

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO ECONOMIC DEVELOPMENT COMMITTEE

Agenda Item No.

meeting date: THURSDAY, 5 NOVEMBER 2020
title: EMPLOYMENT LAND MONITOR
submitted by: DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING
principal author: REBECCA TURNER

1 PURPOSE

1.1 To provide information on 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 an 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 Upon extensive research of the current state of employment land availability and take up within the Ribble Valley, it is clear that there is still a substantial amount of business land available for take up due to the large amount of commercial properties available for rent. Appendix A clearly illustrates the large amount of varied business land available to rent commercially. Also, there has been a number of new industrial units that have been developed in March and April this year- which is a positive step in regards to business land development within the Ribble Valley. Appendix B illustrates the empty properties located in Clitheroe, the survey was carried out 05/10/20. The last vacant shop survey was done 28/05/20 and there have only been 2 additions since the initial survey. In the most recent survey it was noticeable that there was a number of properties that appeared to have started renovation and possibly halted due to the COVID-19 pandemic.
- 2.5 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 rates of take-up continue and growth returns and identified land does not translate into units. Both employment land and the empty commercial properties will be closely monitored to ensure the Council can address any emerging concerns and to help identify any relevant interventions. It is also important to highlight that business land take-up rate and vacancy rate will be likely to be significantly affected by the Covid-19 pandemic in the shorter term.

REBECCA TURNER
PLANNING POLICY ASSISTANT

NICOLA HOPKINS
DIRECTOR OF ECONOMIC
DEVELOPMENT AND PLANNING

APPENDIX A:

Property	Type	Location	Size sq.ft	Rent (PCM)	Marketed by	Availability	Units available	Advertised
Time Tech Business Park	Industrial Park	Simonstone	11,400-44,000	£3,325	Petty Chartered Surveyors	To let	2	Rightmove
The Three Fishes	Pub	Mitton	42,340	POA	Savills	To let	1	Rightmove
Carr Hall	Light Industrial	Wilpshire	11,000-40,000	7,480	Taylor Weaver	To let	1	Rightmove
Lincoln Way	Industrial Park	Clitheroe	1,900-3,800	1,250	Taylor Weaver	To let	1	Rightmove
Barrow Brook Trade Park	Light Industrial	Barrow	2,500	2,083	Taylor Weaver	To let	1	Rightmove
Blackburn Road	Light Industrial	Simonstone	1,550-2,350	1,292	Taylor Weaver	To let	1	Rightmove
Unit 10 Whalley Business Park	Workshop	Whalley	1,408	750	Whiteacres	To let	1	Rightmove
9 Market Place	Retail Property	Clitheroe	958	1,333	Whiteacres	To let	1	Rightmove
Castle Street	Retail Property	Clitheroe	558-773	1167	BHT	To let	1	Rightmove
18b Castlegate	Office	Clitheroe	648	667	Whiteacres	To let	1	Rightmove
34A King Street	Office	Clitheroe	624	583	Whiteacres	To let	1	Rightmove
Unit 14, Whalley Business Park	Workshop	Whalley	497	595	Whiteacres	To let	1	Rightmove
Stonebridge Mill	Commercial Property	Longridge	700	550	Dewhurst Homes	To let	1	Rightmove
Stanley Street	Commercial Property	Longridge		250	Dewhurst Homes	To let	1	Rightmove
Accrington Road	Commercial Property	Whalley	3836	5,293	Property Shop Sales & Lettings	To let	1	Rightmove
Brockhall Offices	Commercial Property	Brockhall Village		712	Property Shop Sales & Lettings	To let	2	Rightmove
Berry Lane	Commercial Property	Longridge	330	695	Dewhurst Homes	To let	1	Rightmove
6-8 Sawley Road	Commercial Property	Chatburn		500	Athertons	To let	1	Rightmove

The Wellsprings	Multi and Leisure	Sabden	6254	POA	Trevor Dawson	To let	1	Rightmove
Link 59 Business Park	Industrial Park	Clitheroe	4752		Trevor Dawson	To let	3	Rightmove
The Dog and Partridge	Multi and Leisure	Gisburn	2,966	500,000	Trevor Dawson	FOR SALE	1	Rightmove
1A George Street	Retail Property	Whalley	5,080	2,915	Taylor Weaver	To let	1	Prime Location
9 Castle Street	Retail Property	Clitheroe	2,121	2,050	Mason and Partners	To let	1	Prime Location
85 King Street	Commercial Property	Whalley	920	16,625	Taylor Weaver	To let	1	Prime Location
King Street	Retail Property	Clitheroe		1,415	Trevor Dawson	To let	1	Prime Location
10-12 Castle Street	Retail Property	Clitheroe	890	1,375	Robert & Pinkus	To let	1	Prime Location
Twin Brook Business Park	Industrial Park	Clitheroe	1,270	735	Taylor Proctor	To let	1	Prime Location
Clitheroe Road Business Park	Light Industrial	Whalley	1,408	750	Whiteacres	To let	1	Prime Location
Mitton Road	Industrial Park	Whalley	1,025	675	Taylor Weaver	To let	1	Prime Location
Castlegate	Office	Clitheroe	648	666	Whiteacres	To let	1	Prime Location
Twin Brook Business Park	Office	Clitheroe	1,033	645	Taylor Proctor	To let	1	Prime Location
Moor Lane	Retail Property	Clitheroe	270	625	Taylor Proctor	To let	1	Prime Location
Holmes Mill Business Centre	Office	Clitheroe	296-1465	600	Taylor Weaver	To let	1	Prime Location
Clitheroe Road	Warehouse	Whalley	497	595	Whiteacres	To let	1	Prime Location
Britannia House	The Sidings Business Park	Whalley	508	570	Taylor Weaver	To let	1	Prime Location
First Floor, George Street	Office	Whalley	250-4,000	416	Taylor Weaver	To let	1	Prime Location

APPENDIX B

ADDRESS	PREVIOUS OCCUPIER	BUSINESS/USE	CONDITION	ON THE MARKET	AGENT	NOTES
No 5 Moor Lane	Calloh Callay	Tea Room	Previous furniture still there	NO	N/A	Business vacated
No 45 Moor Lane	Possibly residential and no commercial	N/A	Empty	YES	MSW Hewetson chartered Surveyors	Empty property – not sure if commercial property
No 35 Moor Lane	'the Dispensary' coming soon	Bar	Under renovation	NO	N/A	Looks like renovation started but looks like might have stopped due to lockdown
No 33 moor Lane	'Sauce Box' COMING SOON	Unknown	Renovation yet to be started	NO	N/A	Empty property – sauce box advertised as coming soon
No 9 Castle Street	Costa	Coffee shop	Coffee shop still in operation	TO LET	Mason Partners	Costa is still operating but building is for LET
Lee Carter House off Castlegate	Unknown	Restaurant opening soon	Empty	TO LET	BHT.com	Tom's Table restaurant COMING SOON. Possible relocating from previous site in Clitheroe
22 Lowergate	Bride's Little Helper	Bridal Shop	Empty	LET	White Acres	Relocated to Whalley
9 Market Place	Attire	Menswear	Empty	TO LET	White Acres	No change from previous survey
2 Market Place	Oasis	Ladies clothing	Empty	LET	N/A	Ken Varey is confirmed to be moving there
York Street	Sharon Rawson	Hairdresser	Empty	NO	N/A	No change from previous survey
44 York Street	St Mary's Centre	Community venue	Empty	TO LET	Trevor Dawson	No change from previous survey
22-24 King Street	Lady	Ladieswear	Empty	TO LET	White Acres	No change from previous survey
32B King Street	Deardrop Kids	Children's Clothing	Clitheroe Rotary Club resides in there	TO LET	Honeywells	Deardrop Kids in operation last time of survey
40 King Street	Hair by Elise	Hairdressers	Empty	FOR SALE	Anderton Bosonnet	Hair by Elise is still in operation last time of survey