this, Policy CS4 of the emerging Wyre Core Strategy seeks to retain and protect the site for employment purposes. No known heritage or ecological constraints.	5
<i>Infrastructure</i>	No access to plot from estate. Limited infrastructure	2
<i>Barriers to Development</i>	Allotments.	1
<i>Other Comments</i>		

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE:	21
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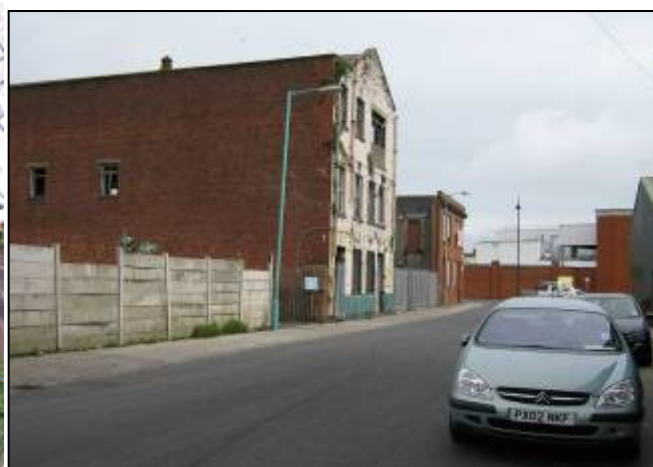
EMPLOYMENT ALLOCATION:

DATE: 17/07/12

North End Siding Road, Fleetwood

Reference **WY 08 01**

Area **0.30 ha**



Criteria	Comment	Score (out of 5)
<i>Current Use</i>	Derelict 2 & 3 storey warehouse.	
<i>Greenfield / Brownfield</i>	%	
<i>Local Road Access</i>	Access to site is via the A585 Amounderness Way a free-moving, wide, single carriageway road that avoids residential areas. There is moderate congestion at roundabout junction with A587 Station Road.	5
<i>Proximity to urban areas, and access to labour & services</i>	Within 1 km of town centre. Good pedestrian access to housing areas. Bus stops on Copse Road and Station Road	5
<i>Compatibility of adjoining uses</i>	B2/B8 to south and east, Asda to north. Edge of large employment area and separated by highway from incompatible land uses	4
<i>Site characteristics and development constraints</i>	Small, level, rectangular site with derelict buildings, in Flood Zone 3 but protected by sea defences.	3
<i>Market Attractiveness</i>	Fleetwood's principal industrial area, but low demand and speculative development not viable. Prominent corner site on edge of town centre might attract alternative commercial uses.	2
<i>Planning / Sustainability Factors</i>	Brownfield site. Undesignated site in the Wyre Local Plan. No known heritage or ecological constraints.	4
<i>Infrastructure</i>	Siding Road has no footpaths, on-street parking, poor quality.	2
<i>Other Comments (i.e. ownership factors, barriers to development where available)</i>	Major remediation and renewal of infrastructure required, densely developed industrial area.	2

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE: 27

EMPLOYMENT ALLOCATION:

DATE: 17/07/12

Copse Road, Fleetwood

Reference **WY 08 02**

Area **2.35 ha**



Criteria	Comment	Score (out of 5)
<i>Current Use</i>	Former employment site cleared to slab within established employment area.	
<i>Greenfield / Brownfield</i>	%	
<i>Local Road Access</i>	Fronts Copse Road a free-moving, single carriageway road that avoids residential areas, There is moderate congestion at crossings of the tramline immediately to the west.	4
<i>Proximity to urban areas, and access to labour & services</i>	Within 1 km of Fleetwood town centre. Good pedestrian access to housing areas. Close to bus stops on Copse Road.	5
<i>Compatibility of adjoining uses</i>	Adjoins derelict employment site to south. And redeveloped Council depot to north Residential separated by tramway and two roads.	4
<i>Site characteristics and development constraints</i>	Large, level, rectangular site, in Flood Zone 3 but protected by sea defences.	3
<i>Market Attractiveness</i>	Fleetwood's principal industrial area, but low demand and speculative development not viable. Publicly funded Fish Processing Park proposed for site.	2
<i>Planning / Sustainability Factors</i>	Brownfield site. Predominantly undesignated with some existing employment commitments (EMP2/4) in the Wyre Local Plan. No known heritage or ecological constraints.	4
<i>Infrastructure</i>	Fronts Copse Road, but major infrastructure required to create development plots.	1
<i>Other Comments (i.e. ownership factors, barriers to development where available)</i>	Wyre Council developing depot to north. Remediation required to southern site. Some structures still in place. Slabs to be grubbed up.	1

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE: 24

EMPLOYMENT ALLOCATION:

DATE: 17/07/12

East of Copse Road: Builders Yard

Reference **WY 08 03**

Area **0.36 ha**



Criteria	Comment	Score (out of 5)
<i>Current Use</i>	Builder's yard within established employment area.	
<i>Greenfield / Brownfield</i>	%	
<i>Local Road Access</i>	Fronts Copse Road a free-moving, single carriageway road that avoids residential areas, There is moderate congestion at crossings of the tramline immediately to the west.	4
<i>Proximity to urban areas, and access to labour & services</i>	Within 1 km of Fleetwood town centre. Good pedestrian access to housing areas. Close to bus stops on Copse Road.	5
<i>Compatibility of adjoining uses</i>	Adjoins derelict employment site to north. Residential separated by tramway and two roads.	4
<i>Site characteristics and development constraints</i>	Level, rectangular site, in Flood Zone 3 but protected by sea defences.	3
<i>Market Attractiveness</i>	Fleetwood's principal industrial area, but low demand and speculative development not viable. Publicly funded Fish Processing Park proposed on this and adjoining land.	2
<i>Planning / Sustainability Factors</i>	Brownfield site. Predominantly undesignated. No known heritage or ecological constraints.	3
<i>Infrastructure</i>	Fronts Copse Road, limited infrastructure.	2
<i>Other Comments (i.e. ownership factors, barriers to development where available)</i>	Major infrastructure and remediation required for comprehensive development.	1

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE: 24

EMPLOYMENT ALLOCATION:

DATE: 17/07/12

Copse Road, (South of Fishermans Friends)

Reference

WY 08 04

Area

ha



Criteria	Comment	Score (out of 5)
Current Use	Vacant fenced and surfaced depot. May be expansion land for HTI.	
Greenfield / Brownfield	%	
Local Road Access	Fronts Copse Road a free-moving, single carriageway road that avoids residential areas, There is moderate congestion at crossings of the tramline immediately to the west.	5
Proximity to urban areas, and access to labour & services	Within 2 km of Fleetwood town centre. Good pedestrian access to housing areas. Close to tram stop and to bus routes on Copse Road.	4
Compatibility of adjoining uses	Within employment area. Reservoir to rear, industrial to north and south.	5
Site characteristics and development constraints	Level site, tarmac surfaced, steel palisade fence, good entrance to Copse Road, external storage compound. Flood Zone 3.	3
Market Attractiveness	Local demand for use as depot. Viability of development marginal. Demand moderate	2
Planning / Sustainability Factors	Brownfield site. Predominantly undesignated. No known heritage or ecological constraints.	3
Infrastructure	Fronts Copse Road, Infrastructure of average quality	4
Other Comments (i.e. ownership factors, barriers to development where available)	No remediation if storage use. Modest infrastructure – improvements to entrance if developed.	4

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE: 30

EMPLOYMENT ALLOCATION:

DATE: 17/07/12

West of Copse Road	Reference	WY 08 05	Area	0.89 ha
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Criteria	Comment	Score (out of 5)
<i>Current Use</i>	Overgrown site.	
<i>Greenfield / Brownfield</i>	%	
<i>Local Road Access</i>	Fronts Copse Road a free-moving, single carriageway road that avoids residential areas, There is moderate congestion at crossings of the tramline immediately to the west.	5
<i>Proximity to urban areas, and access to labour & services</i>	Within 2 km of Fleetwood town centre. Good pedestrian access to housing areas. Close to tram stop and to bus routes on Copse Road.	4
<i>Compatibility of adjoining uses</i>	Fronts Copse Road and Tramline, industrial to east, housing to west, Council offices to south.	4
<i>Site characteristics and development constraints</i>	Level, narrow site with long road frontage. Flood Zone 3	2
<i>Market Attractiveness</i>	Local demand Fleetwood/Cleveleys. Viability of development marginal. Demand moderate	2
<i>Planning / Sustainability Factors</i>	Brownfield site. Designated for employment use (EMP2/2) in the Wyre Local Plan. Policy CS3 of the emerging Wyre Core Strategy also seeks to retain and protect this site for employment purposes. No known heritage or ecological constraints. Site has extant planning permission (08/01174/FUL) for three industrial units. It is understood that development on the site has now commenced.	5
<i>Infrastructure</i>	Average quality infrastructure along Copse Road.	4
<i>Other Comments (i.e. ownership factors, barriers to development where available)</i>	Single ownership likely. Modest infrastructure required.	4

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE:	30
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EMPLOYMENT ALLOCATION:

DATE: 17/07/12

Furness Drive, Poulton Industrial Estate

Reference

WY 11 04

Area

0.23 ha



Criteria	Comment	Score (out of 5)
<i>Current Use</i>	Overgrown development plot.	
<i>Greenfield / Brownfield</i>	%	
<i>Local Road Access</i>	Estate fronts A586 a free-moving wide road which avoids housing areas. Fronts estate road, confused entrance to estate, poor legibility.	4
<i>Proximity to urban areas, and access to labour & services</i>	Less than 2 km from Poulton town centre. Good pedestrian access to housing areas. Close to bus stops on A586.	5
<i>Compatibility of adjoining uses</i>	On edge of established industrial estate. Housing to north. Industry to other sides.	3
<i>Site characteristics and development constraints</i>	Raised site, requires levelling, heavily overgrown, rectangular, small. . Located in Flood Zone 1.	3
<i>Market Attractiveness</i>	Area of reasonable demand. Popular estate in borough.	4
<i>Planning / Sustainability Factors</i>	Brownfield site. Site designated as an Existing Employment Commitment (EMP2/9). Policies CS1 and CS6 of the emerging Wyre Core Strategy also seek to retain and protect this area for employment purposes. No known heritage or ecological constraints.	5
<i>Infrastructure</i>	Fronts estate road, no footpath fronting site. Average spec. No landscaping.	3
<i>Other Comments (i.e. ownership factors, barriers to development where available)</i>	Contamination and infrastructure requirements may be modest.	3

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE:	30
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EMPLOYMENT ALLOCATION

DATE: 17/07/12

Robson Way, Little Carleton – North West Corner

Reference

WY 12 01

Area

1.06 ha



Criteria	Comment	Score (out of 5)
<i>Current Use</i>	Area of hardstanding adjoining B2, B8.	
<i>Greenfield / Brownfield</i>	%	
<i>Local Road Access</i>	Fronts B5268 Blackpool Old Road which winds through suburban area and serves housing areas. Entrance to estate is via poor junction on bend.	2
<i>Proximity to urban areas, and access to labour & services</i>	More than 2 km from Blackpool and Poulton town centres, Good pedestrian access to adjoining residential areas, bus routes on Blackpool Old Road.	3
<i>Compatibility of adjoining uses</i>	Within established industrial area. Blackpool 6 th Form on opposite side of B5268.	5
<i>Site characteristics and development constraints</i>	Level regular shaped site. Flood Zone 1.	4
<i>Market Attractiveness</i>	Local demand, location at back of estate not prominent, development not viable, suit scrapyards.	1
<i>Planning / Sustainability Factors</i>	Brownfield site. No formal designation in the Wyre Local Plan. Policies CS1 and CS6 of the emerging Wyre Core Strategy also seek to retain and protect this area for employment purposes. . No known heritage or ecological constraints.	5
<i>Infrastructure</i>	Estate road very poor, Limited infrastructure. Two separate accesses to this part of estate, no internal link to rest of estate.	2
<i>Other Comments (i.e. ownership factors, barriers to development where available)</i>	Remediation and infrastructure renewal.	2

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE: 24

EMPLOYMENT ALLOCATION:

DATE: 17/07/12

Station Road, Poulton

Reference

WY 13 01

Area

0.34 ha



Criteria	Comment	Score (out of 5)
Current Use	Former railway sidings, now overgrown	
Greenfield / Brownfield	%	
Local Road Access	Single carriageway road through urban area with on-street parking and serving housing areas. Site landlocked	1
Proximity to urban areas, and access to labour & services	Less than 1 km from Poulton town centre. Good pedestrian access to adjacent housing, bus routes along Station Road.	5
Compatibility of adjoining uses	Housing across road is close to pavement edge. Industrial to south.	2
Site characteristics and development constraints	Level site of regular shape in Flood Zone 1.	4
Market Attractiveness	Low levels of local demand, speculative development not viable, poor location.	1
Planning / Sustainability Factors	Brownfield site. Site designated for employment use in the Wyre Local Plan (EMP2/6). No known heritage or ecological constraints. The whole site (in conjunction with site WY/13/02) has extant planning permission (10/00855/REMMAJ) for a residential development comprising of 81 dwellings with associated roads, parking and open space.	3
Infrastructure	Major infrastructure provision required to provide access and servicing to site	1
Other Comments (i.e. ownership factors, barriers to development where available)	Some remediation and major infrastructure required	1

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE: 18

EMPLOYMENT ALLOCATION:

DATE: 17/07/12

Station Road, Poulton (windfall)

Reference WY 13 02

Area 0.91 ha



Criteria	Comment	Score (out of 5)
Current Use	Site of former industrial premises cleared to slab but becoming overgrown	
Greenfield / Brownfield	%	
Proximity to urban areas, and access to labour & services	Less than 1 km from Poulton town centre. Good pedestrian access to adjacent housing, bus routes along Station Road.	5
Compatibility of adjoining uses	Housing across road is close to pavement edge. Industrial to south.	2
Site characteristics and development constraints	Level site cleared to slab, fronting road, regular shape, small. Flood Zone 1.	3
Market Attractiveness	Low levels of local demand, speculative development not viable, poor location.	1
Planning / Sustainability Factors	Brownfield site. No formal designation in the Wyre Local Plan. No known heritage or ecological constraints. The vacant land to the north of the existing industrial buildings at WY/13/02, as well as land to the east (WY/13/01), has extant planning permission (10/00855/REMMAJ) for a residential development comprising of 81 dwellings with assoc. roads, parking and open space.	2
Infrastructure	Average quality infrastructure to edge of site	4
Other Comments (i.e. ownership factors, barriers to development)	Remediation and renewal of on-site infrastructure required.	2

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE: 19

EMPLOYMENT ALLOCATION

DATE: 17/07/12

Nateby Technology Park – North of Entrance

Reference WY 19 01

Area 0.17 ha



Criteria	Comment	Score (out of 5)
Current Use	Grassed paddock with timber fence, farm buildings may previously been located on site.	
Greenfield / Brownfield	%	
Local Road Access	Site fronts Cartmell Lane an unclassified road that winds through countryside and has sharp corners.	2
Proximity to urban areas, and access to labour & services	Remote rural location, no public transport.	1
Compatibility of adjoining uses	Nateby Technology Park includes offices and workshops. No incompatible land uses in proximity to site.	5
Site characteristics and development constraints	Small sloping rectangular site in Flood Zone 1.	3
Market Attractiveness	Very limited demand	1
Planning / Sustainability Factors	Mixed brownfield/greenfield site. The site is located within an area defined as Countryside (SP13) in the Wyre Local Plan. Policy CS7 of the emerging Wyre Core Strategy seeks to retain this site for employment purposes and provides support, in principle, for its intensification and/or limited extension. In addition, the RS (Policy W1) positively supports the sustainable diversification and development of the rural economy through the growth of existing businesses and the creation of new enterprise. No known heritage or ecological constraints.	4
Infrastructure	Gravel parking and circulation, Limited infrastructure	2
Other Comments (i.e. ownership factors, barriers to development where available)	Owner: Island Farm 0845 456 0051. Modest infrastructure required	4

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE: 22

EMPLOYMENT ALLOCATION

DATE: 16/07/12

Taylors Lane Ind Est, Pilling – South of Estate

Reference

WY 20 01

Area

0.69 ha



Criteria	Comment	Score (out of 5)
<i>Current Use</i>	Farmland to south of rural industrial estate B2.	
<i>Greenfield / Brownfield</i>	50:50%	
<i>Local Road Access</i>	Fronts minor road, little traffic, good visibility, serves housing area.	3
<i>Proximity to urban areas, and access to labour & services</i>	Adjacent to village of Pilling. Limited access to services. Bus routes on Lancaster Road.	2
<i>Compatibility of adjoining uses</i>	Small local industrial estate does not immediately adjoin residential	4
<i>Site characteristics and development constraints</i>	Small level rectangular site in Flood Zone 3 but benefits from flood defences	3
<i>Market Attractiveness</i>	Demand from local agriculture related businesses will be infrequent	1
<i>Planning / Sustainability Factors</i>	Greenfield site. The site is designated as an Existing Employment Commitment (EMP2/13). Policy CS8 of the emerging Wyre Core Strategy seeks to retain this site for employment purposes and provides support, in principle, for its intensification and/or limited extension. In addition, the RS (Policy W1) positively supports the sustainable diversification and development of the rural economy through the creation of new enterprise. No known heritage or ecological constraints.	5
<i>Infrastructure</i>	Concrete roads and circulation to units at front of estate. No infrastructure to rear.	2
<i>Other Comments (i.e. ownership factors, barriers to development where available)</i>	Likely to be in single ownership. Major infrastructure provision required	2

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE: 22

EMPLOYMENT ALLOCATION:

DATE: 17/07/12

Brockholes Way, Catterall

Reference **WY 24 01**

Area **0.20 ha**



Criteria	Comment	Score (out of 5)
Current Use	Overgrown plot at back of established industrial estate.	
Greenfield / Brownfield	50/50%	
Local Road Access	Estate has access via Garstang Road to the A6 a free-moving road that avoids housing areas. Garstang Rd junction is poor.	1
Proximity to urban areas, and access to labour & services	Southern edge of Catterall, 2 km from town centre. Peripheral to housing areas so pedestrian access poor, bus stop on Garstang Road.	3
Compatibility of adjoining uses	Established industrial area.	5
Site characteristics and development constraints	Small level, regular infill plot. Fronts estate road. Flood Zone 1.	4
Market Attractiveness	Reasonable level of demand. Recent development on estate.	3
Planning / Sustainability Factors	Brownfield site. The site is designated as an Existing Employment Commitment (EMP2/18) and is located within the defined Settlement Boundary (SP5 & SP8) in the Wyre Local Plan. Policy CS1 of the emerging Wyre Core Strategy also seeks to develop Catterall as an employment hub. This approach is supported by the NPPF which encourages the identification of strategic sites for local and inward investment. A Grade II listed milestone is located towards the northern part of the site on the B6430. Policy CS9 of the emerging Wyre Core Strategy seeks to retain and protect this site for employment purposes.	5
Infrastructure	Estate roads lit with landscaping, pavements, etc. of moderate quality	4
Other Comments (i.e. ownership factors, barriers to development where available)	Modest site works to fill ponds	4

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE: 29

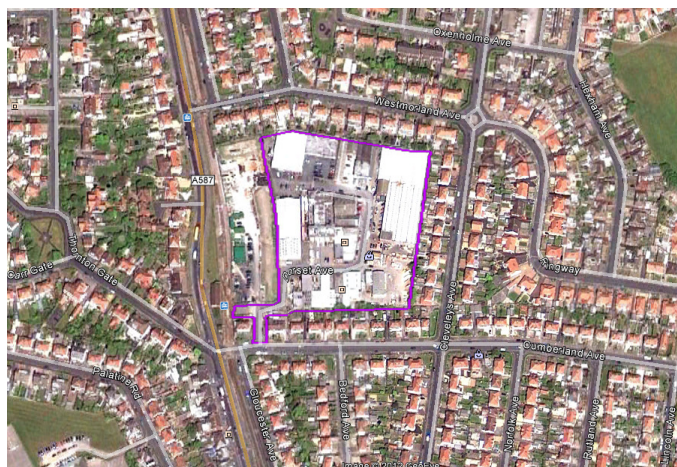
EXISTING EMPLOYMENT SITE

DATE: 16/07/12

Dorset Avenue, Cleveleys

Reference WY 01

Area 2.24 ha



Criteria	Comment	Score (out of 5)
Current Use	B2, B8.	
Greenfield / Brownfield	%	
Local Road Access	Off Rossall Road, Cleveleys. Some congestion. Dorset Avenue is a no-through road into estate.	2
Proximity to urban areas, and access to labour & services	Within 1 km of Cleveleys Town Centre. Good pedestrian access to housing areas close to tram & bus routes.	5
Compatibility of adjoining uses	B2 with residential on three sides.	1
Site characteristics and development constraints	Level, rectangular plots. Sustainable location. Established industrial area. Flood Zone 2.	3
Market Attractiveness	Local demand. Suit range of businesses. Low profile location	2
Planning / Sustainability Factors	Brownfield site. No formal designation in the Wyre Local Plan. Policy CS4 of the emerging Wyre Core Strategy seeks to retain and protect the site for employment purposes. No known heritage or ecological constraints.	5
Infrastructure	Estate road – average. Lighting – average. On street parking. No landscaping.	4
Barriers to Development	Modest remediation prior to redevelopment	4
Other Comments	Estate in diverse ownership.	

FOR EXISTING SITES ONLY	
<i>Type of Existing Use (B1/B2/B8 other)</i>	Offices, general industrial uses, car repairs and builders merchants.
<i>Existing Vacancy Levels</i>	Circa 10%.
<i>Age of existing Premises (pre war; 1945-1970; 1970-90; 1990-00; post 2000)</i>	1950-1970s, 1970-1990s.
<i>Condition of Existing Premises</i>	Varied. Some good, others average.
<i>Environmental Quality of Estate [parking, infrastructure, legibility]</i>	The buildings on site are of high density, with no vacant land or open spaces. Infrastructure is of average quality.
<i>Amount of Development Land Available</i>	There is no vacant land on site. Some units could be redeveloped. There is a depot to the west of the site with open land. This could become available in the future.
<i>Potential for Alternative Employment Use</i>	Improvements to some units and to infrastructure would support the continued operation of the area.
<i>Existing Occupiers</i>	Principally local businesses. Occupiers include Plumbase, Beach Display Ltd. Cavitech Solutions, Richmond Motors, Cleveleys Business Centre is multi-let.

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE:	26
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EXISTING EMPLOYMENT SITE

DATE: 16/07/12

St George's Lane, Cleveleys

Reference WY 02

Area ha



Criteria	Comment	Score (out of 5)
<i>Current Use</i>	Back street workshops, with an emphasis on motor repairs maintenance and valeting.	
<i>Greenfield / Brownfield</i>	%	
<i>Local Road Access</i>	Poor. Narrow back street off one-way street blocked by bus stops.	1
<i>Proximity to urban areas, and access to labour & services</i>	Close to town centre. Good pedestrian access to housing areas. Close to bus and tram stops.	5
<i>Compatibility of adjoining uses</i>	Adjoins residential.	1
<i>Site characteristics and development constraints</i>	Level, rectangular, small units. Partially within Flood Zone 2.	2
<i>Market Attractiveness</i>	All units appear occupied by local businesses. Low profile location	2
<i>Planning / Sustainability Factors</i>	Brownfield site. Within Cleveleys' defined Town Centre boundary (TC1) and adjacent to Secondary Shopping Area (TC7). Policy CS5 of the emerging Core Strategy does not specifically seek to retain and protect this site for employment purposes. No known heritage or ecological constraints.	3
<i>Infrastructure</i>	Poor infrastructure.	3
<i>Barriers to Development</i>	Modest remediation & infrastructure renewal prior to redevelopment	3
<i>Other Comments</i>	Various ownerships.	

FOR EXISTING SITES ONLY

<i>Type of Existing Use (B1/B2/B8 other)</i>	B2 car workshops.
<i>Existing Vacancy Levels</i>	No vacant units.
<i>Age of existing Premises (pre war; 1945-1970; 1970-90; 1990-00; post 2000)</i>	Pre-war – 1950s.
<i>Condition of Existing Premises</i>	Poor.
<i>Environmental Quality of Estate [parking, infrastructure, legibility]</i>	Poor – narrow lane with yards and buildings off, parking is on-street.
<i>Amount of Development Land Available</i>	There is no vacant land on site. Some units could be redeveloped.
<i>Potential for Alternative Employment Use</i>	Commercial or residential. Retail at western end of street includes a Furniture showroom and Bridalwear shop.
<i>Existing Occupiers</i>	Principally local businesses. Occupiers include Autoglass & Bebbington

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE:	20
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EMPLOYMENT ALLOCATION:

DATE: 17/07/12

Port – South of new road

Reference **WY 10 06**

Area **9.13 ha**



Criteria	Comment	Score (out of 5)
Current Use	Vacant site.	
Greenfield / Brownfield	%	
Local Road Access	Access via new spur road from Amounderness Way (A585) a wide, free-moving, single carriageway road that avoids residential areas, and serves the town centre.	5
Proximity to urban areas, and access to labour & services	Within 1 km of Fleetwood town centre. Poor pedestrian access to housing areas. Over 300m from tram stop and further from bus stops on Copse Road.	2
Compatibility of adjoining uses	Within extensive employment area.	5
Site characteristics and development constraints	Large level, irregular shaped site. Flood Zone 1.	4
Market Attractiveness	Weak demand for employment use. Potential for mixed-use redevelopment will deter employment use.	1
Planning / Sustainability Factors	Brownfield site. The site (E2) is allocated for employment use in the Fleetwood-Thornton AAP (Policy 3). No known heritage or ecological constraints.	5
Infrastructure	Infrastructure to northern edge of good quality with new road and landscaping. Major infrastructure required to open up site	2
Other Comments (i.e. ownership factors, barriers to development where available)	Major infrastructure and remediation required. Owned by ABP	1

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE: 25

EMPLOYMENT ALLOCATION:

DATE: 17/07/12

Premier Way, Poulton Industrial Estate

Reference **WY 11 01**

Area **0.20 ha**



Criteria	Comment	Score (out of 5)
<i>Current Use</i>	Cleared overgrown site.	
<i>Greenfield / Brownfield</i>	%	
<i>Local Road Access</i>	Estate fronts A586 a free-moving wide road which avoids housing areas.	5
<i>Proximity to urban areas, and access to labour & services</i>	Less than 2 km from Poulton town centre. Good pedestrian access to housing areas. Close to bus stops on A586.	5
<i>Compatibility of adjoining uses</i>	Within large employment area. No incompatible land uses. Situated between three storey offices occupied by Community Network. and Fitness Club, with Industrial to south.	5
<i>Site characteristics and development constraints</i>	Level, regular, development plot with frontage to estate road. Established industrial area. Located in Flood Zone 1	4
<i>Market Attractiveness</i>	Area of reasonable demand. Popular estate in borough.	4
<i>Planning / Sustainability Factors</i>	Brownfield site. The site has no formal designation in the Wyre Local Plan. No known heritage or ecological constraints. It is understood that a planning application (ref: 10/00533/FUL) has recently been submitted to extend the adjoining leisure centre which, although not on this site, would reconfigure the car park area across WY/11/01.	2
<i>Infrastructure</i>	Good estate roads, landscaping, etc in this part of estate.	5
<i>Other Comments (i.e. ownership factors, barriers to development where available)</i>	Serviced and remediated plot with infrastructure to edge.	5

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE: 35

EMPLOYMENT ALLOCATION:

DATE: 17/07/12

Aldon Road, Poulton Industrial Estate

Reference

WY 11 02

Area

0.61 ha



Criteria	Comment	Score (out of 5)
Current Use	Cleared earth site, remediation and levelling	
Greenfield / Brownfield	%	
Local Road Access	Estate fronts A586 a free-moving wide road which avoids housing areas. Site is at back of estate and estate roads of poor quality and constrained.	3
Proximity to urban areas, and access to labour & services	Less than 2 km from Poulton town centre. Moderate pedestrian access to housing areas. Bus stops on A586	4
Compatibility of adjoining uses	Within established employment area. Adjacent tarmac and batching plant. Railway to west.	5
Site characteristics and development constraints	Level, narrow site fronts estate road. Located predominantly in Flood Zone 1	4
Market Attractiveness	Reasonable demand, bespoke development viable. Back of estate.	3
Planning / Sustainability Factors	Brownfield site. Site designated as an Existing Employment Commitment (EMP2/7). Policies CS1 and CS6 of the emerging Wyre Core Strategy also seek to retain and protect this area for employment purposes. No known heritage or ecological constraints.	5
Infrastructure	Access road to Tarmac unlit & lacks footpaths. Limited infrastructure	2
Other Comments (i.e. ownership factors, barriers to development where available)	Modest infrastructure provision required but remediation completed.	4

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE: 30

EMPLOYMENT ALLOCATION:

DATE: 17/07/12

Aldon Road, Poulton Industrial Estate

Reference

WY 11 03

Area

0.37 ha



Criteria	Comment	Score (out of 5)
Current Use	Overgrown level site	
Greenfield / Brownfield	%	
Local Road Access	Estate fronts A586 a free-moving wide road which avoids housing areas. Site is at back of estate and estate roads of poor quality and constrained.	3
Proximity to urban areas, and access to labour & services	Less than 2 km from Poulton town centre. Moderate pedestrian access to housing areas. Bus stops on A586	4
Compatibility of adjoining uses	Within established employment area. Adjacent tarmac and batching plant. Railway to west.	5
Site characteristics and development constraints	Level, regular site fronts estate road. Located predominantly in Flood Zone 1	4
Market Attractiveness	Reasonable demand, bespoke development viable. Back of estate.	3
Planning / Sustainability Factors	Brownfield site. Site designated as an Existing Employment Commitment (EMP2/7). Policies CS1 and CS6 of the emerging Wyre Core Strategy also seek to retain and protect this area for employment purposes. No known heritage or ecological constraints.	5
Infrastructure	Access road to Tarmac unlit & lacks footpaths. Limited infrastructure	2
Other Comments (i.e. ownership factors, barriers to development where available)	Modest infrastructure provision required but remediation completed.	4

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE: 30

EXISTING EMPLOYMENT SITE

DATE: 17/07/12

Hesketh House

Reference

WY 09

Area

2.77 ha



Criteria	Comment	Score (out of 5)
Current Use	NHS Pensions Agency offices, three storey offices arranged around quadrangle with single storey blocks to north.	
Greenfield / Brownfield	%	
Local Road Access	Fronts A587 Broadway 30 mph. Free moving, wide, single carriageway road	5
Proximity to urban areas, and access to labour & services	Within 2 km of Fleetwood town centre. Good pedestrian access to housing areas. Regular bus services from front of site.	4
Compatibility of adjoining uses	B1 adjoining housing area.	3
Site characteristics and development constraints	Level, regular shaped site. Flood Zone 3 but benefits from floor defences.	4
Market Attractiveness	Local demand. If NHS relocate alternative user for size of offices hard to find.	1
Planning / Sustainability Factors	Brownfield site. No formal designation in the Wyre Local Plan. Policy CS3 of the emerging Core Strategy does not specifically seek to retain and protect this site for employment purposes. It does not, however, suggest any alternative use for the site and identifies a need for approximately 17 hectares of new employment land.	4
Infrastructure	Good on-site infrastructure, large car park to rear, security office.	4
Barriers to Development	Redevelopment would require remediation. Asbestos likely to be present given age.	4
Other Comments (i.e. ownership factors, where available)	Site in single ownership.	

FOR EXISTING SITES ONLY	
<i>Type of Existing Use (B1/B2/B8 other)</i>	NHS Pensions Agency - B1a.
<i>Existing Vacancy Levels</i>	Fully occupied
<i>Age of existing Premises (pre war; 1945-1970; 1970-90; 1990-00; post 2000)</i>	Three storey offices date from 1930s. Single storey buildings constructed at later date.
<i>Condition of Existing Premises</i>	Buildings of poor specification.
<i>Environmental Quality of Estate [parking, infrastructure, legibility]</i>	Building set in own grounds with extensive parking to rear. Landscaped area to front.
<i>Amount of Development Land Available</i>	Scope to increase capacity of site, through redevelopment of single-storey buildings. No land available for development.
<i>Potential for Alternative Employment Use</i>	If current occupier were to vacate, the scale and location of these offices would severely restrict demand and alternative use of the site should be considered after appropriate marketing period.
<i>Existing Occupiers</i>	NHS Pensions Agency.

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE:	29
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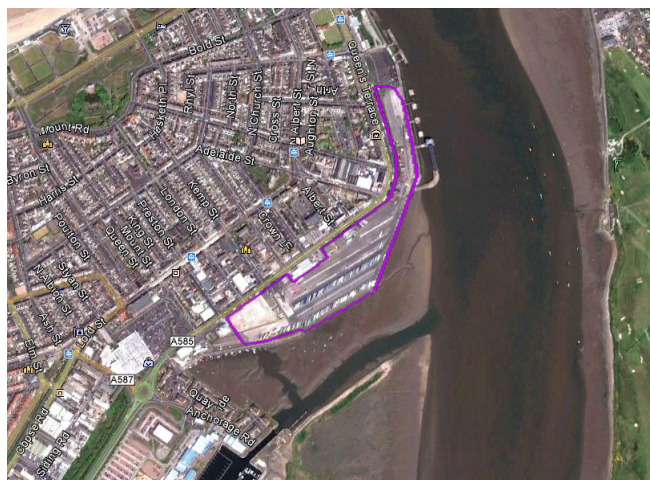
EXISTING EMPLOYMENT SITE

DATE: 17/07/12

Port of Fleetwood, Ferry Terminal

Reference WY 10

Area 7.07 ha



Criteria	Comment	Score (out of 5)
Current Use	Unused ferry terminal.	
Greenfield / Brownfield	%	
Local Road Access	A585 Amounderness Way is a wide, free moving, single carriageway road that provides access to Fleetwood town centre but avoids housing areas.	5
Proximity to urban areas, and access to labour & services	On eastern edge of Fleetwood town centre, good pedestrian links to established residential areas, and close to bus services	5
Compatibility of adjoining uses	Commercial uses on opposite side of A585 Dock Street.	4
Site characteristics and development constraints	Long level site with hard quay frontage to estuary - limited flood risk. Narrows at north.	5
Market Attractiveness	Stena has terminated its ferry service to Northern Ireland. Site suits port related uses or industries requiring quay access.	2
Planning / Sustainability Factors	Brownfield site. No formal designation in the Wyre Local Plan. Policy CS3 of the emerging Core Strategy seeks to designate a port boundary on the LDF proposals map, within which port and related activities will be safeguarded for the duration that the port remains commercially viable. . No known heritage or ecological constraints.	4
Infrastructure	Concrete and tarmac hard standing, well lit overlooking estuary, assume all utilities.	5
Barriers to development	Readily available for Port related use or for reuse as ferry terminal	5
Other Comments	Associated British Ports want to reserve fro Port related uses.	

FOR EXISTING SITES ONLY	
<i>Type of Existing Use (B1/B2/B8 other)</i>	None
<i>Existing Vacancy Levels</i>	Whole of site vacant.
<i>Age of existing Premises (pre war; 1945-1970; 1970-90; 1990-00; post 2000)</i>	None
<i>Condition of Existing Premises</i>	Not applicable
<i>Environmental Quality of Estate [parking, infrastructure, legibility]</i>	Functional ferry terminal but verges becoming overgrown. Ferry terminal lacks terminal building.
<i>Amount of Development Land Available</i>	Whole of 7 ha site available.
<i>Potential for Alternative Employment Use</i>	Port related uses. Alternative uses developed to south include Freeport Factory Outlet Centre, housing, retail warehouses and the Fleetwood Health & Wellbeing Centre
<i>Existing Occupiers</i>	None

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE:	35
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EMPLOYMENT ALLOCATION:

DATE: 17/07/12

Poulton Industrial Estate

Reference WY 11

Area 35.10 ha



Criteria	Comment	Score (out of 5)
Current Use	A popular and established industrial estate with a range of uses and a few remaining development plots.	
Greenfield / Brownfield	%	
Local Road Access	Estate fronts A586, Garstang Road East, a free-moving wide road which avoids housing areas. Road access to the estate is good with a signal controlled junction.	5
Proximity to urban areas, and access to labour & services	Less than 1 km from Poulton town centre, Good pedestrian access to housing areas. Close to bus stops on A586.	5
Compatibility of adjoining uses	A short row of houses back onto the north side of the estate. Railway line to west and fields to south and east.	3
Site characteristics and development constraints	Estate slopes down to south. Majority of plots are regular in shape South eastern parts of estate in Flood Zones 2 or 3.	3
Market Attractiveness	Area of reasonable demand, suits broad range of businesses. Popular estate which has seen recent development activity.	5
Planning / Sustainability Factors	Brownfield site. Part of the site designated as an Existing Employment Commitment (EMP2/7, EMP2/8, EMP2/9, EMP2/10, EMP2/11 and EMP2/12. The remainder of the site has no formal designation in the Wyre Local Plan. Policies CS1 and CS6 of the emerging Wyre Core Strategy also seek to retain and protect this area for employment purposes. No known heritage or ecological constraints.	5
Infrastructure	Estate infrastructure is generally reasonable but in parts circulation is restricted by on-street parking. The road layout is confusing in places and there is little landscaping.	3
Barriers to Development	Redevelopment would require modest remediation.	4
Other Comments	In multiple ownership	

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE: 33

FOR EXISTING SITES ONLY

Type of Existing Use	A popular and established industrial estate with a range of employment uses (B1, B2)
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<i>(B1/B2/B8 other)</i>	& B8) as well as some leisure use including a children's play facility and a fitness club. At the back of the estate is a recycling centre. A few development plots remain.
<i>Existing Vacancy Levels</i>	We estimate that vacancy rates are circa 10%
<i>Age of existing Premises (pre war; 1945-1970; 1970-90; 1990-00; post 2000)</i>	The estate has been developed over several decades. The oldest premises appear to date from the 1950's. The most recent have been developed within the last decade.
<i>Condition of Existing Premises</i>	The condition of the buildings reflects their varied ages and specifications.
<i>Environmental Quality of Estate [parking, infrastructure, legibility]</i>	Estate infrastructure is generally reasonable but in parts circulation is restricted by on-street parking. The road layout is confusing in places and there is little landscaping.
<i>Amount of Development Land Available</i>	Four sites totalling 1.43 ha gross are available for development. Older buildings are likely to provide windfall redevelopment opportunities in the future. Opportunities for expansion of the estate are restricted by watercourses & flood zones.
<i>Potential for Alternative Employment Use</i>	There is good demand from employment uses for premises and alternative uses should be resisted.
<i>Existing Occupiers</i>	A wide range of local, regional and national businesses, including Glasdon, Carter, Ribble Valley Soft Drinks, Community Network, McCulloch Oils, Trialnco, QT Timber Products, Tarmac

EXISTING EMPLOYMENT SITE

DATE: 17/07/12

Robson Way, Little Carleton

Reference WY 12

Area 3.60 ha



Criteria	Comment	Score (out of 5)
<i>Current Use</i>	The north eastern end of a long established industrial area that straddles the local authority boundary. The estate accommodates general industrial and warehousing - B2 & B8, as well as external storage..	
<i>Greenfield / Brownfield</i>	%	
<i>Local Road Access</i>	Front B5268 Blackpool Old Road, poor junctions on bend. Local traffic flows affected by level crossing. Access through housing areas.	2
<i>Proximity to urban areas, and access to labour & services</i>	More than 2 km from Blackpool or Poulton town centre. Good pedestrian access to residential areas. Regular bus services from bus stops at entrance to estate.	3
<i>Compatibility of adjoining uses</i>	Part of established industrial area. Blackpool 6 th Form College across road. Housing adjacent	2
<i>Site characteristics and development constraints</i>	Land on different levels. Irregular shaped development plots. Not liable to flood.	3
<i>Market Attractiveness</i>	Area of limited demand from principally local businesses	1
<i>Planning / Sustainability Factors</i>	Brownfield site. No formal designation in the Wyre Local Plan. Policies CS1 and CS6 of the emerging Wyre Core Strategy also seek to retain and protect this area for employment purposes. . No known heritage or ecological constraints.	5
<i>Infrastructure</i>	Estate infrastructure very poor, roads in poor repair and unlit. Two separate accesses to this end of the Estate which has no internal access to the larger Blackpool part of the estate.	2
<i>Barriers to Development</i>	Remediation and infrastructure renewal required	2
<i>Other Comments</i>		

FOR EXISTING SITES ONLY	
<i>Type of Existing Use (B1/B2/B8 other)</i>	Industrial uses (B2, B8) including car repairs.
<i>Existing Vacancy Levels</i>	Not known – no active marketing boards, but little activity on northern part of the site. Well occupied southern half of site.
<i>Age of existing Premises (pre war; 1945-1970; 1970-90; 1990-00; post 2000)</i>	Mainly older brick units built pre-war.
<i>Condition of Existing Premises</i>	Units generally of poor specification and in poor condition.
<i>Environmental Quality of Estate [parking, infrastructure, legibility]</i>	Estate road pitted, no lighting, no footpaths. No internal road access to other parts of this employment area.
<i>Amount of Development Land Available</i>	Brownfield storage land with hardcore/concrete slab surface is available to rear of estate, adjacent to railway. Site area is 1.06 ha gross
<i>Potential for Alternative Employment Use</i>	Available land adjoins railway and employment uses. Little prospect for alternative development unless comprehensive redevelopment of estate were to be brought forward.
<i>Existing Occupiers</i>	Trade & DIY Warehouse. Barry & Wilkinson tyres and MOTs. Cement Works. NA Robson – shot blasting.

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE:	20
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EXISTING EMPLOYMENT SITE

DATE: 17/07/12

Windsor Castle Works, Station Road, Poulton

Reference WY 13

Area 0.61 ha



Criteria	Comment	Score (out of 5)
<i>Current Use</i>	Area to the eastern side of Station Road, Poulton. Windsor's Castle Works provides small workshops around courtyard. Cleared site to north and former railway line to rear.	
<i>Greenfield / Brownfield</i>	%	
<i>Local Road Access</i>	Single carriageway road through urban area with on-street parking and serving housing areas.	2
<i>Proximity to urban areas, and access to labour & services</i>	Less than 1 km from Poulton town centre. Good pedestrian access to adjacent housing, bus routes along Station Road.	5
<i>Compatibility of adjoining uses</i>	Housing across road is close to pavement edge. B2 adjoining residential.	2
<i>Site characteristics and development constraints</i>	Small level site of regular shape in Flood Zone 1.	4
<i>Market Attractiveness</i>	Low levels of local demand, speculative development not viable, poor location.	1
<i>Planning / Sustainability Factors</i>	<p>Brownfield site. No formal designation in the Wyre Local Plan. Policy CS6 of the emerging Core Strategy does not specifically seek to retain and protect this site for employment purposes. It does not, however, suggest any alternative use for the site and identifies a need for approximately 1 hectare of new employment land. No known heritage or ecological constraints.</p> <p>The vacant land to the north of the existing industrial buildings at WY/13/02, and all of site WY/13/01, has extant planning permission for a residential development comprising of 81 dwellings with associated roads, parking and open space.</p>	2
<i>Infrastructure</i>	Poor quality infrastructure to south - hardstanding, no landscaping. Former railway line has no infrastructure	2
<i>Barriers to Development</i>	Remediation and infrastructure renewal required	1
<i>Other Comments</i>	Multiple ownership	

FOR EXISTING SITES ONLY	
<i>Type of Existing Use (B1/B2/B8 other)</i>	Small workshops and storage B2 & B8.
<i>Existing Vacancy Levels</i>	Low vacancy rates
<i>Age of existing Premises (pre war; 1945-1970; 1970-90; 1990-00; post 2000)</i>	Prewar buildings
<i>Condition of Existing Premises</i>	Poor specification – asbestos roofs, block walls. Some buildings in poor state of repair.
<i>Environmental Quality of Estate [parking, infrastructure, legibility]</i>	Narrow entrance road leads to quadrangle with limited circulation. Land to north lacks infrastructure and is of poor environmental quality.
<i>Amount of Development Land Available</i>	Vacant land to north and east of Windsor's Castle Works.
<i>Potential for Alternative Employment Use</i>	A declining industrial area which would suit redevelopment for alternative uses including residential.
<i>Existing Occupiers</i>	Local businesses including Joinery and Panel Beaters.

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE:	19
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EXISTING EMPLOYMENT SITE

DATE: 17/07/12

Bank View Ind Est, Hambleton

Reference WY 14

Area 0.88 ha



<i>Current Use</i>	A petrol forecourt, around which there are a number of smaller individual units for businesses, including car sales, repair shops, offices, a café and a takeaway.	
<i>Greenfield / Brownfield</i>	%	
<i>Local Road Access</i>	Frontage to A588 Shard Lane, access on corner, bad junction, avoids housing, not wide road.	3
<i>Proximity to urban areas, and access to labour & services</i>	Within 1 km of Hambleton town centre. Poor pedestrian access. Bus services from stops at entrance to estate	3
<i>Compatibility of adjoining uses</i>	Commercial area on edge of village separated by road from housing.	4
<i>Site characteristics and development constraints</i>	Level, irregular shaped site in Flood Zone 3 but benefits from flood defences	3
<i>Market Attractiveness</i>	Area of local demand, suits range of businesses. Prominent corner location.	2
<i>Planning / Sustainability Factors</i>	Brownfield site. The site is located within the defined Settlement Boundary (SP5) in the Wyre Local Plan. Policy CS7 of the emerging Wyre Core Strategy seeks to retain this site for employment purposes and provides support, in principle, for its intensification and/or limited extension. In addition, the RS (Policy W1) positively supports the sustainable diversification and development of the rural economy through the growth of existing businesses. No known heritage or ecological constraints.	5
<i>Infrastructure</i>	Concrete roads and hard standing, adequate circulation laid out as car parking. Limited specification.	3
<i>Barriers to Development</i>	Modest infrastructure renewal required	4
<i>Other Comments</i>		

FOR EXISTING SITES ONLY

<i>Type of Existing Use (B1/B2/B8 other)</i>	Mixed commercial area
<i>Existing Vacancy Levels</i>	None.
<i>Age of existing Premises (pre war; 1945-1970; 1970-90; 1990-00; post 2000)</i>	1950-1980s.
<i>Condition of Existing Premises</i>	Functional premises of low specification, but reasonable repair.
<i>Environmental Quality of Estate [parking, infrastructure, legibility]</i>	Functional. Wide area of hardstanding around buildings.
<i>Amount of Development Land Available</i>	None but capacity of site could be increased through redevelopment.
<i>Potential for Alternative Employment Use</i>	Suits a range of commercial uses to support Hambleton village.
<i>Existing Occupiers</i>	Total PFS. Spar. Wyre Carpets. Auto tech. Darin. Hambleton Signs. Hambleton Service Station. Coastline Caravans. DRS Electrical. Waterside Motors.

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE:	27
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EXISTING EMPLOYMENT SITE

DATE: 17/07/12

Sunny Bank Farm Ind Est, Hambleton

Reference WY 15

Area 0.43 ha



Criteria	Comment	Score (out of 5)
Current Use	Individual business units, including car repairs. B2, B8.	
Greenfield / Brownfield	%	
Local Road Access	Narrow roads, near primary school and housing. Grange Road is an unclassified road. The nearest A road is Green Meadow Lane, approximately 600m away.	2
Proximity to urban areas, and access to labour & services	Within 1 km of Hambleton town centre. Good access to residential areas. Not on bus route.	3
Compatibility of adjoining uses	Residential to front, farmland to rear.	2
Site characteristics and development constraints	Small level, regular shaped. Predominantly in Flood Zone 1 with the southern tip located in Flood Zones 2 & 3	3
Market Attractiveness	Local market, small businesses.	1
Planning / Sustainability Factors	Brownfield site. The site is located within the defined Settlement Boundary (SP5) in the Wyre Local Plan. Policy CS7 of the emerging Wyre Core Strategy seeks to retain this site for employment purposes and provides support, in principle, for its intensification and/or limited extension. In addition, the RS (Policy W1) positively supports the sustainable diversification and development of the rural economy through the growth of existing businesses. No known heritage or ecological constraints.	5
Infrastructure	Functional, roads and utilities, no lighting/landscaping.	2
Barriers to Development	Infrastructure renewal required	4
Other Comments	Single ownership likely.	

FOR EXISTING SITES ONLY

Type of Existing Use (B1/B2/B8 other)	B2, motor trade.
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<i>Existing Vacancy Levels</i>	Low vacancy rate
<i>Age of existing Premises (pre war; 1945-1970; 1970-90; 1990-00; post 2000)</i>	1945-80.
<i>Condition of Existing Premises</i>	Poor specification, functional workshops in reasonable repair.
<i>Environmental Quality of Estate [parking, infrastructure, legibility]</i>	Set back from the road and not very prominent. Concrete surfaced courtyard and access road. No through road. Good circulation.
<i>Amount of Development Land Available</i>	None.
<i>Potential for Alternative Employment Use</i>	Car repair, MOTs.
<i>Existing Occupiers</i>	Saltcoat Motors. Sunny Bank Car Sales. Bikemovers UK.

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE:	22
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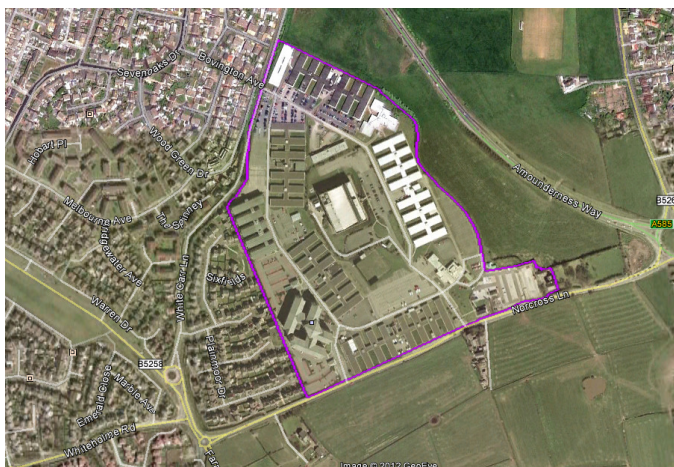
EXISTING EMPLOYMENT SITE

DATE: 17/07/12

Norcross

Reference WY 03

Area 15.45 ha



Criteria	Comment	Score (out of 5)
Current Use	Complex of offices, principally occupied by the Department for Work & Pensions.	
Greenfield / Brownfield	%	
Local Road Access	Norcross Lane links to A585 Amounderness Way. Good single carriageway, junctions good.	4
Proximity to urban areas, and access to labour & services	More than 2 km from town centre services. Pedestrian access from housing area to the west. Regular bus services along Norcross Lane. The complex includes a staff canteen.	3
Compatibility of adjoining uses	B1 adjoining residential area.	3
Site characteristics and development constraints	Site on different levels – rising to east. Predominantly in Flood Zone 1 with the north eastern tip in Flood Zones 2 & 3	4
Market Attractiveness	Limited attraction for low specification office buildings. HP purpose built printing and data centre is a specialised facility for which there would be restricted demand.	2
Planning / Sustainability Factors	Brownfield site. The site is located partially within the Green Belt in the Wyre Local Plan. Policy CS4 of the emerging Core Strategy does not specifically seek to retain and protect this site for employment purposes. It does not, however, suggest any alternative use for the site. No known heritage or ecological constraints.	3
Infrastructure	Estate road is narrow but lit and there are some grass verges. The complex includes large parking areas and a manned gatehouse.	4
Barriers to Development	Modest remediation prior to redevelopment	4
Other Comments	Site owned by Telereal Trillium and let to DWP Hewlett Packard has a printing facility within a secure site at the centre of the complex.	

FOR EXISTING SITES ONLY	
<i>Type of Existing Use (B1/B2/B8 other)</i>	B1a offices and B2 print works.
<i>Existing Vacancy Levels</i>	Fully occupied at present. DWP to relocate in Summer 2013.
<i>Age of existing Premises (pre war; 1945-1970; 1970-90; 1990-00; post 2000)</i>	The oldest buildings are pre-war, but there have been later additions in the 1970s, 1980s and 1990s.
<i>Condition of Existing Premises</i>	Varied. Much of DWP's accommodation is of poor specification. But SPVA & HP are in more modern accommodation Poor.
<i>Environmental Quality of Estate [parking, infrastructure, legibility]</i>	Good legibility, but estate roads are narrow and environmental quality of the estate is moderate.
<i>Amount of Development Land Available</i>	A small area in the south east corner is currently available.
<i>Potential for Alternative Employment Use</i>	Following DWP's relocation, the wider Norcross site could come forward for a mixed-use redevelopment that incorporates an employment component equal to just under half of the remaining net developable area, assuming that Tomlinson House and the HP print facility are retained.
<i>Existing Occupiers</i>	DWP – 1 & 2 storey offices (blocks 6 & 7 – 2 storey) SPVA – 4 storey 1980/90s office, good spec. HP – 3 storey industrial and office building – 1990s, high spec.

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE:	27
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EXISTING EMPLOYMENT SITE

DATE: 16/07/12

Hillhouse International BP

Reference

WY 04

Area

104.3 ha



Criteria	Comment	Score (out of 5)
<i>Current Use</i>	Former ICI now vacant / B1, B2, B8.	
<i>Greenfield / Brownfield</i>	%	
<i>Local Road Access</i>	Road widths good and traffic free moving but long approach between residential estates.	3
<i>Proximity to urban areas, and access to labour & services</i>	More that 2km from entrance to town centre services. No public transport within estate. Poor pedestrian access from housing areas	1
<i>Compatibility of adjoining uses</i>	Large established industrial area with major manufacturing complexes. Major users.	5
<i>Site characteristics and development constraints</i>	Large level development plots with access to utilities. Brownfield, strong estate boundary. Out of centre. Approx 50% in Flood Zone 3, 25% in Flood Zone 2 and 25% in Flood Zone 1. COMAH Zone around Vinnolit	3
<i>Market Attractiveness</i>	24 hour manned gatehouse distinguishes site from others. Quality of environment and presence of bad neighbour industries may deter some uses.	3
<i>Planning / Sustainability Factors</i>	Predominantly brownfield site. The site is allocated for employment development in the Fleetwood-Thornton AAP (Policy 3). Policies CS1 and CS4 of the emerging Wyre Core Strategy seeks to retain and protect the site for employment purposes. The NPPF encourages Local Authorities to identify strategic sites and priority areas for economic regeneration, support existing business sectors and to plan positively to the location & expansion of clusters. No known heritage or ecological constraints. Part of the site also benefits from planning permission for a further 1,757 sq. m. for B1 and B2 floorspace.	5
<i>Infrastructure</i>	Existing site roads and mains ring main for water, sewers, electricity.	3
<i>Barriers to Development</i>	Major remediation prior to redevelopment. Infrastructure provision may be required to north.	2

<i>Other Comments</i>	Single ownership – NPL Estates as a developer investor will build out according to demand.
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FOR EXISTING SITES ONLY	
<i>Type of Existing Use (B1/B2/B8 other)</i>	B2 and sui generis
<i>Existing Vacancy Levels</i>	Buildings – substantially occupied. Vacant areas cleared.
<i>Age of existing Premises (pre war; 1945-1970; 1970-90; 1990-00; post 2000)</i>	Pre-war to post 2000.
<i>Condition of Existing Premises</i>	Various condition ranging from new purpose built facilities to low specification second-hand accommodation.
<i>Environmental Quality of Estate [parking, infrastructure, legibility]</i>	Good layout, wide lit roads, part dualled, dedicated parking areas. Footpaths and roads in poor condition, environmental quality is basic.
<i>Amount of Development Land Available</i>	Around 50 hectares of land available. Exact extent is difficult to determine as parts underused. 12 ha site identified for Power Station.
<i>Potential for Alternative Employment Use</i>	Energy generation and chemical related industries predominate. Would suit other bad neighbour industries.
<i>Existing Occupiers</i>	Major occupiers include Victrex, Vinnolit, AJC-CE and others.

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE:	25
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EXISTING EMPLOYMENT SITE

DATE: 16/07/12

**Lancashire Waste Technology Park
Thornton Waste Technology Park**

Reference WY 05

Area 13.30 ha



Criteria	Comment	Score (out of 5)
<i>Current Use</i>	Purpose built Waste recovery park.	
<i>Greenfield / Brownfield</i>	%	
<i>Local Road Access</i>	Free moving, wide road that avoids housing areas, good junction to estate. Future proposal to serve residential area to east.	5
<i>Proximity to urban areas, and access to labour & services</i>	Edge of Thornton. On bus route. Poor pedestrian access from residential areas.	2
<i>Compatibility of adjoining uses</i>	Part of wider employment area. Separated by open space from housing to south.	5
<i>Site characteristics and development constraints</i>	Slopes slightly down west to east. Regular, large brownfield site. Bounded by Fleetwood Road to west, railway to east. Adjacent land former employment use. Flood Zone 2.	4
<i>Market Attractiveness</i>	Centre for recycling. Narrow range of businesses. Viable development for these uses.	3
<i>Planning / Sustainability Factors</i>	Brownfield site. The site is designated as a Strategic Location for Development (SP2) in the Wyre Local Plan and is allocated for employment development in the Fleetwood-Thornton AAP (Policy 3). In line with this, Policy CS4 of the emerging Wyre Core Strategy seeks to retain and protect the site for employment purposes. The NPPF encourages Local Authorities to identify strategic sites, support existing business sectors and to plan positively to the location & expansion of clusters. No known heritage or ecological constraints.	5
<i>Infrastructure</i>	Good quality estate infrastructure. Wide roads, street lighting, good drainage.	5
<i>Barriers to Development</i>	None	5

<i>Other Comments</i>	Owned by Lancashire County Council New access road serves future development plots.
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FOR EXISTING SITES ONLY	
<i>Type of Existing Use (B1/B2/B8 other)</i>	Purpose built waste recovery and treatment complex.
<i>Existing Vacancy Levels</i>	Fully occupied.
<i>Age of existing Premises (pre war; 1945-1970; 1970-90; 1990-00; post 2000)</i>	Constructed 2010
<i>Condition of Existing Premises</i>	High quality newly built waste recovery complex
<i>Environmental Quality of Estate [parking, infrastructure, legibility]</i>	Good quality environment. Dedicated parking areas.
<i>Amount of Development Land Available</i>	None within existing, but large area of land to south, adjoining new residential estate and smaller plot to west.
<i>Potential for Alternative Employment Use</i>	Suit more recycling (covered) uses.
<i>Existing Occupiers</i>	Wholly occupied by Lancashire County Council

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE:	34
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EXISTING EMPLOYMENT SITE

DATE: 16/07/12

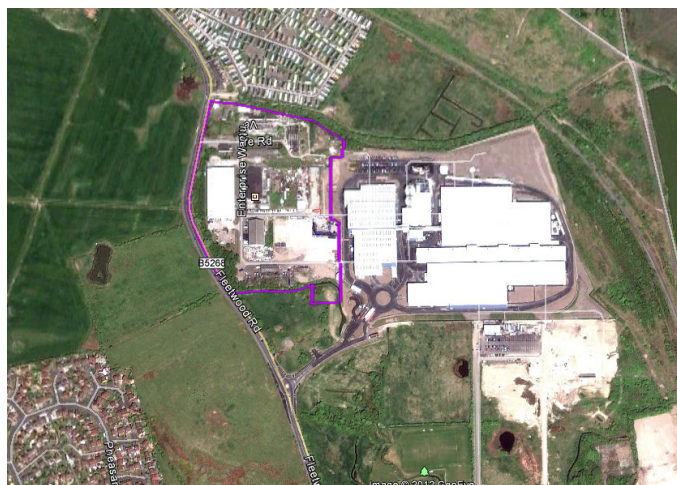
Burn Hall Industrial Estate

Reference

WY 06

Area

7.20 ha



Criteria	Comment	Score (out of 5)
<i>Current Use</i>	Established industrial estate with large areas of vacant land B2, B8.	
<i>Greenfield / Brownfield</i>	%	
<i>Local Road Access</i>	Free moving, wide, avoids residential areas. Wide junction to estate.	5
<i>Proximity to urban areas, and access to labour & services</i>	Edge of Thornton. On bus route. Poor pedestrian access from residential areas.	2
<i>Compatibility of adjoining uses</i>	Part of wider employment area. But adjoins caravan park to north.	3
<i>Site characteristics and development constraints</i>	Level, regular, poor drainage. Existing utilities. Partially within Flood Zone 2.	4
<i>Market Attractiveness</i>	Area of limited demand, estate not prominent and development of marginal viability.	1
<i>Planning / Sustainability Factors</i>	Brownfield site. The site is designated as a Strategic Location for Development (SP2) in the Wyre Local Plan and is allocated for employment development in the Fleetwood-Thornton AAP (Policy 3). In line with this, Policy CS4 of the emerging Wyre Core Strategy seeks to retain and protect the site for employment purposes. No known heritage or ecological constraints.	5
<i>Infrastructure</i>	Infrastructure is of moderate quality. Estate roads are lit, but parking on grassed landscape strips.	4
<i>Barriers to Development</i>	Modest infrastructure and remediation required prior to redevelopment	3
<i>Other Comments</i>		

FOR EXISTING SITES ONLY	
<i>Type of Existing Use (B1/B2/B8 other)</i>	General Industrial - B2, B8.
<i>Existing Vacancy Levels</i>	Buildings high occupancy, but cleared areas and estate has recycled development plots.
<i>Age of existing Premises (pre war; 1945-1970; 1970-90; 1990-00; post 2000)</i>	1945-1970 re clad profile metal cladding. Old office building at front vacant. New building occupied by Jarden.
<i>Condition of Existing Premises</i>	Varied – some good specification modern buildings but others of poor quality.
<i>Environmental Quality of Estate [parking, infrastructure, legibility]</i>	Average – moderate quality estate roads. On street parking. Simple road layout
<i>Amount of Development Land Available</i>	Derelict buildings have been cleared to provide plots for redevelopment.
<i>Potential for Alternative Employment Use</i>	Maintain B2/B8. Proximity to caravan park will restrict some industrial operations.
<i>Existing Occupiers</i>	Jarden Applied Materials. Northern Express Glass Wyre Tyres. AFN Transporters.

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE:	27
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EXISTING EMPLOYMENT SITE

DATE: 16/07/12

Red Marsh Ind Est

Reference

WY 07

Area

16.4 ha



<i>Current Use</i>	Well-established employment area with a variety of industrial uses. High density built development.	
<i>Greenfield / Brownfield</i>	%	
<i>Local Road Access</i>	Access through housing area, speed humps, narrow roads.	1
<i>Proximity to urban areas, and access to labour & services</i>	Adjoins housing areas, close to bus routes. Within 2km of Thornton town centre.	4
<i>Compatibility of adjoining uses</i>	Large employment area to east. Housing to west and south is separated by roads and open space.	4
<i>Site characteristics and development constraints</i>	Level, rectangular plots. Flood Zones 2 and 3. On edge of Vinnolit COMAH Zone.	3
<i>Market Attractiveness</i>	Suits broad range of local and national businesses including car mechanics. Not strong demand – vacant units. Local demand small-medium units.	2
<i>Planning / Sustainability Factors</i>	Predominantly brownfield site. The site is designated as a Strategic Location for Development (SP2). The Fleetwood-Thornton AAP which post-dates the Local Plan, however, allocates the entire site for employment development (Policy 3). In line with this, Policy CS4 of the emerging Wyre Core Strategy seeks to retain and protect the site for employment purposes. No known heritage or ecological constraints. Part of the Industrial Estate also benefits from 3 extant planning permissions for a total of 2,000 sq. m. of additional B1, B2 & B8 floorspace.	5
<i>Infrastructure</i>	No landscaping. Infrastructure of moderate quality estate roads are lit but narrow; there is on street parking.	3
<i>Barriers to Development</i>	Modest infrastructure and remediation required prior to redevelopment	3
<i>Other Comments</i>		

FOR EXISTING SITES ONLY

<i>Type of Existing Use (B1/B2/B8 other)</i>	Well-established employment area with a variety of industrial uses - B2, B8.
<i>Existing Vacancy Levels</i>	Northern part of the estate has few vacancies but there are more in southern part of the estate. Overall vacancy rate circa 20%
<i>Age of existing Premises (pre war; 1945-1970; 1970-90; 1990-00; post 2000)</i>	A wide range of buildings of different ages. Earliest buildings date from around 1950s. Most recent built in last decade
<i>Condition of Existing Premises</i>	Varied specification and quality.
<i>Environmental Quality of Estate [parking, infrastructure, legibility]</i>	Moderate quality infrastructure. Simple layout to the estate with single estate road serving units to either side. On street parking.
<i>Amount of Development Land Available</i>	A vacant compound at the north end of the estate (0.21ha) has extant planning consent for industrial development (10/00212). There is land that is peripheral to the built area of the estate, but which is within the Local Plan employment allocation that could allow future expansion, or be allocated for alternative uses. There are three extant planning consents for redevelopment of plots; these are 11/00008/FUL (0.10 ha), 11/00323/FUL (0.38 ha) and 11/00386/FUL (0.10 ha)
<i>Potential for Alternative Employment Use</i>	Scope to upgrade the estate and for refurbishment or redevelopment of older premises.
<i>Existing Occupiers</i>	Wide range of local and national businesses including: Volks Workshop, Redmarsh Roofing & Building Supplies, D Fit, Jemcraft, Tarmac, Kilgour, Ferria Plastics, Addison Engineering, H&D Hirst & Dawson Group, Simmons Construction, UK Aquatics, Lancashire CC Fleet Maintenance, Jardine Conservatories.

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE:	25
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EXISTING EMPLOYMENT SITE

DATE: 17/07/12

Copse Road, Fleetwood

Reference

WY 08

Area

31.09 ha



Criteria	Comment	Score (out of 5)
<i>Current Use</i>	Extensive established industrial area principally used for B2 & B8. Densely developed town centre employment area.	
<i>Greenfield / Brownfield</i>	%	
<i>Local Road Access</i>	The A585 Amounderness Way provide a free moving, wide road that avoids housing areas and has good junctions. To the west of the employment area. Copse Road serves industrial premises and is separated from other uses by the tramline.	5
<i>Proximity to urban areas, and access to labour & services</i>	The northern part of the industrial area borders Fleetwood town centre. There is good pedestrian access to housing areas and the area is well served by tram and bus services.	5
<i>Compatibility of adjoining uses</i>	Established employment area separated from housing by wide roads and tramline.	4
<i>Site characteristics and development constraints</i>	Level, regular plots of varied sizes. Edge of centre. Approx 60% Flood Zone 3, 30% Flood Zone 2 and 10% Flood Zone 1. Flood Zone 3 benefits from flood defences	4
<i>Market Attractiveness</i>	Modest local demand. Range of units. Some recent bespoke development of brownfield sites.	3
<i>Planning / Sustainability Factors</i>	Brownfield site. Predominantly undesignated with some existing employment commitments (EMP2/4 and EMP2/3) in the Wyre Local Plan. Policy CS3 of the emerging Wyre Core Strategy also seeks to retain and protect this site for employment purposes. No known heritage or ecological constraints.	5
<i>Infrastructure</i>	Estate infrastructure of varied quality Siding Road is lit but has no pavements or landscaping and there is on-street parking. Further south more modern parts of the estate have better quality infrastructure.	3
<i>Barriers to development</i>	Vacant sites require major remediation and renewal of infrastructure	2

Other Comments	Multiple ownership,
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FOR EXISTING SITES ONLY	
<i>Type of Existing Use (B1/B2/B8 other)</i>	General industrial uses (B2, B8) with clusters of vehicle repair businesses, seafood processing, recycling and waste management.
<i>Existing Vacancy Levels</i>	Vacancy rates vary throughout area. But are likely to be circa 10% overall.
<i>Age of existing Premises (pre war; 1945-1970; 1970-90; 1990-00; post 2000)</i>	A wide range of buildings of different ages. Earliest buildings are pre-war. Most recent built in last decade.
<i>Condition of Existing Premises</i>	Varied specification and quality.
<i>Environmental Quality of Estate [parking, infrastructure, legibility]</i>	Quality of infrastructure varied with poor quality in north of area, but better quality in more modern parts to south. Simple layout to the estate with a few long roads serving units to either side. On street parking restricts circulation in the northern part of the area.
<i>Amount of Development Land Available</i>	Redevelopment opportunity adjoining town centre. Large cleared sites in middle of employment area. Smaller sites at southern end of Copse Road. Six vacant sites totalling 4.38 ha gross. There is extant planning consent for the redevelopment of a 0.15 ha plot (10/00610/FULMAJ)
<i>Potential for Alternative Employment Use</i>	Scope for expansion of seafood processing cluster and waste management sector.
<i>Existing Occupiers</i>	Various businesses including Lofthouse of Fleetwood, Wyre Council, HTI, Fleetwood Sheet Metal, Robinson & Butler, Testa Teres, Tyco's Tool & Die.

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE:	31
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EXISTING EMPLOYMENT SITE

DATE: 17/07/12

Nateby Technology Park

Reference WY 19

Area 0.83 ha



Criteria	Comment	Score (out of 5)
Current Use	Two modern two-storey offices providing suites for small businesses including IT support company and a taxi hire business B1 Adjoining barn and industrial building.	
Greenfield / Brownfield	%	
Local Road Access	Cartmell Lane is a C Road. The nearest A road is the A6, 2km away. This narrow country lane is twisting and slow moving but largely avoids settlements	2
Proximity to urban areas, and access to labour & services	Remote rural location, no public transport.	1
Compatibility of adjoining uses	Set in the countryside, there are a couple of residential properties adjacent to the site and a bowling green opposite. No notable conflicts as mainly office/research use	3
Site characteristics and development constraints	Small sloping site in Flood Zone 1.	3
Market Attractiveness	In rural area where demand is likely to be limited, but facility provides good specification office accommodation of which there is limited stock.	2
Planning / Sustainability Factors	Mixed brownfield/greenfield site. The site is located within an area defined as Countryside (SP13) in the Wyre Local Plan. Policy CS7 of the emerging Wyre Core Strategy seeks to retain this site for employment purposes and provides support, in principle, for its intensification and/or limited extension. In addition, the RS (Policy W1) positively supports the sustainable diversification and development of the rural economy through the growth of existing businesses and the creation of new enterprise. No known heritage or ecological constraints.	4
Infrastructure	Infrastructure of poor quality - gravel parking and circulation is unlit.	3
Barriers to Development	Infrastructure could be improved.	4
Other Comments	Owner: Island Farm 0845 456 0051. Fully serviced office space	

FOR EXISTING SITES ONLY

Type of Existing Use	B1
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<i>(B1/B2/B8 other)</i>	
<i>Existing Vacancy Levels</i>	Circa 50% vacancy
<i>Age of existing Premises (pre war; 1945-1970; 1970-90; 1990-00; post 2000)</i>	High quality stone buildings, with slate roofs built within the last ten years.
<i>Condition of Existing Premises</i>	High specification buildings in good condition.
<i>Environmental Quality of Estate [parking, infrastructure, legibility]</i>	There is adequate on site parking and circulation but this is of low specification. There is a bowling green to the front of the site. In an attractive rural setting with views of the Lancashire Hills
<i>Amount of Development Land Available</i>	Brownfield land to north with consent for future phases of offices.
<i>Potential for Alternative Employment Use</i>	Retain for employment use as provides a source of rural employment and a high quality facility that has only relatively recently been developed,
<i>Existing Occupiers</i>	Global Brands Group, Legion Parking Services and Synergy Technology.

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE:	22
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EXISTING EMPLOYMENT SITE

DATE: 16/07/12

Taylors Lane Ind Est, Pilling	Reference	WY 20	Area	ha
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Criteria	Comment	Score (out of 5)
<i>Current Use</i>	Industrial estate B2.	
<i>Greenfield / Brownfield</i>	50:50%	
<i>Local Road Access</i>	Fronts minor road, little traffic, good visibility, serves housing area.	3
<i>Proximity to urban areas, and access to labour & services</i>	Adjacent to village of Pilling. Limited access to services. Bus routes on Lancaster Road.	2
<i>Compatibility of adjoining uses</i>	Small local industrial estate with residential a short distance to east.	2
<i>Site characteristics and development constraints</i>	Small level rectangular site. Flood Zone 3 but benefits from flood defences	3
<i>Market Attractiveness</i>	In rural area where demand is likely to be limited to local / agricultural sector.	1
<i>Planning / Sustainability Factors</i>	Brownfield site. The site is within the Countryside (SP13) in the Wyre Local Plan. In addition, the RS (Policy W1) positively supports the sustainable diversification and development of the rural economy through the creation of new enterprise. No known heritage or ecological constraints.	4
<i>Infrastructure</i>	Concrete roads and circulation to units at front of estate. No infrastructure to development plot to rear.	2
<i>Barriers to Development</i>	Extension of infrastructure would be required to serve land to rear.	2
<i>Other Comments</i>	Likely to be in single ownership along with land to rear.	

FOR EXISTING SITES ONLY	
<i>Type of Existing Use (B1/B2/B8 other)</i>	4 semi detached units and 1 detached unit. B2
<i>Existing Vacancy Levels</i>	All semi-detached units appear vacant. 80%

<i>Age of existing Premises (pre war; 1945-1970; 1970-90; 1990-00; post 2000)</i>	Site developed in early 1980s.
<i>Condition of Existing Premises</i>	Modern units of reasonable specification and average condition.
<i>Environmental Quality of Estate [parking, infrastructure, legibility]</i>	Good circulation, wide road, little activity on site.
<i>Amount of Development Land Available</i>	Land to the rear of estate allocated but lacks infrastructure. Small undeveloped area in south-west corner of developed part of site.
<i>Potential for Alternative Employment Use</i>	Retain for employment use as provides a source of rural employment and is a purpose built employment facility. Continued allocation of land to south unnecessary.
<i>Existing Occupiers</i>	Flatpack Tractors. Units to let – space NorthWest 0151 261 4655.

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE:	19
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EXISTING EMPLOYMENT SITE

DATE: 16/07/12

Head Dyke Lane, Pilling	Reference WY 21	Area 0.39 ha
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Criteria	Comment	Score (out of 5)
<i>Current Use</i>	Warehousing and general industry. B2 & B8.	
<i>Greenfield / Brownfield</i>	%	
<i>Local Road Access</i>	Fronts A588, free moving single carriageway road that serves housing areas.	3
<i>Proximity to urban areas, and access to labour & services</i>	On edge of Stakepool which has limited services there is a bus stop approximately 240m away, with a regular bus service.	2
<i>Compatibility of adjoining uses</i>	Small local industrial estate with residential a short distance to east.	2
<i>Site characteristics and development constraints</i>	Small level, rectangular site suitable for small to medium sized units, established use. Flood Zone 3 but benefits from flood defences.	3
<i>Market Attractiveness</i>	In rural area where demand is likely to be limited to local / agricultural sector.	1
<i>Planning / Sustainability Factors</i>	Brownfield site. The site is located within an area defined as Countryside (SP13) in the Wyre Local Plan. Policy CS7 of the emerging Wyre Core Strategy seeks to retain this site for employment purposes and provides support, in principle, for its intensification and/or limited extension. In addition, the RS (Policy W1) positively supports the sustainable diversification and development of the rural economy through the growth of existing businesses. No known heritage or ecological constraints.	4
<i>Infrastructure</i>	Two plots fronting main road. No estate infrastructure.	2
<i>Barriers to Development</i>	Modest remediation required if redeveloped.	4
<i>Other Comments</i>		

FOR EXISTING SITES ONLY

<i>Type of Existing Use</i>	Industrial buildings B2 / B8.
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<i>(B1/B2/B8 other)</i>	
<i>Existing Vacancy Levels</i>	None.
<i>Age of existing Premises (pre war; 1945-1970; 1970-90; 1990-00; post 2000)</i>	Pre-war buildings
<i>Condition of Existing Premises</i>	Buildings of poor specification and condition.
<i>Environmental Quality of Estate [parking, infrastructure, legibility]</i>	Low quality of environment. Hardstanding to front allows parking and circulation.
<i>Amount of Development Land Available</i>	None.
<i>Potential for Alternative Employment Use</i>	Retain for employment use as provides a source of rural employment. Should the buildings become vacant and extended marketing does not attract an occupier, consideration should be given to their redevelopment for alternative uses.
<i>Existing Occupiers</i>	MSB Engineering.

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE:	21
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EXISTING EMPLOYMENT SITE

DATE: 16/07/12

Old Coal Yard, Preesall

Reference WY 16

Area 0.47 ha



Criteria	Comment	Score (out of 5)
<i>Current Use</i>	Light industrial/warehousing and coal merchants B2.	
<i>Greenfield / Brownfield</i>	%	
<i>Local Road Access</i>	Fronts A588 Hall Gate Lane a narrow road, with bad junction to north, housing to front.	2
<i>Proximity to urban areas, and access to labour & services</i>	Edge of Preesall, poor pedestrian access, on bus route, small settlement.	2
<i>Compatibility of adjoining uses</i>	Two industrial units and yard with house to front and fields behind.	2
<i>Site characteristics and development constraints</i>	Small, level, regular shaped site. Flood Zone 3 but benefits from flood defences	3
<i>Market Attractiveness</i>	In rural area where demand is likely to be local and related to agriculture.	2
<i>Planning / Sustainability Factors</i>	Brownfield site. The site is located within an area defined as Countryside (SP13) in the Wyre Local Plan. Policy CS7 of the emerging Wyre Core Strategy seeks to retain this site for employment purposes and provides support, in principle, for its intensification and/or limited extension. In addition, the RS (Policy W1) positively supports the sustainable diversification and development of the rural economy through the growth of existing businesses. No known heritage or ecological constraints.	5
<i>Infrastructure</i>	Functional: Tarmac yard with good circulation, no lighting/landscaping.	2
<i>Barriers to Development</i>	Infrastructure improvement required	4
<i>Other Comments</i>	Single ownership likely.	

FOR EXISTING SITES ONLY

Type of Existing Use | B2 and coal merchants.

<i>(B1/B2/B8 other)</i>	
<i>Existing Vacancy Levels</i>	None.
<i>Age of existing Premises (pre war; 1945-1970; 1970-90; 1990-00; post 2000)</i>	Newer building c.1980s.
<i>Condition of Existing Premises</i>	Comprises a modern building split into individual units and an older building adjacent to the entrance to the site. Premises in good condition.
<i>Environmental Quality of Estate [parking, infrastructure, legibility]</i>	The estate is of functional specification and reasonable quality. There is plenty of circulation and parking.
<i>Amount of Development Land Available</i>	None.
<i>Potential for Alternative Employment Use</i>	Scope for further industrial and warehouse units on site.
<i>Existing Occupiers</i>	Chards Construction. Shepherd Brothers.

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE:	22
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EXISTING EMPLOYMENT SITE

DATE: 16/07/12

Preesall Mill Industrial Estate

Reference

WY 17

Area

0.41 ha



Criteria	Comment	Score (out of 5)
<i>Current Use</i>	Industry including glazing company, picture framing and aircraft components. B1, B2.	
<i>Greenfield / Brownfield</i>	%	
<i>Local Road Access</i>	Fronts Park Road, a narrow road through Preesall village	2
<i>Proximity to urban areas, and access to labour & services</i>	Within village with limited services. The site is on a bus route, with a bus stop with a regular bus service 250m away	3
<i>Compatibility of adjoining uses</i>	Housing to front of site.	2
<i>Site characteristics and development constraints</i>	Small level but narrow site of regular shape. Flood Zone 1.	4
<i>Market Attractiveness</i>	In rural area where demand is likely to be local.	1
<i>Planning / Sustainability Factors</i>	Brownfield site. The site is located within an area defined as Countryside (SP13) in the Wyre Local Plan. Policy CS7 of the emerging Wyre Core Strategy seeks to retain this site for employment purposes and provides support, in principle, for its intensification and/or limited extension. In addition, the RS (Policy W1) positively supports the sustainable diversification and development of the rural economy through the growth of existing businesses. Preesall Mill is also a Grade II listed building. No known ecological constraints.	4
<i>Infrastructure</i>	Tarmac yard for parking, utilities, lighting to yard. Poor quality.	3
<i>Barriers to Development</i>	Infrastructure could be improved	4
<i>Other Comments</i>	Single ownership likely.	

FOR EXISTING SITES ONLY

<i>Type of Existing Use (B1/B2/B8 other)</i>	B1, B2.
<i>Existing Vacancy Levels</i>	None known.
<i>Age of existing Premises (pre war; 1945-1970; 1970-90; 1990-00; post 2000)</i>	1839 tower windmill with modern units built around it (1990s).
<i>Condition of Existing Premises</i>	The modern units are of reasonable specification and condition.
<i>Environmental Quality of Estate [parking, infrastructure, legibility]</i>	Two entrances lead to tarmac surfaced yard, with lighting. Internal circulation is good.
<i>Amount of Development Land Available</i>	None.
<i>Potential for Alternative Employment Use</i>	Retain for employment use.
<i>Existing Occupiers</i>	SCC Glass & Glazing. Windmill Framing Ltd. A&G Precision & Sons.

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE:	23
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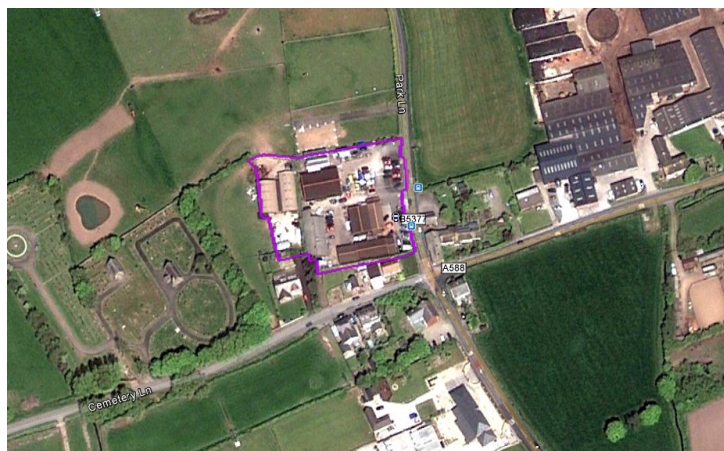
EXISTING EMPLOYMENT SITE

DATE: 16/07/12

Park Lane Garage, Presall

Reference WY 18

Area 0.54 ha



Criteria	Comment	Score (out of 5)
Current Use	Businesses and general industry, mainly relating to car sales, repair and maintenance.	
Greenfield / Brownfield	%	
Local Road Access	On corner of A588 and B5377. Poor visibility at junction of narrow roads that link villages.	1
Proximity to urban areas, and access to labour & services	On edge of Presall, a village with limited services and scattered settlement pattern. Site adjoins some housing, a bus stop with a regular bus service is outside the site	3
Compatibility of adjoining uses	There are some residential properties adjacent to the site. But fields behind.	2
Site characteristics and development constraints	Small level hardcore surfaced site fronting Park Lane. Approximately 50% of the site is located in Flood Zone 1, 20% in Flood Zone 2 & 30% in Flood Zone 3, albeit the site benefits from flood defences.	3
Market Attractiveness	In rural area where demand is likely to be local.	1
Planning / Sustainability Factors	Brownfield site. The site is located within an area defined as Countryside (SP13) in the Wyre Local Plan. Policy CS7 of the emerging Wyre Core Strategy seeks to retain this site for employment purposes and provides support, in principle, for its intensification and/or limited extension. In addition, the RS (Policy W1) positively supports the sustainable diversification and development of the rural economy through the growth of existing businesses. No known heritage or ecological constraints.	4
Infrastructure	Limited estate infrastructure. Assume utilities.	3
Barriers to Development	Infrastructure could be improved.	4
Other Comments	Single ownership likely.	

FOR EXISTING SITES ONLY

Type of Existing Use | B2, B8 Vehicle sales, repair & maintenance

<i>(B1/B2/B8 other)</i>	
<i>Existing Vacancy Levels</i>	None.
<i>Age of existing Premises (pre war; 1945-1970; 1970-90; 1990-00; post 2000)</i>	The majority of the buildings are modern, prefabricated structures. Developed during the 2000's.
<i>Condition of Existing Premises</i>	Modern units in reasonable condition.
<i>Environmental Quality of Estate [parking, infrastructure, legibility]</i>	Single user with half of site set out as hard standing for second hand car sales. Infrastructure of poor specification
<i>Amount of Development Land Available</i>	None.
<i>Potential for Alternative Employment Use</i>	Suits range of commercial / employment uses.
<i>Existing Occupiers</i>	Park Lane Garage.

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE:	21
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EXISTING EMPLOYMENT SITE

DATE: 17/07/12

Brockholes Way, Catterall

Reference

WY 24

Area

11.0 ha



Criteria	Comment	Score (out of 5)
<i>Current Use</i>	Overgrown plot at back of established industrial estate.	
<i>Greenfield / Brownfield</i>		
<i>Local Road Access</i>	Estate has access via Garstang Road to the A6 a free-moving road that avoids housing areas. Garstang Rd junction is poor.	4
<i>Proximity to urban areas, and access to labour & services</i>	Southern edge of Catterall, 2 km from town centre. Peripheral to housing areas so pedestrian access poor, bus stop on Garstang Road.	3
<i>Compatibility of adjoining uses</i>	Established industrial area separated from housing areas.	5
<i>Site characteristics and development constraints</i>	Estate provides level, regular shaped development plots. Flood Zone 1.	5
<i>Market Attractiveness</i>	Prominent location just off A6. Reasonable level of demand. Recent development on estate.	4
<i>Planning / Sustainability Factors</i>	Brownfield site. The site is designated as an Existing Employment Commitment (EMP2/18) and is located within the defined Settlement Boundary (SP5) in the Wyre Local Plan. Policy CS1 of the emerging Wyre Core Strategy also seeks to develop Catterall as an employment hub. This approach is supported by the NPPF which encourages the identification of strategic sites for local and inward investment. A Grade II listed milestone is located towards the northern part of the site on the B6430. Policy CS9 of the emerging Wyre Core Strategy seeks to retain and protect this site for employment purposes.	5
<i>Infrastructure</i>	Estate roads lit with landscaping, pavements, etc. of moderate quality	4
<i>Barriers to development</i>	Modest site works required to remaining development plot	4
<i>Other Comments</i>	In multiple ownership.	

FOR EXISTING SITES ONLY

Type of Existing Use

General industrial uses, storage and distribution. B1/B2/B8

<i>(B1/B2/B8 other)</i>	
<i>Existing Vacancy Levels</i>	Circa 15%
<i>Age of existing Premises (pre war; 1945-1970; 1970-90; 1990-00; post 2000)</i>	Mainly developed since 1990
<i>Condition of Existing Premises</i>	Modern buildings in good repair
<i>Environmental Quality of Estate [parking, infrastructure, legibility]</i>	Estate roads lit with landscaping, pavements, etc. of moderate quality . Little public realm, circulation adequate but some on-street parking.
<i>Amount of Development Land Available</i>	One small plot at back of estate. Major occupier requires expansion land, opportunities to extend estate to south or east.
<i>Potential for Alternative Employment Use</i>	Established industrial area which should be retained for general employment use.
<i>Existing Occupiers</i>	Range of businesses including Parkinson & Hartley, Leach Structural Steelwork, ATN,

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE:	34
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EXISTING EMPLOYMENT SITE

DATE: 16/07/12

Creamery Industrial Estate, Kenlis Road, Barnacre

Reference

WY 25

Area

4.5 ha



Criteria	Comment	Score (out of 5)
Current Use	Various industrial and office units and caravan storage. B1, B2, B8, open storage.	
Greenfield / Brownfield	%	
Local Road Access	Kenlis Road is a no through road. Approach through narrow bridges beneath railway and over canal. Narrow at southern end, a few adjacent houses, roads free moving.	3
Proximity to urban areas, and access to labour & services	Poor pedestrian access. Out of town. No bus stop on Kenlis Road.	1
Compatibility of adjoining uses	Industrial area with terrace of housing to south of estate.	3
Site characteristics and development constraints	Level, regular shape, large. Very strong boundaries, railway & M6, established employment area. Flood Zone 1.	5
Market Attractiveness	Modest demand, suit range of businesses. Recent development to extend the estate to north but some vacancies	3
Planning / Sustainability Factors	Brownfield site. The site is designated as an Existing Employment Commitment (EMP2/16) and within the Countryside (SP13) in the Wyre Local Plan. Policy CS9 of the emerging Wyre Core Strategy seeks to retain and protect this site for employment purposes. In addition, the RS (Policy W1) positively supports the sustainable diversification and development of the rural economy through the growth of existing businesses. No known heritage or ecological constraints.	4
Infrastructure	Moderate infrastructure. Estate roads with parking to front of units. No lighting. Utilities assumed.	4
Barriers to development	Open storage areas could be developed without further infrastructure or remediation	5
Other Comments	Single ownership – multi let.	

FOR EXISTING SITES ONLY	
<i>Type of Existing Use (B1/B2/B8 other)</i>	Offices, general industry and caravan storage / display B1, B2, B8.
<i>Existing Vacancy Levels</i>	Circa 40%
<i>Age of existing Premises (pre war; 1945-1970; 1970-90; 1990-00; post 2000)</i>	1970s, 1980s & 2000s
<i>Condition of Existing Premises</i>	Older brick built structures of poor specification but some new profile metal clad offices and warehouses.
<i>Environmental Quality of Estate [parking, infrastructure, legibility]</i>	Well laid out. Infrastructure quality is average. No estate lighting, limited landscaping.
<i>Amount of Development Land Available</i>	None. Local plan allocation now taken-up.
<i>Potential for Alternative Employment Use</i>	Retain for employment use as provides a source of rural employment and comprises a number of individual business units.
<i>Existing Occupiers</i>	West Lancashire Caravans, Shared Approach Ltd, Tamarack Outdoors, Chesham W&D, Display Wizard Ltd, Chris Shanley Innovations, Andrew Seed Ltd, Mobility Smart Ltd.

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE:	28
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EXISTING EMPLOYMENT SITE

DATE: 16/07/12

Calder Vale Mill, Calder Vale

Reference

WY 26

Area

0.70 ha



Criteria	Comment	Score (out of 5)
Current Use	B2 Manufacturing	
Greenfield / Brownfield	%	
Local Road Access	Narrow constrained road, through housing area.	1
Proximity to urban areas, and access to labour & services	Bus stop at top of bank. Poor access to urban areas. Village shop.	2
Compatibility of adjoining uses	Adjoins residential areas.	2
Site characteristics and development constraints	Victorian Mill on riverside site constrained, small irregular, local employment, existing consent, out of town. Predominantly in Flood Zone 1 with some land towards the north and west in Flood Zone 3.	2
Market Attractiveness	Weak demand, poor location, new development not viable.	1
Planning / Sustainability Factors	Brownfield site. The site is located within the defined Settlement Boundary (SP5) and falls partially within an area of defined open space. The site is also within a Conservation Area and located within an Area of Outstanding Natural Beauty in the Wyre Local Plan. Policy CS10 of the emerging Wyre Core Strategy seeks to retain this site for employment purposes. In addition, the RS (Policy W1) positively supports the sustainable diversification and development of the rural economy through the growth of existing businesses. No known ecological constraints.	3
Infrastructure	Parking extends up road to terrace of housing. Constrained site.	2
Barriers to Development	No available development land	5
Other Comments	Owned and occupied by Lappett Manufacturing	

FOR EXISTING SITES ONLY	
<i>Type of Existing Use (B1/B2/B8 other)</i>	Manufacturing B2, B8.
<i>Existing Vacancy Levels</i>	Wholly occupied
<i>Age of existing Premises (pre war; 1945-1970; 1970-90; 1990-00; post 2000)</i>	Victorian Mill – 4 storey.
<i>Condition of Existing Premises</i>	Old building in good repair – stone walls – slate roof – double glazed windows.
<i>Environmental Quality of Estate [parking, infrastructure, legibility]</i>	Poor – end of cul de sac – one road past buildings – tight circulation unsuited to HGVs.
<i>Amount of Development Land Available</i>	None.
<i>Potential for Alternative Employment Use</i>	Whilst mill operational it should be retained for employment if it were to close demand for buildings for single occupation extremely unlikely. But potential for residential or mixed-use conversion.
<i>Existing Occupiers</i>	Lappett Manufacturing.

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE:	18
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EXISTING EMPLOYMENT SITE

DATE: 16/07/12

Oakenclough Mill, Oakenclough

Reference

WY 27

Area

2.50 ha



Criteria	Comment	Score (out of 5)
Current Use	Animal feed mill. Building supplies and range of smaller businesses B1 / B2 / B8	
Greenfield / Brownfield	%	
Local Road Access	Narrow country roads, little traffic, poor access unsuitable for HGVs	3
Proximity to urban areas, and access to labour & services	Distant from urban area. No public transport	1
Compatibility of adjoining uses	Grazing – scattered houses on opposite side of road.	4
Site characteristics and development constraints	Adjoins watercourse, buildings set into slopes. Irregular shape, strong boundary, existing consent. Out of town. Flood Zone 1 but western boundary of the site is susceptible to flooding from the river and is therefore located in Flood Zones 2 & 3.	2
Market Attractiveness	Weak demand, suit agricultural businesses, poor location, new development not viable.	1
Planning / Sustainability Factors	Brownfield site. Located in an Area of Outstanding Natural Beauty in the Wyre Local Plan. Policy CS10 of the emerging Wyre Core Strategy seeks to retain this site for employment purposes. In addition, the RS (Policy W1) positively supports the sustainable diversification and development of the rural economy through the growth of existing businesses. No known heritage or ecological constraints.	4
Infrastructure	Poor and limited.	2
Barriers to development	Redevelopment would require substantial renewal of infrastructure and some remediation.	2
Other Comments	In multiple ownership. Comprehensively developed.	

FOR EXISTING SITES ONLY	
<i>Type of Existing Use (B1/B2/B8 other)</i>	Former Paper Mill now split up to accommodate range of businesses B2, B8.
<i>Existing Vacancy Levels</i>	High vacancies amongst smaller units.
<i>Age of existing Premises (pre war; 1945-1970; 1970-90; 1990-00; post 2000)</i>	Various pre-war buildings with some later additions
<i>Condition of Existing Premises</i>	Buildings generally of poor specification and in poor repair.
<i>Environmental Quality of Estate [parking, infrastructure, legibility]</i>	Poor – concrete hardstanding and circulation tarmac car park at entrance, very tight circulation, no lighting/pavements, etc. Unsuitable for HGVs.
<i>Amount of Development Land Available</i>	None.
<i>Potential for Alternative Employment Use</i>	Some of the buildings require refurbishment / redevelopment if the site is to remain operational. Demolition could improve circulation. Larger units if they become vacant may be difficult to re-let and alternative uses of the site may need to be considered at that time.
<i>Existing Occupiers</i>	(Quality Animal Feeds) Merit Foods and Storage Oakenclough Building Ltd. For Sale: Parkinson 01995 606 484 To Let: Pinkus 01772 768 000 Vac Office: Armistead Barnett 01995 6031 80 4847 sq ft warehouse.

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE:	19
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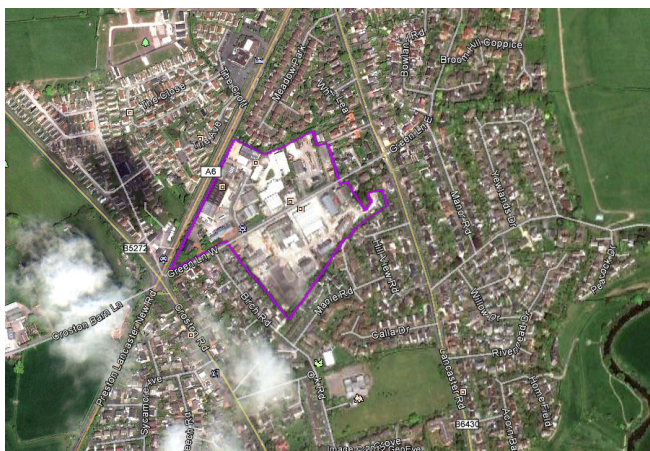
EXISTING EMPLOYMENT SITE

DATE: 17/07/12

Green Lane West, Garstang

Reference WY 22

Area 5.27 ha



Criteria	Comment	Score (out of 5)
Current Use	Purpose built industrial area on north side of Green Lane West, Garstang. Area to the south side of the road appears to have developed in a piecemeal fashion. General industrial uses, including vehicle repairs, blacksmiths. Businesses including joiners printers and vets. B1, B2 & B8	
Greenfield / Brownfield	%	
Local Road Access	A signal-controlled junction links Green Lane West to the A6 at the western corner of the estate. A6 is a free-moving single carriageway road that avoids housing areas, but Green Lane West provides access to housing to the east of the estate.	4
Proximity to urban areas, and access to labour & services	Within 1 km of Garstang town centre, good pedestrian access to residential areas, bus route on Green Lane West.	5
Compatibility of adjoining uses	Established industrial estate, adjoins residential areas on three sides.	2
Site characteristics and development constraints	Large level site providing regular shaped plots, suited to small and medium sized units. Flood Zone 1.	5
Market Attractiveness	Strong location for local businesses. Recent redevelopment of some plots, viable in good property market.	4
Planning / Sustainability Factors	Brownfield site. The site is located within the defined Settlement Boundary (SP5) in the Wyre Local Plan. It also benefits from planning permission for a further 900 sq. m. of B1, B2, B8 floorspace. Policy CS9 of the emerging Wyre Core Strategy seeks to retain and protect this site for employment purposes. In addition, the RS (Policy W1) positively supports the sustainable diversification and development of the rural economy through the growth of existing businesses. No known heritage or ecological constraints.	5
Infrastructure	Good infrastructure to northern part of estate with lit roads, pavements and landscaping. Units to south of Green Lane West have poor quality infrastructure.	4
Barriers to Development	Modest remediation and infrastructure provision for redevelopment of southern area	3
Other Comments	In multiple ownership.	

FOR EXISTING SITES ONLY																							
<i>Type of Existing Use (B1/B2/B8 other)</i>	General industrial uses, including vehicle repairs, blacksmiths. Businesses including joiners printers and vets.																						
<i>Existing Vacancy Levels</i>	Circa 15%																						
<i>Age of existing Premises (pre war; 1945-1970; 1970-90; 1990-00; post 2000)</i>	Southern area generally 1945 – 1970 but with some units recently redeveloped. Northern area more modern with units built since 1970s and some units redeveloped.																						
<i>Condition of Existing Premises</i>	Generally in good repair but some buildings to south of road in poorer condition.																						
<i>Environmental Quality of Estate [parking, infrastructure, legibility]</i>	Good infrastructure to northern part of estate with lit roads, pavements and landscaping and adequate parking circulation and public realm. Units to south of Green Lane West have poor quality infrastructure but parking and circulation adequate.																						
<i>Amount of Development Land Available</i>	None. There is extant planning consent (11/00846/OUTMAJ) to redevelop the south-east corner of the estate which measures 0.42 ha.																						
<i>Potential for Alternative Employment Use</i>	Established industrial area which should be retained for general employment use.																						
<i>Existing Occupiers</i>	<table border="0"> <tr> <td>Valad</td> <td>'To Let' 2000 sq ft + yard</td> </tr> <tr> <td>Lakes Garage Doors</td> <td>01995 601699</td> </tr> <tr> <td>Forward 2 Me</td> <td></td> </tr> <tr> <td>Green Lane Vets</td> <td></td> </tr> <tr> <td>Austin Walmsley Welding/Blacksmith</td> <td>'To Let' Young & Co. 01772 886464</td> </tr> <tr> <td>Garstang Motors</td> <td>Industrial units 865-9159 sq ft.</td> </tr> <tr> <td>Environment Agency – Floor</td> <td></td> </tr> <tr> <td>Howdens</td> <td></td> </tr> <tr> <td>Capstick Home Design – Builders</td> <td></td> </tr> <tr> <td>AB Windows</td> <td></td> </tr> <tr> <td>Coors</td> <td></td> </tr> </table>	Valad	'To Let' 2000 sq ft + yard	Lakes Garage Doors	01995 601699	Forward 2 Me		Green Lane Vets		Austin Walmsley Welding/Blacksmith	'To Let' Young & Co. 01772 886464	Garstang Motors	Industrial units 865-9159 sq ft.	Environment Agency – Floor		Howdens		Capstick Home Design – Builders		AB Windows		Coors	
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Coors																							

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE:	32
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EXISTING EMPLOYMENT SITE

DATE: 17/07/12

Riverside Industrial Park, Catterall

Reference WY 23

Area 2.32 ha



Criteria	Comment	Score (out of 5)
Current Use	Industrial complex owned and occupied by Collinson plc for design and manufacture of agricultural storage systems, and steel buildings. B1 / B2 / B8.	
Greenfield / Brownfield	%	
Local Road Access	Wide entrance and good visibility to A6. A6 is a free-moving single carriageway road that avoids housing areas,	5
Proximity to urban areas, and access to labour & services	Less than 1 km from Catterall Village centre, which has limited range of services. Good pedestrian access to residential areas. Bus routes along A6	5
Compatibility of adjoining uses	Nearest housing on opposite side of A6	5
Site characteristics and development constraints	Level, irregular shaped area adjacent to river. Approximately 60% in Flood Zone 3 with the south east of the site in Flood Zone 2	2
Market Attractiveness	Prominent site in good location for borough, but site is constrained and whilst it suits a single business it would be less suitable as an estate in multiple occupation.	3
Planning / Sustainability Factors	Brownfield site. The site is located within the defined Settlement Boundary (SP5) in the Wyre Local Plan. Policy CS1 of the emerging Wyre Core Strategy also seeks to develop Catterall as an employment hub whilst Policy CS9 of the emerging Wyre Core Strategy seeks to retain and protect this site for employment purposes. This approach is supported by the NPPF which encourages the identification of strategic sites for local and inward investment. In addition, the RS (Policy W1) positively supports the sustainable diversification and development of the rural economy through the growth of existing businesses. No known heritage or ecological constraints.	5
Infrastructure	Tan Yard Lane serves only Collinson. No through road. No landscaping or footpaths.	3
Barriers to Development	Where site narrows there are old buildings that could provide a small scale redevelopment opportunity. Modest remediation likely	4
Other Comments	Owned by Collinson plc	

FOR EXISTING SITES ONLY

Type of Existing Use (B1/B2/B8 other)	Manufacturing complex B1/B2/B8
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<i>Existing Vacancy Levels</i>	None
<i>Age of existing Premises (pre war; 1945-1970; 1970-90; 1990-00; post 2000)</i>	Site has been steadily developed since 1960s and is now at capacity.
<i>Condition of Existing Premises</i>	Generally high quality buildings in good condition
<i>Environmental Quality of Estate [parking, infrastructure, legibility]</i>	Tan Yard Lane is a no through road that narrows towards back of site where it becomes a byway. There is no landscaping or footpaths. At the front of the site there is adequate circulation and parking.
<i>Amount of Development Land Available</i>	None available. Collinson would like to purchase land to the south of Tan yard Lane to enable future expansion.
<i>Potential for Alternative Employment Use</i>	The site should be retained for its current use.
<i>Existing Occupiers</i>	Collinson plc

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE:	32
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EMPLOYMENT ALLOCATION:

South of Goose Lane

Reference

WY 00 07b

Area (ha)

1.46 ha



Criteria	Comment	Score (out of 5)
Current Use	Grazing/vacant land	
Greenfield/Brownfield	%	
Local Road Access	Would require improved access from A6 or Garstang Road. Lane to north very narrow. A6 is free-moving and avoids housing areas.	4
Proximity to urban areas, and access to labour & services	Close to southern end of Catterall. More than 2 km from town centre services at Garstang, bus routes along A6. Close proximity to housing.	4
Compatibility of adjoining uses	Housing and employment proposed to north, Brockholes Ind Est to east. Single residential dwelling NW corner of site.	3
Site characteristics and development constraints	Level but irregular shape with hedgerows and mature trees. Single dwelling adj. NW corner. Flood Zone 1.	2
Market Attractiveness	Within A6 corridor where there is reasonable level of demand.	3
Planning / Sustainability Factors	Greenfield site. The site is located outside the settlement boundary and is within the Countryside (SP13) in the Wyre Local Plan. However, Catterall maybe an area for employment growth in the forthcoming Local Plan.	3
Infrastructure	All infrastructure required.	1
Other Comments (i.e. ownership factors, barriers to development where available)	One residential dwelling adj. NW corner of site.	1

[Scoring: 5 = best, 1 = worst

TOTAL SCORE:

21

EMPLOYMENT ALLOCATION:

Company expansion land south east of Brockholes Way

Reference

WY 00 08a

Area (ha)

3.13 ha



Criteria	Comment	Score (out of 5)
Current Use	Grazing land adjoining industrial estate	
Greenfield/Brownfield	%	
Local Road Access	Fronts A6 on bend with poor visibility. A6 is free-moving and avoids housing areas. Access through existing company.	4
Proximity to urban areas, and access to labour & services	More than 2 km from town centre services in Garstang. Bus stop on Garstang Road is 200 metres from site.	3
Compatibility of adjoining uses	Adjoins industrial on one side. No incompatible uses	5
Site characteristics and development constraints	Large level site of irregular shape adjoining UHV power lines. Flood Zone 1	4
Market Attractiveness	Prominent site within A6 corridor where there is reasonable level of demand. Suitable land for expansion of existing business.	4
Planning / Sustainability Factors	Greenfield site. The site is located outside the settlement boundary and is within the Countryside (SP13) in the Wyre Local Plan. However, Catterall maybe an area for employment growth in the forthcoming Local Plan.	3
Infrastructure	Some infrastructure required.	3
Other Comments (i.e. ownership factors, barriers to development where available)	High voltage electricity cables adj. site, would require buffer	3

[Scoring: 5 = best, 1 = worst

TOTAL SCORE: 29

DATE: MAY 2015

EMPLOYMENT ALLOCATION:**Brockholes Way Expansion**

Reference

WY 00 08b

Area (ha)

36.29 ha

Criteria	Comment	Score (out of 5)
Current Use	Grazing land adjoining industrial estate and Lancaster Canal.	
Greenfield/Brownfield	%	
Local Road Access	Adj. A6 SW corner of site. A6 is free-moving and avoids housing areas. Stubbins Road to the north is a narrow road with planning permission for residential. Limited access available through existing industrial estate.	3
Proximity to urban areas, and access to labour & services	More than 2 km from town centre services in Garstang. Bus stop on Garstang Road is 200 metres from site.	4
Compatibility of adjoining uses	Adjoins industrial to the east.	4
Site characteristics and development constraints	Large level site adjoining Lancaster canal and crossed by UHV power lines. However site large enough to incorporate measure of mitigation. Flood Zone 1	3
Market Attractiveness	Prominent site within A6 corridor where there is reasonable level of demand. Adj. successful existing industrial estate.	5
Planning / Sustainability Factors	Greenfield site. The site is located outside the settlement boundary and is within the Countryside (SP13) in the Wyre Local Plan. However, Catterall maybe an area for employment growth in the forthcoming Local Plan.	3
Infrastructure	All infrastructure required.	1
Other Comments (i.e. ownership factors, barriers to development where available)	High voltage electricity cables cross site. Would require major infrastructure provision. Site also consists of several ownerships	1

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE: 24