

## RIBBLE VALLEY BOROUGH COUNCIL REPORT TO ECONOMIC DEVELOPMENT COMMITTEE

Agenda Item No. 9

meeting date: THURSDAY, 23 JANUARY 2019  
title: EMPLOYMENT LAND MONITOR  
submitted by: DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING  
principal author: REBECCA TURNER

### 1 PURPOSE

1.1 To provide information regarding employment land availability across the Ribble Valley.

1.2 Relevance to the Council's ambitions and priorities

- Community Objectives - The importance of securing a diverse, sustainable economic base for the Borough is a key objective for the Council. 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 INFORMATION

2.1 The Council monitors activity in relation to employment land as part of both the economic and planning functions of the Council. This report sets out the initial findings of recent monitoring with a review of key aspects such as activity in relation to planning applications and their implementation. A review of commercial properties currently available in the market and going forward the take up rates and churn in the property sector. In parallel land-take up in relation to land commitments and allocations will continue to be monitored as part of the local plan process to inform the need for additional land to be identified, or the need to review existing long-term commitments to ensure an adequate supply of readily deliverable land is available.

2.2 As outlined in the National Planning Policy Framework (NPPF) Planning Policies and decisions should promote effective use of land in meeting the need for homes and other uses. It also outlines that policies should set out a clear economic vision and strategy which positively encourage sustainable economic growth. Employment and a strong economy are important and the Council will seek to facilitate employment and economic investment where it accords with the Core Strategy and the aspirations of the Economic Plan and Corporate Strategy.

2.3 The Ribble Valley Core Strategy is committed to promote balance between housing and employment in the borough and it also 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. Previous reports have presented a number of key developments that have progressed within the borough that will contribute to the local employment and economic growth. It is important to ensure that a balanced portfolio of land to accommodate a sustainable growing economy capable of responding to dynamic market conditions is maintained.

- 2.4 Illustrated in Appendix A and B to this report is the existing portfolio in terms of the commercial stock available as of December 2019 and the approved applications for planning permissions within the Ribble Valley as a snapshot. This information will be developed to monitor the rate of conversion from permission to completion as well as the wider stock of premises going forward. The information demonstrates that there continues to be relatively high levels of activity across a number of sectors as new build units are being occupied (as illustrated by the planning consents) It also provides an indicator of the mix of employment uses coming forward and demonstrates growth in sectors that are not traditional manufacturing. This is reflected in the nature of occupancy for many new schemes that have come to market often on sites that have had a long-standing commitment.
- 2.5 As Appendix A illustrates there are a number of commercial properties within the Ribble Valley that are available to rent. There are a number of different properties that vary in rent price and size, therefore the current availability is mixed and makes the market open to a variety of potential occupants with different uses for the rental property. Also, as shown in Appendix B the commercial properties available in different Boroughs are shown to be relatively cheaper compared to the Ribble Valley. This perhaps reflects the land values within the borough, hope value for other forms of development and a challenging supply of larger more traditional employment premises.
- 2.6 Appendix C illustrates planning approvals in the Ribble Valley in terms of business land permissions and activity. The information in the table shows that there is a high amount of activity in terms of development and occupation of business space within the borough. The majority of the sites identified in Appendix B were permissions granted in 2019. Many have been completed or were under construction within the same year. This is a welcome change in take up trend but as these sites are built out and occupied there will be pressure to encourage other sites to come forward or the council will be once again in a situation where stock is not coming forward to address requirements. This will need to be carefully monitored in order to inform possible council led interventions or planning policy changes to ensure the lack of sites coming forward does not constrain the local economy.
- 2.7 A number of key developments have progressed within the borough that contribute to local employment and economic growth. It is important to monitor this information as it enables the council to track the economic activity in the area as well as informing the consideration of future land availability.
- 2.8 The following are flagged up as key schemes that illustrate the nature of economic activity across a number of sectors and in particular the broad level of take up being reflected.
- Samlesbury Enterprise Zone (EZ) & Bae Systems Site: As illustrated in Appendix C there a number of ongoing developments at Bae Samlesbury. The proposed Advanced Manufacturing Research Centre by the University of Sheffield, with the B1(b) use class for research and development, and more specifically for the purposes of advanced engineering and manufacturing will be an important addition to the EZ. This will aid the creation of jobs and training opportunities which will therefore significantly contribute to the goals of a sustainable economic approach for the site and for surrounding area. BAE Samlesbury have a number of new developments on site as the Enterprise Zone is beginning to establish. It is important that opportunities for the wider Ribble Valley economy to link into this site.

- Holmes Mill: Holmes Mill is a grade II listed building adjacent to Clitheroe Town centre. Holmes Mill was bought by James' Place group in 2015 and £10 million has been invested into its renovation. The complex includes the Bowland Brewery and Beer Hall, a food hall and boutique hotel, multi-use function rooms, Bistro and Boiler House Café. Office accommodation has also been developed and in late 2019, an Everyman 4 screen cinema complex was opened at the site.
- Time Technology Park: Time Technology Park is a secure site located two minutes from junction eight of the M65 with a range of units to let. The site was allocated within the Local Plan for employment uses. Work on the allocated site has almost been completed with a new business park development that comprises 17 high quality business/workshop units for B1 (offices & light industry) and B8 (storage & distribution). This represents take up of 1.4 ha of employment land against the allocated requirements in the local plan.
- Barrow Enterprise site: Barrow Brook Business Village is located just off the A59 on the outskirts of Clitheroe. As seen on Appendix C there are a number of applications regarding planning permissions for Barrow Enterprise site as the final phase of commercial units are built out and occupied. Other recent activity at the site as Phase 1 has completed included the commercial area including, nursery and offices, KFC, Starbucks, Subway, Greggs outlets, which complimented the earlier service area with the petrol station, food store and Macdonald's restaurant together with The Printworks Office unit. A new furniture store developed by Oswaldtwistle Mills has recently completed operating as a Love Furniture store. Discussions are ongoing with landowners and developers to bring forward the adjoining strategic employment land identified at Barrow Brook.
- Mitton Road Business Park (Genus): A new development of industrial and office units located on the edge of Whalley which have proved popular. The industrial units are constructed on a steel portal frame with blockwork and insulated profile steel cladding. They were available from September 2019 and are suitable for a number of different uses. The development is located off Mitton Road (B6246) approximately one mile north of Whalley. In total this represents take up of 1.7ha of land against local plan commitments.
- Former Golf Driving Range at Salthill, Clitheroe (James Alpe): This site comprises a variety of workshop and industrial/warehouse units. The site is partially completed with units occupied and represents a take up of 1.85 ha of land against local plan commitments.
- Land at Sykes Holt, Mellor Brook – Thwaites: This site has been completed and represents a take up of 1.7ha of land against the local plan allocation.

2.9 In regards to the key sites above they illustrate the general take-up of 6.65 hectares of employment land when monitored against the local plan. Of the residual 4ha allocated in the Housing and Economic Development Plan Document we can demonstrate take up of 2.5ha since 2017. The need to identify additional land therefore will be an important consideration in the update to the Local Plan.

2.10 It has been identified in the information presented in this report that the Ribble Valley currently has a reasonable stock of land and premises for employment use. However, over the longer term this supply may prove inadequate if current rates of take-up and growth continue and identified land does not translate into units. This will be closely

monitored to ensure the Council can address any emerging concerns and to help identify any relevant interventions.

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BACKGROUND PAPERS

Monitoring Files.

For further information please ask for Rebecca Turner, extension 4506.

Summary of Commercial properties within the Ribble Valley being marketed.

Property	Type	Location	Rent (pcm)	Size Sq.m
Time Technology Business Park	Industrial Park	Simonstone	£3,325pcm	332
Barrow Brook Trade Park	Light Industrial	Barrow	£5,833pcm	464
Barrow Brook Trade Park	Light Industrial	Barrow	Available on request.	348
Barrow Brook Trade Park	Light Industrial	Barrow	£2,083pcm	232-1,277
Link 59 Business Park	Warehouse	Clitheroe	£1,250pcm	389
Mitton Road Business	Light Industrial	Whalley	£1,250pcm	111-340
Unit 3, Blackburn Road	Light Industrial	Simonstone	£15,500 pa	1.5
Trishna Restaurant	Restaurant	Whalley	£3,083pcm	213
First and second Floor offices	Office	Whalley	£130pcm	1,095
Hawthorne Business Park	Office	Clitheroe	£792pcm	109
Unit 35, Blackburn Road	Light Industrial	Simonstone	£750pcm	33-100
Unit 3, Blackburn Road	Light Industrial	Simonstone	£1291pcm	144
Ground Floor Shop	Retail property	Clitheroe	£725pcm	37
Union Mill business centre	Serviced office	Sabden	£399pcm	21-30
Front Ground Floor Office	Office	Clitheroe	£325pcm	13
Berry Lane	Hairdresser	Longridge	£950pcm	55
Brockhall Village	Office	Old Langho	£712pcm	172
Stanley Street	Office	Longridge	£250pcm	149
Warwick Street	Shop	Longridge	£250pcm	Est 149
Nail room	Shop	Sawley	£500pcm	106
Above Green Solicitors	Shop	Whalley	£500pcm	43
The Stables	Office	Clitheroe	£600pcm	45
10-12 Castle gate	Shop	Clitheroe	£1775pcm	314
4 George Street	Shop	Whalley	£1333pcm	66
22 Lowergate	Shop	Clitheroe	Price: £125,000	60
Unit B, The Old Post House	Shop	Clitheroe	£1,600pcm	95

Property	Type	Location	Rent (pcm)	Size Sq.m
1 Castle Street	Shop	Clitheroe	£12,000 pa	40
Ethos House	Restaurant	Clitheroe	Price: £399,950 Rental: £37,500	359
First Floor, 8c George Street	Retail/office	Whalley	£416pcm	21
First Floor 7b George Street	Retail	Whalley	£833pcm	53
Holmes Mill	Self Contained offices	Clitheroe	£7,200 pa +VAT	27-136
6 Albion Court	Modern Industrial/trade counter/garage/retail.	Clitheroe	£23650 pa+VAT	305
Manor Court, Salisbury	Office Suite	Ribchester	£379pcm	31-121
Total				4,726

Date - All data is valid at 31/12/2019

Commercial properties that are not in the Ribble Valley Borough.

Blackburn Road	Light Industrial	Altham	£1,163pcm	144
Heys Lane	Retail property	Great Harwood	£1875pcm	92
129 Burnley Road	Office	Padiham	£429pcm	33
Back Queen Street	Workshop unit	Great Harwood	£450pcm	118
Towngate	Shop	Great Harwood	£425pcm	Est 100
Offices 4&10 The Chambers	Serviced office	Great Harwood	£542pcm	31-41
Shuttleworth Mead Business Park	Office	Padiham	£150pcm	1,542
Total				1,929

Date - All data is valid at 31/12/2019

## Planning Permissions granted on sites for business use.

Application no.	Site	Location	Description	Site Area (HA)	Floor space (SQ M)	Under Construction
3/2016/1033	Barrow Brook Trade Park	Barrow	Construction of 9 light industrial units (use class B1) with associated parking and landscaping.	0.75	750	Completed
3/2018/0394	Barrow Brook Trade Park	Barrow	Change of use from B1 to B8. Screwfix.	0.04	40	Completed
3/2019/0027	Barrow Brook Trade Park	Barrow	Erection of two-storey retail unit for the sale of large furniture items, associated interior fixtures and fittings and ancillary tea room.	1.38	1380	Completed
3/2019/0675	Barrow Brook Trade Park	Barrow	Application applied for longer opening hours.	2.5-13.75	2,500-13,750	Completed
3/2019/0256	Barrow Brook Trade Park	Barrow	Change of use on Unit 5 (currently rated industrial/business unit) to a D2 Unit for use as a bespoke membership based gym.	0.23	23	Completed
3/2019/0304	Barrow Brook Trade Park	Barrow	Proposed new office development.	1.128	1128	Under Construction
3/2019/0807	Barrow Brook Trade Park	Barrow	Change of use from B1 (business) to A1 (retail) for the sale of animal feeds).	0.04	40	Completed
3/2019/0430	Salmesbury Aerodrome	Salmesbury	Consent is for a reserved matters proposal for a 2 storey manufacturing building sought to increase the height of 4 turbines which have consent for 125m to 138m and are located in various sites within the main windfarm.	3.65	365	Under Construction
3/2019/1007	Salmesbury Aerodrome	Salmesbury	Installation of utilities and appropriate ancillary structures.	4	4000	Completed
3/2019/0722	Salmesbury Aerodrome	Salmesbury	Open up a development plot at South East end of Enterprise Zone.	1.48	148	Under Construction
3/2019/0722	Salmesbury Aerodrome	Salmesbury	Creation of access road to open up development at South East of Enterprise Zone.	1.95	195	Under Construction
3/2019/0695	Salmesbury Aerodrome	Salmesbury	Expansion of existing manufacturing and engineering facility to include additional and office space with associated access, car parking, surface water attenuation works and ancillary reception building, creche and restaurant.	2.91	291	Under Construction
3/2019/0606	Salmesbury Aerodrome	Salmesbury	Planning permission for cycling facilities.	2.3	23	Under Construction
3/2019/0166	Salmesbury Aerodrome	Salmesbury	Warehouse building with office/admin area, car park with secure gates and fence etc.	2.9	29	Under Construction
3/2019/1061	Salmesbury Aerodrome	Salmesbury	Advanced manufacturing and research centre North West to be accessed via Preston New Road, Salmesbury.	1.512	15.12	Under Construction
3/2018/0637	Time Technology Park	Simonstone	Proposed new business unit.	1.5	1500	Under Construction



Application no.	Site	Location	Description	Site Area (HA)	Floor space (SQ M)	Under Construction
3/2019/0828	Time Technology Park	Simonstone	Request to enlarge car park.	1.14	1.4	Under Construction
3/2019/0821 3/2018/0818	Time Technology Park	Simonstone	Proposed Business Park comprising 18 industrial units for B8 (storage and distribution) and B1 (offices and light industry) uses.	0.58	58	Under Construction
3/2019/0147	8-10 The flat Whalley Road	Sabden	Change of use of first floor flat (C3) to provide additional space to support ground floor business space (A1).	0.05	50	Unknown
3/2019/0209	7A Market Place Clitheroe	Clitheroe	Change of use from residential flat to commercial office.	0.074	74	Completed
3/2019/0200	The workshop 27 Bawdlands	Clitheroe	To develop workshop (B1) into a studio (D2) for martial arts classes and other health and fitness related activities.	0.033	33	Completed
3/2019/0480	Unit 5 The Sidings	Whalley	Change of use of industrial unit to cooking school for children and adults.	0.12	120	Completed
3/2018/1040	Holmes Mill	Clitheroe	Changes to internal layout for the weaving shed to facilitate cinema use and office space.	0.61	0.61	Completed
3/2019/0943	Unit 11-12 Deanfield Drive	Clitheroe	One new industrial unit.	0.33	330	Completed
3/2019/0808	Myerscough Brook	Mellor Brook	Proposed plant and vehicle workshop, jet wash, yard and new vehicular access for a plant sales company.	0.002	0.02	Unknown
3/2019/0666	Lower Road Hothersall	Hothersall	Erection of business units (use class B1) comprising three new buildings with access for a plant sales company.	0.049	0.49	Under Construction

Date - All data as at 31/12/2019