

RIBBLE VALLEY BOROUGH COUNCIL

REPORT TO ECONOMIC DEVELOPMENT COMMITTEE

Agenda Item No.

meeting date: 21ST SEPTEMBER 2017
title: EMPLOYMENT LAND MONITOR
submitted by: CHIEF EXECUTIVE
principal author: CRAIG MATTHEWS

1 PURPOSE

1.1 To receive an update on employment land within the Borough.

1.2 Relevance to the Council's ambitions and priorities

- Council Ambitions - In addition to Ribble Valley Borough Council striving to meet its three ambitions, it also recognises the importance of securing a diverse, sustainable economic base for the Borough.
- Community Objectives – The issues highlighted in this report will contribute to objectives of a sustainable economy and thriving market towns.
- Corporate Priorities - Delivery of services to all.
- Other Considerations – None.

2 BACKGROUND

2.1 Employment and a strong economy are important to the Ribble Valley and the Council has a responsibility to ensure that there is sufficient employment land provision in the area in order to facilitate employment and economic investment in the Borough and make preparations to meet with business, economic and employment growth needs for the future.

2.2 The Ribble Valley Core Strategy is the Boroughs central strategy within the Local Development Framework (LDF) that assists the Council in the delivery of housing and employment land, as well as the protection and enhancement of the environment. Its policies are supported by a sound evidence base.

2.3 A key document within this evidence base is the Ribble Valley Employment Land Study produced in 2013. which covers all industrial, warehousing and distribution uses, as well as offices and is primarily concerned with those uses included within the planning Use Class B – B1 (business offices/light industrial), B2 (general industrial) and B8 (storage and distribution) and assesses the supply, need and demand for employment land and premises (use class B) in Ribble Valley Local Plan period to 2028.

3 INFORMATION

3.1 The existing schedule of employment land in Ribble Valley is attached at Appendix A to this report. The Borough needs a balanced portfolio of land to accommodate a sustainable, growing economy that can respond to dynamic market conditions, changing business needs and working practices, and by initially establishing how much land there is, consideration can then be applied to how much land is required in order to meet with and potential future demand within the Local Plan to 2028.

- 3.2 It is important not only how much employment land there is, but also its location, quality, type, suitability and availability, indicating which sites might be best safeguarded for employment uses, any sites that appear no longer suitable for employment uses at least in their present form, and any need for new allocations.
- 3.3 The Boroughs' Planning policies are intended to intervene in this respect to ensure, amongst other things, an appropriate balance between housing and employment uses in the Borough. Whilst the drive to deliver more housing is important to aid economic growth also, it should not be at the expense of losing important specific sites that could contribute to local economic development.
- 3.4 The original study conducted in 2013 showed at that time a baseline supply of approximately 20.00 hectares (ha) was taken into account, and the various calculations showed a number of outcomes, with the land take-up trend models and the two 'Policy On' scenarios suggesting a range of shortfalls, with the 'Policy Off' employment and labour supply models indicating a surplus, ranging from a low of 10.06 ha to a high of 24.66 ha.
- 3.5 Taking these into account, there were a number of key recommendations arising from the findings within the Study, and having full regard to the requirements of the NPPF to encourage and deliver growth through the planning system and specifically in relation to future employment land provision, the following measures were approved, in particular, that the Council seeks to identify further land allocations for B1 (a, b and c uses), B2 and B use in the order of 8 ha to meet the shortfall generated by the application of long term take-up performance.
- 3.6 As stated earlier, the above were approved based upon the original baseline figure from the 2013 study, showing at that time there was a current supply of approximately 20 ha of land with planning permission for employment use, so a further of 8 ha was required to meet the shortfall for the projected land take-up to 2028.
- 3.7 The schedule attached at Appendix A of this report shows an up to date list of current availability through existing permissions of employment land, broken down by use class (B class – office, industrial and storage) for the monitoring period, as well as details of land supply in previous years.
- 3.8 Development is now underway on some of these sites and once completed will be deducted from this table in the following year. Further additional sites to meet the future needs of business growth are currently being identified through Ribble Valleys' recently submitted Housing and Economic Development Plan Document (HED DPD), through which the Council is allocating land to help address, as a minimum, the residual employment land requirements as measured against the overall requirement and spatial distribution of employment provision set out in the Core Strategy.

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For further information please ask for Craig Matthews, extension 4531.

APPENDIX A

Application Number	Site Name	Site Area (ha)	Site Area B1(a)	Site Area B1(b)	Site Area B1(c)	Site Area B2	Site Area B8	Site Area Mixed	Floor Space (sq m)
3/2007/0619	B Dugdale & Son Ltd	0.148				0.148			1476
3/2006/0583	Samlesbury Aerodrome	0.800				0.800			8000
3/2006/0583	Samlesbury Aerodrome	1.179	1.179						11789
3/2009/0432	Samlesbury Aerodrome	0.930	0.930						9300
3/2008/0843	Samlesbury Aerodrome	0.003				0.003			26
3/2010/0283	Mill Lane Depot	0.013				0.013			134
3/2012/0184	Land r/o 90	0.007			0.007				75
3/2012/0219	Altham Pumping Station	0.069			0.069				697
3/2012/0558	Mill adj Primrose House	0.024		0.024					240
3/2013/0624	Country Cakes	0.366			0.366				366
3/2014/0333	Ribble Farm Fare	0.208			0.208				2080
3/2012/0942	Land Higher Standen Farm & Part Littlemoor Farm	2.250						2.25 B1a/B1b/B1c	22500
3/2015/0235	Former Genus Site	0.088			0.088				880
3/2015/0412	New Ings Farm	0.031					0.031		315
3/2015/0249	The Coppy	0.005					0.005		55
3/2015/0812	Unit 3-5	0.069	0.015	0.054					692
3/2015/0791	Clitheroe Business Centre	0.077	0.077						770
3/2015/0558	Former Golf Driving Range	1.045	0.095		0.203	0.747			10456
3/2016/0040	Calder Vale Park	0.233				0.233			2337
3/2016/0129	Backridge Farm	0.036						0.036 B1/B8	360
3/2016/0031	Chaigley Hall Farm	0.018			0.018				184
3/2016/0059	Whalley Industrial Park	0.037			0.037				375
3/2016/0943 3/2015/0944	Holmes Mill	0.121	0.101		0.020				1213
3/2016/0301	E & D Plant Hire	0.029				0.029			290
3/2016/0376	Unit 24	0.033				0.033			336
3/2016/0691 3/2010/0010	Jacksons Haulage	0.028			0.028				288
3/2016/0811	Unit 25	0.038				0.038			385
3/2016/0813	Monks Contractos	0.027				0.027			275
3/2016/0715	Land adj Former Genus Site	0.920	0.920					B1 only	9200
3/2016/0913	Unit 1 Union Mill	0.026			0.026				259
3/2015/0756	Bridge Hey Wood Caravan Park	0.020	0.020						205
3/2016/0962	Sykes Holt	0.220	0.160			0.060			2202
3/2016/1147	Backridge Farm	0.036	0.036					B1 only	360
3/2016/1033	Units 1-9	0.239			0.239				2390
3/2017/0080	Land adj Former Genus Site	0.920	0.920					B1	9199
TOTAL		10.293	4.453	0.078	1.309	2.131	0.036	2.286	99709