

Strategic Housing Land Availability Assessment

The SHLAA is part of the evidence base that helps inform the Ribble Valley's Local Development Framework. The SHLAA has invited land and property owners to put forward potential housing development sites, that might then be evaluated for their suitability.

Inevitably, because of the higher capital values associated with residential land, this has led to some existing employment land (both developed and undeveloped) to be promoted for change of use.

BE Group has reviewed the circa 300 site records associated with the SHLAA. Amongst these records are 17 sites, that have been identified and detailed in Table 1. Whilst most involve aspirations exclusively for residential use, there are some where the owners suggest mixed-use schemes (including employment activity) would be appropriate.

Table 1 – Employment Land: Potential New Sites

SHLAA Site Ref	Location	Site Size, ha	Identified Source	Comments	Owner
50	Rear of Riddings Lane, Whalley	2.0	Settlement Audit	Potential extension opportunity for The Sidings	Co-op
153	Victoria Mill, Watt Street, Sabden	1.23	Settlement Audit	Current application to retain part for employment use and release approx 0.9 ha for housing	
8	Pimlico Road, Clitheroe	0.27	Settlement Audit	Open land opposite Black Horse Public House. 1994 application for industrial use refused on appeal. Adjoins Site 9	Johnson Matthey
9	Pimlico Road, Clitheroe	0.17	Settlement Audit	Includes redundant barns (listed)	Johnson Matthey
67	Rear of Worthills Farm Yard, Whalley Road, Read	0.60	SHLAA Submission	Potential to link with adjoining and existing employment site of Friendship Mill (Site 71)	H Speak
71	Friendship Mill, Whalley Road, Read	0.75	SHLAA Submission	Building occupied but in poor state of repair. Owner's agent states is available for redevelopment	Woodford Land
103	Former Clarendon Haulage Yard, Church Street, Ribchester	0.23	SHLAA Submission	Currently leased by Cronshaw Electrical. Isolated site in Conservation Area and predominantly residential village centre area	Holt Family
101	Cobden Mill, Watt Street, Sabden	1.00	SHLAA Submission	Owner recently purchased site from Tetrad. Has indicated intention to continue	Harperhouse Ltd

SHLAA Site Ref	Location	Site Size, ha	Identified Source	Comments	Owner
				employment use, but interested in mixed use including housing	
77	Longsight Road, Langho	1.99	Owner's Agent	Part in employment use. Prominent gateway site adjacent to A59 Petre roundabout and gateway to Billington/Whalley	Petre Wood Garden Products
95	Myerscough, Smithy Road, Mellor Brook	0.59	SHLAA Submission	Land and premises currently occupied by Thurstons. Adjoins A59 roundabout, close to Bae	Leehand Properties
122	Barrow Brook Business Village, Barrow	3.31 (1.67)	SHLAA Submission	Promoting mix of residential, live-work and office space on existing employment land allocation. 1.67 ha proposed as residential	Newclose Properties Ltd
123	Rear of King Charles Public House, Barrow	4.2	LDF Core Strategy Consultation	Land adjoins northern boundary of Barrow Brook Business Park. Owners willing to consider employment use, possible as part of mixed use scheme	Admiral Taverns Ltd
21	Pimlico Road, Clitheroe	12.85	Not Known	Existing employment use	John Matthey
28	Woone Lane, Clitheroe	0.65	Approach to RVBC	Existing employment area. Part of proposed Primrose Village area	David Eventhal
29	Primrose Works, Woone Lane, Clitheroe	2.61	SHLAA Submission	Vacant industrial property. Adjacent vacant land owned by The Trustees of the Stalwart Commission Turfers Self Administered Pension Fund. Part of proposed Primrose Village Area	Beck Development Ltd
63	Stalwart Commission Carpets, Primrose Road, Clitheroe	3.21	SHLAA Submission	Existing employment site, adjacent to proposed Primrose Village area. Poor vehicular access for modern employment	Seawood Investments Ltd
62	Chapel Hill, Longridge	1-2.25 2-0.32 3-2.65	LDF Core Strategy Consultancies	Site 1 includes 1.3 ha allocated for B1 use under Policy EMP4. Sites 2 & 3 comprise run down residential	United Utilities

SHLAA Site Ref	Location	Site Size, ha	Identified Source	Comments	Owner
				property and greenfield land	

Comments on these sites are summarised as follows:

Longridge

Site 62 comprises three sites, all owned by United Utilities, totalling 5.23 ha. Approximately 3.5 ha of this is not allocated for employment use. The location, particularly of Sites 2 and 3 (south of Chapel Hill) presents a scarce opportunity to bring forward new employment development land in Longridge.

Barrow Brook Business Park

Site 122 relates to a proposed change to a mix of residential, live-work space and office space on what is currently allocated employment land. The intention to take 1.67 ha for residential use would deliver housing in close proximity to both the Business Park and Barrow village.

Site 123 provides the opportunity to extend the business park in a northerly direction, and to introduce B1 industrial B2 and B8 uses. Access could be delivered via the existing spine road which links to the A59 roundabout. At 4.20 ha this represents a sizeable opportunity in the context of Ribble Valley provision.

Clitheroe

A third of the sites are located in Clitheroe, split between the Primrose area (south of the town centre) and Pimlico Road (north of the town centre).

Site 28 and 29 are contiguous sites that form part of the proposed Primrose Village. Whilst some of the buildings are reaching the end of their economic life the site access arrangements are now very sub standard for modern employment site. Though not remote from the main highway network, the approach routes are narrow, tortuous or through residential streets. None are feasibly capable of being improved.

Site 63, though not part of the Primrose Village concept area, relies upon the same access routes.

Sites 8, 9 and 21 comprise ownerships of Johnson Matthey. The latter represents an extensive operational site. Sites 8 and 9 are currently vacant, and whilst being proposed for residential use, because of their location would provide suitable additional employment land.

Sabden

Sites 101 and 153 comprise almost 2.25 ha of existing employment land and premises – a substantial cornerstone of the provision in Sabden.

Read

Sites 67 and 71 are adjoining, but separate ownerships. Friendship Mill is an established employment site. Inclusion of site 67 would create an additional 0.6 ha of employment land in Read.

Langho/Whalley

Two potential further employment sites included in Table 1 are in Langho and Whalley. The former comprises prominently located land adjacent to the A59 Petre roundabout, some of which is already in employment use. The site in Whalley, although described as to the rear of Riddings Lane, abuts The Sidings, and provides the only potential opportunity to expand that fully developed site.

Table 2 provides a summary of the areas of existing employment land (either developed or currently allocated) that would be lost were the SHLAA representations to be accepted. It also provides a summary of potential new employment sites.

In summary, 13.10 ha is at risk, whilst potential new areas totalling a slightly lower figure of 12.20 ha are identified.

Table 2 – Employment Land: Potential Losses and New Sites from SHLAA Review

Potential Losses		Potential New Sites	
Location	Size	Location	Size
Victoria Mill, Sabden	1.24	Adjacent The Sidings, Whalley	2.00
Cobden Mill, Sabden	1.00	Pimlico Road, Clitheroe	0.44
Friendship Mill, Read	0.75	Adjacent Friendship Mill, Read	0.60
Barrow Brook Business Park	1.67	Petre Roundabout, Langho	1.99
Primrose, Clitheroe	6.47	Adjacent Barrow Brook Business Park	4.20
North of Chapel Hill	1.87	South of Chapel Hill, Longridge	2.97
Total	13.10		12.20

Amongst the remaining SHLAA call for sites responses are a number of individual employment sites or premises where BE Group believes that arguments may be made for their change of use, as they represent inappropriate continuing use within residential areas. There are examples in Ribchester, Longridge and Read.

Similarly there are some settlements, particularly the more rural ones, where sites or premises have been put forward for housing that should be retained or allocated for employment purposes – in order to create local job opportunities and more sustainable communities.

Settlement Audit

In Table 3 reference is made to ‘Settlement Audit’ as one source of the sites’ identification. This relates to ‘on foot’ surveys of all the borough’s settlements by Ribble Valley Borough Council Officers as preparatory work for the LDF.

Summaries of the audits have been supplied in terms of existing and ‘potential’ employment sites identified through this process.

Table 3 – Settlement Audits: Potential and Existing Employment Sites

Settlement	Existing Sites, Number	Potential Sites and Size, ha		Comments
Billington	3	Longworth Road	5.3	There are opportunities at Petre roundabout and The Sidings that could better serve local employment needs. Site at 5.3 ha is greater than needed for this location.
		Judge Walmsley Mill, Longworth Road	2.0	Poor access, and same comments as Longworth Road site.
Brockhall	3	West of Cherry Drive, Brockhall Village	3.7	Planning permission, granted for 26 live work units remains unimplemented. Landowner now promoting substantially more live work units on a site in Barrow.
Slaidburn	10			
Chatburn	25	Town End, Former Rail Station		Currently in use for caravan storage. Close to existing Pendle Trading Estate that is successful but cannot be extended.
Dunsop Bridge	1	Root Farm Estate Yard	1.0	Now being developed by the Duchy of Lancaster to provide rural workspace.
Chipping	10			
Clitheroe	53	Queensway/Wilkin Bridge	0.6	Homebase store now under construction on the site.
		Former Barkers Nursery	0.7	Site now cleared and consent granted for residential use
		Rear of 1-9 Littlemoor Road	3.4	Better locations in Clitheroe for employment use.
		Rear of 45-47 Whalley Road	0.03	Too small as site, and in established residential area
		Rear of Primrose Mill	1.1	Part of Primrose Village concept. Location and access not appropriate for modern employment land.
		Primrose Mill	0.4	Part of Primrose Village concept. Location and access not appropriate for modern employment land.
		Rear and West of Primrose Mill	0.3	Part of Primrose Village concept. Location and access not appropriate for modern employment land.

Settlement	Existing Sites, Number	Potential Sites and Size, ha		Comments
		Rear of Lodematic	0.05	Part of Primrose Village concept. Location and access not appropriate for modern employment land.
Gisburn	21	Auction Mart	7.00	Site still operational. Should site become redundant, appropriate for mix of use development, including employment.
		Mill Lane r/o Stable Close	0.28	In use as allotments and garden. Ownerships may be an issue. Unlikely to be promoted by the private sector for employment use.
Tosside	1	Adj Dog & Partridge Public House	0.20	Possible location for rural workspace, with emphasis on offices – but location may limit demand/need.
Newsholme	0	Adj Demesne Farm, Settle Road	0.30	Possible location for rural workspace (Backridge Farm examples).
Rimmington	1	Adj Bustards Farm	0.82	Not seen as location with need/demand for new employment allocation.
		Adj The Old Manor House	0.58	Not seen as location with need/demand for new employment allocation.
Newby	1	Adj Rufus Carr Garage	0.10	Not seen as location with need/demand for new employment allocation.
		Opp Rufus Carr Garage	0.30	Not seen as location with need/demand for new employment allocation.
Langho	1	Longsight Road	0.30	Good employment land location, which could be integrated into adjoining, larger Petre Wood Garden Products site.
Longridge	64	North of Chapel Hill	1.80	Existing EMP4 allocation, but remedial costs unlikely to make employment development viable in absence of public sector support.
		Adj St Cecelia's RC School, Chapel Hill	0.30	Site to be realistically developed only in conjunction with above site.
Mellor Brook	0	Adj 1 Mellor Brook	0.08	Inappropriate location for employment use.
Mellor	0	R/O 6 Mellor Lane	0.40	Poor access and location for employment use.

Settlement	Existing Sites, Number	Potential Sites and Size, ha		Comments
		R/O 46 Mellor Brow	0.40	Possible rural workspace provision from conversion of redundant space (Backridge Farm exemplar).
Knowle Green	2	Hall's Arms PH, Clitheroe Road	0.12	Inappropriate location for employment use.
Ribchester	30	R/O 32-34 Church Street	0.08	Too small site, with too many constraints to be viable for continuing employment use.
		R/O 43-46 Blackburn Road	0.06	Inappropriate location for modern employment use. Site of limited capacity.
Sabden	2			
Calderstones	2	North of Pendle Drive	3.40	Employment use consent for relating to part of the site has lapsed. Site now acquired by local residential developer.
Barrow	35	Whalley Industrial Park	0.30	Site now has planning consent for industrial units, as expansion of existing Industrial Park.
		Land frontage to A59, adj to Barrow Brook BP	1.07	Landlocked site, ownership not yet determined. Relies on access/and thus possible ransom strip) from adjoining NJW Papillion site to the west.
		Land adj to Spread Eagle, Clitheroe Road	0.20	Now under construction for non-employment use.
		Residue of Barrow Brook Business Park	10.80	Much of land now subject of approvals or current applications. 1.67 ha being sought for housing consent as part of wider mixed use scheme that seeks to link the Business Park and Barrow village.
Whalley	44	R/O 41-53 King Street	0.04	Subject of current proposal to provide new community facilities.
Total	309	36	44.53	

Having reviewed the settlement audits data the following points are made:

- Some of the described 'potential' sites are in fact existing employment premises. The fact that they may be vacant or underutilised does not make them 'potential' sites. Therefore these sites have been included in the 'existing' sites category
- No audit information has been supplied for the northern Clitheroe area, which covers Salthill and Link 59
- The 36 'potential' sites total just under 45 ha of land supply. However it should be noted that almost 25 percent of this is represented by the currently undeveloped

element of Barrow Brook Business Park. Three other significant sites total a further 30 percent. These are the live-work space element of Brockhall Village (consented but not implemented) – 3.7 ha; the existing operational Gisburn Auction Mart – 7.0 ha; and 3.4 ha at the former Calderstones Hospital site. The latter includes approximately 2.0 ha of lapsed, but previously consented employment land. As the site has recently been purchased by a housing developer, it is unlikely it will be promoted again as an employment site

- As the notated comments in Table 3 indicate, 25 sites, totalling 22.44 ha, are inappropriate or unlikely to come forward as future employment sites. For some this is because they are now subject to other commitments; for some the location is ill-suited to modern business needs; for some it is because the locations are not seen as necessary to provide supply, and for others the site size is simply too small to justify investment.