

RIBBLE VALLEY BOROUGH COUNCIL

REPORT TO ECONOMIC DEVELOPMENT COMMITTEE

Agenda Item No. 10

meeting date: THURSDAY, 16 NOVEMBER 2017
title: ECONOMIC DEVELOPMENT UPDATE
submitted by: CHIEF EXECUTIVE
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1 PURPOSE

1.1 To receive an overview on a range of new developments taking place across Ribble Valley, contributing towards the continuing economic growth of the area.

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 contribute to the objectives of a strong and sustainable economy in the Borough.
- Corporate Priorities - Delivery of services to all.
- Other Considerations – None.

2 BACKGROUND

2.1 The Council's Corporate Strategy highlights the continued need for development of the economy in Ribble Valley as an important factor towards the overall aim of building a strong, prosperous and sustainable Borough. This report provides a summary of some of the headline economic development activity taking place in Ribble Valley.

3 INFORMATION

3.1 A number of key developments have taken place within the borough that to contribute to local employment and economic growth. Some examples of these are detailed below.

3.2 **Samlesbury Enterprise Zone & BAE Systems Site:** The Enterprise Zone site is situated next to BAE Samlesbury, headquarters of the military aircraft division of BAE Systems. Developments at the site are generally working from the A59 southwards. Development works have progressed significantly over the past 12 months.

3.3 The delivery of the site is being done on a phased basis to ensure that at each stage development plots and buildings, along with the necessary infrastructure. The Site Master Plan as a whole takes into account of the positioning and phasing of buildings to be developed, as well as the necessary utilities provisions and highways issues.

3.4 Recent developments have included the construction of two new BAE site entrances at locations to the east end of the site. The entrances include a security reception building, gate houses, new road layouts, car parking and pedestrian footways.

- 3.5 **Academy for Skills and Knowledge:** Recent completed is the new BAE Academy for Skills and Knowledge Training Centre, car park and new highway works along the spine road leading to the Training Centre and Wincanton Defence Logistics Facility. Development at the A677 junction on the south side of site has also now been completed and work is currently being finalised which will link the internal spine road to the A59 at the north of the site. This scheme provides important training opportunities previously difficult to access for local residents and is anticipated to play an important role in retaining skills in the borough.
- 3.6 **Wincanton:** The Wincanton Defence Logistics Centre has now been completed, which is located within the Samlesbury Enterprise Site. The Facility handles the storage and distribution of raw materials and aircraft components. The facility has a 130,000ft² footprint with a 35,000ft² first floor operating area, which was built to support BAE Systems production.
- 3.7 **Thwaites:** Thwaites new head office brewery and stables and is currently under development in Mellor Brook which is on the A59 within the Borough. Planning permission was granted for the new £8m development which will bring the brewery, stables, head office and heritage centre into a single location, around 5 miles from its current home in Blackburn town centre. This is due to complete in June 2018.
- 3.8 **Holmes Mill:** Holmes Mill is a grade II listed site adjacent to Clitheroe Town Centre. The site was bought by James' Place group in 2015, which are redeveloping the former derelict textiles mill. The £10million redevelopment of the Holmes Mill complex includes the Bowland Brewery and Beer Hall, a food hall and a new 40-bedroom boutique hotel, multi-use function rooms, Bistro and Boiler House Café. Also, development of a new gym facility is planned for 2018.
- 3.9 **Stonyhurst:** Planning permission was granted for a new £5m Christian Heritage Retreat Centre at Stonyhurst College in the heart of the Borough. The scheme involves converting the grade II-listed former corn mill at Stonyhurst College into a retreat facility and creating a new access road. The project forms part of a wider plan by the Trustees of Stonyhurst Christian Heritage Trust to create a Christian Heritage Centre at the school.
- 3.10 **Fort Vale:** A new casting foundry and recreation facility is being added to the Fort Vale Engineering premises at the southern end of the Borough. The 15,382 sq ft sports centre and the new foundry extending over 25,150 sq ft, is being added to the Fort Vale plant in Calder Vale Business Park. Work is now underway with completion scheduled for autumn 2017.
- 3.11 **Time Technology Park:** Time Technology Park is situated within an established business and industrial area of Lancashire, near Simonstone to the south of the Borough. The site provides various warehousing, storage and manufacturing units with large parking availability, and plans to build a new 18-unit park on land adjacent to the site are being progressed on a redundant car-parking area has been recently approved.
- 3.12 **Salthill Expansion:** Local company James Alpe Ltd are currently progressing a new industrial unit development 7 acre site at Salthill Industrial Estate in Clitheroe. The units will vary in size from 1000 to 14,000 square feet with parking allowing new businesses to move and established businesses to relocate and expand in the area.
- 3.13 **Barrow Enterprise Site:** The council is currently engaged in ongoing discussions with developers regarding delivery of the Barrow Enterprise Site, helping to bring development forward as the Borough's principal strategic employment location to

support economic growth. There are several developments already completed at the site. These include the Total Foodservice Solutions Limited building to the west and the Co-Op Food store, petrol station and McDonalds restaurant to the east.

- 3.14 On the site also, a recently completed development for two drive-through restaurants and two food units by Euro Garages. A children's nursery building currently undergoing construction and a further planning application has been approved on land to the southwest of the site for the construction of 9 light industrial units which is due to commence in 2018 which will provide opportunities for growth and signal a turning point for the strategic site as take up is implemented.
- 3.15 **Retail Developments:** The Council's Regeneration Department continues to monitor the vitality and viability of the three key service centres in the Borough (Clitheroe, Longridge and Whalley), in particular, identifying gaps in provision and seeking to address these where required. Recent years also have seen the introduction of both Aldi and Lidl supermarkets in Clitheroe which have further assisted the provision of employment opportunities and consumer choices within the town. And of course, the Council is continuing its work to bring forward new and attractive retail and leisure opportunities within the Clitheroe Market Site, towards helping to retain and enhance retail spend within the town, and help strengthen the local visitor economy.
- 3.16 Clitheroe has seen continued investment in its retail offer with new operators taking units in the main shopping area. Most recently the Council has received an application for the conversion of the Post House Hotel to provide new retail space and town centre residential accommodation.
- 3.17 **Housing:** The borough continues to see very strong interest in residential developments with the borough experiencing successive years of strong housing delivery above the Core Strategy annual requirements. This demonstrates the delivery of planned growth and that the area continues to meet Government aspirations around housing growth as a key part of the economy. Development has commenced on the strategic development site at Standen as well as large developments at Barrow and Longridge which will serve to boost local economic growth in the area.
- 3.18 **Ongoing Delivery:** A number of further potential developments for business growth are currently in the planning pipeline. Regular contact and discussions take place between the Council's Regeneration Department with both businesses and developers in connection with these. Some of these sites to meet the future needs of business growth, have currently been identified through the Council's recently submitted Housing and Economic Development Plan Document (HED DPD), through which the Council is allocating land to help address this. Also work with the County Council and other providers to improve the local infrastructure continues in order to help facilitate these ambitions.

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