

## Appendix 3 – City Deal Employment sites

### Planning milestones

1	Pre application advice given	2	Outline planning application submitted	3	Outline planning application approved	4	Site disposal commenced
5	Site Disposal	6	Full planning application submitted	7	Full planning application approved	8	Reserved matters application submitted
9	Reserved matters application approved	10	Agent appointed	11	Leasehold/Freehold contract signed	12	Discharge of pre commencement conditions
13	Works commence on site	14	First phase/unit built	15	First occupier	16	Site completion

### Key to Rag rating

	Progressing as expected		Not progressing as expected or slower than expected		Not pressing – issue identified
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Zone	REF	Scheme Name	Period 1 April- Sept	Period 2 Oct- March	Site progress	R A G
1	E1	Eastway	11		<p>Detailed planning application for access works was submitted in January 2017.</p> <p>Conditional contract for sale to a local company anticipated to conclude in Q1 of 2017/18. A S278 agreement is required between July 2017 and September 2017.</p> <p>Reserved matters are due to be approved in Q3 of 17/18 and Start on Site is due in Q4 of 17/18.</p>	
1	E2	Cottam Brickworks – Phase 1 (Supermarket)	6	7,13	<p>The site has planning consent, but works haven't commenced on site.</p> <p>All milestones for Cottam Brickworks Phase 1 have been pushed back by around 21 months. The contract of sale with Cottam Hall Properties is conditional on two key elements: signing up an anchor store and planning permission. With regard the former the contract required sign up of an anchor by 3<sup>rd</sup> January 2016, but at the request of Cottam Hall Properties and in agreement with the joint Sellers, LCC/HCA, this was extended to 31<sup>st</sup> October 2016. This extended date has not been met and hence why the milestones have not been met.</p> <p>The project manager has arranged a meeting with LCC to discuss and agree next steps.</p>	
1	E3	Cottam Brickworks – Ph 2			No milestones this year.	
1	E4	Whittingham Hospital	4		<p>Marketing is currently on hold as the disposal method for the site is currently being reviewed and a new planning application is being prepared.</p> <p>There is also a connection between the employment site and phase 2 residential site, as the access needs to be delivered through the residential scheme to allow for the commercial site. Phase 2 residential site has been delayed due to the deal falling away with the developer.</p>	
2	E5	Preston East – Phase 1 (Sector D)		11	HCA completed the disposal of Preston Sector D on 21 <sup>st</sup> December 2016.	
2	E6	Preston East – Phase 2 (Expansion Land)			No milestones this year.	
2	E7	Red Scar			No milestones this year.	

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2	E8	Roman Road Farm			No milestones this year.  Informal discussion held on accessibility. Development brief/masterplan required.	
2	E9	Bluebell Way (LCC site)	2,5,1 0	6,3,1 1	Following a higher offer being received for the site LCC were duty bound to remarket the property. HoT's are being negotiated with a new party, and it is expected that the freehold contract will be exchanged by Q2 2017/18.  The disposal will be conditional and future milestones are unknown at this stage, but it is expected that planning progress will be quickly made..	
3	E10	Preston CBD	10	6,7,1 1,12	An agent has been appointed for the Staples site which is reliant upon an anchor tenant to bring forward. It is expected that the milestones will need to be revised to reflect the current market and the anticipated site delivery in future years. The site delivery remains market dependent but strategic marketing continues to take place via City Deal Comms activity and those of partner organisations.  The CBD also includes the Fishergate Centre and new milestones will be required following the withdrawal of their cinema/retail development plans.	
3	E11	Winckley Square – Phase 1 (Glovers Court)	10,13	11	<b>Project completed.</b>  The building has been sold to an owner occupier (Soap Media). This is one of a number of new occupiers to the Winckley Square area.	
3	E12	Winckley Square – Phase 2 (Winckley Square)	6	7	The milestones relate to College House.  The landowner has completed essential repairs and other structural/cosmetic repairs to the property, but there are no schemes currently being considered and no known developer engagement. Options are being considered within the Preston Housing Zone. The building could also be occupied for residential use.	
3	E13	Winckley Square – Phase 3 (Winckley House, Guild House, Guildhall Street)	4,5		This is now a residential scheme.  Expressions of interest have been received for the disposal of the properties, a preferred buyer has been selected and progress is being made to Exchange of Contract which is expected to be made by Q2 2017/18. The purchaser will convert the premises for residential use and early progress on Winckley House is expected.	
3	E14	Horrockses – Ph1 (Aldi)	14		First phase development completed (ALDI).  An additional small food & drink retail unit is to be completed in June 2017.	
3	E15	Horrockses – Ph 2 (Retail)			No milestones this year.	
3	E16	Horrockses – Ph 3 (Mixed Use)			No milestones this year.	
3	E17	City Centre North – Ph 1 (Bus Station)	6,11	7,13	The planning application has been approved and work has started on site. Retail units are expected to be fully completed by December 2017.	

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3	E1 8	City Centre North – Phase 2 (Food & Drink)	6,7	13	The milestones are the same as for the Cinema project.  A planning application has been approved. HoT's are being negotiated. Site demolition is scheduled for 2018.	
3	E1 9	City Centre North - Phase 3 (Cinema)	6	7	A planning application has been approved. HoT's are being negotiated. Site demolition is scheduled for 2018.	
3	E2 0	City Centre North - Phase 4 (Guild Hall)	6	7,13	A planning application has been approved and ongoing improvements are being made.  A contractor has been appointed for a new leisure-based offer and work is expected to commence late Summer 2017. A Harris Quarter Masterplan has been commissioned to support the investment and delivery of projects within the Quarter, and which includes the Guild Hall.	
3	E2 1	UCLan – Phase 1 (Advanced Engineering Building)	3,13		Construction is to start in June 2017.  The delay on the project is due to cost pressures as a result of escalating UK construction sector costs, which led to the initial tender packages received from the Contractor in excess of the budget allowances. The University and the main contractor have been working through a Value Engineering pricing exercise to achieve the target cost.	
3	E2 2	UCLan – Phase 2 (Student Support Centre)			No milestones this year, however the Student Support Centres have already started on site.	
4	E2 3	Cop Lane, Penwortham	1,2,3	12	Pre-application advice has been provided and the planning application was submitted in Q3 2016 and, following further consultations, will be determined in Q2 2017/18.  One of the pre-commencement conditions has already begun (ie. demolition of buildings on site).  Commencement on site is expected Q2 2018/19 and completion within 12 months.	
4	E2 4	Pickerings Farm – Phase 1 (HCA)			Work is currently being undertaken on technical studies and the formulation of a masterplan for the entire site. This will need to be consulted on and endorsed by SRBC. This will likely happen by Spring 17 and the outline application will follow approx. December 2017.	
4	E2 5	Pickerings Farm – Ph 2 (TW)			No milestones this year.	
5	E2 6	Cuerden	1	6,7	A planning application has been submitted and will be considered at the June 17 Planning Committee.	
5	E2 7	Lancashire Business Park			No milestones this year.	
5	E2 8	Moss Side Test Track			Landowner discussions have begun regarding the development of a Masterplan. Pre-application discussions have yet to be begun. A planning application is expected Spring 2018 and commencement on site Spring 2019.	

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6	E2 9	South Rings – Phase 1 (Light Industrial Units)	15		Phase 1 completed with multiple occupation of light industrial units. Nearby additional industrial units have also been completed with an adjacent gym also constructed.	
6	E3 0	South Rings – Ph 2 (Office Park Extension)			No milestones this year.	
	E3 1	Samlesbury EZ – Ph 1 Training Facility/Logistic s	1,14	15	<b>Both properties completed and occupied.</b>	
	E3 2	Samlesbury EZ – Ph 2 (Manufacturing Units)			No milestones this year.	