Ribble Valley

Employment Land and Retail Study

October 2008

Appendices

APPENDICES

CONTENTS

Appendix 1

Consultees

LIST OF CONSULTEES

Organisation	Name
Bannister Brothers	Michael Bannister
Booths	Graham Booth
Briery Homes	Ian Joyce
Chorley Business and Technology Centre	Mr Hindle
Clitheroe the Future	Richard Jackson
DTZ	Rob Yates
Fern Court	Samantha Turner
GET	Zia Mohsan
GVA Grimley	Ella Wood
Harvey Developments	Graham Thomas
How Planning	Richard Barton
JGB Investments	Ian Waters
King Sturge	Chris Monday
King Sturge	Richard Walton
Lancashire Economic Partnership	Susan Love
Lancashire Economic Partnership	Peter Milton
Lancashire Economic Partnership	Kathryn Molloy
Lancashire Economic Partnership	Ben Terry
Lancashire Rural Futures	John Metcalfe
LCC	Mike Kirby
LCC	Gary Pearse
LCC	Derek Woods
LCDL	Andrew Barrow
LCDL	David Gordon
Longridge Business Group	Leslie Slodlak
Longridge Partnership	Rupert Swarbrick
Maple Grove Developments	Andrew Dewhurst
Marbill Developments	Martin Howe
NJW Developments	
North West Regional Assembly	Duncan McCorquadale
Pinkus & Co	Adam Levine
Pinkus & Co	Robert Pinkus
Poors'land Trust	John Parry
Preston City Council	Andrew White
Ribble Valley Breakfast Business Group	David Ingham
RVBC Environmental Health	James Russell
Smith's Gore	Mark Fogden
Taylor Weaver	Alex Taylor
The Sidings	Andrew Ronnan
Total Foods	Mr Pratt
Trevor Dawson	Michael Cavannagh
Trevor Dawson	Steven James
United Utilities	Andrew Leyssens
Whalley Business Group	Gillian Darbyshire
Whalley Industrial Estate	John Ashcroft

Appendix 2

Strategic Context

STRATEGY CONTEXT

This appendix summarises national, regional and local planning policy and strategies that are relevant to the allocation of employment land and town centre retail use in the Ribble Valley. Their principles guide BE Group's recommendations.

National – Planning Policy Statements (PPS)

PPS 1 – Delivering Sustainable Development (2005)

Planning should facilitate and promote sustainable patterns of urban and rural development. Appropriate land should be made available to support economic, environmental and social objectives. Development should seek to create sustainable, liveable and mixed communities. Land should be used efficiently through high density, mixed use development where appropriate.

Supplement to PPS 1 – Planning and Climate Change (2007)

Planning policy needs to tackle climate change. Development (existing and new) should be resilient to the impact of climate change in the UK (e.g. extreme weather patterns, flooding). More importantly, planning policy should seek to reduce climate change through the way we live our lives and our actions.

PPS 3 – Housing (2006)

Where appropriate, vacant or under-used industrial and commercial sites should be used for housing. Mixed-use developments should be considered. Housing development needs to be balanced with the provision of employment, services and facilities to minimise commuting distances, and promote as far as is possible, self sufficient communities.

PPG 4 – Industrial and Commercial Development and Small Firms (1992)

Economic growth and a high quality environment should be pursued together – one supports the other. As such, there is a need to weigh up the benefits of developments that sustain the rural economy against the need to protect the natural environment. Different quality sites should be made available to support a variety of employment uses.

New development in rural areas is needed to generate jobs and services, and so sustain rural communities. Few small businesses can afford to build/convert their own premises and so developers are as important in rural areas as at conventional large employment sites. Developers require greater clarity as to the types of development permitted in rural areas. There are opportunities to support home-working.

PPS 4 – Planning for Sustainable Economic Development, Consultation Paper (2007)

PPS4 reinforces the principles of PPG4, and in time will replace it completely. Sustainable economic growth should be achieved by:

- Identifying a range of sites for employment and mixed-use development
- Promoting a range of new jobs, in both large and small businesses, and across different sectors
- Encouraging high quality design and development
- Protecting the natural environment and install mitigation measures where needed
- Providing sustainable travel choices, to minimise commuting.

PPS6 – Planning for Town Centres (2005)

This supports the commercial vitality and viability of town centre uses (defined in Section 9.0). It seeks to increase consumer choice, by providing a range of retail, leisure and employment opportunities. Land use should be efficient, competitive, innovative, accessible and productive and where possible regenerate deprived areas.

Promoting a sense of place, protecting historic heritage balanced with high quality and inclusive design is important. Primarily, growth should be accommodated through a more efficient use of land (high density), but extensions to the town centre could be considered if necessary. Town centres should seek individual roles and functions within a hierarchy of regional centres.

Where possible, office development should be steered towards town centres. Edge-of-town and out-of-town centre sites should only be considered once town centre options have been explored fully.

Rural centres are important and each should provide facilities, shops and services appropriate to its size.

PPS 7 – Sustainable Development in Rural Areas (2004)

Commercial development in rural areas should be sympathetic to the natural and built heritage; protect natural resources; encourage employment for local people; reduce commuting; promote tourism and support farming and new enterprise growth. Where possible, existing buildings should be re-used.

PPG13 – Transport (2001)

This promotes more sustainable transport choices and greater accessibility to jobs, services and facilities – particular to reduce the need for car travel. This can be achieved to an extent, through mixed-use development. The rapid development in technology is providing more flexible work patterns and home working and journeys outside of peak hours should be supported.

Regional

RPG13 for the North West 2003 – 2016 (2003)

RPG13 is the interim regional spatial strategy for the North West whilst the new Regional Spatial Strategy (RSS) is in draft. It is likely that this will remain the case until 2011, when the RSS, Regional Housing Strategy and Regional Economic Strategy will be reviewed as part of the move towards a single integrated strategy.

Policy EC2 'Manufacturing Industry' states the need to provide sites which meet the changing needs of the sector. They should be able to cope with relocations, expansions as well as provide attractive sites to inward investors.

Policy EC3 'Knowledge Based Industries' and Policy EC4 'Business Clusters' identifies the need for sites next to universities, higher education institutes and major hospitals, where possible within main urban areas, and next to transport infrastructure. There is real potential for growth in the region's creative and cultural sectors.

Policy EC7 'Warehousing and Distribution' calls for such developments to be located by road and rail to avoid unnecessary movement of goods. Brownfield sites are preferred, and proximity to labour supply and transport infrastructure is also important.

Policy EC8 'Town Centres – Retail, Leisure and Office Development' identifies the need to balance retail, leisure and office uses within town centres to create viable and sustained growth. Mixed-use developments in particular are favoured.

Policy UR5 'Existing Commitments in Development Plans' sets out key considerations regarding employment land considerations. These include the need to:

- Balance inward investment and local business growth
- Consider the market attractiveness of sites
- Consider whether the regeneration of sites for other uses is consistent with demand for and mix of other uses

- Provide brownfield sites for development
- Provide land to satisfy need only
- Review reasons for unimplemented planning permissions.

Draft RSS for the North West of England 2006-2021, NWRA (2006)

The Secretary of State has now published his proposed changes to the Draft Regional Spatial Strategy (RSS) for the North West. The changes are the subject of current public consultation. The following elements of the draft RSS are relevant to the Ribble Valley Employment Land study. Where this involves proposed changes by the Secretary of State, these are incorporated.

Policy W1 states that the region will require a range of sites to influence the growth potential of the North West. Three categories are identified: Regionally significant, Sub-regional and Local.

Policy W2 refers specifically to regionally significant employment land and identifies the Central Lancashire City Region (of which Ribble Valley is a part) and Lancaster as key locations for investment. The EiP advises that this should pinpoint sites adjacent to cities and town centres or key transport hubs for investment. There is thought to be an over-supply of land at County level and sites not suitable for employment purposes should be considered for other uses. The RSS does not apportion a specific employment land allocation to the Ribble Valley, unlike the Joint Lancashire Structure Plan (JLSP) below.

Policy W3 directly relates to Employment Land studies. It states that provision should be made for a supply of employment land and that local planning authorities should undertake a comprehensive review of commitments, to secure a portfolio of sites that complies with the Spatial development principles outlined in Policies DP1-9; RDF1 and Central Lancashire City Region subregional policies. This is to ensure:

- The most appropriate range of sites is safeguarded for employment use (this relates to market attractiveness; social, economic and environmental sustainability)
- These sites can meet the full range of needs, and are actively marketed
- At least 30 percent of sites are available (i.e. fully serviced and actively marketed, or likely to be in three years)
- The amount of brownfield land used is maximised
- Full consideration is given to the scope for mixed use development
- Appropriate provision is made – Key Service Centres, and full consideration give to the innovative re-use of agricultural buildings to facilitate the growth and

diversification of the rural economy

- Implications of home working on the scale and location of future employment land requirements are considered

The Policy also requires that office development should, as far as possible, be focused in Key Service Centres, consistent with RDF2 and the sequential approach in PPS6

Draft RSS states that local authorities should review their employment land portfolio every three years. It also observes that as the region's economy continues to restructure, the demand for different land uses will change significantly. This is likely to see a decline in need for B2 uses and increased demand for land suitable for B1 uses. This should be reflected within local authorities' portfolio of sites.

It is acknowledged that in rural areas employment opportunities are not necessarily associated with the allocation of new development land. Scope is provided by the use of land and buildings previously used for farming purposes. Para 6.10 of draft RSS states that priority should be given to economic activity that has strong links with the area in question (e.g. food and drink processing, business ancillary to farming and forestry).

Table 6.1 of draft RSS indicates that Lancashire requires a total of 1349 ha of employment land for the period 2005-2021. This represents a required extra allocation of 280 ha. How the employment land is disaggregated to local authority area level is to be left to the authorities 'and other partners' within the sub region. Where possible, figures should be distributed in accordance with local labour market areas, broadly indicated by the 2001 Census identified Travel to Work areas. Draft RSS suggests the NWRA will facilitate this approach.

Policy W4 advises that prior to any release of employment sites, there should be an appropriate supply of sites available for employment both quantitatively and qualitatively against the demand requirements of the local economy. If required, replacement sites should be available, of equal or better quality, or that alternative means of incorporating needs have been identified e.g. mixed use developments; greater intensity of land uses; site availability in adjacent authorities.

Policy CLCR2 recognises that outside Preston, Blackburn, Blackpool and Burnley, development in the City region will be largely confined to Key Service and Local Service Centres, in line with Policy RDF2.

The Secretary of State proposed substantial revision and amalgamation of policies RDF2 and 3 into this new Rural Areas policy. This new RDF2 incorporates Regional Rural Delivery Framework objectives and criteria for the definition of key service centres, together with additional text on local service centres. The Secretary of State now considers that the definition of key service centres is not a function of the RSS, and has therefore recommended deletion of the previously included Table 7.1, which identified Key Service Centre locations

Policy RDF2 now states that Plans and Strategies should identify a sub-set of towns and villages as Key Services Centres which:

- Act as service centres for surrounding areas, providing a range of services (retail, leisure, community, civic, health, education, financial and professional services)
- Have good public transport links to surrounding towns and villages, or the potential for their development and enhancement.

Rural areas' development should be concentrated in these Key Service Centres. It should be of a scale and nature appropriate to fulfil the needs of local communities for housing, employment and services

Policy RDF2 also refers to Local Service Centres. It states that small scale development to help sustain local services, meet local needs or support local businesses will be permitted in settlements defined as Local Service Centres in Local Development Documents which already provide a range of services to the local community.

Draft RSS comments that for rural areas adjacent to towns and cities, the latter will play a role in providing access to employment and services for their surrounding rural areas. Comment is also made that proposals that seek to diversify and expand existing rural businesses in areas that are lagging economically should be regarded positively, as long as they demonstrate the potential to help build and maintain sustainable communities and are sensitive to the local environment.

Regional Economic Strategy, NWDA (2006)

The Regional Economic Strategy (RES) sets out three major drivers to develop the Northwest's economy:

- Improve productivity and market growth
  Increasing the number of higher added value jobs in the region, as well as retaining existing high-value jobs through investment in innovation, research and leadership.
- Increase the size and capability of the workforce
  Getting more people into work, especially in the region's most deprived areas, among its most disadvantaged communities and areas remote from growth.
- Create the right conditions for sustainable growth and private sector investment
  Through investing in the region's environment, culture, infrastructure and communities.

Progress is measured by 122 targets categorised under five themes: Business, Skills and Education, People and Jobs, Infrastructure and Quality of Life. 45 of these have been designated 'transformational actions' that the region must prioritise to deliver growth.

Ribble Valley is included in the Central Lancashire City Region which contributes circa £15bn to the regional economy. Key opportunities are listed below, accompanied by key challenges to overcome.

Key Assets and Opportunities
A world class concentration of aerospace and defence manufacturing (most important outside of south east)
Strong concentrations in advanced manufacturing in chemicals, rubber and plastics, electronics and optical equipment, food and drink, paper and printing and recorded media
Opportunity for growth in environmentl technoogies and bio-technologies
Key Challenges
Increase economic activity rates in areas such as East Lancashire and Blackpool
Improve skill and qualification levels
Stimulate and secure enterprise growth
Accelerate transition to higher value advanced manufacturing
Improve productivity of service sector businesses
Improve intra and inter city region connections
Develop regionally significant and high quality locations for business
Expand the role of higher education in the City region.

Employment Land Study, NWRA (2005)

The report details the quantity and quality of employment land across the north west, but only looks at sites larger than 5 ha. It relates to committed sites only i.e. those in adopted/draft Local Development Plans, and unimplemented but with consent for development.

The report identified 1068.58 ha in Lancashire. Most of the sites are in private ownership, and concentrated in southern and western (coastal) areas. Most higher ranking, better quality sites are in central-southern Lancashire.

Only one site is in the Ribble Valley – Barrow Brook Business Park. This was assessed as middle third in market ranking, planning policy and sustainability (at regional level), but top third (market) and lower third (at Lancashire level).

The 1068.58 ha represents a 15.7 year supply at current take-up rates (68.2 ha/year). Thus for the RSS period to 2021, 1023 ha would be needed. However, this makes no allowance for a buffer of ongoing provision (to provide a choice of range, type and location).

The report refers to the uplift in the commercial property market in parts of East Lancashire towns (including Shuttleworth Mead), but no mention is made of the Ribble Valley. General trends in Lancashire are noted to be:

- Increasing pressure for alternative uses on employment sites, particularly for housing
- Landowners are allowing sites to become derelict to support aspirations for non-employment uses
- Relatively low take-up of employment sites, including sites with full consent
- Poor quality of sites in comparison to the rest of the North West.

The report concludes that there needs to be an 18 year forward supply of employment land to meet likely gross take-up rates. This represents a 20 percent uplift to allow for flexibility and choice. It may be appropriate for districts to increase their amount of employment land, to reflect those sites with significant inward investment potential. Where sites have significant inward investment potential, only the portion likely to be used within the LDF period should be allocated.

The Northern Way Growth Strategy

Started in 2004, the Northern Way consists of eight City Regions that are working together to secure investment and economic growth in order to bridge the gap between the north and the rest of the UK economy. Central Lancashire (which includes the Ribble Valley) is one of these. The key aim is to increase the proportion of businesses utilising knowledge as their basis for competitive advantage. The agenda is based on ten key priorities which include (and are of relevance to this study): bringing more people into work, strengthen the knowledge base to promote innovation, build upon entrepreneurialism, capture a greater share of global trade, invest in the skills needed by employers, integrate public transport within and between the City Regions. The aim is to create 55,000 additional jobs and generate £16.bn additional GVA.

Sub-Regional

Joint Lancashire Structure Plan (JSLP), LCC (2005)

The JLSP covers the period 2001-16. Its policies have been saved until its replacement by the new RSS. Policy 5 recommends that development outside of the principal urban area is of a scale and nature appropriate to its location. Development should support job opportunities and the local economy.

Policy 14 specifically states that 25 ha is needed in the Ribble Valley to support economic development between 2001 and 2016. This accounts for expected housing growth and historic take-up rates in the borough (0.56 ha/year 1991-1998, this has increased to 1.07 ha/year in last ten years). Aspirations for the whole of Lancashire are to increase take-up rates and to reduce the amount of employment land available (evidence that too much has lead to under-used sites, uncoordinated urban extensions and unsustainable commuting levels). Surplus land should be considered for other uses.

Policy 16 identifies Clitheroe, Longridge and Whalley to be Key Service Centres (Tier 3) in the Ribble Valley. These are defined as centres supporting the wider rural areas of Lancashire.

Policy 17 states that new office development should be located within or adjoining town centres in principal urban areas where possible

Lancashire Economic Strategy and Sub-Regional Action Plan (LES), LEP (2006)

The strategy is about growing the North West economy through four economic drivers: higher value and investment, investing in people, employment generation and entrepreneurship, and investment in quality of place. The growth of the knowledge-based economy is a key aim, particularly those industries in globally competitive sectors.

Lancashire is divided into five sub areas, each with distinct economies. Ribble Valley is in the East Lancashire sub area, the largest of the Lancashire economies (contributing 228,000 jobs and £6.1 billion a year to the economy). There has however, been a significant reduction in both growth and employment in the 1990-2005 period. East Lancashire has been losing its share of GVA and employment to Central Lancashire since 1990. This is largely due to the decline in manufacturing, as well as a lack of product development and inflexible economy.

Key growth industries in East Lancashire comprise advanced manufacturing and creative industries, particularly in aerospace, transport, finance, energy and communications.

The Sub-Regional Action Plan aims to create 51,000 new jobs in Lancashire, over the plan period (2006-2009), increasing GVA by an additional £1.7 billion. 16,000 of these jobs will be in retail, leisure and tourism, with equivalent growth in the office economy. However, much of this will be concentrated in principle urban areas, such as Preston. No figures are available specific to the RibbleValley, but key investment projects in East Lancashire include:

- A commercial park at Whitebirk (Blackburn) for knowledge industries and advanced manufacturing – 100 new jobs
- Gateway to Colne site (J14, M65) for retail and office development – 1000 new jobs
- Barrowford Business Park (10ha adjacent to J13, M65) for offices – 1600 new jobs
- Michelin Technology Park for advanced manufacturing – 100 new jobs
- Samlesbury Aerospace Business Park for advanced engineering, extension to BAe Systems site – 1000 new jobs (in the Ribble Valley).

Co-ordinated Actions for Rural Lancashire, LEP (2006)

The document sets out a vision for the rural Lancashire: one that is 'economically prosperous, socially inclusive and environmentally sustainable'. It recognises the economic importance of rural areas and their links with urban areas. It seeks to maximise the economic potential of rural areas, in particular a sustainable farming and food sector. It wants to promote fairer access to services in rural communities and address social exclusion.

It points out that rural areas support more businesses per head than urban areas. Growth in business stock is higher in rural areas, particularly Lancaster and the Ribble Valley. More people are employed in higher value growth sectors. It seeks coordination between partners and initiatives to realise sustainable economic growth in rural Lancashire.

Lancashire Rural Delivery Pathfinder, Lancashire Rural Futures and Rural Innovation (2006)

From CARL, emerged the Lancashire Rural Delivery Pathfinder funded by Defra Its key objective was to work towards 'a dynamic rural economy for Lancashire which is financially, socially and environmentally sustainable'. Its key themes include facilitating rural enterprise, and market town functionality.

The research analysed barriers to business growth, and patterns of connectivity and contribution. Rural enterprises are not primarily agriculture and tourism based but represent a diverse range of sectors. Most skilled workers commute to urban areas for work. The Pathfinder sought to encourage more people to work in rural areas and so contribute to sustainable rural communities.

Local

RVBC is preparing its Local Development Framework, which is a portfolio of policies and documents that will eventually replace the existing Local Plan. The Core Strategy is currently being finalised.

Ribble Valley District Wide Local Plan 1998-2006 (1998)

The Local Plan seeks to deliver sustainable urban development and priorities brownfield above greenfield development. Key considerations prior to any development are location and accessibility; capacity and infrastructure; physical, and environmental constraints.

Clitheroe is recognised as the main employment centre. Barrow Brook Business Village is considered the key emerging business site in the Borough. Specific policies relate to employment sites and consents. These are reviewed in Section 5.0 of the main report.

Various retail policies seek to encourage visitors and shoppers to the town centres, to promote their vitality, viability and quality of environment. Other uses (residential and offices) are encouraged above shops.

Summary

These guidance notes and statements are intended to assist local authority policy makers. The following key factors are important in identifying new employment land allocations in the Local Development Framework:

- Provide sufficient land to meet future business and commercial requirements
- Provide land readily capable of development i.e. minimal servicing and remediation costs
- Provide sites well served by infrastructure i.e. services, communication and transport
- Utilise sustainable locations i.e. do not perpetuate use of the car, rather encourage the use of public transport, cycling and walking
- Avoid locations that are not well served by public transport.

Other

Sustainable Live/Work Development in a Low Carbon Economy, Live/Work Network and RTPI (2008)

This document outlines the benefits and disadvantages of live/work space – homes designed or converted to include professional workspace. Benefits include reduced commuting, carbon emissions, loss of time and stress and supports sustainable mixed-use communities. It encourages planning to promote the inclusion of live/work space into new developments where appropriate.

Planning needs to be flexible to economic change. Live/work space blurs the boundaries between housing and employment use classes. PPS4 calls on planning authorities to take account of changing spatial working patterns and advances in information and communication technologies that support live/work units.

Due to a lack of clarity in policy at national level, some local authorities have developed live/work space policies, which have varying definitions of live/work space.

The report recommends that live/work space developments are fast tracked. It suggests:

- Live/work quarters are created
- Economic development planning gains are prioritised
- A proportion of live/work units are affordable
- A more flexible approach to change of use adopted by local authorities
- Clear local policies on live/work space are created
- Economic development staff are involved in live/work support
- A new approach to marketing, monitoring and management of live/work schemes
- Promotion of live/work business clusters, with central shared hub facilities.

Appendix 3

Marketed Industrial and Office Premises Schedule

Property Agent	Property	Type	Rent (£/sqft)	Sale Price (£)	Quality	Size (sqft)	Size (sqm)
(No Details)	The Workshop, Kendal Street, Clitheroe	Industrial	(Freehold Only)	140,000	Budget	1,336	124
Trevor Dawson	Primrose Mill, Clitheroe	Industrial	4.3	(Leasehold Only)	Budget	45,478	4,224
Trevor Dawson	Unit 6, Deanfield Court, Link 59 Business Park,Nr. Clitheroe	Industrial	(Under Offer)	Either	Good	2,500	232
Trevor Dawson	Unit 4, Deanfield Court, Link 59 Business Park, Nr. Clitheroe	Industrial	(Under Offer)	(Leasehold Only)	Good	2,500	232
Trevor Dawson	Unit 14, Deanfield Court, Link 59 Business Park, Nr. Clitheroe	Industrial	6.4	210,000	Good	2,500	232
Trevor Dawson	R3, Link 59 Business Park, Nr. Clitheroe	Industrial	-	Either	Good	3,616	336
Trevor Dawson	R1, Link 59 Business Park, Nr. Clitheroe	Industrial	-	Either	Good	4,972	462
Trevor Dawson	R2, Link 59 Business Park, Nr. Clitheroe	Industrial	-	Either	Good	6,877	639
Trevor Dawson	Lot 3 Mearley Brook Business Centre, Clitheroe	Industrial	4.75	570,000	Good	7,722	717
Trevor Dawson	Lot 2 Mearley Brook Business Centre, Clitheroe	Industrial	4.5	705,000	Good	10,296	956
Trevor Dawson	Lot 1 Mearley Brook Business Centre, Clitheroe	Industrial	4.25	1,215,000	Good	18,564	1,725
Trevor Dawson	Unit 10, Time Technology Park, Simonstone	Industrial	2.75	(Leasehold Only)	Moderate	1,075	100
Robinson & Spensely	Unit 15, Time Technology Park, Simonstone	Industrial	2.75	(Leasehold Only)	Moderate	1,085	101
Taylor Weaver	Unit 5A, Time Technology Park, Simonstone	Industrial	2.75	(Leasehold Only)	Moderate	1,116	104
Taylor Weaver	Unit 18A, Time Technology Park, Simonstone	Industrial	2.75	(Leasehold Only)	Moderate	1,700	158
Trevor Dawson	Unit 20, Time Technology Park, Simonstone	Industrial	2.75	(Leasehold Only)	Moderate	1,862	173
Trevor Dawson	Unit 14A, Time Technology Park, Simonstone	Industrial	2.75	(Leasehold Only)	Moderate	2,000	186
Trevor Dawson	Unit 16, Time Technology Park, Simonstone	Industrial	2.75	(Leasehold Only)	Moderate	2,330	216
Athertons	Salthill Industrial Estate, Clitheroe	Industrial	-	(Leasehold Only)	Moderate	2,550	237
Trevor Dawson	Salthill Industrial Estate, Clitheroe	Industrial	-	(Leasehold Only)	Moderate	2,750	255
Athertons	Unit 9, Time Technology Park, Simonstone	Industrial	-	(Leasehold Only)	Moderate	2800	260
Trevor Dawson	Salthill Industrial Estate, Clitheroe	Industrial	-	(Leasehold Only)	Moderate	3,633	338
Athertons	Unit 4D, Lincoln Way, Clitheroe	Industrial	(Freehold Only)	295,000	Moderate	5,487	510
Trevor Dawson	Unit 18, Time Technology Park, Simonstone	Industrial	2.75	(Leasehold Only)	Moderate	8,000	743
Athertons	Unit 6, Time Technology Park, Simonstone	Industrial	2.75	(Leasehold Only)	Moderate	17,500	1,626
Robert Pinkus	Cobden Mill, Whalley Road, Sabden	Industrial	(Freehold Only)	1,000,000	Moderate	25,878	2,404
Taylor Weaver	Unit 7, Time Technology Park, Simonstone	Industrial	-	(Leasehold Only)	Moderate	28340	2,633
Taylor Weaver	Unit 3, Time Technology Park, Simonstone	Industrial	-	(Leasehold Only)	Moderate	35,000	3,252
Taylor Weaver	Unit 4, Time Technology Park, Simonstone	Industrial	-	(Leasehold Only)	Moderate	38000	3,530
Trevor Dawson	Unit 21, Time Technology Park, Simonstone	Industrial	2.75	(Leasehold Only)	Moderate	87,488	8,128
(No Details)	Unit 1D, Upbrooks Industrial Estate, Clitheroe	Industrial	4	(Leasehold Only)	Budget	2,750	255
						Sub-Total	**35,088**

Property Agent	Property	Type	Rent (£/sqft)	Sale Price (£)	Quality	Size (sqft)	Size (sqm)
Taylor Weaver	105 Time Technology Park, Simonstone	Office	20	(Leasehold Only)	Moderate	200	19
Taylor Weaver	206 Time Technology Park, Simonstone	Office	19.61	(Leasehold Only)	Moderate	204	19
Taylor Weaver	203 Time Technology Park, Simonstone	Office	19.05	(Leasehold Only)	Moderate	210	20
H. W. Petty	42 - 44 York Street, Clitheroe	Office	15.52	(Leasehold Only)	Moderate	290	27
Taylor Weaver	101 Time Technology Park, Simonstone	Office	13.23	(Leasehold Only)	Moderate	301	28
(No Details)	Estate Office, Ribblesdale Park, Gisburn	Office	15	(Leasehold Only)	Moderate	322	31
Taylor Weaver	202 Time Technology Park, Simonstone	Office	12.93	(Leasehold Only)	Moderate	348	32
Taylor Weaver	201 Time Technology Park, Simonstone	Office	13.95	(Leasehold Only)	Moderate	430	40
Taylor Weaver	102 Time Technology Park, Simonstone	Office	12.68	(Leasehold Only)	Moderate	473	44
Taylor Weaver	106 Time Technology Park, Simonstone	Office	12.68	(Leasehold Only)	Moderate	473	44
Trevor Dawson	Suite 3, Gisburn Business Park, Gisburn	Office	8.5	(Leasehold Only)	Moderate	600	56
Taylor Weaver	20A Time Technology Park, Simonstone	Office	12.52	(Leasehold Only)	Moderate	719	67
Athertons	1 New Market Street, Clitheroe	Office	11.27	(Leasehold Only)	Moderate	738	69
Taylor Weaver	103 Time Technology Park, Simonstone	Office	11.29	(Leasehold Only)	Moderate	753	70
Taylor Weaver	104 Time Technology Park, Simonstone	Office	11.95	(Leasehold Only)	Moderate	753	70
(No Details)	6 & 8 Sawley Road, Chatburn	Office	23.6	(Leasehold Only)	Moderate	740	74
H. W. Petty	Bank Chambers, York Street, Clitheroe	Office	14.43	(Leasehold Only)	Moderate	866	80
Taylor Weaver	108 Time Technology Park, Simonstone	Office	11.49	(Leasehold Only)	Moderate	957	89
Taylor Weaver	Suite 4, The Printworks, Clitheroe	Office	12.5	(Leasehold Only)	Good	1,320	123
Trevor Dawson	14 Castle Street, Clitheroe	Office	(No Details)	(No Details)	Moderate	1,826	170
Trevor Dawson	Bank House, King Street, Clitheroe	Office	8.08	(Leasehold Only)	Moderate	1,826	170
Taylor Weaver	107 Time Technology Park, Simonstone	Office	11.62	(Leasehold Only)	Moderate	2,152	200
Taylor Weaver	110 Time Technology Park, Simonstone	Office	10.32	(Leasehold Only)	Moderate	9,687	900
Taylor Weaver	109 Time Technology Park, Simonstone	Office	10.29	(Leasehold Only)	Moderate	12,145	1,128
						Sub-Total	3,567
						Grand Total	38,655

Appendix 4

Company Survey Questionnaire

RIBBLE VALLEY BUSINESS NEEDS SURVEY

Your Company Details

Company: ______________________________
Contact Name: ______________________ Position: ______________
Address: ______________________________
Tel No: ______________________ Business Activity: ______________

Employees

1. Number of **full-time** employees ________ and **2. part-time** employees ______________

2. Does your company suffer from any skill shortages? If so, what? ______________
____

Current Accommodation

Type of accommodation (please tick main type/use)

3. Office ☐
Serviced office ☐
Industrial ☐
Warehouse ☐
High-tech/Lab ☐
Site ☐

4. Freehold ☐
Leasehold ☐

5. Size of Unit

0-100 sqm (0-1076 sqft)	☐	101-200 sqm (1077-2152 sqft)	☐	201-500 sqm (2153-5382 sqft)	☐
501-1000 sqm (5383-10 764 sqft)	☐	1001-2000 sqm (10,765-21 529 sqft)	☐	2001-5000 sqm (21,530-53 821 sqft)	☐

Larger, sqm ______________
Site size, hectares/acres ______________

6. How satisfied are you with your current accommodation?

Very satisfied ☐
Unsatisfied ☐
Satisfied ☐
Very unsatisfied ☐

7. If you are unsatisfied or very unsatisfied, please state your reasons
____
____

Future Accommodation

8. Are you considering moving premises within the next:

12 months? Yes ☐ No ☐
2-3 years? Yes ☐ No ☐

If yes to either of the above, please respond to questions 9a – 9h, otherwise go directly to question 10.

9. What type of accommodation will you be looking for? (please tick main type/use)

9a. Office ☐ Warehouse ☐ Industrial ☐ High-tech/Lab ☐ Serviced office ☐ Land ☐

9b. Tenure required ?

Freehold ☐ Leasehold ☐ No Preference ☐

9c. Quality of premises preferred?

Prestigious/New ☐ Moderate ☐ Basic/Budget ☐ No Preference ☐

9d. Will this be **additional** ☐ or **alternative** ☐ to existing property?

9e. What size of unit/site will you be looking for?

0-100 sqm (0-1076 sqft)	☐	101-200 sqm (1077-2152 sqft)	☐	201-500 sqm (2153-5382 sqft)	☐
501-1000 sqm (5383-10 764 sqft)	☐	1001-2000 sqm (10,765-21,529 sqft)	☐	2001-5000 sqm (21,530-53,821 sqft)	☐

Larger, sqm ____________
Site size, hectares/acres ____________

9f. General location – please indicate preferred areas(s) below:

Clitheroe	☐	Preston	☐	Anywhere Ribble Valley	☐
Longridge	☐	Skipton	☐	Anywhere Lancashire	☐
Whalley	☐	Blackburn	☐	M65 Corridor	☐

Elsewhere: ____________

9g. Location type preferred: Town centre ☐ Business park ☐ Industrial estate ☐ Rural ☐

9h. What do you consider to be the most important factor when seeking alternative accommodation? Please state below.

____

Additional Comments

10. Have you used or accessed business support from any of the following agencies in the last three years?

Business Link ☐ Chamber of Commerce ☐ Ribble Valley Enterprise Agency ☐ Lancashire Rural Futures ☐
Other ____________

11. If you have any additional comments please use the space below. Topics might include:

- Road infrastructure
- Public transport
- Staff availability
- Business support
- Lack of property options
- Planning issues

____

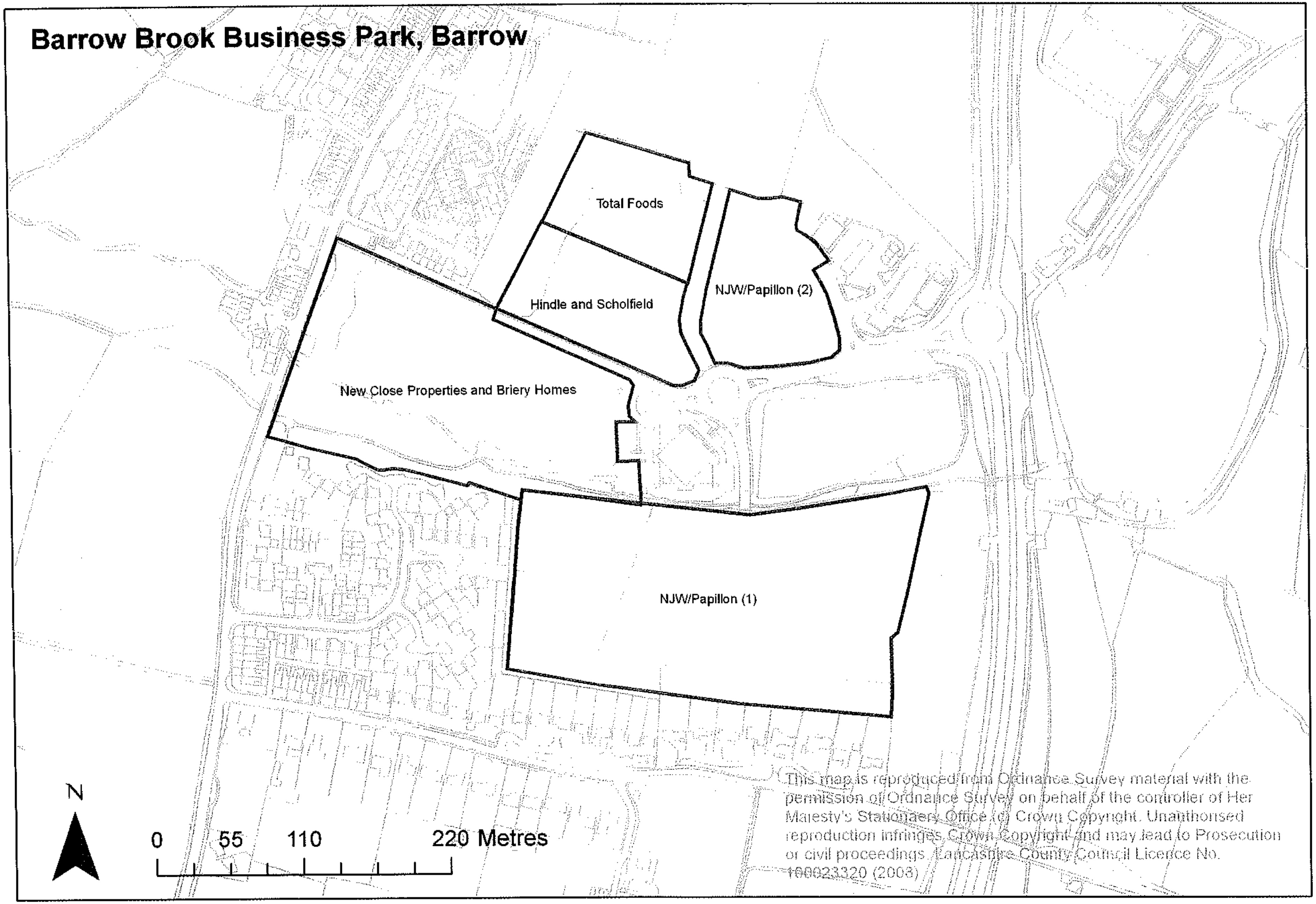
____

Thank you for your assistance. All comments will be treated in confidence.
If you would like any further information on this survey please contact Francesca Bourn at BE Group on 01925 822112

Please return the questionnaire by the 25th April 2008
using the enclosed pre-paid reply envelope or fax back to 01925 822113

Appendix 5

Employment Site Plans


Barrow Brook Business Park, Barrow
Total Foods
Hindle and Scholfield
NJW/Papillon (2)
New Close Properties and Briery Homes
NJW/Papillon (1)
N
0 55 110 220 Metres
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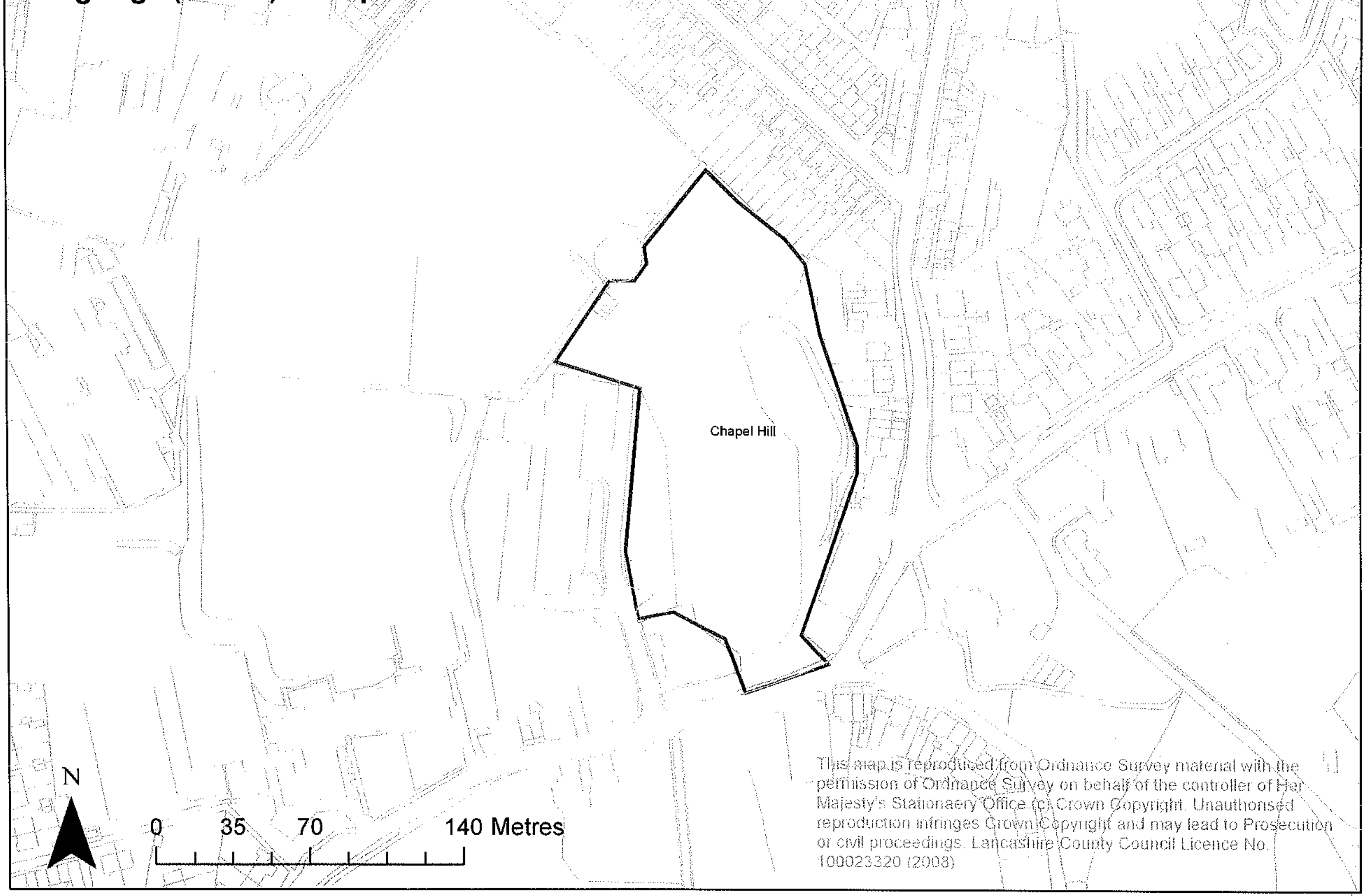
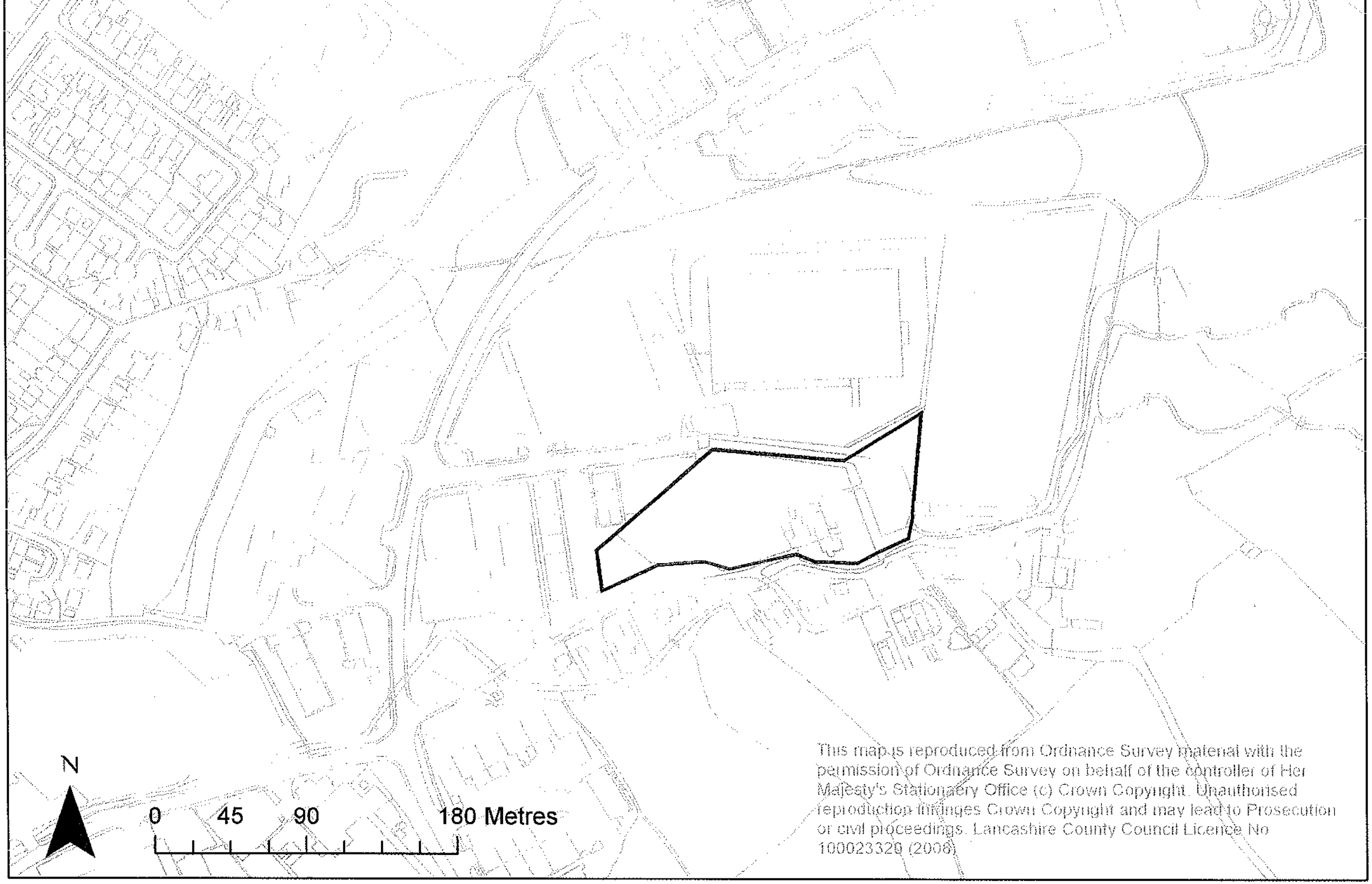
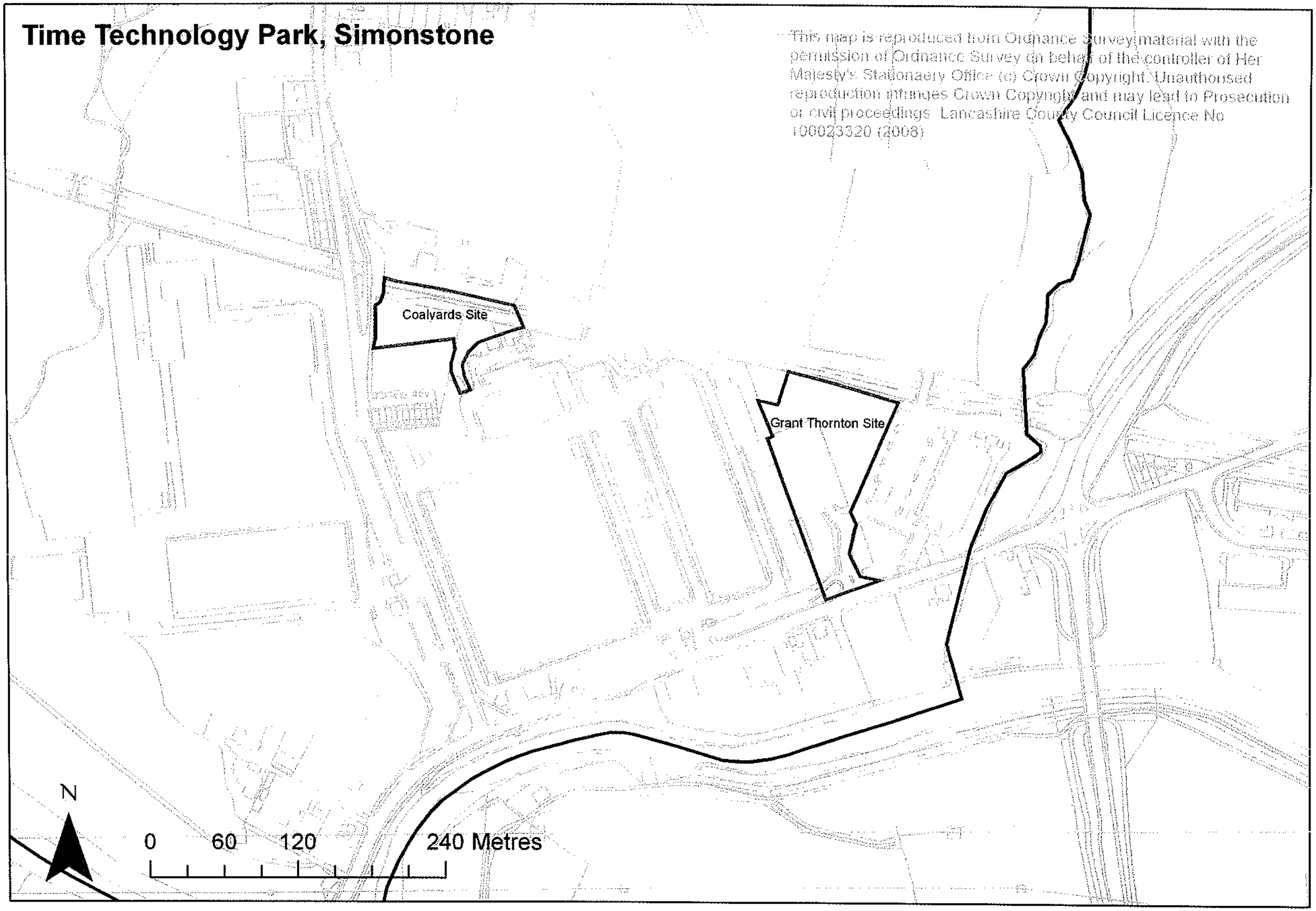
Longridge (EMP 2) - Chapel Hill



Salthill Industrial Estate (EMP 1) - Twin Brooks Farm




Time Technology Park, Simonstone
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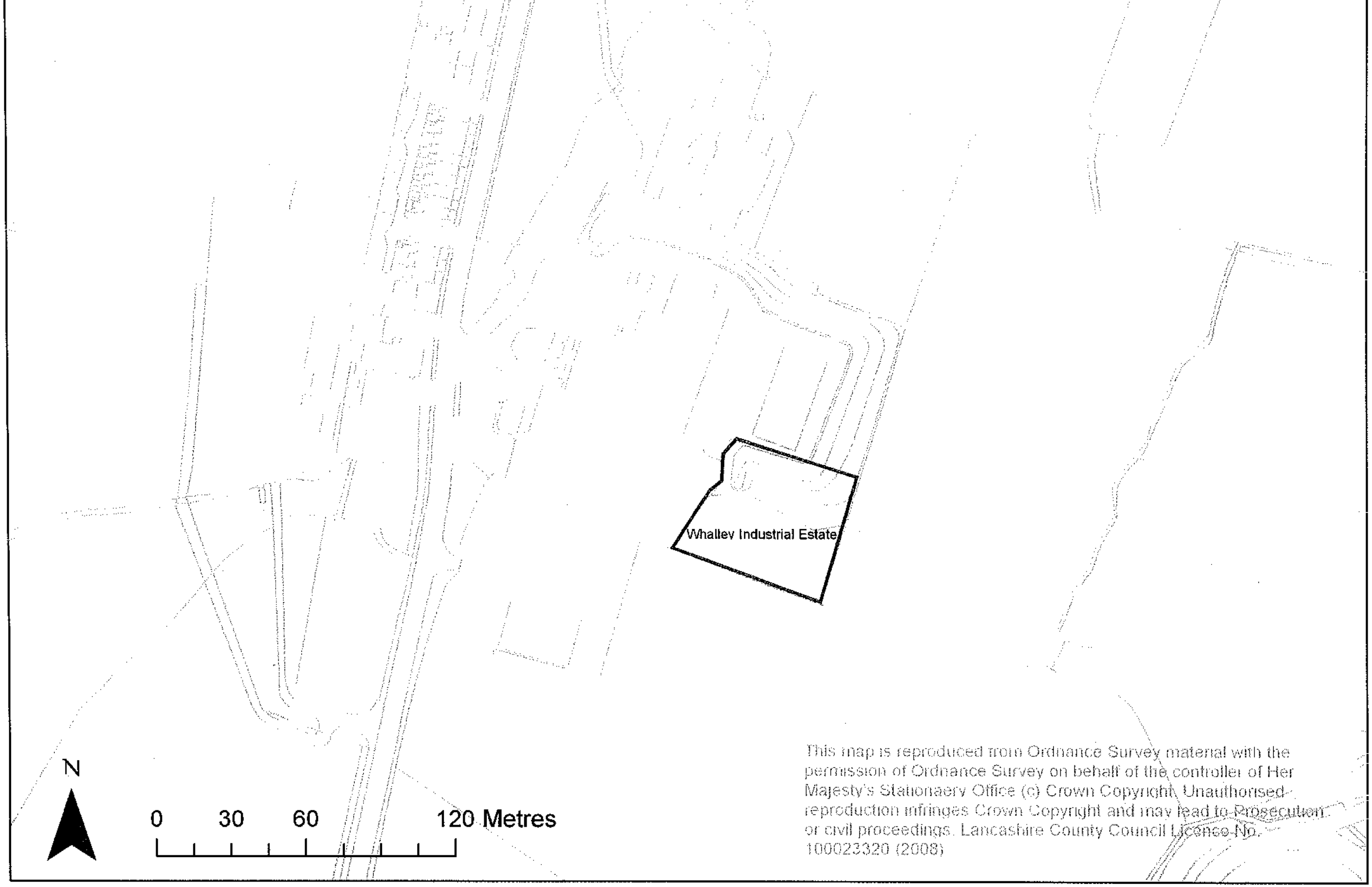
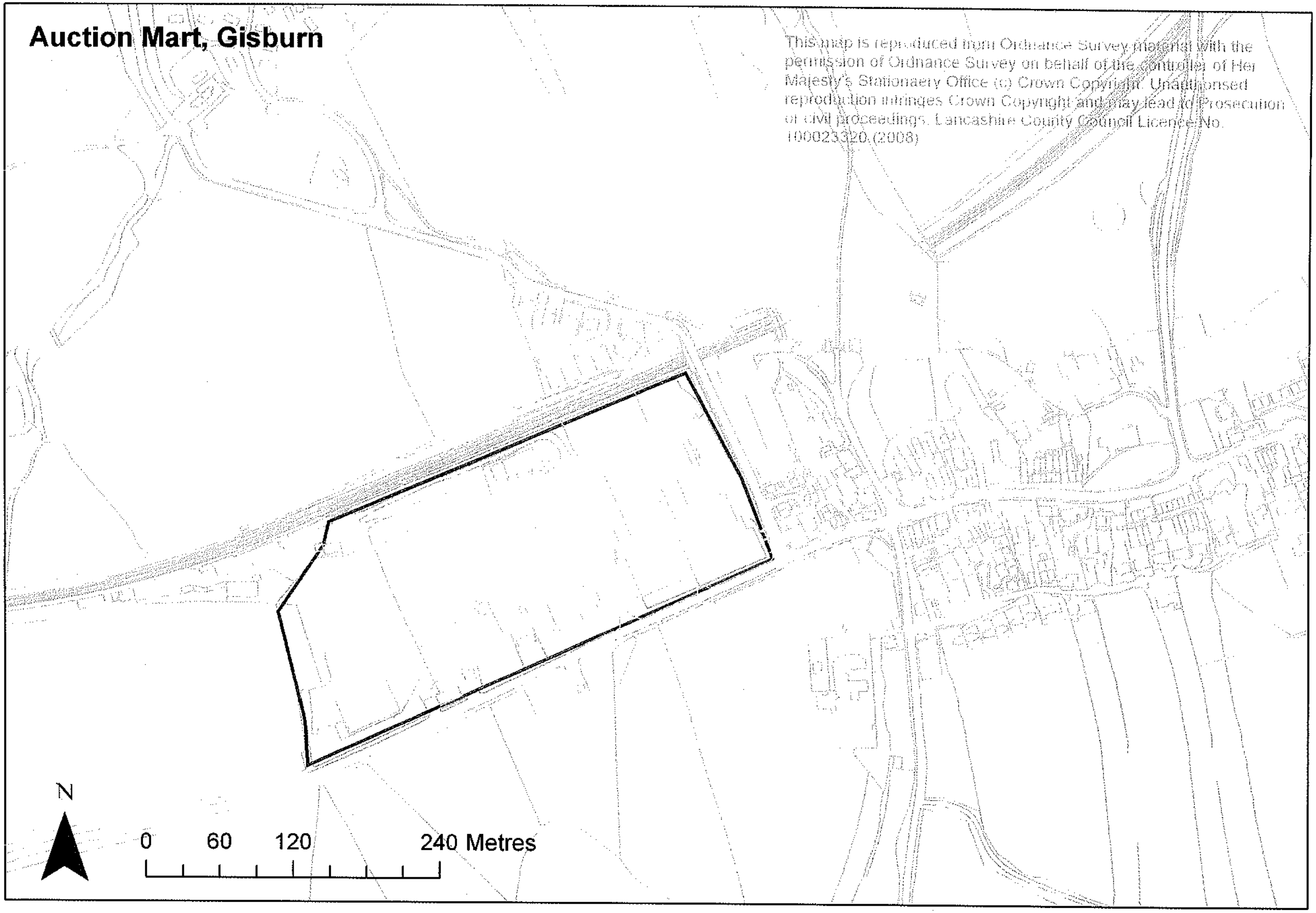
Coalyards Site
Grant Thornton Site
N
0
60
120
240 Metres

Whalley Industrial Estate




Auction Mart, Gisburn
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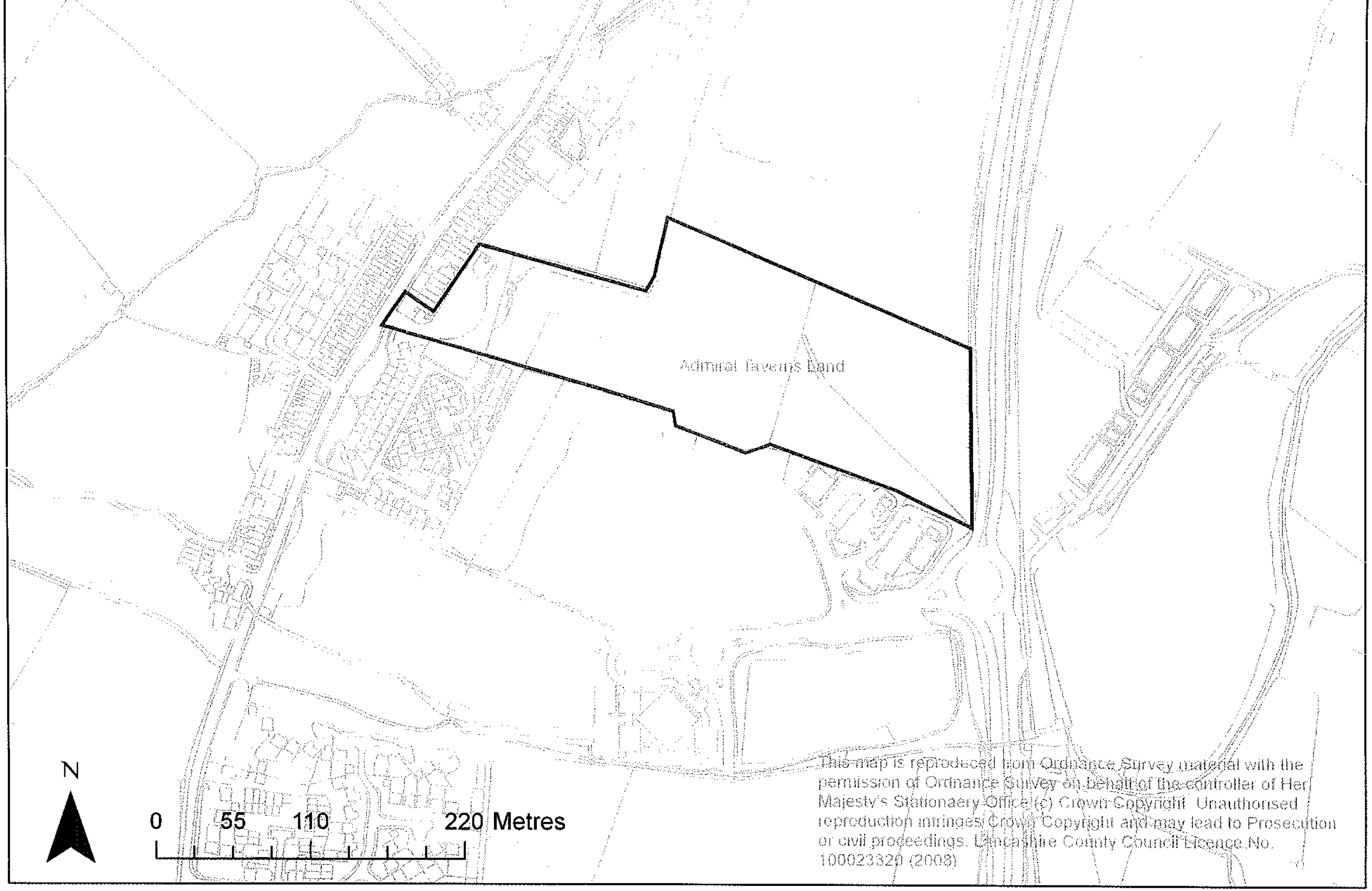
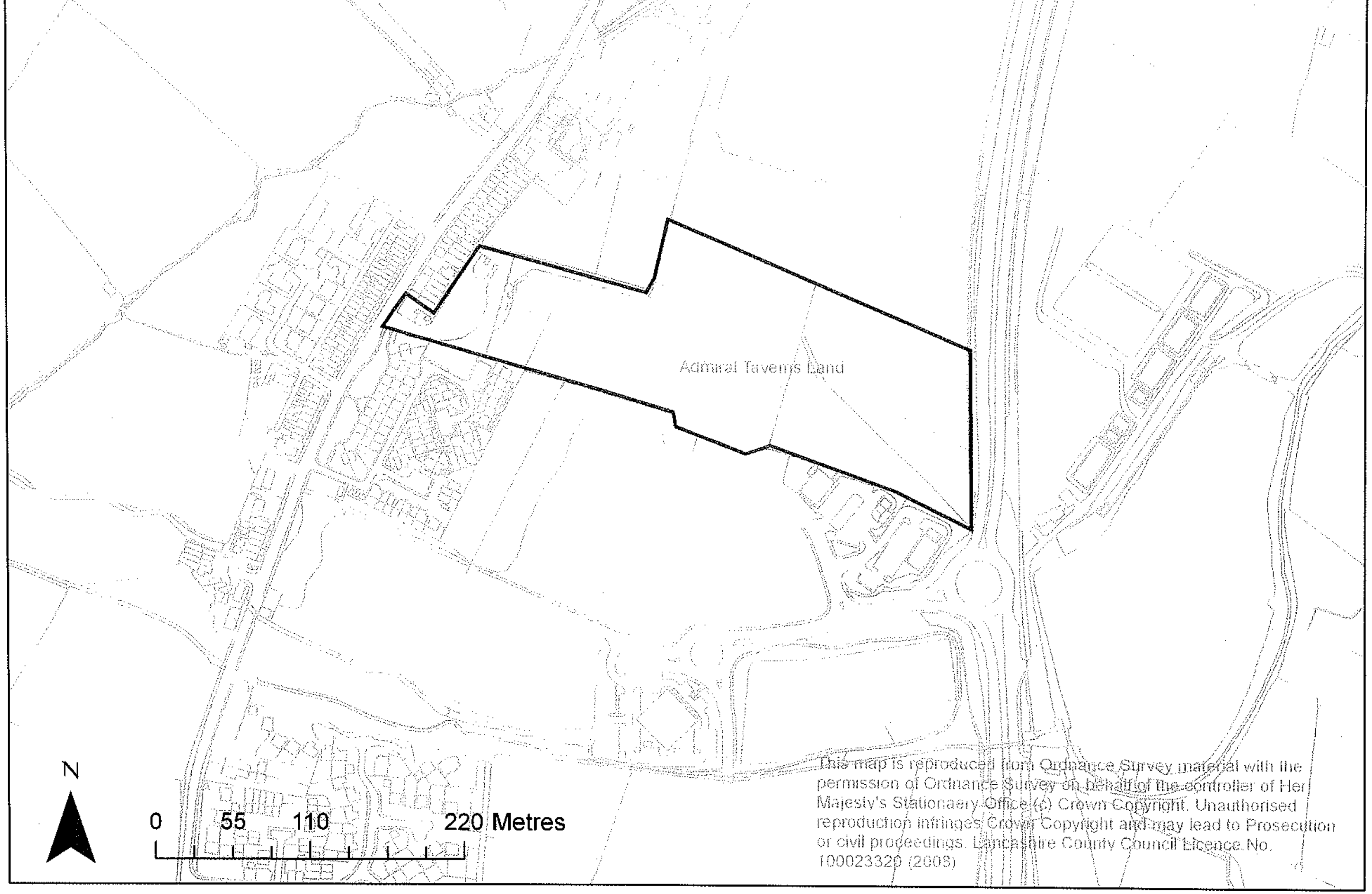
N
0
60
120
240 Metres

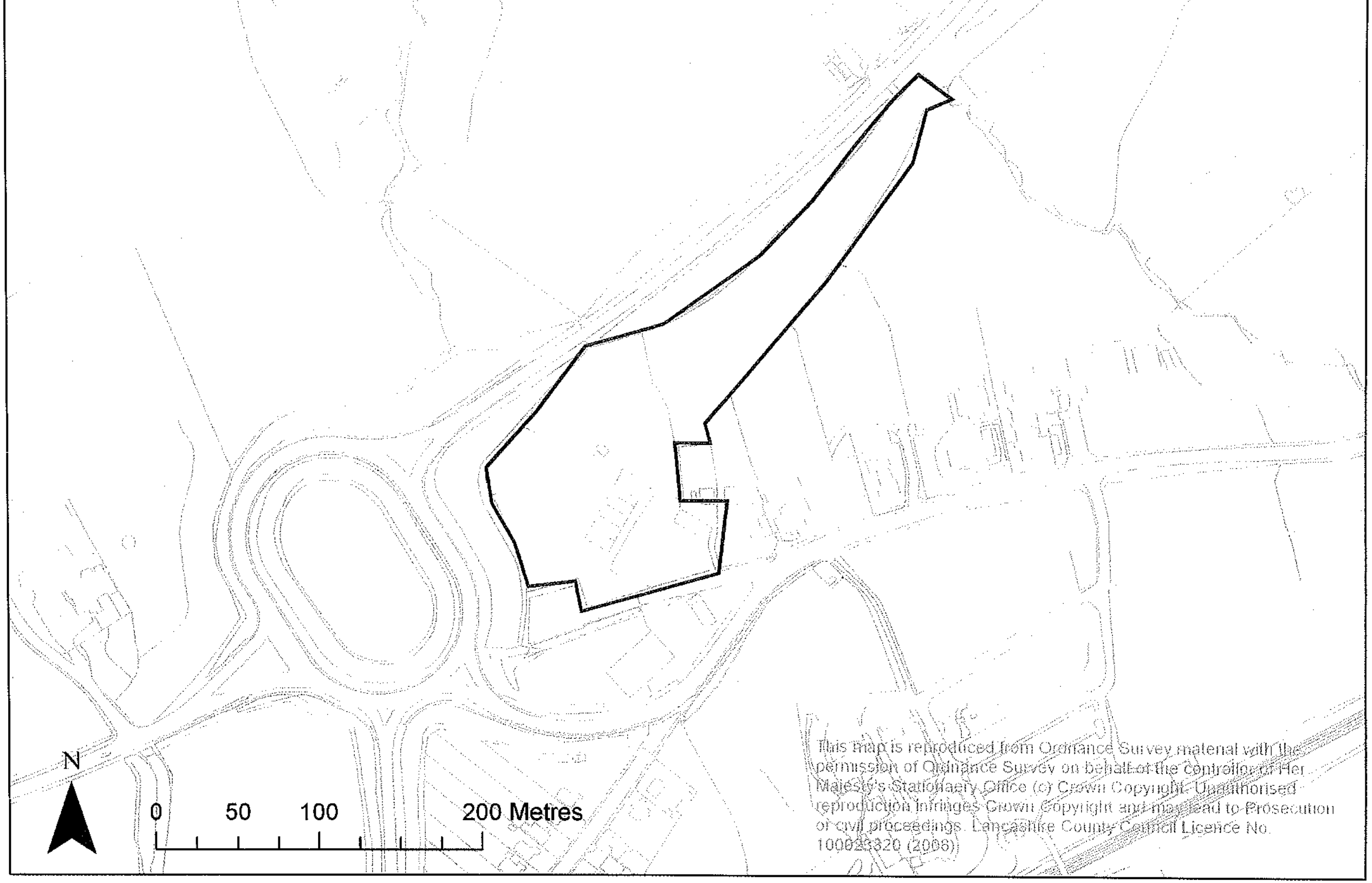
Barrow Brook Business Park Extension, Barrow



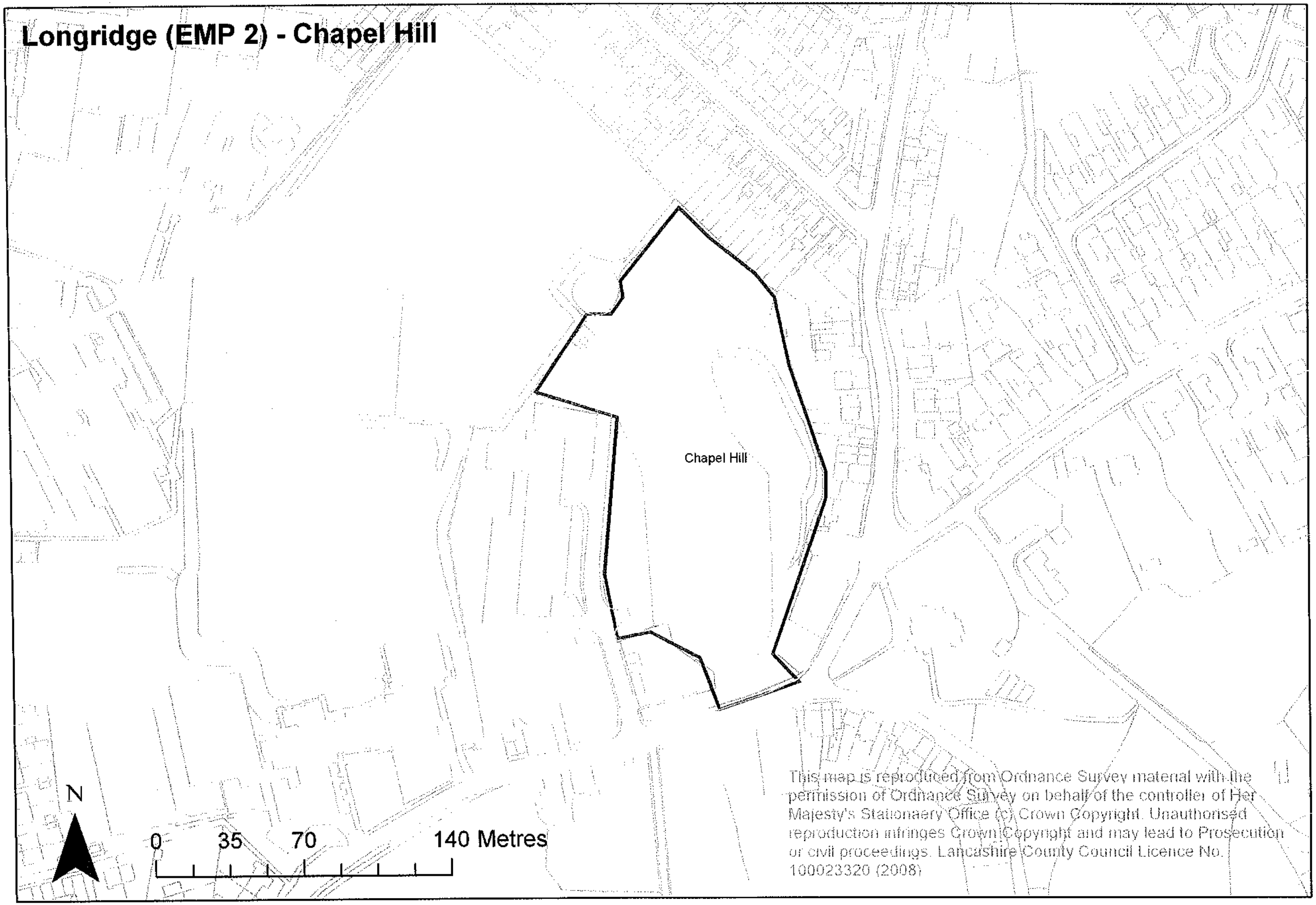
Barrow Brook Business Park Extension, Barrow



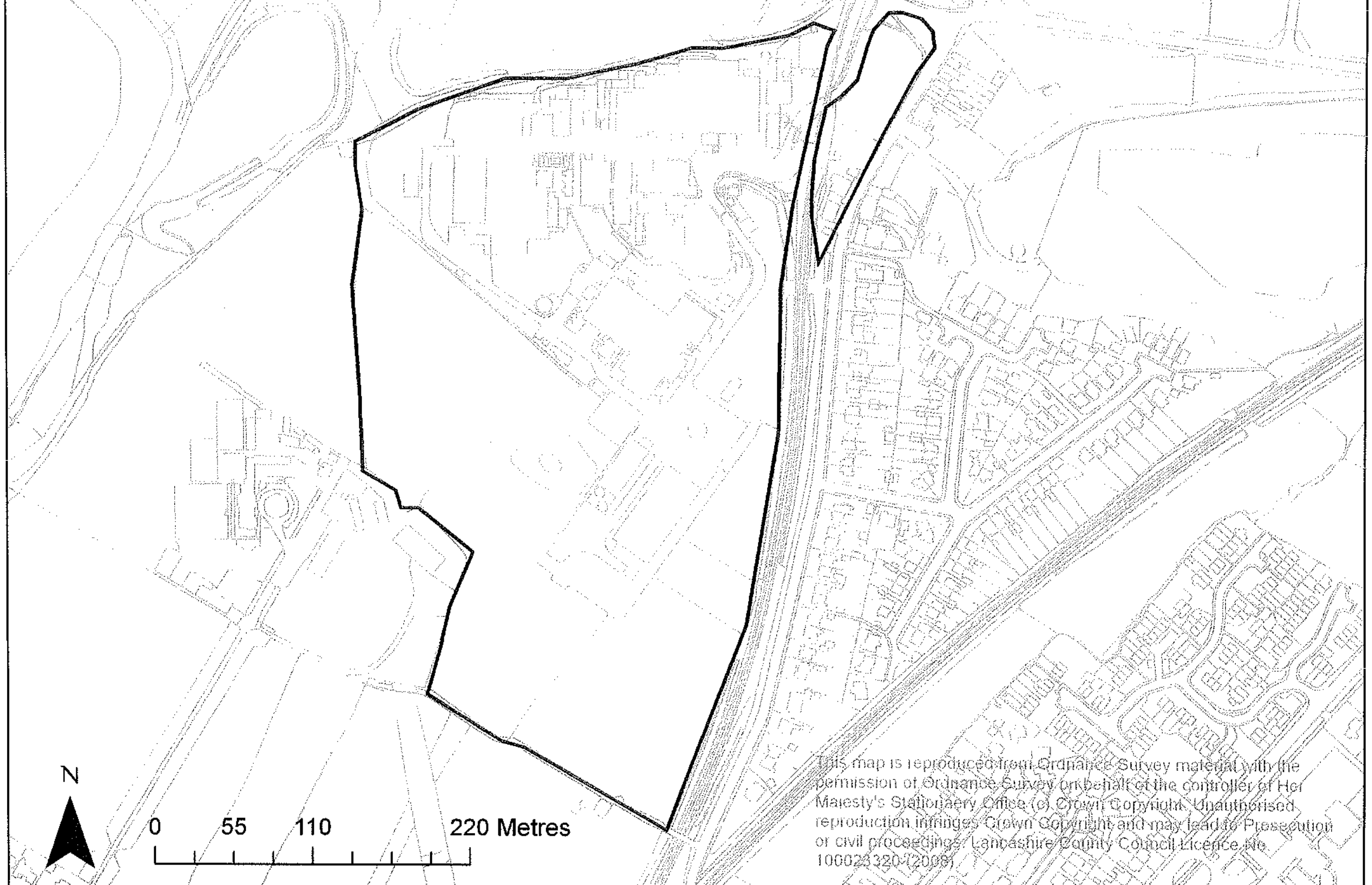
Land at Petre roundabout, Longsight Road, Langho



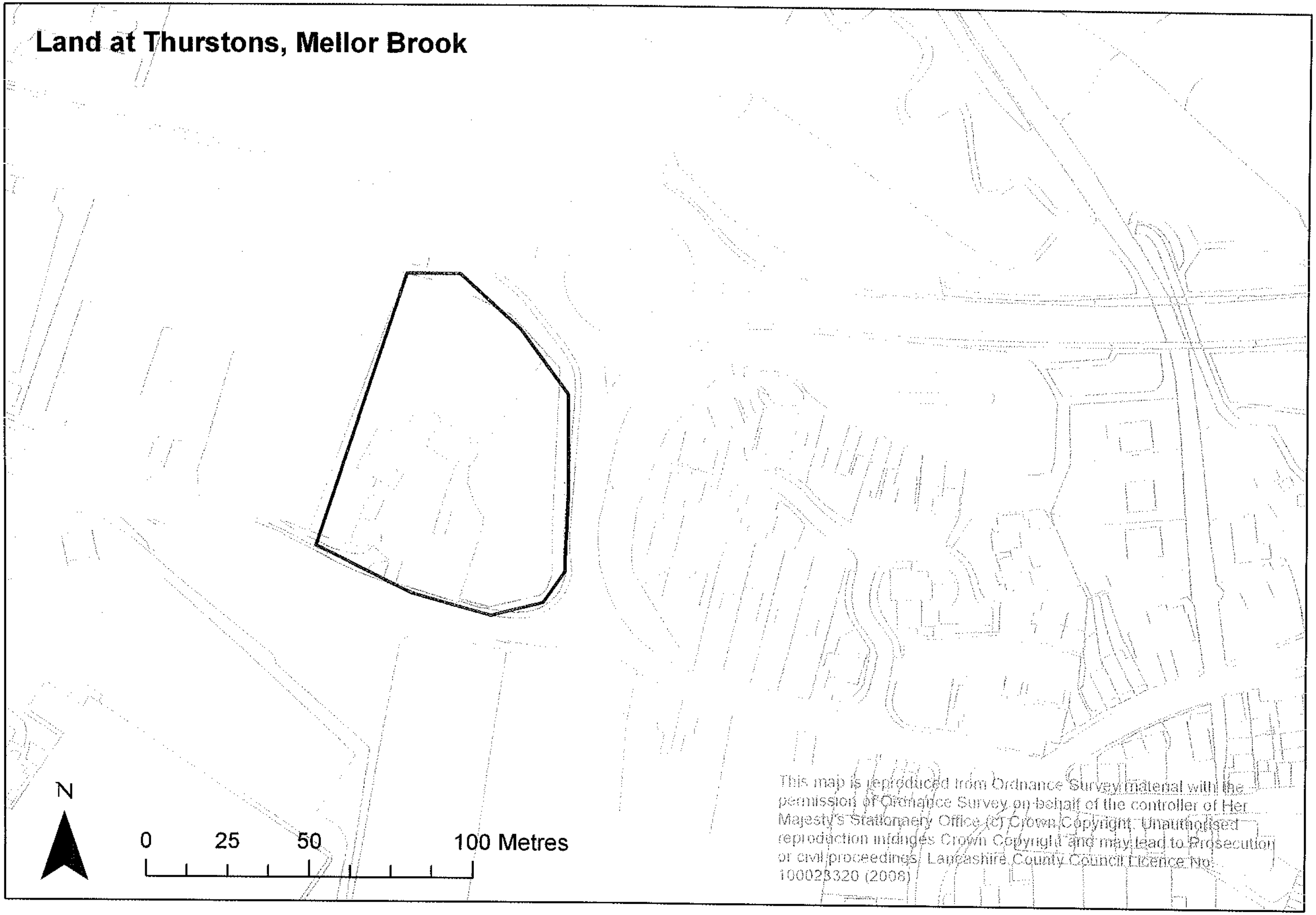
Longridge (EMP 2) - Chapel Hill

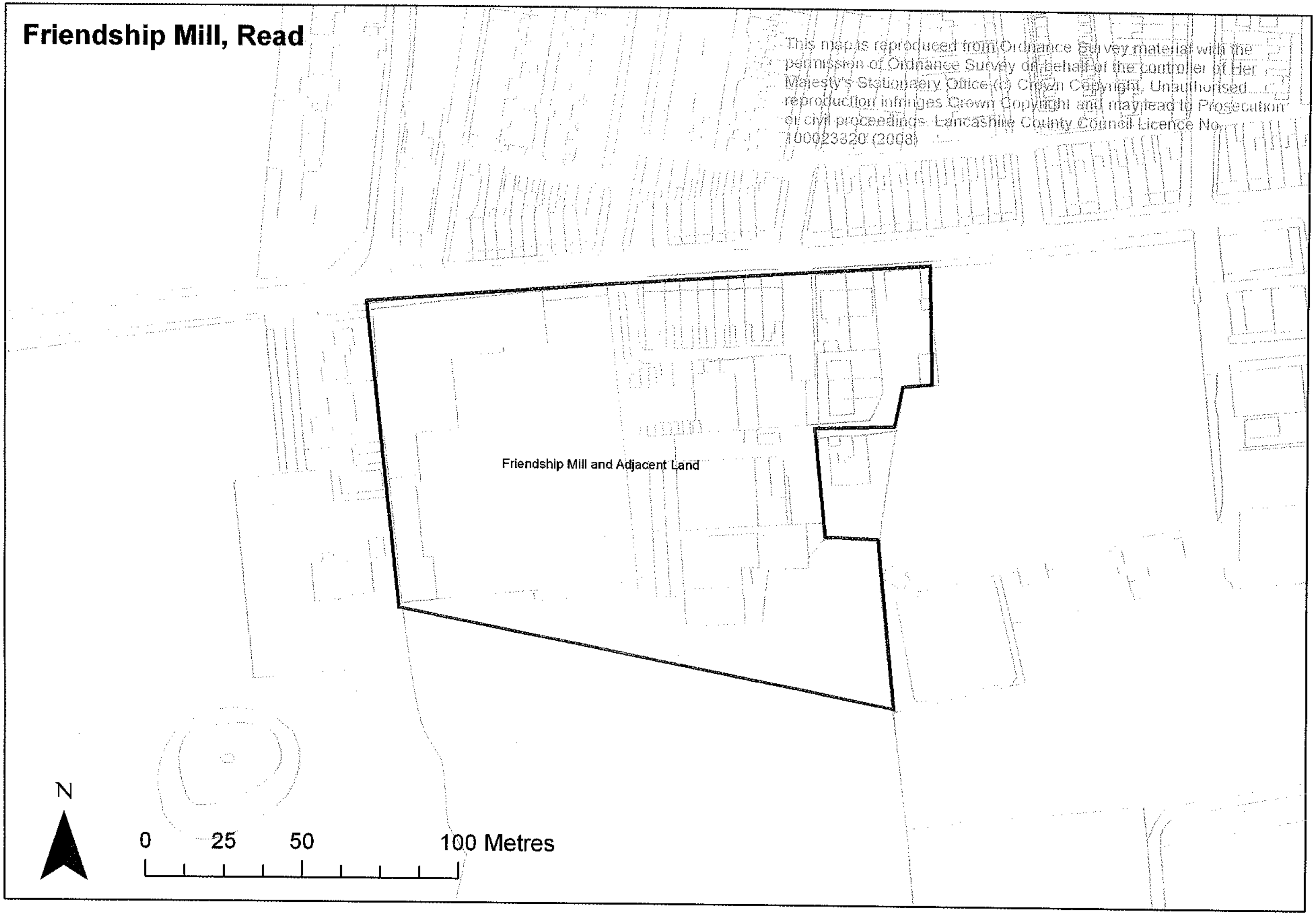


Johnson Matthey Sites, Clitheroe

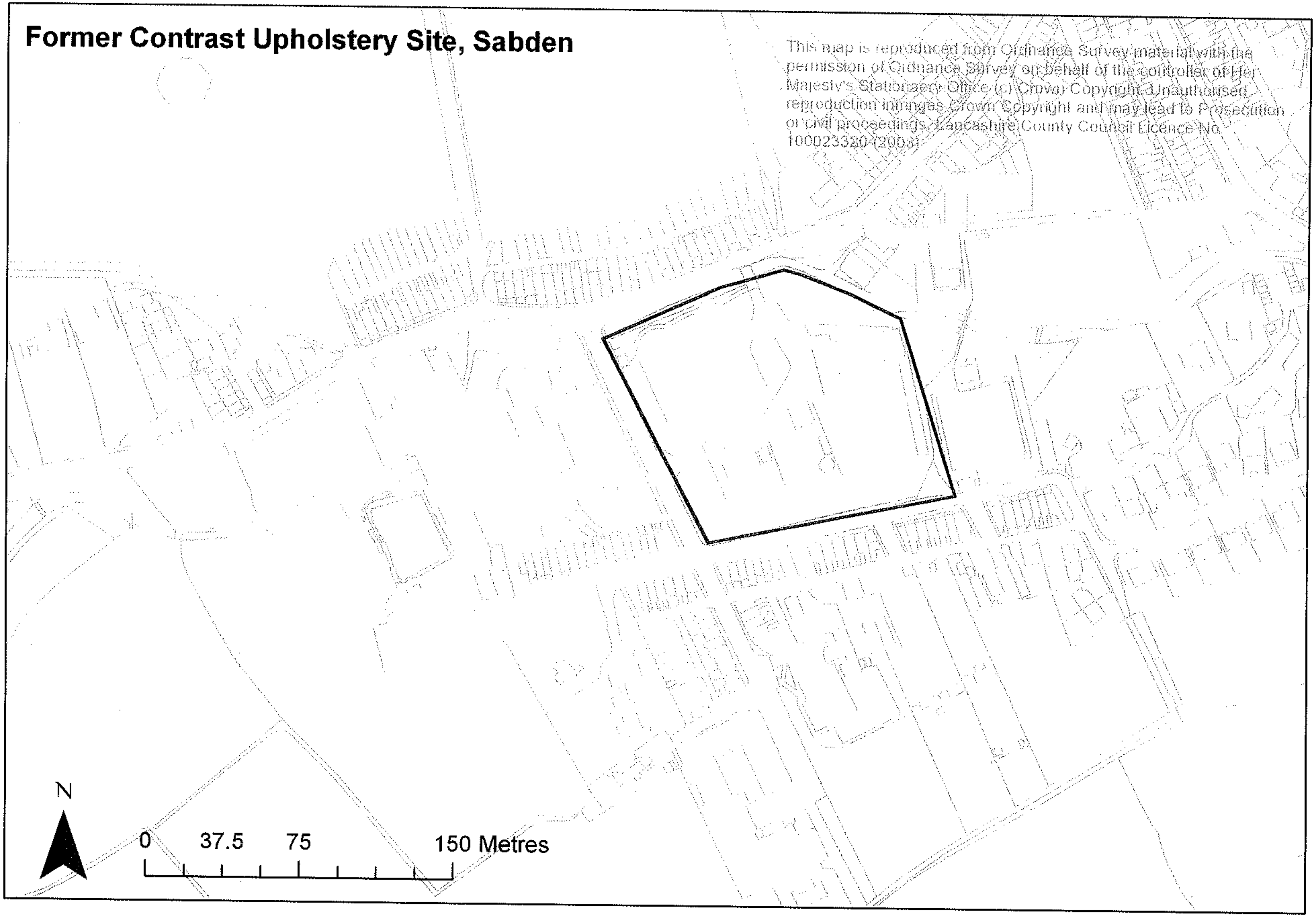


Land at Thurstons, Mellor Brook

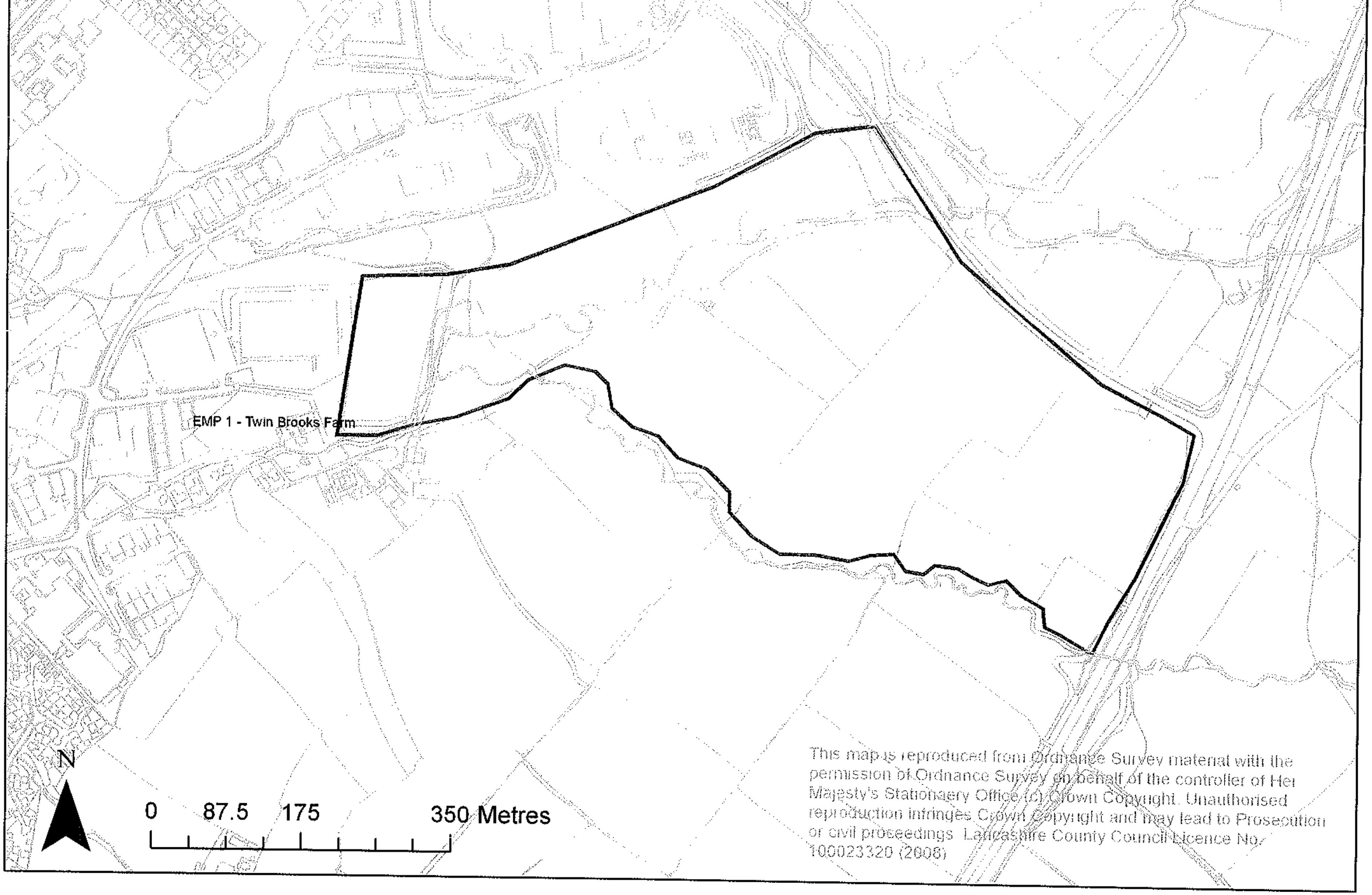


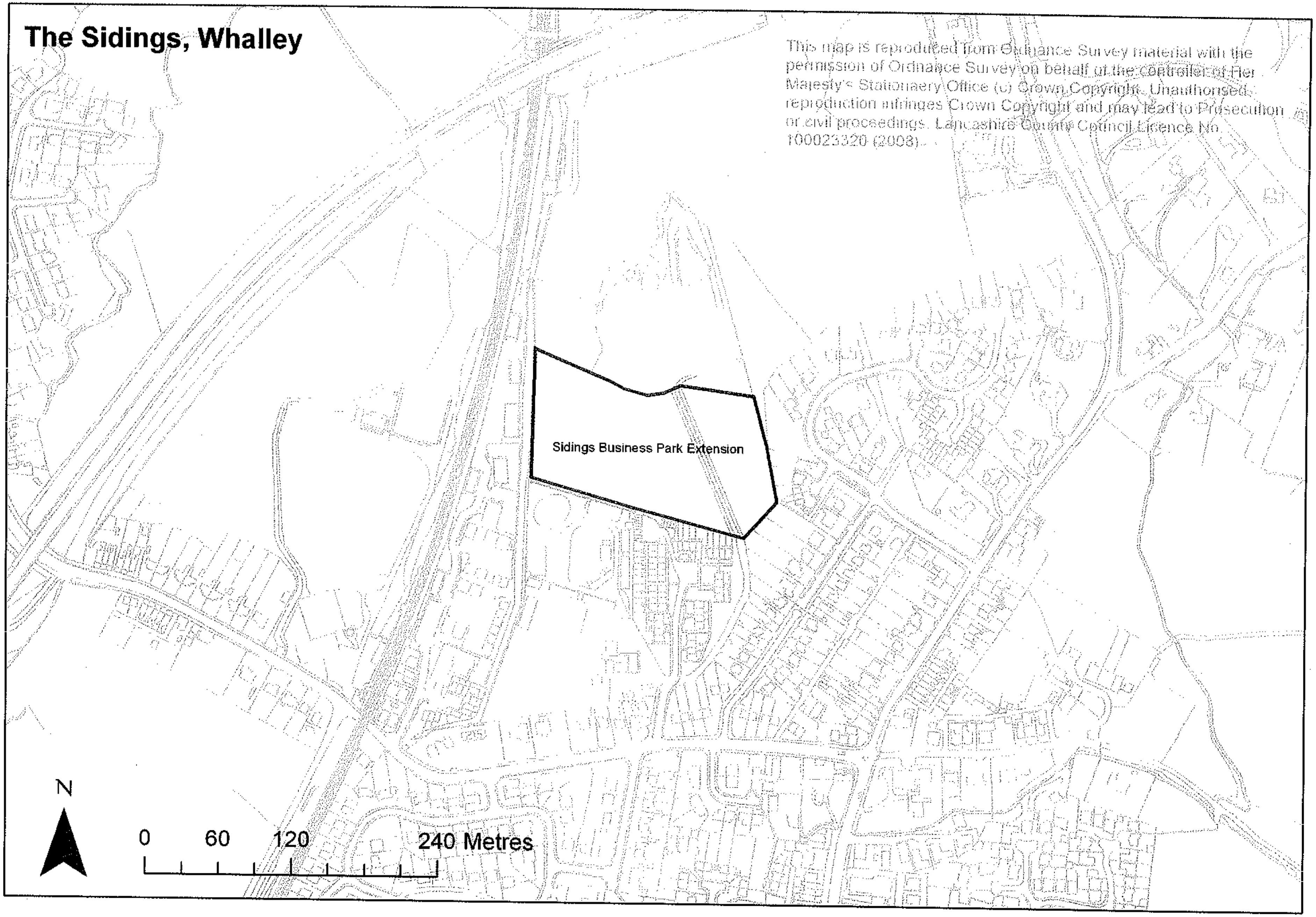

Friendship Mill, Read
Friendship Mill and Adjacent Land
N
0
25
50
100 Metres

Former Contrast Upholstery Site, Sabden



Salthill Industrial Estate Extension





The Sidings, Whalley
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Sidings Business Park Extension
N
0
60
120
240 Metres

Appendix 6

Detailed Site Scoring

RIBBLE VALLEY SITES SCORING SYSTEM

Location	Proximity to strategic highway network	Site adjacent to primary route A59/A671/A666 junction – score 10 Site ½ km from primary route A59/A671/A666 junction – score 9 Site 1 km from primary route A59/A671/A666 junction – score 8 For each further half km distance from junction, reduce score by one point, i.e. any site 5 km or further from primary route A59/A671/A666 junction scores zero.
	Proximity to motorway network	Site within 1 km of M6/M65 junctions – score 10 Site within 5 kms of M6/M65 junctions – score 6 Site within 10 kms of M6/M65 junctions – score 3 Site outside 10 kms of M6/M65 junctions – score 0
	Prominence	Site adjacent to, and visible from primary route A59/A671/A666 – score 10/9 Site adjacent to, and visible from other dual carriageway – score 8/7 Site adjacent to, and visible from other A road – score 6/5 Site has local prominence, e.g. within its industrial location – score 4/3 Site located in 'backlands' – score 2/1/0
Public Transport		Site on a bus route and near to rail station – score 10 Site on a bus route – score 5 Limited public transport – score 0
Planning Status		If site is in Enterprise Zone – score 10 If site has detailed planning status – score 8 If site has outline planning status – score 6 If site approved in the development plan – score 4 If site is available, subject to planning – score 1
Services Availability		If all services are provided and in place – score 10 If priority services are available with no abnormal costs – score 7 If all priority services are available, but with abnormal costs – score 3 Some services are unavailable – score 0
Constraints		May be physical, planning, or legal Take a subjective view – reduce score by 2 for each constraint If there are none – score 10
Environmental Setting		Subjective sliding scale, 0-10, for example if: High quality business park/greenfield location – score 10 Moderate quality industrial estate – score 5 Poor quality industrial estate/in-fill location – score 2
Flexibility		In terms of site shape and ability to sub-divide to suit smaller occupiers. Subjective, but consider the site within its context/category. Score 10 if it is flexible, 0 if it is inflexible.
Availability		Site is available to develop within 1 year – score 10 Site is available to develop in 1 – 3 years – score 6 Site is available to develop in 3 – 5 years – score 3 Site is available to develop in 5 + years – score 0

Existing Sites

Site Name	Type	Size, ha	Road Proximity	Motorway Proximity	Prominence	Public Transport	Planning Status	Services Availability	Constraints	Environmental Setting	Flexibility	Availability	Total	Market-led Sub-Total	Likely Use	Constraints
Hindle & Scholfield, Barrow Brook	Brownfield	1.01	10	3	10	5	8	10	8	10	8	10	82	41	Office	Funding
Total Foods, Barrow Brook	Brownfield	0.86	10	3	10	5	8	10	10	10	6	10	82	39	Industrial	None
New Close Properties, Barrow Brook	Brownfield	3.31	10	3	10	5	6	10	8	10	10	6	78	43	Mixed-use	Funding
NJW/Papillon (1), Barrow Brook	Brownfield	4.32	10	3	10	5	6	10	8	10	10	6	78	43	Office	Funding
NJW/Papillon (2), Barrow Brook	Brownfield	1.03	10	3	10	5	4	10	6	10	6	0	64	39	Hotel/Leisure	Funding, non-employment aspirations
Whalley Industrial Park, Barrow	Brownfield	0.29	6	3	2	5	8	10	10	4	4	10	62	19	Industrial	None
Salesbury Hall Farm, Ribchester	Brownfield	0.13	5	3	3	5	8	10	8	7	2	10	61	20	Offices	None
Coalyards Site, Time Technology Park, Simonstone	Brownfield	0.58	6	6	5	5	4	7	10	6	5	6	60	28	Industrial	None
Grant Thornton site, Simonstone	Brownfield	1.10	6	6	9	5	1	7	6	8	5	3	56	34	Industrial/Office	No planning, no developer
Adjacent Twin Brooks Farm, Salthill Industrial Estate, Clitheroe (EMP 1)	Greenfield	0.92	6	0	2	0	4	7	6	5	3	6	39	16	Industrial	Location, no developer
Chapel Hill, Longridge (EMP 4)	Brownfield	1.78	0	3	2	3	4	7	4	2	5	0	30	12	Housing	Contamination, poor access, owner aspirations
Total		16.33														

Potential New Employment Sites

Site Name		Size, ha	Road Proximity	Motorway Proximity	Prominence	Public Transport	Planning Status	Services Availability	Constraints	Environmental Setting	Flexibility	Availability	Total	Market-led Sub-Total	Constraints
Land at Thurstons, Mellor Brook	Brownfield/Greenfield	0.59	10	6	10	5	0	7	8	8	6	6	66	40	Aspirations for housing
Barrow Brook Business Park Extension, Barrow	Greenfield	4.20	10	3	10	5	0	0	8	10	8	6	60	41	Aspirations for housing, investment risk
Salthill Industrial Estate Extension, Clitheroe	Greenfield	26.20	10	0	10	10	0	0	6	10	10	3	59	40	Multiple ownership, drainage
Friendship Mill and land adjacent, Read	Brownfield/Greenfield	1.90	10	5	10	5	0	7	6	5	5	6	59	35	Aspirations for housing
Auction Mart, Gisburn	Brownfield	6.60	10	5	10	5	0	7	6	5	7	3	58	37	Still in use, potential contamination
Land at Petre roundabout, Longsight Road, Langho	Brownfield/Greenfield	1.99	10	3	10	5	0	0	8	10	7	3	56	40	Aspirations for housing
Sidings Business Park Extension, Whalley	Greenfield	2.00	9	3	3	10	0	0	6	10	8	6	55	33	Aspirations for housing
Johnson Matthey Site, Clitheroe	Brownfield	13.29	9	0	6	10	0	10	4	4	8	3	54	27	Aspirations for housing
Cobden Mill, former Contrast Site, Sabden	Brownfield	1.50	0	0	3	5	0	10	8	5	6	10	47	14	Aspirations for housing, poor access
South of Chapel Hill, Longridge	Greenfield	2.97	0	3	2	3	0	3	6	4	6	3	30	15	Aspirations for housing, potential contamination
Total		61.24													