

Central Lancashire Local Plan 2023-2041

Employment Land Supply Note

At the request of the Planning Inspectors, this note seeks to briefly, and clearly, set out:

- (i) what the objectively assessed need for employment use is for each Central Lancashire Authority (CLA), broken down by employment use class; and
- (ii) where the supply for each of the CLAs is expected to derive from, broken down by commitments and allocations, on a site-by-site basis.

Central Lancashire’s Objectively Assessed Need (OAN)

The Central Lancashire Employment Land Study Update (Land Supply and OAN Update) (2024) ([ER06a](#)) sets out the methodology for the calculation of the objectively assessed need (OAN) figures for each of the Central Lancashire Authorities (CLA). The OAN for employment land is split by categorised employment uses:- Table 24 details the OAN for offices, and Table 25 the OAN for industry/warehousing. The study then aggregates the different uses together, to provide a combined employment OAN for each CLA. Across the three CLAs, the total combined employment OAN (hectares) is 172.87 ha. This rounds to 173 hectares.

Policy EC1 (Strategic Policy): Scale of Economic Growth

The OAN identified from ER06a has then informed Policy EC1, which confirms that:

“1. Over the Plan period, provision will be made for a minimum of 173 hectares of employment land to support both local and wider strategic employment needs. The objectively assessed need is summarised below:”

Local Authority Area	OAN offices (hectares)	OAN industrial / warehouse (hectares)	Combined employment OAN (hectares)
Chorley	6.48	34.97	41.45
Preston	6.00	68.43	74.43
South Ribble	5.76	51.23	56.99

Part 2 of the policy confirms *“Economic growth and employment land supply will be provided for through existing and new employment allocations and extant planning permissions”*.

Thus, to meet the OAN, the CLAs expect employment land supply to be provided for through allocation sites and planning permissions (windfall).

Employment Land Supply

Figures provided here are consistent with those presented through the Council response to Matter 8 and Matter 9 ([M8.01](#)).

Figures are presented for Central Lancashire (Table 1), and then for each of the CLAs (Table 2-4). A site-by-site breakdown of supply by each CLA is then provided (Table 5-7).

Table 1 - Central Lancashire Employment Land Supply

Central Lancashire Summary	E(g) Offices (hectares)	B2 / B8 Industrial / warehouse (hectares)	E/(g)/B2/B8	Other (e.g. E / F/ Sui-gen)	Combined employment OAN (hectares)
C.Lancs OAN	18.24	154.63	0	0	172.87

Completions 2023-2025	1.95	2.56	10/79	9.79	25.09
CLLP Allocations	0	0	217.38	0	217.38
Samlesbury LDO	0	0	31.35		31.35
Windfall / Commitments	8.58	12.46	22.26	1.29	83.81
Total supply (C.Lancashire)	10.53	15.02	281.98	11.08	357.63

Table 2 - Chorley Employment Land Supply

Chorley Summary	E(g) Offices (hectares)	B2 / B8 Industrial / warehouse (hectares)	E/(g)/B2/B8	Other (e.g. E / F/ Sui-gen)	Combined employment OAN (hectares)
Chorley OAN	6.48	34.97			41.45

Completions 2023-2025	0.1	1.54	0	9.79	11.43
CLLP Allocations			19.58		19.58
Windfall / Commitments	2.23	3.51	3.78	0.29	9.81
Total Supply (Chorley)					40.82

The CLLP allocates a series of sites for employment use. For some sites, specific use classes are stated. For the majority of sites, however, sites are allocated flexibly as E(g)/B2/B8 sites because they are considered suitable for any of those employment uses, and therefore it is not possible to breakdown their supply by each of the specific use classes.

Windfall figures are provided based on ‘commitments’ – i.e. extant planning permissions on non-allocated sites. Some commitments may have permission for more than one use class and so are not possible to split by individual use class. The windfall figure does not anticipate those employment permissions that may be granted in the future on windfall sites.

Chorley has an OAN of 41.45ha over the plan period. The above data illustrates that supply is expected to fall marginally below the OAN at 40.82ha. However, this shortfall can be accommodated by Preston and South Ribble.

Table 3 - Preston Employment Land Supply

Preston Summary	E(g) Offices (hectares)	B2 / B8 Industrial / warehouse (hectares)	E/(g)/B2/B8	Other (e.g. E / F/ Sui-gen)	Combined employment OAN (hectares)
Preston OAN	6	68.43	-	-	74.43

Completions 2023-2025	0	0.47	9.58	-	10.05
CLLP Allocations	-	-	136.5	-	136.5
Windfall / Commitments	2.28	6.57	9.62	-	57.49
Total Supply (Preston)					204.04

The CLLP allocates a series of sites for employment use. For some sites, specific use classes are stated. For the majority of sites, however, sites are allocated flexibly as E(g)/B2/B8 sites because they are considered suitable for any of those employment uses, and therefore it is not possible to breakdown their supply by each of the specific use classes.

Windfall figures are provided based on ‘commitments’ – i.e. extant planning permissions on non-allocated sites. Some commitments may have permission for more than one use class and so are not possible to split by individual use class. To clarify the Other (Mixed Use) sites in table 6 below, the EC11 Cottam District Centre allocation has hybrid planning permission (06/2019/1451 as varied by 06/2022/1157) but only 4 hectares of the 5.88ha application site comprises the outline element, where up to 11,425sq.m. of flexible uses proposed includes B1 use [Class E(g)]. At the 33.14 hectares Trax Motor Sport site (06/2021/1413) in the Other (Mixed Use) sites at Table 6, for clarity, only a small part of the site is proposed for employment use including a 773sq.m. single storey office / training building, as mentioned in [MO03](#) Table 1.

The windfall figure does not anticipate those employment permissions that may be granted in the future on windfall sites.

For example, an outline planning application has been received in November 2025 for Preston Station Quarter, for the erection of up to 5no. office buildings and associated works ([06/2025/1025](#)). Subject to approval, the 2.6 hectare site would deliver c.71,500sqm of office space.

Preston has an OAN of 74.43ha over the plan period. The above data illustrates that supply is expected to exceed the OAN at 204.04ha.

Table 4 - South Ribble Employment Land Supply

South Ribble Summary	E(g) Offices (hectares)	B2 / B8 Industrial / warehouse (hectares)	E/(g)/B2/B8	Other (e.g. E / F/ Sui-gen)	Combined employment OAN (hectares)
S.Ribble OAN	5.76	51.23	-	-	56.99

Completions 2023-2025	1.85	0.55	1.21	-	3.61
Samlesbury LDO	-	-	31.35	-	31.35
CLLP Allocations	-	-	61.3	-	61.3
Windfall / Commitments	4.07	2.38	9.06	1	16.51
Total Supply (S.Ribble)					112.77

Samlesbury Enterprise Zone is covered by a [Local Development Order \(LDO\)](#) and accompanying Masterplan (both adopted 2024). The LDO authorises development within specific use classes, subject to conditions. These authorised uses are defined within the LDO, and include classes E(g), B2 and B8 (employment uses) but may also extend to include use classes F1(a), E(b)/(d)/(f), and F2(a) - covering non-residential education and training, café, gym, creche and convenience store. The area provided in the table above relates to that land remaining on the site as undeveloped land, but the Council are unable to give specific figures of 'employment land' owing to the stipulations and flexibility of the LDO.

The CLLP allocates a series of sites for employment use. For some sites, specific use classes are stated. For the majority of sites, however, sites are allocated flexibly as E(g)/B2/B8 sites because they are considered suitable for any of those employment uses, and therefore it is not possible to breakdown their supply by each of the specific use classes. To clarify, for the mixed-use Cuerden site (EC6.1), only the 50ha allocated for employment development is provided here, and the mixed use element of 16ha is not reported through this summary note.

Windfall figures are provided based on 'commitments' – i.e. extant planning permissions on non-allocated sites. Some commitments may have permission for more than one use class and so are not possible to split by individual use class. The windfall figure does not anticipate those employment permissions that may be granted in the future on windfall sites.

South Ribble has an OAN of 56.99ha over the plan period. The above data illustrates that supply is expected to exceed the OAN at 112.77ha.

Table 5 - Chorley Employment Land Supply – By Site

Site Type	Policy Ref	Site Address	Planning App Ref (if relevant)	CLLP Employment Area	E(g)	B2	B8	E(g)/B2 /B8	Other (Mix Use)	Total
Completions 2023-2025										11.43
Completions	-	Completions 23/24		3.82		0.24	0.21	0	3.37	3.82
Completions	-	Completions 24/25		7.61	0.1	0.13	0.96	0	6.42	7.61
CLLP Allocations										19.58
Employment	EC2.1	Land E of M61		6.92				6.92		6.92
Employment	EC2.2	Former Gas Works		0				0		
Mixed Use	EC5.1	Buckshaw village		0.54				0.54		12.66
Mixed Use	EC5.2	Cowling Farm		0.3				0.3		
Mixed Use	EC5.3	Bagganley Lane		2.65				2.65		
Mixed Use	EC5.4	Northgate Drive		0.38				0.38		
Mixed Use	EC5.5	Botany Bay		6.7				6.7		
Mixed Use	EC5.6	Woodlands		0.9				0.9		
Mixed Use	EC5.7	SW of The Green		1.19				1.19		
Windfall Sites (with extant planning permission)										9.81
Site with PP		Botany Bay	21/00439/FULMAJ	2.79				2.79		2.79
Site with PP		Lyons Lane Mill, Townley Street	12/00045/FULMAJ	0.33	0.33					0.33
Site with PP		Land adjacent Weir Mill, Crosse Hall Street	14/00912/FUL	0.26	0.26					0.26
Site with PP		Land South of Red Bank Scout Hut, Little Carr Lane	22/00424/FUL	0.04	0.04					0.04
Site with PP		Body Culture Gym Retail Unit Unit 1 keepers wood way Chorley PR7 2AG	23/00452/FUL	0.02	0.02					0.02
Site with PP		Dodd Engineering Units 7 - 8 Common Bank Industrial Estate Ackhurst Road Chorley PR7 1NH	24/00636/FUL	0.01		0.01				0.01

Site with PP	NIS Engineering Common Bank Industrial Estate Ackhurst Road Chorley PR7 1NH	24/00567/FULMAJ	0.1		0.1				0.1
Site with PP	Pasquill Wigan Lane Chorley PR7 4BU	24/00498/FUL	0.03		0.03				0.03
Site with PP	Ian McCarthy Blainscough Works, Blainscough Lane	20/00573/FUL	0.34		0.34				0.34
Site with PP	Blainscough Works, Blainscough Lane	21/01017/FUL	0.5		0.5				0.5
Site with PP	Blainscough Works, Blainscough Lane	23/00741/FUL	0.7		0.7				0.7
Site with PP	Twin Lakes Ind Estate, Brickcroft Lane	95/00426/FUL	0.1		0.1				0.1
Site with PP	Land Opposite Chancery Road, West Way	15/00383/FULMAJ 16/00672/DIS	0.67				0.67		0.67
Site with PP	International Fire Training Centre, Washington Hall, West Way	20/00282/FULMAJ	0.2	0.2					0.2
Site with PP	X & P McGuigan Civil Engineering Ltd, The Old Pump House, Railway Road	21/00459/FUL	0.17	0.17					0.17
Site with PP	Land Adjacent The Forge, Westhoughton Road	23/00394/FUL	0.03		0.03				0.03
Site with PP	Golden Acres Ltd, Plocks Farm, Liverpool Road	20/00295/FUL 22/01282/FUL	0.19		0.19				0.19
Site with PP	Golden Acres Ltd, Plocks Farm, Liverpool Road	23/00557/FULMAJ	0.59		0.59				0.59
Site with PP	Golden Acres Ltd, Plocks Farm, Liverpool Road	21/00317/FULMAJ 23/00678/FULMAJ	0.86		0.86				0.86
Site with PP	Scrap Yard, Town Lane	23/01065/DLPUD	0.01		0.01				0.01
Site with PP	Magistrates Court, St Thomas Road	24/01113/FULMAJ	0.03					0.03	0.03
Site with PP	Guest House Farm, Runshaw Lane	23/00088/FUL 23/00461/FUL	0.4	0.4					0.4
Site with PP	81 Wood Lane	22/00132/FUL	0.26					0.26	0.26
Site with PP	Ash Lea Farm, Dawbers Lane	22/00603/FUL	0.32				0.32		0.32
Site with PP	Brandwood Fold Farm, Chorley Road	22/01253/P3PAM	0.05			0.05			0.05

Site with PP		The Boatyard, Bolton Road	21/01473/FULMAJ	0.81	0.81					0.81
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Table 6 - Preston Employment Land Supply – By Site

Site Type	Policy Ref	Site Address	Planning App Ref (if relevant)	CLLP Employment Area	E(g)	B2	B8	E(g)/B2/B8	Other (Mix Use)	Total
Completions 2023-2025										10.05
Completions	-	Completions 23/24*		6.33				6.33		6.33
Completions	-	Completions 24/25		3.72		0.47		3.25		3.72
CLLP Allocations										136.5
Strategic	SS5	Preston West	None	63.3				63.3		63.3
Employment	EC3.1	Former Alstom Works	None	6.35				6.35		73.2
Employment	EC3.2	Preston E Junction 31A M6	06/2025/0208 EIA Scoping Request; Hearing Statement M9.03 indicates planning app expected by end 2025.	25.31				25.31		
Employment	EC3.3	11 Roman Road Farm	06/2022/0745 (outline); (RM) 06/2024/1260, (RM) 06/2025/0288, (RM) 06/2023/0844, (RM) 06/2025/0711, 06/2023/0823.	24.94				24.94		
Employment	EC3.4	Riversway	None	16.6				16.6		
Windfall Sites										57.49
Site with PP		Land to north of Total Fitness, West Strand	06/2023/1249	0.18			0.18			0.18
Site with PP		Catherine Street	06/2021/1671	0.43				0.43		0.43
Site with PP		Fulwood Park, Caxton Road, former Lancashire Evening Post offices site.	06/2022/0860	1.06			1.06			1.06
Site with PP		Land at Roman Way Industrial Estate, Roman Way, PR2 5BB	06/2023/0871	1.2		1.2				1.2
Site with PP		Atlas Foundry Estate, Brieryfield Road	06/2021/0605	0.07				0.07		0.07
Site with PP		226-228 North Road, PR1 1YR	06/2023/1237	0.05			0.05			0.05

Site with PP		Barton Hall, Garstang Road	06/2021/1666	0.43	0.43					0.43
Site with PP		Sand Bank Estate, Cumeragh Lane	06/2021/1674	4		4				4
Site with PP		Preston Bus Depot	06/2022/0590	1.36				1.36		1.36
Site with PP		Barton Hall, Garstang Road	06/2021/1667	1.51				1.51		1.51
Site with PP		Amounderness House, Lancaster Road, PR1 1HR	06/2023/0888	0.15	0.15					0.15
Site with PP		Neptune House, 328, Marsh Lane, PR1 8RT	06/2022/1180	0.03	0.03					0.03
Site with PP		Lewth Farm, Lewth Lane, PR4 0TD	06/2024/0075	0.8	0.8					0.8
Site with PP		The Brick House, Ducie Place, PR1 4UJ	06/2023/0954	0.63	0.63					0.63
Site with PP		33-34, Winckley Square, PR1 3JJ	06/2023/0124	0.1	0.1					0.1
Site with PP		Station House, Gamull Lane, PR2 6SJ	06/2022/0850	0.04	0.04					0.04
Site with PP		Trax Motor Sport, Wallend Road, PR2 2HW	06/2021/1413	33.14					33.14	33.14
Site with PP		Trax Motor Sport, Wallend Road, PR2 2HW	06/2020/1361	4.3				4.3		4.3
Site with PP		Irelands Works, Brabiner Lane, PR3 2JD	06/2022/0717	0.07		0.07				0.07
Site with PP		Land to the north of Hillcrest, Cumeragh Lane, PR3 2AL	06/2022/0765	0.35				0.35		0.35
Site with PP		Bell Fold Yard, Moorside Lane, PR4 0TB	06/2019/1182	0.25				0.25		0.25
Site with PP		Gafoor Poultry Products Limited, 44, Swan Street, PR1 5NA	06/2021/0678	0.04	0.04					0.04
Site with PP		Former Cottam Brickworks, Cottam Avenue (Cottam District Centre Allocation EC11)	06/2019/1451 varied by 06/2022/1157	5.88					5.88	5.88
Site with PP		Former Lamb Hotel, 83 Church Street, PR1 3BS	06/2021/1627	0.02	0.02					0.02
Site with PP		21, Garstang Road, PR1 1LA	06/2022/0918	0.05				0.05		0.05
Site with PP		Willbrigg Cottage, Roots Lane, Preston, PR4 0JB	06/2025/0039	0.04	0.04					0.04

Site with PP		2A, Argyll Road, Preston, PR1 6JY	06/2023/1115	0.01			0.01			0.01
Site with PP		D1 and D2, Red Scar Industrial Estate, Longridge Road, Preston, PR2 5NQ	06/2024/0827	1.3				1.3		1.3

*Existing employment allocations outside CLLP allocations

Table 7 - South Ribble Employment Land Supply – By Site

Site Type	Policy Ref	Site Address	Planning App Ref (if relevant)	Total Employment Area (ha)	E(g)	B2	B8	E(g)/B2 /B8	Other (Mix Use)	Total
Completions 2032-2025										3.61
Completions	-	Completions 23/24		2.11	0.35	0.55	1.21			2.11
Completions	-	Completions 24/25		1.5	1.5					1.5
CLLP Allocations										61.3
Employment	EC4.1	Land north of Lancs Business Park		9.2				9.2		11.3
Employment	EC4.2	Land at Leyland Business Park		2.1				2.1		
Mixed Use	EC6.1	Cuerden (Employment)	LCC/2022/0044	50				50	16	50
Samlesbury Enterprise Zone LDO										31.35
LDO	LDO	Samlesbury Enterprise Zone		31.35				31.35		31.35
Windfall Sites										16.51
Site with PP		Titan Business Park, Leyland Test Track	07/2021/00354	6.44				5.44	1	6.44
Site with PP		The Old Mill, School Lane	07/2021/01163	1.32				1.32		1.32
Site with PP		West of Lancashire Business Park	07/2023/00764	1.7				1.7		1.7
Site with PP		Atlantic Industries, UNIT 6B, Bannister Hall Works	07/2023/00663	0.3			0.3			0.3
Site with PP		60 Chain House Lane (Newlands Business Park)	07/2023/00859	0.3			0.3			0.3
Site with PP		Clive Hurt, Red Rose Drive	07/2023/00286	1.78		1.78				1.78
Site with PP		Land West of Lancashire Business Park	07/2023/00765	0.6				0.6		0.6
Site with PP		280 Carnfield Place, Walton Summit	07/2024/00833	3.82	3.82					3.82
Site with PP		Land at Club Street	07/2021/3818	0.25	0.25					0.25