

**Table 42 – Full Need, Split by Use Class**

Further Needs	Use Class (Percentage Split, percent)						Total (ha)	
	E(g)(i)	E(g)(i) As Floorspace, Sqm*	E(g)(ii)	E(g)(iii)	B2	B8		Mixed
Chorley	7.62	59,436	-	-7.35		21.03	-1.24	20.06
Preston	16.61	332,220	-	19.60		6.93	-54.60	-11.46
South Ribble	20.29	158,262	-	12.04		17.01	-23.66	25.68
<b>Central Lancashire</b>	<b>44.52</b>	<b>549,918</b>		<b>24.29</b>		<b>44.97</b>	<b>-79.5</b>	<b>34.28</b>

Source: CBC, PCC, SRBC, BE Group, 2021

\*Office land figures can be converted into an indicative only floorspace requirement, but this requires a number of assumptions to be made:

- Chorley, South Ribble – Assumes most offices will be developed in out of centre business parks or sites. Accommodation in such locations is normally developed at a rate of 3,900 sqm/hectare. However, allowing for the fact that an average out of centre office would be at least two storeys tall, the density applied is twice that at 7,800 sqm/hectare
- Preston – Assumes most offices will be developed in the City Centre. Past research completed by BE Group and others in regional cities such as Leicester suggests that City Centre E(g)(i) completions will be delivered at a much higher density than business park schemes with 20,000 sqm/hectare being the average density.

8.65 It should be noted that this is a purely indicative measure of need by use class, based on past take up. It does not account for elements of market demand, as identified previously. For example, while past take up suggests a lot of additional land is needed for offices, the present market suggests a more modest number of new and refurbished office premises are required in key locations such as Preston City Centre to support micro business start-up and relocation from homeworking after the Pandemic. Wherever possible, employment land allocations should not be subject to any restrictions on the type of E(g)/B Use Classes which can be accommodated on them, to allow flexibility in the face of such changes in market demand over the Plan period.