



Preston City Council

Employment Land Monitoring Report 2025

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1. Executive Summary

- 1.1 The employment land requirement for Preston is set out through the Central Lancashire Core Strategy Policy 9: Economic growth and employment and Preston local Plan policy EP1.
- 1.2 The Preston Local Plan allocated 99.52ha of land for employment in Policy EP1. At April 2025, **69.77 hectares** of this land remains available for employment use (**Table 1, Table 2**), of which **26.43 hectares** has planning permission (**Table 3**: for employment use, **plus Table 13**: for non-employment use), of which **1.49 hectares** is under construction. This 1.49ha under construction comprises 1.15ha for employment use at Tustin House Site F and a material start has been made on a 0.34ha energy reserve facility at Red Scar, which is outside the Class E(g), B2 and B8 use classes employment uses.
- 1.3 In the 2024/25 monitoring year **3.72 hectares** (Table 10) was completed for employment use within allocated employment land (in the EP1 areas). It is estimated that some **41.99 hectares** (Table 2 and Table 9) of land within the EP1 employment allocations in Preston has been developed for employment purposes between April 2010 and 31st March 2025.
- 1.4 In addition, **57.49 hectares** (Table 4) of land outside the EP1 employment land allocation areas have extant planning permission for employment use, including **4.29 hectares** within allocated existing employment areas (EP2 areas), **0.3 hectares** within the city centre and 5.88 hectares at the Cottam District Centre allocation. During the period 1 April 2021 to 31 March 2025, **15.7ha** (Table 5) of employment use was completed outside the EP1 employment land use allocations, of which **12.96ha** was within the EP2 existing employment areas.
- 1.5 It is estimated that between 2010 to 2025, **8.61 hectares** of EP1 allocated employment land has been lost to other uses (Table 11). The largest losses of EP1 employment land allocation land to non-employment use are the completion of car dealerships within the 2.37ha EP1.6 M6 Junction 31a western loop site during 2018 to 2020 and at a 2.44ha site at Bluebell Way in 2016 to 2017 (Table 11). During 2024/25, **0 ha** of EP1 employment land allocations, has been lost for completions to non-employment use (Table 12).
- 1.6 There is currently planning approval for the loss of **0.34 ha** of EP1 allocated employment land in Preston to non-employment use, comprising an energy reserve facility at Red Scar (Table 13).
- 1.7 Preston's largest undeveloped employment land allocations both have developer interest for employment use. These comprise the 26.5ha site at the EP1.10 Preston East Junction 31A M6 site for which a scoping opinion has been provided for a 85,992sq.m. B2 / B8 use employment park containing 470sq.m. of drive thru units (App Ref: 06/2025/0208, EIA Required) and outline approval covering the entire EP1.11 area

(App Ref: 06/2022/0745), marketed as APTUS¹ where the spine road is under construction. Within the 25ha APTUS site, a Reserved Matters planning application at a 2.68ha site for B2 / B8 use was approved within the monitoring period, intended for Tilemaster (Kerokoll), which is understood will commence development once the spine road is complete. Reserved Matters was approved at a 2.05ha site within the APTUS scheme for two Class B2 / B8 use units with ancillary office space.

2. Introduction

- 2.1 This report identifies land within Preston which is considered to be appropriate or available for employment use at 1st April 2025. The report monitors planning consents and development constructed for employment use.
- 2.2 The report relates solely to land considered appropriate for Classes E(g), B1 (B1a: offices; B1b research and development and B1c light industry), B2 (general industry), B8 (storage and distribution) of the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments. It is recognised that other uses, such as retailing contribute towards job creation, however these are not included within the scope of this report because they are covered by City Deal monitoring.
- 2.3 The use classes applicable to offices and light industry have recently been amended through the Town and Country Planning (Use Classes) (Amendment)(England) Regulations 2020. The use classes identified in this report reflect the time at which the planning permission was granted. Uses classes in effect pre and post the Amendment Regulations are therefore referred to.

Development type	Relevant use classes as effective up to 31 August 2020	Relevant use classes as effective from 1 September 2020
Offices	B1(a) and B1(b)	E(g)(i) and E(g)(ii)
Industry and Warehousing	B1(c), B2 and B8	E(g)(iii), B2 and B8

3. Employment Land documents and Local Policies

The following strategies and documents are of relevance to the delivery of employment land in the city:

- 3.1 The **Central Lancashire Employment Land Review** (ELR 2009)² formed part of the evidence base for the Core Strategy and Local Plan 2012-2026. The aim of an ELR is to assess the suitability of sites for employment development, safeguard the best sites in the face of competition from other higher value uses and help identify those which

¹ www.apтусpreston.co.uk

² <https://www.preston.gov.uk/article/2027/Pre-2017-evidence-library>

are no longer suitable for other uses. The ELR looked at 218 sites in Central Lancashire, of these sites assessed, the Best Urban and Good Urban sites are identified in the Central Lancashire Controlling Re-Use of Employment Premises SPD (October 2012, Appendix 5). The ELR site appraisals for Preston³ included existing allocations in the Local Plan Review, commitments (sites with extant planning permission), existing employment premises and existing employment estates. The Central Lancashire Employment Land Review (ELR 2017) updated the ELR 2009 with a Technical Report (ELR 2017)⁴ and a Key Issues report (ELR 2017)⁵. A summary of the Preston site appraisals⁶ of the April 2009 and November 2017 ELRs has been provided on the Preston City Council Planning Policy Evidence Library webpage.

- 3.2 The **Central Lancashire Core Strategy**⁷ (adopted July 2012) sets out the long-term vision, policies, objectives and strategies for Central Lancashire. It details how the area will grow, how services will be provided and how the environment and character of the area will be enhanced and protected. Prepared as a partnership between Preston City Council, and the Boroughs of Chorley and South Ribble, it provides an employment land requirement target of 112ha for the period 2010-2026. The employment land requirement target is for the provision of employment B1, B2 and B8 use classes (see paragraph 3.12).
- 3.3 To ensure an adequate supply of employment land Core Strategy Policy 10: Employment Premises and Sites aims to protect existing employment premises and sites last used for employment by assessing proposals for re-use or redevelopment other than B use class employment uses against a number of criteria. This includes the presumption that employment sites classified as 'Best Urban' and 'Good Urban' sites in the ELR will be retained for employment use. This will ensure that the City continues to provide a suitable and attractive range of employment sites. In addition, Core Strategy Policy 13: Rural Economy aims to encourage the appropriate growth of rural businesses to help sustain the rural economy.
- 3.4 The **Controlling Re-use of Employment Premises Supplementary Planning Document (SPD)**⁸, adopted in October 2012 develops Core Strategy Policy 10: Employment Premises and Sites, by setting out the criteria based approach under which all proposals for re-use will be assessed.
- 3.5 The three Central Lancashire authorities of Preston City Council, South Ribble Borough Council and Chorley Council are working together to produce a single **Central**

³ <https://www.preston.gov.uk/media/1437/Site-Appraisals-for-Preston/pdf/EVL-16-Employment-Land-Review-to-2021-Part-5.pdf?m=1561561991180>

⁴ <https://www.preston.gov.uk/media/1444/Central-Lancashire-Employment-Land-Study-technical-report-2017/pdf/Central-Lancashire-Employment-Land-Study-Technical-Report-Final-Report.pdf?m=1561563433760>

⁵ <https://www.preston.gov.uk/media/1443/Central-Lancashire-Employment-Land-Study-key-issues-report-2017/pdf/Central-Lancashire-Employment-Land-Study-Key-Issues-Report-Final-Report.pdf?m=1561563287463>

⁶ https://www.preston.gov.uk/media/4328/Guide-of-Employment-Land-and-Sites-Classifications-in-Preston/pdf/Guide_of_Employment_Land_and_Sites_Classifications_in_Preston.pdf?m=1599826590247

⁷ <https://www.preston.gov.uk/article/1194/Central-Lancashire-Core-Strategy>

⁸ <https://www.preston.gov.uk/media/433/Controlling-re-use-of-employment-premises/pdf/Controlling-Re-Use-of-Employment-Premises-SPD-Final-Version-1-1.pdf?m=636922241602200000>

Lancashire Local Plan⁹. This will form part of the statutory development plan for each district alongside other documents such as Neighbourhood Plans. It will replace the Central Lancashire Core Strategy 2012 and the three district Local Plans adopted in 2015. Consultation on the Publication (Regulation 19) draft of the Local Plan ran from Mon 24 Feb 2025 (2pm) to Mon 14th April 2025 (midnight). The Regulation 19 representation period was the last stage of public engagement before submitting the draft plan to the Planning Inspectorate for examination. In Spring 2024, the Central Lancashire Authorities updated the timetable for the preparation of the Local Plan, which is contained within the **Local Development Scheme**¹⁰ (LDS).

3.6 The **Central Lancashire Employment Land Study Update (July 2022, Ref: ER5)**¹¹ was commissioned to provide an up to date and proportionate update of the Central Lancashire Employment Land Study, produced in 2017 by BE Group. The Employment Land Study Update aims to support the emerging Central Lancashire Local Plan and consider the Covid 19 Pandemic, changes in national planning policy, Brexit, and their impact on the local and sub-regional economies. The evidence will be used to support the development of Local Plan documents for Central Lancashire. It meets the requirement, set out in paragraph 158 of the National Planning Policy Framework.

3.7 The **Central Lancashire Employment Land Study – Land Supply and OAN Update 2024 (February 2025, Ref: ER6)**¹² provides a partially updated Employment Land Study for the Central Lancashire sub-region and its component local authority areas of Preston, Chorley and South Ribble. The study was provided an update of the Central Lancashire Employment Land Study (ELS), produced in 2022 by BE Group. It reviews the potential future employment land supply of the three local authorities, in the light of changing market conditions. It also provides a revised and updated Objectively Assessed Needs (OAN) exercise to reflect a different forecast period for the emerging Central Lancashire Local Plan (CLLP), 2023-2041, changing macro-economic conditions, updated forecast methodologies and the latest population projections for Central Lancashire.

3.8 These Employment Land documents will inform development of the Central Lancashire Local Plan.

Preston Local Plan

3.9 The adopted Preston Local Plan 2012-2026 allocates land required for specific purposes, including employment, and includes policies relating to the delivery of strategic sites. Local Plan 2012-2026 Policy EP1: Employment Site Allocations identifies and protects 11 sites for business, general industrial or storage and distribution (use classes B1, B2, B8) totalling 99.52 hectares. Policy EP2 concerns the

⁹ Central Lancashire Local Plan website: <https://centrallocalplan.lancashire.gov.uk/>

¹⁰ <https://centrallocalplan.lancashire.gov.uk/media/1341/central-lancashire-local-plan-lds-2024-2026.pdf>

¹¹ <https://centrallocalplan.lancashire.gov.uk/media/1176/central-lancashire-employment-land-update-2022-final-with-appendices.pdf>

¹² <https://centrallocalplan.lancashire.gov.uk/evidence/economy-er/>

protection of existing employment areas. At 1st April 2025 the employment land requirements for B1, B2 and B8 use class and supply* for Preston were:

Table 1: Preston Employment Land Supply as at 1st April 2025

Monitoring period ending 31/03/25	Hectares
Requirement	
Preston Employment Requirement 2010-2026 (from Table 5, page 84 Core Strategy)	118.5
Central Lancashire Local Plan Submission version Requirement 2023-2041	74.43
Supply	
Table 11: Completions 1 April 2024 to 31 March 2025 [Class E(g), B2 use and B8 use gains within EP1 adopted employment land allocations of Preston Local Plan]	3.72
Allocations (CLLP EC3: 73.2ha and SS5: 63.3ha)	136.5
Table 5: Non-allocated extant permission for employment use at 1st April 2025 [outside adopted EP1 allocations of Preston Local Plan and outside EC3 and SS5 sites of CLLP; Class E(g), B2 use and B8 use gains]	57.49
Total Employment Land Supply	197.71
Net Supply / Contingency	123.28
Notes: Of the non-allocated existing commitments at 1st April 2025, 5.88ha is at the former Cottam Brickworks site where office use is one of the flexible uses of the outline part of the hybrid application site (App Ref: 06/2019/1451 varied by 06/2022/1157), so it would be inaccurate and unrealistic to assume all 5.88ha for employment windfall. Also of the non allocated existing commitments, 33.14ha is at the Trax Motor Sport Site where only part of this site area is under construction for a 773sq.m. single storey office / training building (App Ref: 06/2021/1413).	

4. Employment Land Availability

4.1 Table 1 shows that Preston has sufficient employment land supply to meet its employment land needs identified within the CLLP Submission version for the Plan Period 2023-2041 and for the remaining Plan Period of the Core Strategy.

Allocated Employment Land

4.2 The employment land allocations with the most land remaining to develop are located at Red Scar, at the proposed APTUS employment scheme site at Roman Road Farm and at Preston East Junction 31A M6. These are all locations where employment use is expected to be proposed. At Preston East Junction 31A M6, an employment scheme has been indicated through an EIA scoping opinion application but a related planning application has not been submitted. The Roman Road Farm employment land allocation has outline planning permission for employment use, where reserved matters applications have started to come forward. Employment land take up over the Core Strategy Plan Period has been and is continuing to be successful in delivering plan-led employment use at employment land allocations in Preston.

4.3 Policy EP1 of the adopted Preston Local Plan 2012-2026 allocated a total of 99.52 hectares of land for employment use. At 1st April 2025, **69.77 hectares** of this EP1 land remained available (Table 2), of which **26.09ha** (Table 3) has planning permission for

employment use, of which **1.15 hectares** is under construction for employment use. As at 1st April 2025, **0.34 hectares** of the EP1 employment land allocations had planning permission for non-employment uses that are yet to be completed (Table 13).

4.4 Table 3 sets out the details of the outline extant planning permission at Land at Roman Road Farm, which will provide the APTUS employment development over the whole employment land allocation. Of the reserved matters approvals identified in Table 3, Tilemaster (Kerokoll) is intended to be the first building to commence construction at APTUS once the spine road is complete. At the end of the monitoring period, the Tustin House Site F employment buildings at Red Scar were under construction and are likely to complete in 2025. These developments in Table 3 comprise extant planning permissions for employment use in the employment land allocations as at 1st April 2025, which covers approved proposals that have not yet commenced construction and developments under construction.

Non-Allocated Employment Land

4.5 The Council has granted planning permission for various employment generating developments outside of employment land allocations identified in the Local Plan which contribute to the amount of employment land available.

4.6 Table 4 shows at 1st April 2025, **57.49 hectares** of non-allocated land has extant planning permission for employment development (i.e. extant gains outside EP1 areas). This figure is an important element of the employment land supply, as set out in Table 1 (Preston Employment Land Supply). It includes **4.29 hectares** at existing employment areas (EP2 areas), **0.3 hectares** within the city centre and **5.88 hectares** at the Cottam District Centre allocation.

4.7 Tables 5 and 6 detail completions outside the employment land allocations, with Table 5 identifying gains and Table 6 identifying losses of employment use. This data highlights any locational and size range patterns that may inform occupier demand analysis in the Employment Land Supply Study and the completed losses inform estimates of future losses in setting the 5 year buffer for the employment land OAN figure in the Employment Land Study. Completions data can be indicative of viability and current market demand in terms of the types of uses and locations where such employment development is being delivered. The completed gains were mainly in the EP2 existing employment areas for B8 use and in the Preston main urban area for Class Eg(i) office and Eg(iii) use, with some B2 / B8 use completed in the open countryside. Small scale office use was completed at the ground floor of the new build Exchange apartment building in the city centre. Completions resulting in losses of employment use were spread across the Preston main urban area, EP2 existing employment areas and the city centre, mostly resulting in small scale loss of offices to homes but some for other uses, with some losses of B8 use in the EP2 areas where the B8 use premises was likely to be of ageing stock.

4.8 Tables 7 and 8 show the pipeline of proposals resulting in losses of employment use outside the employment land allocations. This data highlights whether there are any locational patterns where such losses are proposed for major proposals in Table 7 (of

200sq.m and above) and for small scale proposals below 200sq.m. in Table 8. This can indicate locations where ageing stock is concentrated that is no longer meeting modern occupier requirements or where there is development pressure for other uses such as apartments and HMOs. Small scale development can have different locational patterns than larger development and the Employment Land Study analyses occupier demand and transactions by size range so different tables are provided for small scale and larger proposals. There is only a small pipeline of small scale losses of employment use, which is insufficient to draw out key messages in this regard, although most are in the Preston main urban area for homes. Other non-employment uses proposed are for retail in connection with an existing warehouse in the open countryside, local retail as part of a mixed use proposal and an educational training facility near the city centre, as shown in Table 8.

4.9 The Employment Land Study is informed by losses data, which is used to estimate future likely losses in setting the 5 year buffer for the employment land objectively assessed need (OAN) figure. A 5 year buffer is applied to the OAN for employment land to allow for choice and potential change in needs during the Plan Period as well as accounting for exceptional further losses in the supply, as identified in paragraph viii of the Executive Summary and in Tables ES1 (Recommended OAN for Offices) and ES2 (Recommended OAN for Industrial / Warehouse) of the Executive Summary of the Central Lancashire Employment Land Supply Study 2024 by the BE Group.

Table 2 Availability of Preston Local Plan 2012-2026 EP1 Employment Allocations, April 2025

A. Location	B. Hectares allocated (ha)	C. Employment Land Take Up within Class E(g), B2 use and B8 use only (ha)	D. Remaining land not yet developed (ha) [B minus C and completions outside Class E(g), Class B2 use and Class B8 use].	E. Notes
EP1.1 Former Whittingham Hospital	1.4	0	0	All land taken up by housing development as approved / under construction / complete over various phases - see housing monitoring, outline approval and CLLP Submission version housing allocation for details.
EP1.2 Red Scar Site H	2.75	0	2.75	Outline approval App Ref:06/2005/0200 has expired for this land parcel of the outline application site because no Reserved Matters Application came forward within the relevant time limit.
EP1.3 Preston East Employment Area	13.13*	30.83	0ha in northern land parcel. 0.71ha in southern land parcel.	33.27ha has been completed for employment and non-employment uses Remaining land: 0ha at northern land parcel and 0.71ha remaining in southern land parcel (bound by Bluebell Way, Perrys, Girl Guides HQ and Unit 1 Preston East). Units 1, 2 and 7 at the Preston East development in the southern land parcel completed in the year 2023. Unit 6 at Preston East in the southern land parcel completed in the 01/04/24 to 31/03/25 monitoring period. A strip of

A. Location	B. Hectares allocated (ha)	C. Employment Land Take Up within Class E(g), B2 use and B8 use only (ha)	D. Remaining land not yet developed (ha) [B minus C and completions outside Class E(g), Class B2 use and Class B8 use].	E. Notes
				landscape mitigation land adjacent to the motorway in the southern parcel is not considered to be developable land.
EP1.4 Red Scar Industrial Estate	21.31	4.47	15.34	Of this 15.34ha land remaining (column D), 1.15ha was under construction for Site F (App Ref: 06/2023/0778, nearing completion) and 0.34ha material start made but not completed for energy reserve facility (App Ref: 06/2024/0249). This leaves as at March 2025, 13.85ha remaining land to be developed that does not yet benefit from extant planning commitments and is not under construction, of which approved Longridge Rd Energy Recovery Site (9.27ha) obtained an extension of time for development commencement until 18/01/25 via NMA LCC/2019/0029NM1, which as at March 2025 had expired.
EP1.5 Millennium City Park	4.16 over both land parcels	3.67	0ha at eastern land parcel.	In the 01/04/24 to 31/03/25 monitoring period, 0.47ha was completed in the eastern land parcel and 0.21ha was completed in the western land parcel, both for employment use.
			0.49ha at western land parcel.	Western land parcel is subject of App Ref: 06/2021/1468 for 0.49ha B2 use, not yet decided March 2025. If this application is approved and completed, there will be no remaining undeveloped land in the EP1.5 area.
EP1.6 Junction 31A M6 West Loop	2.37	0	0	2.37ha was completed for car dealerships.
EP1.7 Land North of Eastway	2.1	2.1	0	Eastway Business Park complete by March 2025 and regularised by App Ref: 06/2023/0597.
EP1.8 Deepdale Street / Fletcher Road	0.49	0.49	0	Extension completed on existing employment premises land so does not change employment land take up.
EP1.9 Riverway	1.37	0.43 in northern land parcel	0.04	No change as at March 2025. 0.9ha completed for housing in southern land parcel.
EP1.10 Preston East Junction 31A M6	25.5	0	25.5	06/2025/0208 scoping opinion for 86,462sqm new build involving B2/B8 use and of which 470sq.m. of drive thrus over all EP1.10 area: EIA Required
EP1.11 Roman Road Farm	24.94	0	24.94	Outline approval 06/2022/0745 (APTUS) covers all EP1.11. First unit (Kerokoll, 2.68ha, App Ref: 06/2023/0844) likely to commence 2025. Units 1 and 2 have Reserved Matters approval (App Ref: 06/2024/1260, 2.05ha).

A. Location	B. Hectares allocated (ha)	C. Employment Land Take Up within Class E(g), B2 use and B8 use only (ha)	D. Remaining land not yet developed (ha) [B minus C and completions outside Class E(g), Class B2 use and Class B8 use].	E. Notes
Total as at 31/03/25	99.52 ha#;	41.99 ha	69.77 ha	*However, Northern parcel = 20.79ha and southern parcel = 16.38ha as measured on the PLP Policies Map which totals 37.17ha. # Adjusted to 123.56ha given EP1.3 site area error in PLP Policy EP1 table.

Table 3 Extant planning permission for employment use in EP1 Employment Allocations (hectares), April 2025

App Ref.	Allocation	Site	Development summary	Total (ha)	Notes
06/2023/0778; Full, approved 05/03/24	EP1.4	Tustin House, Site F, Red Scar Industrial Estate, Longridge Road, PR2 5NE (Phase 6)	2no. steel portal framed buildings providing 16no. Class B2 units with associated infrastructure including balancing pond and landscaping.	1.15	3112sq.m. floorspace total over 16no. B2 use units over 2no. blocks. Under construction and nearing completion as at March 2025.
06/2022/0745, Outline, approved 20/02/24.	EP1.11	Land at, Roman Road Farm, Longridge Road, PR2 5SB (APTUS)	Outline application for general industrial (Class B2), warehouse (Class B8) and ancillary business (Class E(g)(i)) uses with access from Roman Way seeking approval for access (all other matters reserved)	25	25ha on planning application form is rounded up from the 24.94ha employment land allocation. Site marketed as APTUS. The proposed masterplan indicatively shows the provision of 12 units accommodating 76,445sq.m. of floorspace, of which 71,721sq.m. for B2 / B8 use and 4,724sq.m. first floor offices. NS.
06/2023/0844; Reserved Matters, approved 13/06/24	EP1.11	Plots 6 and 8, Land at, Roman Road Farm, Longridge Road, Preston, PR2 5SB (APTUS)	RM (namely appearance, landscaping, layout and scale) pursuant to outline 06/2022/0745 for 1no. 13,686sqm warehouse unit, associated tower and operations building (Class B2/B8) and ancillary road, loading and parking infrastructure	2.68	Site within outline 06/2022/0745 so do not double count. To be occupied by Tilemaster (Kerokoll). 13,686sq.m. B2 / B8 use total.

App Ref.	Allocation	Site	Development summary	Total (ha)	Notes
06/2024/1260; Reserved Matters, approved 06/03/25	EP1.11	Land at, Roman Road Farm, Longridge Road, Preston, PR2 5SB (APTUS)	RM (namely appearance, landscaping, layout and scale) pursuant to outline 06/2022/0745 for 2no. industrial units (Class B2/B8), service yard, parking infrastructure and associated enabling works	2.05	Site within outline 06/2022/0745 so do not double count. Total of 9,930sq.m. employment use, comprising 687sq.m. ancillary E(g)(i) office space and 9,243sq.m. of Class B2 / B8 use over 2no. units.
Total (ha)				26.09ha	Total 26.15ha, adjusted down to 26.09ha to reflect application site area on planning application form of outline APTUS scheme exceeds the EP1.11 allocation site area as identified in Policy EP1.

Table 4: Land (ha) outside EP1 areas with extant planning permission for employment use (proposed gains) as at 31 March 2025

App Ref.	Policy context	Site	Development description summary	Employment Floorspace proposed (sq.m)	Site Area (ha)
06/2023/1249 Outline, approved 11/01/24, UC as at March 2025 . Variation of condition no.4 (Land Contamination) and removal of condition no.13 (BREEAM) approved 12/02/25 (App Ref: 06/2024/1298).	EP2	Land to north of Total Fitness, West Strand	2no. trade counter units, B8 use.	836	0.18
06/2021/1671, outline, NS March 2025 , approved 14/09/23. No RM application submitted.	EP2	Catherine Street	E(g) / B2/B8 use, 20no. units.	2671	0.43
06/2022/0860 Full, approved 19/04/23. NS March 2025 . Variation of condition 21 proposed 06/2023/0866, app registered 07/08/23, not yet decided.	EP2	Fulwood Park, Caxton Road, former Lancashire Evening Post offices site.	B8 use, 1no. unit.	4595	1.06
06/2023/0871, Full, Approved 30/01/24. NS March 2025 .	EP2	Land at Roman Way Industrial Estate, Roman Way, PR2 5BB	1no. manufacturing facility (Use Class B2).	5360	1.2
06/2021/0605, Full, approved 01/07/21. UC .	EP2.	Atlas Foundry Estate, Brieryfield Road (City Centre Ward)	replacement mezzanine floor to Unit 4 and office extensions (Resubmission of 06/2020/0277).	93	0.07

App Ref.	Policy context	Site	Development description summary	Employment Floorspace proposed (sq.m)	Site Area (ha)
06/2023/1237, Full, approved 06/02/24. NS.	EP2	226-228 North Road, PR1 1YR	COU from retail (Class E) to wholesale and retail (Sui Generis), including 1no. single storey store room, condenser units, alterations to entrance and new boundary treatment	668	0.05
06/2021/1666, outline, NS, approved 12/05/22.	Open Countryside brownfield site.	Barton Hall, Garstang Road	624sq.m. office. Net reduction of 2397sq.m. employment floorspace.	624	0.43
06/2021/1674, Full, approved 24/01/23. NS March 2025.	Open Countryside	Sand Bank Estate, Cumeragh Lane	10no. B2 use industrial units	3726	4
06/2022/0590, Full. Approved 31/08/23. NS March 2025.	Housing allocation	Preston Bus Depot	New bus depot and workshops	2100	1.36
06/2021/1667, Full, approved 13/10/22. NS. 06/2021/1667 amended by 06/2023/0182 and 06/2024/1206, also see variation / removal of conditions app 06/2024/0771, not yet decided as at 25/02/25)	Open Countryside	Barton Hall, Garstang Road	38no. units for offices / B2 / B8 use.	1904	1.51
06/2023/0888, Full, approved 14/11/23. NS March 2025.	City Centre	Amounderness House, Lancaster Road, PR1 1HR	Partial demolition and erection of a 2-storey rear extension with associated external alterations to Use Class E	590	0.15
06/2022/1180, Full, approved 01/12/22, NS March 2025.	City Centre	Neptune House, 328, Marsh Lane, PR1 8RT	COU of HMO to 3no office units (Class E(g)(i)).	132	0.03
06/2024/0075; Full, approved 02/04/24 – NS March 2025.	Preston Rural North	Lewth Farm, Lewth Lane, PR4 0TD	COU of agricultural building to offices (Class E(g)(i)), with associated external alterations	436	0.8
06/2023/0954; outline, approved 15/02/24. NS March 2025, no RM application submitted.	Preston main urban area.	The Brick House, Ducie Place, PR1 4UJ	Provision of up to 1,900m2 of employment floorspace within Use Class E g) (ii) and (iii), including ancillary site office (all other matters reserved)	1,900	0.63
06/2023/0124, Full, approved 19/09/23, NS March 2025.	City Centre	33-34, Winckley Square, PR1 3JJ	36no. apartments, with co-work space, following demolition of two storey canteen/office storage building	13	0.1
06/2022/0850, Full, approved 22/11/22, NS March 2025.	Preston main urban area.	Station House, Gamull Lane, PR2 6SJ	COU from residential (Class C3) to offices (Class E)(g)(i)	457	0.04

App Ref.	Policy context	Site	Development description summary	Employment Floorspace proposed (sq.m)	Site Area (ha)
		(Brookfield Ward)			
06/2021/1413, approved, commenced 22/11/04. UC March 2025.	Open Countryside.	Trax Motor Sport, Wallend Road, PR2 2HW (Ashton, Lea and Larches Ward)	Erection of a single storey office/training building. Also refer to 06/2020/1361. Previous planning applications 06/2004/1272 and 06/2001/0150.	773	33.14
06/2020/1361, Full, approved 23/11/21. 06/2022/1450. UC March 2025.	Open Countryside.	Trax Motor Sport, Wallend Road, PR2 2HW (Ashton, Lea and Larches Ward)	Pioneer Training and Education Centre...creation of compound with portal frame workshop building, creation of sports pitches, siting of security lodge and associated development following the demolition of existing buildings.	5216	4.3
06/2022/0717, Full, approved 28/07/22. UC March 2025.	Open Countryside	Irelands Works, Brabiner Lane, PR3 2JD (Whittingham)	Industrial storage building (Class B2)	628	0.07
06/2022/0765, Full, approved 11/10/22. NS March 2025.	Open Countryside	Land to the north of Hillcrest, Cumeragh Lane, PR3 2AL (Whittingham)	4no. industrial units (Classes B2 & B8)	797	0.35
06/2019/1182, Full, UC March 2025	Open Countryside.	Bell Fold Yard, Moorside Lane, PR4 0TB	COU of land for B1/B2/B8 and construction of 8no.units following demolition of existing buildings	458	0.25
06/2021/0678, Full, approved 27/07/21. Building demolished by March 2025 so UC.	Preston main urban area.	Gafoor Poultry Products Limited, 44, Swan Street, PR1 5NA	New industrial building (Use Class B1 (c)) split into three separate units following demolition of existing industrial building	458	0.04
06/2019/1451, Hybrid (major), approved 08/04/22, as varied by 06/2022/1157, approved 27/03/25. NS March 2025.	Within Cottam District Centre PLP Allocation EP3.	Former Cottam Brickworks, Cottam Avenue	Hybrid comprising: i. Full planning application for the erection of a retail foodstore (1,785 sqm) (Use Class A1); ii. Outline planning application (all matters reserved excluding access) for the erection of up to 11,425 sqm of flexible use for A1, A2, A3, A4, B1, C3 and D1 uses.	11,245	5.88

App Ref.	Policy context	Site	Development description summary	Employment Floorspace proposed (sq.m)	Site Area (ha)
06/2021/1627, Full, approved 16/06/22. HMO complete; NS to Class F1 use or office use element as at March 2025 .	City Centre.	Former Lamb Hotel, 83 Church Street, PR1 3BS	COU of part of ground floor and basement from residential to art gallery (Class F1) and office (Class E(g)) and COU from an 11 bed HMO to a 12 bed HMO...	19	0.02
06/2022/0918, Full, approved 13/09/22. NS as at March 2025 .	Preston main urban area.	21, Garstang Road, PR1 1LA	Change of use of first floor from place of worship (Class F1) to retail/storage (Class E/Class B8)	543	0.05
06/2025/0039; Full. Approved 20/03/25. NS March 2025 .	Preston Rural North; Open Countryside	Willbrigg Cottage, Roots Lane, Preston, PR4 0JB	Change of use of agricultural building to industrial use (Class E(g)(iii))	432	0.04
06/2023/1115; Full, approved 07/12/23. NS March 2025 (occupied by Evans Auto Services).	Existing Residential Area	2A, Argyll Road, Preston, PR1 6JY	COU from commercial garage (Class E(g)(iii)) to storage/distribution unit (Class B8) including external alterations	115	0.01
06/2024/0827, Full. Approved 08/10/24. NS March 2025. Proposed 6,124.72sq.m. B8 use open storage; 610sq.m. B2 use floorspace.	EP2	D1 and D2, Red Scar Industrial Estate, Longridge Road, Preston, PR2 5NQ	COU from waste recycling centre (Sui Generis) to workshop facility (Class B2) and storage yard (Class B8), with 1no new workshop building (Class B2) following demolition of 8no. buildings	6734.72	1.3
Total				53523.72	57.49

Table 5: Completions (ha) outside EP1 areas providing employment use (resultant GAINS), 31 March 2021 to 31 March 2025

App Ref.	Policy context	Site	Development description summary	Employment Floorspace proposed (sq.m)	Site Area (ha)
06/2023/0714, Full, complete.	Preston main urban area.	14 West Cliff, PR1 8HU	COU from residential (Class C3) to offices (Class E)	95	0.01
06/2021/0686, Lawful use certificate, complete	Preston main urban area.	Tulketh Hall Works, Hesketh Street, PR2 2RB	Certificate of Lawfulness for existing use of building E and associated land as welding fabrication workshop (Class E(g)(i)) and associated offices (Class E(g)(iii))	134	0.01
06/2023/1007, Full, approved 12/12/23. Complete.	EP2	6 Fulwood Park, Caxton Road, PR2 9NZ	COU from offices (Class E) to self-storage units (Class B8) (part retrospective) - 'Fulwood Park Self Storage'.	1,177	0.12
06/2021/0562, Full, approved 01/07/21 and 06/2020/0933. Complete.	EP2	Unit 27, Campbell Street Industrial Estate, Campbell St, PR1 5LX (St Matthews Ward)	Side extension to existing warehouse (B8 use)	325	0.14
06/2022/0940, Full, approved 11/10/22. Complete by end March 2023.	EP2	Unit A, Guild Trading Estate, Ribbleton Lane, PR1 5DP (St Matthews Ward)	COU from Class B8 to flexible use of Class B8 or light industrial (Class E(g)(iii)) – occupied by Sofas and Stuff	2,063	0.6
06/2021/0884 - resub of 06/2021/0321 (approved 27/04/21), approved 18/11/21. Complete.	EP2	GSG Buildings Ltd, Frank Street, PR1 1PB	3no. industrial units (Class B2)	323	0.08
06/2021/0574, approved 15/07/21, Complete by end September 2022.	EP2 area	170 Longridge Road, Preston, PR2 5BP (Ribbleton)	Extension to rear of existing factory (provision of 4808sq.m. GEA; 4691sq.m. GIA).	4808	9.95
06/2022/0447; Full, approved 12/08/22. Complete June 2019 (security firm offices) – Retrospective proposal.	Preston Rural North	Lewth Farm, Lewth Lane, PR4 0TD	COU and conversion of stables to office (Class E(g)(i)) (Retrospective)	106	0.01
06/2021/0103, Full, approved 25/03/21. Complete by 01/04/23.	Preston main urban area.	Former St Paul's Church, St Pauls Square, PR1 1XA (St Matthews)	Change of use from radio station with ancillary offices (Sui Generis) to offices (Class E(g)(i))	609	0.6

App Ref.	Policy context	Site	Development description summary	Employment Floorspace proposed (sq.m)	Site Area (ha)
06/2022/0339, approved 17/05/22, complete	Open Countryside	Willow Bridge, Roots Lane, PR4 0JB (Woodplumpton)	COU from agricultural buildings to 3no. Class E(g)(iii) and 1no. storage (Class B8) units (retrospective)	291	0.03
06/2021/0668, Full, approved 22/06/21. Complete, occupied by GOS Heating.	Preston main urban area.	Thurlby Railway Club, 47 Egerton Road, PR2 1AL (Ashton)	COU of the first floor from private members club (Sui Generis) to office use (Class E(g)(i))	242	0.41
06/2021/0464, Full, approved 29/06/21 Complete 01/10/22 – 31/03/23	Preston main urban area	223 Tulketh Brow, PR2 2JH (Ashton)	COU from residential (Class C3) to offices (Class E(g)) – extension of office for Lane Ends Medical Centre	24	0.1
06/2023/0115, Full, approved 23/03/23, complete	Preston main urban area	Unit M1, Deepdale Shopping Park (Ikea)	IKEA click and collect and kitchen and bedroom fitting planning services, class E / B2 / B8 use, 520sq.m.	0.05	0.05
06/2023/0277, Full, approved 07/11/23, complete 01/04/20 - 31/03/21 monitoring period (retrospective)	Open Countryside	Spar House Farm, Lewth Lane, PR4 0TD	1no. building for use as Cidery and storage (Class B2 and B8), following the demolition of 1no. existing agricultural building (retrospective)	139.62	0.01
06/2022/0294, Full, approved 14/04/22. Complete in 01/04/23 – 31/03/24 monitoring period.	EP2.	72A Roman Way, Preston, PR2 5BE	Change of use from a Gymnasium (Class E) to storage/warehousing (B8)	684.75	0.07
06/2023/0786, PN - COU, Prior Approval granted 28/09/23. Complete 01/04/23 – 31/03/24 monitoring period.	open countryside	Rolling Pin Farm, Lewth Lane, PR4 0TD	Prior notification submission for COU of agricultural building to storage or distribution (Class B8)	500	0.05
06/2023/1009, Full, Approved 23/11/23. Complete by July 2024.	Preston main urban area.	428, St Georges Road, PR1 6SL	Subdivision of existing car sales unit (Sui Generis) into 3no. units (Class B8)	103	0.04
06/2023/0786, PN - COU, Prior Approval granted 28/09/23. Complete 01/04/23 – 31/03/24 monitoring period.	open countryside	Rolling Pin Farm, Lewth Lane, PR4 0TD	Prior notification submission for COU of agricultural building to storage or distribution (Class B8)	500	0.05
06/2023/0398, Full, approved 30/05/23, Complete by March 2025.	EP2	Charter House, Pittman Way, PR2 9ZD	COU from offices (Class E) to storage/distribution (Class B8)	760	0.52

App Ref.	Policy context	Site	Development description summary	Employment Floorspace proposed (sq.m)	Site Area (ha)
06/2021/1256, Full, approved 26/10/21, Complete by March 2025	EP2	Jonesco Ltd, Caxton Road, PR2 9LJ (Sharoe Green Ward)	Warehouse extension	905	1.45
06/2021/1451, Full, approved 01/02/22. Complete by March 2025.	Open Countryside	Blackpole Farm House, Lewth Lane	B2 / B8 use.	940	0.09
06/2020/1150, approved 13/04/21, Office element complete by March 2025.	City Centre	Bhailok Court, Pole Street, PR1 1DX 'The Exchange'	200no. apartments (Class C3) and 4no. office units (Class E(g), 270sq.m.) at ground floor	270	0.18
06/2022/0356, approved 17/05/22 (Complete by March 2025, Levity Crop Science), Variation / removal of condition to 06/2021/0269, Full, approved 06/07/21	Preston Rural North	Crowhall Farm, Newsham Hall Lane, PR4 0AS	1no. building and glasshouse for use as a agricultural research laboratory (Class E (g)), change of use of existing barn to offices (Class E (g)) and existing storage barn to workshop/store (Class E (g)) (pursuant to 06/2021/0269 to seek variation of condition no.1 (Approved Plans) and no. 6 (Contaminated Land)	570	0.79
06/2023/1035, Full, approved 05/12/23. Complete by March 2025.	Open Countryside	Willbrig Cottage, Roots Lane, Preston, PR4 0JB (Woodplumpton)	extension to commercial building (E(g) and B8), comprising 3no. light industrial and storage (Class B8/E(g)) units	410	0.1
06/2024/0935, Full. Approved 26/11/24. Complete 15/02/24 (retrospective).	Existing Residential Area; Inner East Preston Neighbourhood Plan area.	3, Harling Road, Preston, PR1 5YR	COU from dwellinghouse (Class C3) to office (Class E(g)(i)) (Retrospective)	65	0.01
06/2024/0160, Full. Approved 25/04/24. Complete by March 2025, occupied by Electrical Point UK Ltd wholesaler.	EP2	65-67 Great George Street, Preston, PR1 1TJ	COU from garage (Class B2) to retail (Class E) and storage (Class B8)	-237	0.03
06/2021/0686, Lawful use certificate, approved 13/07/21. Complete July 2021.	Preston main urban area.	Tulketh Hall Works, Hesketh Street, PR2 2RB	Certificate of Lawfulness for existing use of building E and associated land as welding fabrication workshop (Class E(g)(i)) and associated offices (Class E(g)(iii))	134	0.01

App Ref.	Policy context	Site	Development description summary	Employment Floorspace proposed (sq.m)	Site Area (ha)
06/2024/0935, Full. Approved 26/11/24. Complete 15/02/24 (retrospective).	Existing Residential Area; Inner East Preston Neighbourhood Plan area.	3, Harling Road, Preston, PR1 5YR	COU from dwellinghouse (Class C3) to office (Class E(g)(i)) (Retrospective)	65	0.01
06/2022/0857, Full, approved 26/01/23. Complete March 2025.	Open Countryside	Irelands Works, Brabiner Lane, PR3 2JD (Whittingham)	COU of agricultural land to Class B8 to facilitate an extension of existing yard area to provide external storage	1861	0.18
Total				17867.42	15.7

Table 6: Completions (ha) outside EP1 areas resulting in loss of employment use, 1 April 2021 to 31 March 2025

App Ref.	Policy context	Site	Development description summary	Employment Floorspace proposed (sq.m)	Site Area (ha)
06/2021/0626, Prior Notification: COU, Complete 01/04/21 to 31/03/22	Preston main urban area.	99 Walker Street, PR1 2RR	Prior notification submission for COU from offices (Class E) to 6no. apartments (Class C3)	265.3	0.03
06/2021/0980, Full, Complete 01/04/21 – 31/03/22	city centre.	142-143 Friargate, PR1 2EJ	COU of ground floor from Betting Shop (Sui Generis) and Offices (B1 Use) to Bar and Restaurant (Sui Generis) and local radio hub	659.4	0.02
06/2021/1130, Lawful use Certificate, Complete 01/04/21 – 31/03/22	EP2 area.	3 -1 Elker Court, 16-20 Rough Hey Road, PR2 5AR	Certificate of Lawfulness for proposed use of existing office/light industrial (Class E) to gymnasium (Class E)	590	0.21
06/2022/0532, Lawful use certificate, Complete. Assume completed 01/04/22 – 31/03/23.	EP2 area.	2 Wyder Court, PR2 5BW	Certificate of Lawfulness for proposed COU from offices (Class E) to medical centre (Class E)	877.2	0.16
06/2022/0880, Full, Complete 01/04/23 – 31/03/24.	City Centre.	30 Winckley Square, PR1 3JJ	COU from offices (Class E) to 8no. serviced apartments (Class C1)	243.7	0.01
06/2023/0006, Prior Notification: COU, complete 01/04/23 – 31/03/24	City Centre.	Buckingham House, Glovers Court, PR1 3LS	Prior notification submission for COU of first floor from offices (Class E) up to 4no. residential units (Class C3)	390	0.11
06/2022/0589, Full, complete 01/04/22 – 31/03/23	Preston main urban area.	19 Harewood Road, PR1 6XH	COU from office to retail (Class E) at ground floor and 1no. flat (Class C3) at first floor and new shop front (part retrospective)	50	0.02
06/2022/1120, Full, complete 01/04/22 – 31/03/23	Preston main urban area.	197 Garstang Road, PR2 8JQ	COU of basement and ground floor from offices (Class E) and first floor flat (C3) to 1no. 4 bedroom residential dwelling	170	0.02
06/2021/1430, Full, approved 21/12/21, complete 01/04/21 – 31/03/22 monitoring period (retrospective)	EP2. Preston main urban area.	245 Eldon Street, Preston, PR2 2BB	Change of use of the building unit from storage/workshop (Class B2 & B8) to a community foodbank (Sui Generis) (retrospective application)	162	0.02
06/2020/1150, approved 13/04/21, Office element complete by March 2025.	City Centre	Bhailok Court, Pole Street, PR1 1DX 'The Exchange'	200no. apartments (Class C3) and 4no. office units (Class E(g), 270sq.m.) at ground floor [proposal results in net loss of 43.3sq.m. office use].	43.3	0.18

App Ref.	Policy context	Site	Development description summary	Employment Floorspace proposed (sq.m)	Site Area (ha)
06/2022/0736, Prior Notification: COU. Complete by March 2024.	City Centre.	25-29 Mount Street, PR1 8BS	Prior notification submission for COU from offices (Class E) to up to 2no. residential units (Class C3)	76.9	0.01
06/2022/1311, Full. Complete by March 2025.	EP2 Other Urban. Main urban area.	68 Deepdale Road, PR1 5AR	COU from office (Class E) to HMO (Class C4) including internal and external alterations	192.2	0.02
06/2023/0090, Full. Complete by March 2024	City Centre.	8 St Wilfrid Street, PR1 2US	COU from offices (Class E) to a 5no. bed HMO (Class C4), two storey rear extension and rear dormer	180	0.006
06/2024/0129, Prior Notification: COU. Complete by March 2025.	City Centre.	6 Fishergate Court , Fishergate, PR1 8QF	Prior notification submission for COU from offices (Class E)(g) to state-funded school (Class F1)(a)	155.35	0.01
06/2021/1199, Full, Superseded by 06/2022/1311 which is Complete by March 2025 for COU to HMO.	Preston main urban area.	66 & 68 Deepdale Road, PR1 5AR	COU from combined offices Class E(c)(ii) with first floor flat to No. 66 Class C3(a) to 2no single dwellinghouses Class C3(a); and 2no. new windows to rear outrigger No. 68; and associated internal alterations	400	0.02
06/2022/1295, Full, Complete by March 2025.	Preston main urban area. Within Ribbleton Lane Local Centre.	215-217 Ribbleton Lane, PR1 5DY	Part COU from Offices (Class E(g)(i)) at first and second floor level to a 7no. bedroom HMO (Sui Generis), with associated internal and external alterations.	257.6	0.02
06/2022/1188 (Full, approved 07/02/23). Resultant loss of 547sq.m. for B1c use complete for Chew's Yard by March 2025, located at 103-111 Market Street West. Indoor and outdoor food and drink events space complete. Cocktail bar complete. COU of 113-115 Market Street not commenced as at March 2025.	City Centre	103-111 and 113 and 115 Market Street West, PR1 2HB	COU of no.113-115 Market Street West from 2no dwellings (Class C3) to 1no. restaurant (Class E(b)), including external alterations and new shop front; conversion and partial demolition of warehouse (Class B8) at no.103-111 Market Street West to form indoor and outdoor food and drink events space and the erection of single storey food units and single storey cocktail bar (Sui Generis)	547	0.14

App Ref.	Policy context	Site	Development description summary	Employment Floorspace proposed (sq.m)	Site Area (ha)
06/2018/1174, Complete 01/10/23 to 31/03/24.	St Matthews Ward. EP2. Inner East Preston.	St Marys Court / St Marys School, St Marys Street, PR1 5LL	Change of use of vacant wholesale supply unit (B8) to 14 no. flats (C3) with car parking and other associated works (pursuant to 06/2022/0906 to seek variation of condition no.5 to remove wording "within 3 months of the date of this permission")	1036	0.12
06/2024/0160, Full. Approved 25/04/24. Complete by March 2025.	EP2	65-67 Great George Street, Preston, PR1 1TJ	COU from garage (Class B2) to retail (Class E) and storage (Class B8)	237	0.03
06/2024/0951; Full; Approved 05/11/24. Complete by March 2025.	Existing Residential Area	4 Moor Park Court, 49-79 St Georges Road, Preston, PR1 6AQ	COU from Class E(g)(iii) to a place of worship (Class F1(f))	10745	0.1
06/2023/0338, Early acknowledgement for demolition, complete by March 2025.	Preston main urban area.	Lancashire Fire and Rescue HQ, 405 Garstang Road, PR2 3LH	Prior notification submission for the demolition of 1no. former office building	86.8	0.01
06/2023/1000, Full, Approved 21/12/23, Complete by March 2025.	EP2	Unit 1, Emmett Street, Preston, PR1 1RD	Part change of use from distribution centre (B8) to ancillary training kitchen (Sui-Generis) including new extractor flue to front elevation	38	0.45
06/2024/0016. Full. Approved 25/04/24. Complete by March 2025.	EP2	Warehouse, 183 Great Hanover Street, Preston, PR1 1PY	COU from Class B8 to commercial kitchen (Sui Generis) with installation of extract flue to rear elevation	98	0.01
06/2023/0691, Full. Approved 10/08/23. Complete March 2025.	Preston main urban area.	Deafway, Brockholes Brow, PR2 5AL	COU from offices (Class E) to 4no. bedroom sheltered accommodation (Class C2).	145	0.01
Total				17645.75	1.74

4.10 A total of **1.74ha (Table 6)** of development completed in the monitoring period, resulted in loss of employment use outside the EP1 Preston Employment Land allocations. Of this total loss of employment use, **0.49ha** was located in the city centre and **0.9ha** was located in existing employment areas (EP2 areas).

4.11 The extant planning permissions in Table 7 resulting in the larger scale losses of employment use, mostly comprise city centre proposals. These city centre extant proposals involve the loss of offices to apartments, of which Lancashire House (under construction), Sheraton House (not started), Ribchester House (not started), the Unicentre (under construction) and the Guild Tower (not started) are significant in respect of floorspace.

Table 7: Extant planning permission outside EP1 areas resulting in loss of employment use (200sq.m. minimum) as at 31 March 2025

App Ref.	Policy context.	Site	Development description summary	Employment Floorspace proposed (sq.m)	Site Area (ha)
06/2021/0875, Prior Notification: COU, UC March 2025	city centre.	Lancashire House, 24 Winckley Square, PR1 3JJ	Prior notification submission for COU from Offices (Class E) to Dwellinghouses (Class C3) 29 units	1938.33	0.14
06/2022/0799, Full (major), UC March 2025	Preston main urban area.	107 Garstang Road, PR1 1LD	COU from offices (Class E) to 10no. residential apartments (Class C3) including internal remodelling and three storey extension to side and rear	350	0.08
06/2022/0912, Full, NS March 2025	City Centre.	13 Lune Street, PR1 2JU	COU of first, second and third floors from offices (Class E) to 3no. self-contained apartments and replacement windows	204.6	0.01
06/2022/1098, Full, UC March 2025	Preston main urban area.	Preston Bus Ltd, Deepdale Road, PR1 6NY	Prior notification submission for COU from offices (Class E) to 4no. apartments (Class C3)	236	0.05
06/2022/1138, Full, NS March 2025.	City Centre.	Sheraton House, 13-27 and 29 Ormskirk Road, PR1 2QP	COU of vacant unit from offices, gym and restaurant to 2no. commercial units (Class E) at ground floor and 6no. apartments at first and second floors following part demolition of the existing building	2118	0.1
06/2023/0056, Full (major), NS March 2025	City Centre.	9-10 Chapel Street, PR1 8AY	COU from offices (Class E) to 6no. residential apartments (Class C3)	300	0.03
06/2023/0371, Full, NS March 2025	City Centre.	13 Lune Street, PR1 2JU	COU of part of the ground floor, all first, second and third floors from offices (Class E) to 3no. self-contained apartments (Class C3), the retention of office space to ground floor.	234.3	0.01
06/2023/0377, Prior	City Centre..	6 Chapel Street, PR1 8BU	Prior notification submission for COU from offices (Class E) to up	250.6	0.04

App Ref.	Policy context.	Site	Development description summary	Employment Floorspace proposed (sq.m)	Site Area (ha)
Notification: COU, NS March 2025			to 6no. residential units (Class C3)		
06/2023/0493, Full, COU UC March 2025 . Pay and display car parking area NS as at March 2025.	Preston main urban area.	3 and 4 Fishergate Hill and 16 Waltons Parade	COU from offices (Class E), to 21no. self-contained holiday units (Class C1).	546.1	0.05
06/2023/0699, Prior Notification: COU, NS March 2025	City Centre.	Ribchester House, Lancaster Road, PR1 2QL	Prior notification for COU from offices (Class E) to residential (up to 28 units) Class C3	1596	0.05
06/2024/1218, Full. Approved 06/03/25. NS March 2025 . Johnsons Muay Thai Ltd applicant.	Inner East Preston, Existing Residential Area.	Maitland Mill, Maitland Street, Preston, PR1 5XR	Change of use of second floor from Class B8 to commercial gym (Class E), to include replacement external staircase and COU of external storage area to car park	941	0.09
06/2024/0691, Prior Notification - COU. Approved 22/08/24. UC March 2025 for City Walk Apartments.	City Centre	The Unicentre, Lords Walk, PR1 1DH	Prior notification submission for change of use from offices (Class E) to 122no. apartments (Class C3)	8268	0.21
06/2024/0083, Full. Approved 11/03/25. NS March 2025 .	City Centre	The Guild Tower, Church Row, PR1 1RA	COU of part of the basement, ground floor and floors 1 to 15 from office space (Class E) to 115no. residential apartments (Class C3) including associated external works.	8232	0.18
Total				25214.93	1.04

Table 8: Extant planning permission outside EP1 areas resulting in loss of employment use (below 200sq.m. gross floorspace), as at 31 March 2025

App Ref.	Policy context.	Site	Development description summary	Employment Floorspace proposed (sq.m)	Site Area (ha)
06/2021/1058, Full, Technical start made to extension, NS to loss of office as at March 2025.	Preston main urban area.	The Brick House, Ducie Place, PR1 4UJ	COU office (Class E) to dwelling (Class C3) including side extensions.	120	0.04
06/2023/0470, Full, UC March 2025.	Preston main urban area.	27 Blackpool Road, PR2 6BT	COU from offices (Class E) to a 7no. bed HMO (Sui Generis).	190	0.02
06/2023/0808, Prior Notification: COU, NS March 2025	Preston main urban area.	310 St Georges Road, PR1 6NR	Prior notification submission for COU of ground floor from office (Class E) to 1no. flat (Class C3)	54.3	0.01
06/2023/0925, Full, NS March 2025	Preston main urban area.	191 Watling Street Road, PR2 8AE	COU of office space (Class E) to 1no. 2 bedroom apartment	91	0.01
06/2023/0412, Full, Approved 27/06/23. NS March 2025.	Open Countryside	Blackpole Farm House, Lewth Lane, Preston, PR4 0TD (Varley Insultation site).	Partial conversion of storage area (Class B8) to shop/retail area for insulation and building materials accessories (Class E), single storey extensions to front and side, and 5no. rooflights	187.1	0.02
06/2023/0988, approved 09/11/23. 06/2022/1329 Full, approved 21/02/23. NS March 2025.	City Centre Ward but outside city centre boundary	St Walburgess Centre, St Walburgess Gardens, PR2 2QJ	COU of first floor from office (Class E(g) and leisure (Class E(d) to educational training facility (Class F1(a), with ancillary office use (pursuant to 06/2022/1329 to seek variation of condition no.1)	0	0.76
06/2022/1411; Full approved 08/06/23. NS March 2025.	Existing Residential Area	2a, Argyll Road, Preston, PR1 6JY	Conversion of commercial garage (Class E(g)(iii)) to retail (Class E(a)) including first floor extension to create 2no. first floor self-contained flats; including new roof, windows, doors, roller shutters, bin store and external alterations.	115.51	0.01
Total				757.91	0.87

B1 Business Use Class comprises:

- Use Class B1(a): Office other than within Class A2 (From September 2020 - E(g)(i))
- Use Class B1(b): Research and development (From September 2020 - E(g)(ii))
- Use Class B1(c): For any industrial process which can be carried out in a residential area without causing detriment to the amenity of the area [From September 2020 - E(g)(iii)].

5. Employment Land Take-Up

5.1 It is estimated that some **41.99 hectares** of land within EP1 employment allocations in Preston has been developed for employment purposes between April 2010 and 31st March 2025, as shown in table 9. Table 9 shows the trend of historic land take up for employment use for each employment land allocation, which data is used in Employment Land Supply Studies undertaken on behalf of the council. It informs forecasting employment land needs and demand. It also highlights which allocations are delivering in the short term and which are taking longer, where there may be site constraints or viability issues affecting delivery timescales.

5.2 During **2024/25, 3.72 hectares** of EP1 employment land was developed for employment use, as shown in table 10 – at Unit 6 Preston East, at Land North of Eastway and at Millenium City Park comprising a B2 / B8 use unit at The Willows and B2 use units at land adjacent to the Store First unit, both at Millenium Road.

Table 9: Employment Land Take-Up (hectares) of EP1 areas for employment use [i.e. completions for Class E(g), B2 use and B8 use per EP1 area], 2010 to 2025

Year	EP1.1	EP1.2	EP1.3	EP1.4	EP1.5	EP1.6	EP1.7	EP1.8	EP1.9	EP1.10	EP1.11	Total (ha)
2010/11	0	0	18	0	0	0	0	0	0	0	0	18
2011/12	0	0	0	0	0	0	0	0	0	0	0	0
2012/13	0	0	1.11	0	0	0	0	0	0	0	0	1.11
2013/14	0	0	2.65	0	0.64	0	0	0	0	0	0	3.29
2014/15	0	0	0	1.03	0	0	0	0	0	0	0	1.03
2015/16	0	0	0	0	0	0	0	0	0	0	0	0
2016/17	0	0	0	0.71	0.5	0	0	0.22	0	0	0	1.43
2017/18	0	0	0	1.6	2.77	0	0	0	0.43	0	0	4.8
2018/19	0	0	0	0	2.2	0	0	0	0	0	0	2.2
2019/20	0	0	0	0.6	0	0	0	0.27	0	0	0	0.87
2020/21	0	0	0	0	0	0	0	0	0	0	0	0
2021/22	0	0	0	0.53	0	0	0	0	0	0	0	0.53
2022/23	0	0	1.8	0	0	0	0	0	0	0	0	1.8
2023/24	0	0	6.33	0	0	0	0	0	0	0	0	6.33
2024/25	0	0	0.94	0	0.68	0	2.1	0	0	0	0	3.72
Total (ha)	0	0	30.83	4.47	6.79ha*1	0	2.1	0.49	0.43	0	0	41.99*2

*1 adjust down to 3.67ha given part of application sites outside EP1.5 area

*2 (figure does not sum from above because some completions exceed the EP1.5 site area).

Notes: The whole EP1.7 allocation is nearly complete for 2.1ha of employment use – water tight but interior not yet finished. Some floorspace completions were within the red line of sites developed in previous years monitoring for employment use; these figures are excluded from Table 9 to prevent duplication.

5.3 Total employment land take up for EP1.5 and thus end row of table 9 does not sum. This is because some application sites are partly located outside the EP1.5 area and some part implemented application sites overlap with each other, particularly in the eastern land parcel.

5.4 Table 10 (employment use completions within the EP1 employment land allocations) is an element of employment land supply which will significantly increase when the APTUS

employment development is completed through further reserved matters applications and via implementation and completion of currently extant planning permissions at the Land at Roman Road employment land allocation.

Table 10: Employment Use Completions within EP1 employment land allocations (hectares), 1st April 2024 to 31st March 2025

App Ref.	Site	Allocation	Development description summary	Site Area (ha)	Notes
Unit 6: 06/2022/0003 (Full) and approved NMA (height of unit) 06/2023/1136	Preston East Employment Area, Bluebell Way, Fulwood, PR2 5PZ	EP1.3: southern land parcel	B2 and B8 use with ancillary Class E Use (office)	0.94	2625.8sq.m. B2 / B8 use, 221sq.m. ancillary Class E office use.
06/2021/1467 (Full).	The Willows , Millennium Road, Preston, PR2 5BL	EP1.5: western land parcel	1no. industrial unit (Class B2/B8) with ancillary offices and trade counter	0.21	First floor office 82.1sq.m., warehouse 568.2sq.m., showroom & counter 71.7sq.m. Variation to condition 5 BREEAM, approved 26/03/24, App Ref: 06/2023/1356.
06/2019/0849 Full	Land Adj Store First , Millennium Road, Preston, PR2 5DB	EP1.5: eastern land parcel	5no. business units (Class B2) and associated car parking	0.47	Technical start 28/11/22. 1224sq.m. floorspace. Same site as Office 2 unit of 06/2005/0320.
06/2021/1490 Variation of a condition to 06/2020/0941. Construction completed by March 2025. Development to be regularised via variation 06/2023/0597.	Land at Eastway / Durton Lane, Land North of Eastway, Eastway / Durton Lane, Preston	EP1.7	10no. commercial units for a mix use of Commercial, Business and Service (Class E) General industrial (Class B2) and Storage or distribution (Class B8) (pursuant to 06/2020/0941 to seek variation of condition no. 20 to allow for the use of approved Unit 3 as a gym (Class E(d))	2.1	
Variation of a condition 06/2022/0325 pursuant to 06/2018/1216 (Full) re approved plans	Gafoor Poultry Products Ltd, Fletcher Road, Preston, PR1 5AJ	EP1.8	Extensions to side and rear of building	0.75 (adjust down to 0.49)	Site is located part within and part outside the 0.49ha EP1.8 area, so application site area exceeds size of EP1.8 area.
Total for 01/04/24 to 31/03/25 monitoring period only.				3.72	Gafoor Poultry site excluded from Table 6 total because this employment land was taken up by the existing premises in previous years; see Table 5.

6. Loss of Employment Land

Planning Approvals for the loss of Employment Land

- 6.1 Throughout the City, existing employment areas and premises, including within the city centre and at EP2 existing employment areas identified on the Preston Local Plan Policies Map, also provide employment sites and floorspace. To ensure an adequate supply of employment land Core Strategy Policy 10: 'Employment Premises and Sites' aims to protect existing employment premises and sites last used for employment. This will ensure that the Borough continues to provide a suitable and attractive range of employment sites.
- 6.2 Table 12 looks at the latest monitoring year to show recent completions within the employment land allocations that have resulted in the loss of land for employment use through development for uses outside Class E(g) / B2 / B8 uses. Table 11 provides this data for the 2010 to 2025 period, showing historic patterns of loss, which informs the Employment Land Study. It is estimated that from 2010 to 2025, **9.31 hectares** of allocated employment land (within EP1 areas) has been lost to other uses through development for alternative uses including various car dealerships, energy schemes and smaller losses for housing (table 11). Of which, **0 hectares** was lost in the latest monitoring year 2024/25 (table 12), continuing the trend of relatively low losses of employment land to non-employment use in Preston. The employment land allocations land lost to housing was at part of the Riversway site (EP1.9 southern land parcel) and at the former Whittingham Hospital site. For the former Whittingham Hospital site, the applicant made a viability case under outline planning application 06/2019/0365 that the previous planning permissions were unviable and in order to deliver development over the entire site a revised scheme must be entirely residential.
- 6.3 There is currently extant planning approval for the loss of **0.34 hectares** of allocated employment land (table 13) - this has yet to be completed for an energy reserve facility. Therefore, most of the development pipeline at the employment land allocations is for employment use proposals aligning with plan-led development in these areas.

Table 11: Loss of sites within EP1 employment land allocations to completed uses outside Class E(g)/ B2/ B8 uses (hectares) 2010 to 2025

Year	EP1.1	EP1.2	EP1.3	EP1.4	EP1.5	EP1.6	EP1.7	EP1.8	EP1.9	EP1.10	EP1.11	Total
2010/11	0	0	0	0	0	0	0	0	0	0	0	0
2011/12	0	0	0	0	0	0	0	0	0	0	0	0
2012/13	0	0	0	0	0	0	0	0	0	0	0	0
2013/14	0	0	0	0	0	0	0	0	0	0	0	0
2014/15	0	0	0	0	0	0	0	0	0.9	0	0	0.9
2015/16	0	0	0	0	0	0	0	0	0	0	0	0
2016/17	0	0	2.44	0.72	0	0	0	0	0	0	0	3.16

2017/18	0	0	0	0	0	0	0	0	0	0	0	0
2018/19	0	0	0	0	0	2.37	0	0	0	0	0	2.37
2019/20	0	0	0	0.71	0	0.7	0	0	0	0	0	1.41
2020/21	0	0	0	0	0	0	0	0	0	0	0	0
2021/22	0	0	0	0	0	0	0	0	0	0	0	0
2022/23	1.4	0	0	0.07	0	0	0	0	0	0	0	1.47
2023/24	0	0	0	0	0	0	0	0	0	0	0	0
2024/25	0	0	0	0	0	0	0	0	0	0	0	0
Total	1.4	0	2.44	1.5	0	3.07; adjust down to 2.37*1	0	0	0.9	0	0	9.31; adjust down to 8.618

*Jaguar Land Rover Dealership application site area exceeded the 2.37ha EP1.6 allocation, subsequently Rybrook Volvo Preston took up rest of EP1.6 area. Thus, EP1.6 take up adjusted down from site areas identified on planning application forms to total EP1.6 employment land allocation site area as identified in Preston Local Plan Policy EP1. 0.07ha in 2022/23 in EP1.4 area rounded up from 0.065ha site area.

Table 12: Loss of sites within EP1 areas to completions for non-employment uses (hectares), 1st April 2024 to 31st March 2025

App Ref.	Allocation	Site	Development	Total (ha)	Notes
None	None	None	None	0	N/A
Total				0	Non-employment uses are defined as outside Class E(g), B2 use and B8 use.

Table 13: Extant planning consents resulting in loss of EP1 employment land allocation land for uses not within Class E(g), B2 or B8 use (ha), April 2025

App Ref.	Allocation	Site	Development description summary	Site Area (ha)	Notes
06/2024/0249 NMA to 06/2018/1403	Half of site in EP1.4	Land at Red Scar Industrial Estate, Longridge Road, PR2 5NQ	7 containerised gas engine units with associated emissions stacks and ancillary equipment.	0.34	Stor Power Ltd proposed energy reserve facility. Material start made on site on 18/03/21 to implement earlier permissions for energy reserve facility. No further progress as at March 2025.
Total (ha)				0.34	