

Response to Inspector's main issues and questions re RVBC HEDDPD EiP

Hearing Statement On behalf of the Trustees of Waddington Hospital

We act on behalf of the Trustees of Waddington Hospital (TWH) and have made representations through this HEDDPD process both individually for TWH and for them jointly with the Printed Cup Company which would be an end user. Those written comments still stand. This statement responds to the issues and questions raised by the Inspector.

Issue 3 Question a)

Will the DPD enable the aims of the Ribble Valley Core Strategy 2008-2028 to be met in respect of economic development; how will the broad aims of Key Statement DS1 be met through the allocations of the DPD?

No. Allocating 4 ha of employment land for the entire plan period in an area that already has a high level of out commuting will only worsen the imbalance and reduce the retention and creation of employment opportunities.

RVBC has an aging population and limited job opportunities thus many residents of working age out commute to Preston, Skipton, Blackburn and other towns along the M65 and as far as Manchester and Lancaster. Allocating land for employment development in Clitheroe, the main and most sustainable and accessible settlement in RVBC, will contribute to stemming this outflow and provide local job opportunities.

By way of illustration our client Printed Paper Cup Company an established manufacturer wishes to expand in Clitheroe, close to their existing premises on Taylor Street. Their minimum industrial land need alone is about 2.5 hectares.

Lincoln Way, Clitheroe is one of the largest employment zones in RVBC and is well located to Clitheroe the identified main settlement in the Core Strategy policies EC1 and DS1 which say the main settlements and the 2 strategic employment sites should be key focus for employment growth. DS1 also sets out the settlement hierarchy for housing development, again Clitheroe is identified as the main settlement. Whilst several housing consents have been granted (mainly on appeal) around Clitheroe over the last few years there has not been the same level of new employment sites and opportunities.

Issue 3 Question b)

Would the approach of allocating 3 sites provide flexibility and choice for employment land within the Borough?

No. There should be a wider range of job opportunities closer to the borough's principle settlements, the strategic housing site and the areas of residential development.

The strategic employment site at Barrow is mainly offering service sector fast food and retail jobs, as existing, with recent consents for 2 drive through restaurants and national chain sandwich outlet, a convenience store as well as a warehouse storage facility. The balance of

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the offer is toward the 'A' class uses rather than 'B' class uses. There are no allocations for 'B1 or B2' employment uses. There needs to be a range of employment uses and job types.

Our clients land at Lincoln Way is ideally located adjacent to the existing employment area and to Clitheroe town centre to enhance the employment offer of B1/2/8 uses. It is more policy compliant than proposed sites EAL1 and EAL3.

Issue 3 Question d)

Is monitoring adequate and what steps will be taken if sites do not come forward?

No. No specific information has yet been provided by RVBC on this. Should that information be forthcoming in their responses to the Inspector's questions which they are due to submit the week after all other parties have to respond then we reserve the right to add further to our replies.

There is no flexibility and no alternatives if these sites are either delayed or do not come forward other than through the application and appeal process.

5.12.17

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