

District and Local Centres Healthcheck Matrix																				
No.	Centre	LPA Area	No of units	Facilities			Multiples	Composition and Vacancies										Analysis and Recommendation		
				Convenience Store(s)	Pharmacy	Post Office		Convenience No.	Convenience (%)	Comparison No.	Comparison (%)	Leisure Service No.	Leisure Service (%)	Retail Service No.	Retail Service (%)	Business Service No.	Business Service (%)		Vacancies No.	Vacancies (%)
1	Langcliffe Road	Preston City Council	15	✓	✓	✓	×	4	27%	3	20%	4	27%	3	20%	1	7%	0	0%	This site has a good mix of essential facilities (convenience store, pharmacy, post office) and a diverse range of services (retail, leisure, business). The absence of vacancies indicates a healthy and active centre. Therefore we recommend it should be designated as a local centre.
2	Merry Trees Lane	Preston City Council	1	✓	×	×	×	1	100%	0	0%	0	0%	0	0%	0	0%	0	0%	This site is limited in function, providing only a convenience store with no other services or amenities. It lacks diversity and does not meet the criteria for a local centre. We therefore do not consider that Merry Trees Lane currently meets the definition of a local centre and do not recommend its designation as such in the forthcoming Central Lancashire Local Plan (2023-2041)
3	Broughton	Preston City Council	6	✓	×	×	✓	1	17%	0	0%	2	33%	2	33%	1	17%	0	0%	This site has a convenience store (Co-Op), with a good mix of leisure and retail services. The absence of vacancies is also a positive indicator. Therefore we recommend it should be designated as a local centre.
4	Northway	Preston City Council	3	×	×	×	×	0	0%	1	33%	1	33%	1	33%	0	0%	0	0%	This site lacks essential facilities like a convenience store, pharmacy, or post office. While it has some leisure and retail services, the existing uses do not encourage enough footfall to be classified as a local centre. We therefore do not consider that Northway currently meets the definition of a local centre and do not recommend its designation as such in the forthcoming Central Lancashire Local Plan (2023-2041)
5	Eastway Hub	Preston City Council	5	✓	×	×	✓	1	20%	1	20%	2	40%	1	20%	0	0%	0	0%	This site comprises both essential retail (convenience store) and supporting services which will reduce reliance on more distant services. We therefore recommend that Eastway Hub be designated as a Local Centre.
6	Sandy Ln NWP 06_2020_1421	Preston City Council	0	×	×	×	×	0	-	0	-	0	-	0	-	0	-	0	-	The site is subject to outline application ref: 06/2020/1421, approval in outline on 14/12/23 for proposed: Outline planning permission (including details of access only) to develop up to 5 severable parcels including: the construction of up to 320 dwellings; a local centre (comprising Use Class E and sui generis floorspace); the provision of public open space and associated recreation facilities; the laying out of roads, cycleways and footpaths (with connections to and from the approved East-West Link Road); construction of drainage infrastructure; hard and soft landscaping; and, other associated works. A reserved matters application was approved in October 2024 (namely layout, scale, appearance and landscaping). No development has started at present, but there is a clear qualitative need for additional commercial provision in this area. As such, we recommend that this comprises part of a local centre at Sandy Lane.
7	Sandy Ln NWP 06_2020_0966	Preston City Council	1	✓	×	×	✓	1	100%	0	0%	0	0%	0	0%	0	0%	0	0%	The Tesco Express has been completed and is in operation, but the other units are subject to an outline application ref: 06/2020/0996. The remaining development has not commenced yet. There is a clear qualitative need for additional commercial provision in this area. As such, we recommend that this comprises part of a local centre at Sandy Lane.
8	Water Lane/Strand Road	Preston City Council	28	✓	×	×	×	1	4%	2	7%	11	39%	8	29%	3	11%	3	11%	The scale of the site as well as the mix of uses makes this site suitable to be classed as a local centre. Though there vacancy rate is relatively high, the site would benefit from some improvements and addition of key amenities. We therefore recommend its designation as a local centre.
9	Granton Walk	Preston City Council	7	✓	×	×	✓	3	43%	0	0%	2	29%	2	0%	0	0%	0	0%	The site has a good mix of retail uses, though it lacks diversity in retail and business services, it could benefit from additional services to strengthen its function as a local centre. We therefore recommend that Granton Walk be designated as a Local Centre.