

COMMERCIAL SITES EXPECTED TO BE UNDER CONSTRUCTION BY 30TH SEPTEMBER 2016

APPENDIX B

<u>Site</u>	<u>Total No of Floorspace expected (sq m)</u>	<u>Total completed to date (30/09/2016)</u>	<u>Floorspace expected in 2016/17 (KM Trajectory)</u>	<u>Floorspace expected in the first 6 months of 2016/17 (KM Trajectory)</u>	<u>Floorspace completed in the first 6 months of 2016/17</u>	<u>RAG</u>	<u>Comment</u>
Winckley Square – Phase 1 (Glovers Court)	330	0	0	0	0		The development is expected to be completed in Nov 16 and agents have already received interest from occupiers.
Horrockses – Phase 1 (Aldi)	1,725	1,719	1,725	1,725	1,719		Site complete.
Red Scar	1,300	1,300	0	0	1,300		Site complete.
South Rings – Phase 1 (Light Industrial Units)	4,602	4,602	2,722	2,722	2,722		Site complete with multiple occupation.
Samlesbury EZ – Phase 1 (Training Facility/Logistics)	22,000	22,000	22,000	22,000	22,000		Both properties completed and awaiting occupation.

COMMERCIAL SITES AT PRE-CONSTRUCTION STAGE

		<u>Predicted Milestones in order to meet projected build</u>		
<u>Site</u>	<u>Total amount of floorspace</u>	<u>Period 1 (Apr - Sept)</u>	<u>Period 2 (Oct - Mar)</u>	<u>Comment</u>
Eastway	8,425		11	Planning consent has been received. The leasehold/freehold contract will be signed in the next 6 months.
Cottam Hall – Phase 1 (Supermarket)	6,105	6	7,13	The planning application has been submitted to Preston City Council, dependant on the decision the developer could to be on site before the end of March 17.
Cottam Hall – Phase 2	1,380			No milestones this year. Construction is not due to commence until 2018.
Whittingham Hospital	1,500			Marketing is currently on hold as the disposal method for the site is currently being reviewed. 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. The plan is to start marketing the commercial site before end of Dec 16.
Preston East – Phase 1	167,220		11	The leasehold/freehold contract will be signed in the next 6 months.
Bluebell Way	8,175	2,5,10	6,3,11	Discussions regarding supporting a planning application (ie. surveys etc) have commenced. A planning application is expected to be submitted in the next 6 months and approved later next year. Freehold contract now anticipated to be signed by June 2017, but dependent upon contract negotiations. Keppie Massie consider development by 2016/17, but now likely to be in 2017.
Preston CBD	18,580	10		An agent has been appointed for the Staples site. Works are not anticipated to commence until 2018 but is market dependant.
Winckley Square – Phase 2 (Winckley Square)	-			The landowner has started to engage with the City Council with regards to essential repairs to the property but there are no schemes currently being considered and no known engagement with developers. The building could also be occupied for residential purposes.
		<u>Predicted Milestones in order to meet projected build</u>		

<u>Site</u>	<u>Total amount of floorspace</u>	<u>Period 1 (Apr - Sept)</u>	<u>Period 2 (Oct - Mar)</u>	<u>Comment</u>
Winckley Square – Phase 3 (Winckley Square, Guild House, Guildhall Street)	-			Expressions of interest have been received for the disposal of the properties. It is not likely that disposal will be for commercial purposes.
Horrockses – Phase 2 (Retail)	418			No milestones this year. Development not anticipated to commence until 2017.
Horrockses – Phase 3 (Mixed Use)	7,432			No milestones this year. Development not anticipated to commence until 2019.
City Centre North – Phase 1 (Bus Station)	-	6,7,11	13	The planning application has been approved and works to the concourse is anticipated to start in November.
City Centre North – Phase 2 (Markets Quarter)	-	6,7	13	The planning application has been approved and works due to commence on site in the next 6 months.
City Centre North - Phase 3 (Cinema)	6,882	6	7	Planning application has been submitted and it is anticipated that it will be approved in the next 6 months.
City Centre North - Phase 4 (Guild Hall)	-	6	7,13	The planning application has been submitted and it is anticipated that it will be approved in the next 6 months and works will commence on site.
UCLan – Phase 1 (Advanced Engineering Building)	6,000		13	The project is on programme with works anticipated to start in the next 6 months.
UCLan – Phase 2 (Student Support Centre)				No milestones this year.
Cop Lane, Penwortham	3,251	1	12	Pre-application advice has been provided and an application is expected in October that should be determined within 12 weeks. One of the pre-commencement conditions has already begun (ie. demolition of buildings on site).
		<u>Predicted Milestones in order to meet projected build</u>		

<u>Site</u>	<u>Total No of units</u>	<u>Period 1 (Apr - Sept)</u>	<u>Period 2 (Oct - Mar)</u>	<u>Comment</u>
Pickerings Farm	2,787			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. Summer 17. Keppie Massie consider only limited commercial development will be brought forward in 2020.
Cuerden	175,518	1	6	Pre-application advice discussions have begun and a planning application is likely to be submitted in December.
Lancashire Business Park	69,451			No milestones this year. Construction is not due to start until 2023.
Moss Side Test Track	-			Landowner discussions have begun regarding the development of a Masterplan.
South Rings – Phase 2 (Office Park Extension)	7,597			No milestones this year. Construction not due to commence until 2018.
Samlesbury EZ – Phase 2 (Manufacturing Units)	90,000			No milestones this year.

Milestones

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