

320120739P

Planning Statement

On behalf of:

Admiral Taverns (Cygnet) Limited

Proposal:

Outline planning application with all matters reserved for up to 13,000sqm of mixed Use Class B1, B2 and B8 employment floorspace with access and associated landscaping

Development Site:

Land north of Barrow Brook Business Village, Barrow, Clitheroe

Unit A Bourton Business Centre
Manor Farm • Buckingham MK18 7DS
Tel • 01280 822833 • Fax • 01280 823333
Email • info@caldecottgroup.com

www.caldecottgroup.com

Contents

- 1.0 Introduction
- 2.0 Site & Surroundings
- 3.0 The Proposed Development
- 4.0 Constraints Analysis
- 5.0 Involvement
- 6.0 The Development Plan
- 7.0 Planning Analysis
- 8.0 Planning Obligations Statement
- 9.0 Design Statement
- 10.0 Access Statement
- 11.0 Conclusions

Appendix A – Site Location Plan

Appendix B – Public Right of Way Plan

Appendix C – Pre-app Response

Appendix D – Extract from the Ribble Valley Annual Monitoring Report 2011

Appendix E – Extract from the Ribble Valley Employment Land and Retail Study October 2008 – Section 11

Appendix F – Ribble Valley Employment Land Position Statement 2011

Site •

Land North of Barrow Brook Business Village, Barrow,
Clitheroe

Report for •

Admiral Taverns (Cygnets) Limited
Suite H3
Steam Mill Business Centre
Steam Mill Street
Chester
CH3 5AN

Document revisions •

No	Details	Date
CC/450/13	For pre-app submission	21/01/2011
CC/450/20	Planning Submission	21/06/2012
CC/450/20a	Planning Submission	06/07/2012

Caldecotte Consultants • Unit A Bourton Business Centre •
Manor Farm • Buckingham • MK18 7DS
Tel • 01280 822833 • Fax • 01280 823333
www.caldecottengroup.com

Copyright – The contents of this document must not be reproduced in whole or in part without the written consent of Caldecotte Consultants

320120739P

1.0 Introduction

- 1.1 This Statement has been prepared on behalf of Admiral Taverns (Cygnet) Limited in support of their Outline Planning Application with all matters reserved for up to 13,000sqm of mixed Use Class B1, B2 and B8 employment with access and associated landscaping on land north of the Barrow Brook Business Village, Barrow, nr Clitheroe.
- 1.2 This statement includes a description of the development site and planning history, an evaluation of the context of the site, an appraisal of all relevant planning policies, followed by a Design and Access Statement to justify the design rationale behind the proposed development. The statement is concluded with a summary of the main planning considerations relevant to this case.
- 1.3 This Statement should be read in conjunction with the proposal drawings and accompanying documents:
- Sursham Tompkins & Partners drawing no.5251-08B – Site location plan
 - Topographical Survey
 - Feasibility layout plan 5251/09 by Sursham Tompkins & Partners
 - Transport Assessment by Opus
 - Flood Risk Assessment by AAH Planning
 - Ecology Study by Bowland Ecology
 - Contaminated Land Study by Opus

2.0 Site & Surroundings

- 2.1 The proposal site is located immediately to the north of the Barrow Brook Business Village, which is situated on the east side of the large village of Barrow. The village is located between Whalley (approximately 1.2 miles to the south) and Clitheroe (approximately 2.1 miles to the north) and bypassed to the west by the A59, a major primary route linking Preston and the M6 in the west to Clitheroe and Skipton beyond.

- 2.2 The rectangular 3.05 hectare site comprises agricultural land, see site location plan in Appendix A. The northern, southern and eastern boundaries are defined by the existing field boundaries and hedges, the eastern boundary is formed by the A59. Part of the western boundary is undefined on the ground and is drawn in-line with the barbed wire fence which extends to the north.
- 2.3 Immediately to the south is Barrow Brook Business Park, a strategic business location within Ribble Valley which is accessed directly off the A59; comprising the site of the former Barrow Print Works. Hey Road links from the A59 roundabout into the Business Park, providing access to existing petrol filling station, Co-operative foodstore, McDonald's restaurant, Total Food Services distribution centre, offices and residential uses. The Business Village has outline planning permission for a variety of uses including offices, light industrial, hotel / conference centre and housing.
- 2.4 A Public Right of Way – Wiswell FP1 – crosses the application site running west to east, from the rear of Barrow Primary School to the A59, see plan in Appendix B.

Surroundings

- 2.5 Barrow had a population of 659 in 2001. It has a primary school, the Bay Horse Public House, take-away restaurant, day care facility, public open space, children's play area, a Lancashire mobile library stop, Co-operative convenience shop and petrol filling station and McDonalds. There is the major employment site at Barrow Brook to the east side of the village with consent for live/work units, the Aspire Centre and a significant amount of Use Class B1 employment floorspace. The main settlement of Clitheroe is nearby with all the services that the town offers. Barrow is situated on the former main road linking Clitheroe and Whalley that now forms a bus route operating frequent services throughout the week.
- 2.6 The northern boundary is formed by a low fence with open agricultural land beyond. Beyond the north west corner of the site are the playing fields for Barrow Primary School. To the south west is Washbrook Close, a small housing estate containing semi-detached and terraced housing and bungalows.

320120739P

Planning History

- 2.7 An application for the change of use to market (car boot selling) on land to the rear of the King Charles was refused in September 2006.
- 2.8 Barrow Brook Business Village has been subject to a variety of planning applications since the original outline application – 3/1989/0405 – approved in May 1990 for ‘the development of the 19 hectare site for offices, light industrial use, hotel / conference centre and housing with associated access roads and car parks’. This permission was renewed in October 1993 – application 3/1993/0316 refers – and subsequently the condition specifying the period for the approval of the reserved matters was extended on various sites within the original outline permission; in October 1996 – 3/1996/0478 refers – November 1999 – 3/1999/0743 refers – December 2002 – 3/2002/0830 refers – January 2005 – 3/2004/1163 refers – and most recently in November 2007 – 3/2007/0851 refers – which relates to the land immediately to the south of the site.
- 2.9 The Total Food Service distribution facility and associated office to the south west of the application site and access was approved with Full Planning Permission in September 2006 – application 3/2006/0564 refers.
- 2.10 The arterial road which links the proposed indicative point of access to serve the application site to Hey Road was approved under reserved matters application 3/2006/0643 in March 2003.
- 2.11 There is a current outline application reference 3-2012-0346 submitted by Newclose Properties for ‘Mixed B1, B2 and B8 industrial use including means of access’ which includes the application site and additional land to the north, totalling 5.76 hectares.

3.0 The Proposed Development

- 3.1 An Outline Planning Application is submitted for the principle of the residential development of the site. All other matters are reserved therefore ‘access’, ‘layout’, ‘scale’, ‘appearance’ and ‘landscaping’ comprise the Reserved Matters. The following information on use, amount, access, layout and scale parameters is provided in accordance with Article 4 of the Town & Country Planning

(Development Management Procedure) (England) Order 2010 and Circular 01/2006.

Use

- 3.2 The proposed use is to be employment development of the whole 3.05 hectare site with associated infrastructure. The industrial uses proposed include those within Use Class B1 – offices, light industrial and research and development – B2 – General industry and B8 – storage and distribution.

Amount of Development

- 3.3 This application proposes a mixed employment development of Use Classes B1, B2 and B8 up to a maximum of 13,000sqm GFA.

Indicative Access Points

- 3.4 The site will be accessed via the southern boundary and onto the northern arterial road onto Hey Road, which creates direct access across the established road network through the Business Park onto the A59 at the roundabout.

Indicative Layout

- 3.5 The submitted feasibility layout shows how the employment development could be laid out to provide the mixed employment development. A landscape buffer will be provided to the site boundaries to screen the development.

Scale Parameters

- 3.6 Proposed buildings will be a mixture of floor sizes to meet the local employment needs. Units sizes will range from 300sqm moderate quality industrial units to larger 3,000 employment units. See paragraph 9.8 for an indication of the upper and lower limits for height, width and length of the buildings based on the concept layout.
- 3.7 Full justifications for the proposed use, amount, access, layout and scale parameters are contained within the Design & Access Statements.

320120739P

4.0 Constraints Analysis

4.1 An analysis of local and national designations provides the following review of site constraints:

- Heritage Assets – There are no designated heritage assets in the site or locality
- Flood Risk – The Environment Agency flood maps confirm the site is within Flood Zone 1 and at a low risk from flooding
- Air Quality – The site is not within or adjacent to an Air Quality Management Area
- Biodiversity and Geology – There are no local, national or international designations on or in the immediate locality of the proposal site
- Landscape – The site is not subject to a local or national landscape designation. Barrow is located within the Undulating Lowland Landscape Character Area that is defined by farmland
- Green Belt – The site is not located within the green belt
- Footpaths – Public right of way footpath FP.1 links Whalley Road to FP.2 to the east of the A59, the footpath runs along the northern boundary and then at a diagonal from the south side of the school playing field towards the A59 roundabout
- Local Plan – The site is outside of the Ribble Valley Local Plan Policy G4 village settlement boundary and is neither undesignated nor allocated for any purpose and is open countryside.
- Access – Access is available to the western parcel from Hey Road via the exiting Business Park.

4.2 As a result, the proposal site is not considered to be a significant and environmentally sensitive site where development may be restricted

5.0 Involvement

5.1 A meeting was held on 8th March 2011 with Colin Sharpe (Senior Planning Officer), Diane Caffrey (Planning Policy Officer), Martin Nugent (Lancashire County Council Highways) and Craig Matthews (Ribble Valley Economic

Development Officer) to discuss proposals for the Admiral Taverns landholding at Barrow. A copy of the pre-application response is included within Appendix C.

- 5.2 Subsequent telephone conversations with Colin Sharpe and Colin Hirst have updated the planning policy situation concerning employment land supply and the emerging Core Strategy.

6.0 The Development Plan

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states *"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise"*. This plan-led approach to decision taking is reinforced by paragraphs 2, 11, 12 and 196 of the National Planning Policy Framework (NPPF).
- 6.2 The NPPF includes a guide on the status of existing and emerging local plans and the impact of the introduction of the NPPF on them – paragraphs 214 and 215 refer.
- 6.3 The current planning policies for Ribble Valley Borough Council are those saved from the Ribble Valley Districtwide Local Plan (RVLP) adopted June 1998. As this Local Plan pre-dates the 2004 Act, paragraph 215 'other cases' applies. Therefore, in line with NPPF paragraph 215, when making decision on planning applications, the RVLP policies will continue to be used where they are consistent with the NPPF. In cases where policies are not consistent with the NPPF, the policies in the NPPF will take precedence.
- 6.4 The North West England Regional Spatial Strategy to 2021 published September 2008 (RSS) is also part of the Development Plan. Full weight can be given to relevant policies in the RSS for a period of 12 months, unless there is a more than limited degree of conflict with the NPPF, or until such time as formal revocation has occurred.

National Planning Policy

National Planning Policy Framework (NPPF) published 27th March 2012

- 6.5 The NPPF states that there should be a presumption in favour of delivering sustainable development (Paragraphs 6, 11, 14, 15, 16 and 197). Paragraph 7 sets out what sustainable development means for the planning system by identifying three roles; economic, social and environmental. Paragraph 14 requires the decision-taker to grant permission for sustainable development, subject to two exceptions.
- 6.6 Paragraph 17 sets down the twelve core planning principles which underpin both plan-making and decision-taking.
- 6.7 Section 1 provides the policies for how sustainable development will be delivered through building a strong and competitive economy. Paragraph 19 requires the planning system to 'do everything it can to support sustainable economic growth', where 'significant weight should be placed on the need to support economic growth'. Paragraph 20 requires local planning authorities to plan positively to meet future business needs. Paragraph 21 establishes the steps which local authorities should take to deliver a strong and competitive economy.
- 6.8 Paragraph 32 requires transport decisions should take into account; the opportunities for sustainable transport modes; safe and suitable access can be achieved; and development should only be prevented on transport grounds where the residual cumulative impacts are severe.
- 6.9 Section 7 refers to the importance of delivering good design as a key aspect of sustainable development. Paragraphs 56, 58, 60, 61 and 64 are relevant to the appeal proposal in relating to taking planning decisions in ensuring high quality design.
- 6.10 Paragraphs 160 and 161 establish the evidence base steps which local authorities should take to have a clear understanding of business needs in their area and plan for its delivery.

Regional Spatial Strategy

- 6.11 Policy DP1 sets out the spatial principles that underpin the RSS to; promote sustainable communities, promote sustainable economic development, make the best use of existing resources and infrastructure, manage traffic demand, marry opportunity and need, promote environmental quality, mainstream rural issues and reduce emissions and adapt to climate change.
- 6.12 Policy DP2 requires the creation of sustainable communities, combining places where people want to live and work in both urban and rural areas.
- 6.13 The promotion of sustainable economic development is a fundamental principle of the RSS. Policy DP3 seeks to support and promote sustainable economic growth and reduce inequalities.
- 6.14 Policy DP4 requires priority to be given to developments in locations consistent with the spatial frameworks where there are opportunities to build upon existing concentrations of activities and existing infrastructure. A third stage sequential approach is proposed to first concentrate development within settlements on previously developed land, before looking to develop in other locations.
- 6.15 Policy DP5 requires development to be located so as to reduce the need to travel, provide safe and sustainable access for all, taking into account public transport, cycling and walking accessibility.
- 6.16 Policy DP7 highlights the need to promote all aspects of environmental quality to ensure development lives within environmental limits, respects the environment, natural resources and biodiversity.
- 6.17 Policy DP9 sets two aims, to reduce emissions and adapt to climate change, and sets out measures to deliver these objectives in planning decisions.
- 6.18 The regional spatial priorities are set out in Policy RDF1. In non-specified locations development may be acceptable where it meets the spatial and sustainable principles of policies DP1 to DP2 that underpin the RSS.

320120739 p
caldecotte

6.19 Policy W1 establishes the objectives to strengthen the regional economy. Local authorities should ensure there is sufficient portfolio of local employment land supply to ensure:

- *The most appropriate range of sites, in terms of market attractiveness and social environmental and economic sustainability and safeguarded for employment use;*
- *these sites can meet the full range of needs and are actively marketed;*
- *at least 30% of sites are available at any one time so that all new and existing businesses have the ability to grow successfully;*
- *the amount of brownfield land used for employment purposes is maximised, reflecting the likely increases in the amount available as a result of economic restructuring;*
- *full consideration is given to the scope for mixed-use development particularly within centres, and on larger sites;*
- *appropriate provision is made in Key Service Centres and full consideration given to the innovative re-use of agricultural buildings to facilitate the growth and diversification of the rural economy;*
- *the implications of home working on the scale and location of future employment land requirements are considered.*

Local Planning Policy

Ribble Valley Districtwide Local Plan

6.20 The RVLP objectives in Chapter 2 remain relevant to the general approach to new employment proposals, in particular paragraph 2.1.1 emphasises the importance of continuing to plan for the economic needs of the community, and states:

"Our aims are to identify, develop and promote the social, economic and physical well-being of the community of Ribble Valley in the most efficient, effective and economic manner consistent with the rural nature of the area "

6.21 The objectives in RVLP paragraph 2.6 reiterate the economic aims to identify land for new industrial / employment generating operations in sites attractive to potential users, to encourage a broader economic base and to protect remaining and increase job opportunities.

6.22 Policy G1 sets out the general criteria to guide all new development proposals with the aim to provide a high standard of building design and landscape quality and amenity protection.

(a) Development should be sympathetic to existing and proposed land uses in terms of its size, intensity and nature.

(b) The likely scale and type of traffic generation will be assessed in relationship to the highway infrastructure and the proposed and existing public transport network. This will include safety, operational efficiency, amenity and environmental considerations.

(c) Developments should make adequate arrangements for car parking (see Policy T7).

(d) A safe access should be provided which is suitable to accommodate the scale and type of traffic likely to be generated.

(e) The density, layout and relationship between buildings is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings as well as the effects of development on existing amenities.

(f) Developments should provide adequate arrangements for servicing and public utilities.

(g) Developments should provide adequate daylighting and privacy.

(h) Materials used should be sympathetic to the character of the area

(i) Developments should not result in the loss of important open space including public and private playing fields.

(j) Developments should not damage SSSI's, County Heritage Sites, Local Nature Reserves or other sites of nature conservation importance.

(k) Development should not require culverting, artificial channelling or destruction of a watercourse. Wherever possible watercourses should be maintained within a reasonable corridor of native vegetation.

(l) Developments should be economic in the use of land, water and aggregates and should not prejudice future development which would provide significant environmental and amenity improvements.

(m) Where it is the intention to rely upon a private water supply, developments should provide an adequate means of water supply, which will not derogate existing users

- 6.23 Policy G2 sets out the overall settlement strategy for Ribble Valley where new development will be mainly directed towards land within the main settlement boundaries of Wilpshire, Clitheroe, Billington, Longridge and Whalley.
- 6.24 Barrow was categorised as a village under Policy G4 with a village development boundary defined. Planning permission will be granted for proposals falling within the following categories:
- a) *The development of sites allocated in this plan.*
 - b) *The use of infill sites not defined as essential open spaces.*
 - c) *The rehabilitation and reuse of rural buildings.*
 - d) *Proposals which contribute to the solution of a particular local housing, social, community or employment problem.*
- 6.25 Policy G5 controls development outside of the main settlement boundaries and the village boundaries. Planning permission will only be granted for small scale developments which are:
- i. Essential to the local economy or the social well being of the area; or
 - ii. Needed for the purposes of agriculture or forestry; or
 - iii. Sites developed for local needs housing; or
 - iv. Small scale tourism developments and small scale recreational developments appropriate to a rural area; or
 - v. Other small-scale uses appropriate to a rural area which conform to the policies of this plan.
- 6.26 Policy ENV3 states:

"In the open countryside outside the AONB and areas immediately adjacent to it, development will be required to be in keeping with the character of the landscape area and should reflect local vernacular, scale, style, features and building materials. Proposals to conserve, renew and enhance landscape features will be permitted, providing regard has been given for the characteristic landscape features of the area."

6.27 Policy T1 sets out the criteria to assess the overall highways and transport impact of new development.

- *The availability and adequacy of public transport to serve those moving to and from the development;*
- *The relationship of the site to the primary route network;*
- *The provision made for access to the development by pedestrian, cyclists and those with reduced mobility;*
- *Proposals which promote development within existing developed areas at locations which are highly accessible by means other than the private car;*
- *Proposals which locate major generators of travel demand in existing centres which are highly accessible by means other than the private car;*
- *Proposals which strengthen existing town and village centres which offer a range of everyday community shopping and employment opportunities by protecting and enhancing their viability and vitality;*
- *Proposals which locate developments in areas which maintain and improve choice for people to walk, cycle or catch public transport rather than drive between homes and facilities which they need to visit regularly;*
- *Proposals which limit parking provision for developments and other on or off street parking provision to discourage reliance on the car for work and other journeys where there are effective alternatives*

6.28 Policy T7 requires all development proposals to provide adequate car parking and servicing space.

Emerging Ribble Valley Local Development Framework

6.29 Paragraph 216 of the NPPF advises decisions-takers may also give weight to relevant policies in emerging plans according to; the stage of preparation; the extent to which there are unresolved objections; and the degree of consistency to the NPPF.

6.30 The Core Strategy 2008-2028 – A Local Plan for Ribble Valley' (RVCS) Regulation 19 Consultation Draft was first published in May 2012. The strategy sets out the chosen option for the Borough between 2008 and 2028, as an "area with an exceptional environment and quality of life for all, sustained by vital and

vibrant market towns and villages acting as thriving service centres, meeting the needs of residents, businesses and visitors”.

- 6.31 The RVCS remains at an advanced stage in the plan-making process, setting out the chosen option for development, backed by an evidence base of supporting documents.
- 6.32 Key Statement DS1 sets out the development strategy for the Borough. Strategic employment opportunities “will be promoted through the development of the Barrow Enterprise Site as a main location for employment”. Furthermore the Policy explains “development that has recognised regeneration benefits, is for identified local needs or satisfies neighbourhood planning legislation, will be considered in all the Borough’s settlements, including small scale development in the smaller settlements that are appropriate for consolidation and expansion or rounding-off of the built-up area.”
- 6.33 Supporting paragraph 4.11 confirms the Plan will deliver “the minimum required level of land for economic development’ of 9 hectares over the Plan period. The existing site at Barrow Enterprise Park has been identified as the Borough’s ‘principle location for employment’.
- 6.34 Paragraph 7.4 recognises that suitable locations that are well related to the A59 corridor “will also have the potential to deliver economic growth through the delivery of appropriate sites”.
- 6.35 Key Statement EC1 establishes the strategic requirement to allocate an additional 9 hectares of land for employment purposes, to be directed to “appropriate and sustainable locations”.
- 6.36 Key Statement DMB1 states the Council will support business growth.

Material Considerations

Ribble Valley Settlement Hierarchy Paper

- 6.37 The paper was published in 2008 and a guide to assist planning decisions for the scale and future location of new housing, leisure, employment and other development across the Borough. The level of access to services and facilities in terms of employment, transport, accessibility, convenience, community, health

and education were considered. The village of Barrow is within the third tier of settlements behind Clitheroe, Longridge and Whalley.

The Ribble Valley Employment Land and Retail Study

- 6.38 The Study was published in October 2008 and forms part of the adopted evidence base documents for the LDF. The study reviews the supply and demand for employment land and premises (B1, B2 and B8) in Ribble Valley up to 2018.

The Ribble Valley Employment Land Position Statement

- 6.39 The statement was published in June 2011 to update the 2008 study following recent permissions, completions and losses of employment land in 2008-2010.

The Ribble Valley Annual Monitoring Report December 2011

- 6.40 The latest Annual Monitoring Report provides a summary of the monitoring data for employment developments in the period 2005-2006 to 2010-2011.

The Ribble Valley Economic Strategy 2009-2014

- 6.41 The Strategy aims to provide a *"competitive and sustainable economy for Ribble Valley, providing opportunities for employment and continuous business development"*. The strategy sets out five key themes; regeneration and economic development; business support and development; infrastructure and communications; image, marketing and promotion; and ensuring there is the right employment and skills.
- 6.42 Whilst there are many strengths to the economy of Ribble Valley the Strategy highlights many weaknesses and threats including; high housing costs; the limited amount of employment land; a generally ageing population; high and increasing levels of in and out commuting and worsening self containment rate; low inward investment profile; potential loss of existing firms for expansion and the continuing loss of employment land to alternative uses.
- 6.43 To address these significant economic issues the Strategy aims to create action plans for the major service centres, support regeneration activities, strengthen communication mechanisms, ensure wider appreciation of local issues and work towards generating a high wage economy.

320120739P

7.0 Planning Analysis

- 7.1 The Ribble Valley Local Plan (RVLP) is time-expired and out-of-date under paragraphs 14 and 215 of the NPPF; having only been designed to meet the needs of the Borough from 1991 until mid 2006. The employment policies contained within the RVLP Chapter 6 do not specifically deal with a situation for assessing proposals for windfall employment developments, whether inside or outside of the existing settlement frameworks. As a consequence, the RVLP doesn't provide a strategy for how future needs are to be delivered in-line with Section 1 of the NPPF, the Ribble Valley Economic Strategy and RSS Policy W1 objective to provide a sufficient portfolio of local employment land supply.
- 7.2 The proposed employment site, directly to the north of the existing flagship Barrow Brook Business Village mixed use development, is outside of the RVLP Policy G4 Village Development Boundary and located within the open countryside. As a proposed employment site that is not in accordance with an up to date development plan, this proposal should be considered in the light of NPPF Section 1 and the North West RSS spatial objectives and Policy W1.
- 7.3 During the period 1991-2006, the now expired Lancashire Structure Plan 1991-2006 placed a requirement of 40 hectares of business and industrial land provision that was then reflected in the RVLP through allocations. Three sites were allocated for employment use comprising:
- 2.87 hectares of land at Salthill Road, Clitheroe for Use Class B1 or B2 (Policy EMP1) has primarily been completed with 0.92 hectares remaining,
 - 7 hectares of land to the north of the Salthill Industrial Estate for Use Class B1 or B2 has been completed for B2 and B8 uses (Policy EMP2), and
 - 1.3 hectares of land at Chapel Hill, Longridge for Use Class B1 remains undeveloped and not a deliverable employment site for contamination reasons (Policy EMP4).

- 7.4 Other sites were not specifically allocated for employment in the RVLP and developed for employment uses, including; Barrow Brook, Time Technology Park, The Sidings in Whalley, Brockhall and Calderstones Village Hospital.
- 7.5 These allocated or windfall sites have now largely been completed and developed for offices or developed for non-employment generating uses (such as 2.2 hectare residential site at Barrow Brook), or in the case of the Longridge site is likely to be developed for housing.
- 7.6 The now expired Replacement Joint Lancashire Structure Plan 2001-2016 Policy 14 expected 25 hectares of employment land in Ribble Valley; however the local designations were never updated to reflect this requirement to 2016. As a result there is very little developable and available land for a range of suitable industrial accommodation to meet emerging needs identified through the Employment Land Study.
- 7.7 Market and economic information on current employment demand and future land requirement forecasting for the Borough is contained within the emerging Ribble Valley Core Strategy which has been informed by the Ribble Valley Employment Land and Retail Study published in 2008 – as updated by the 2011 Employment Land Position Statement – and the Ribble Valley Economic Strategy 2009-2014. These studies provide the most up-to-date assessment of business needs in RVBC under paragraphs 160 and 161 of the NPPF.
- 7.8 The RVCS and Economic Strategy highlights the need to support local employers, specifically that local company expansion and increased business start-ups are the major vehicle for future job creation in Ribble Valley. Therefore providing sufficient and suitable employment land within Ribble Valley is critical. The Borough has a highly skilled resident workforce however nearly half commute to work outside of Ribble Valley, with 61% of economically active population within Wiswell and Pendleton Ward travelling out of the ward to access employment. There are other problems with a very localised economy as a result of the distances from major routes, with only the A59 running through the Borough. The Study highlights the need for new employment opportunities to be best located along the A59 to take advantage of this important transport link to

the wider region therefore increasing the attractiveness of the site to the local community, businesses and inward investors.

- 7.9 The Employment Land Study confirms that when applying the annual average take-up over the last 10 years (1.07 ha/year at 2008), there is not enough employment land, of the right quality and type, in the best locations to cater for emerging needs to 2018. The Study (paragraph 7.09) identifies a requirement to find at least 6.3 hectares for employment land, ideally for industrial accommodation, to allow Ribble Valley to sustain a balanced economy.
- 7.10 The situation of need has been updated within the 2011 Employment Land Position Statement – Appendix F. Table 8 and paragraph 4.9 of this Statement confirms 13.5 hectares of land is required to meet needs in a ten-year period between 2010 to 2020; whereby the requirement for new employment land is to find a further 6 hectares. It is important to note that these 6 hectares is in addition to the 'favoured group of sites' which includes the Admiral Taverns landholding within expected supply.
- 7.11 Office led development has comprised a significant part of new employment led developments in recent years, despite relatively low percentage of employment in the financial and business services sectors in the Ribble Valley. There is currently a significant supply of recently constructed and refurbished office accommodation in Ribble Valley including Time Business Park, Gisburn Business Park, Fern Court Clitheroe, The Printworks Barrow Brook and Manor Court. Further land for offices is available with two sites at Barrow Brook that remain undeveloped.
- 7.12 The Employment Land Study highlights the supply of office accommodation contrasts with industrial demand and lack of suitable sites for Use Class B1d, B1c, B2 and to lesser extent B8 uses. Recent industrial property uptake for B1c light industrial uses remains strong despite the current property recession. Developments to the east of Clitheroe at Upbrooks Industrial Estate and Link 59 have been successful in delivering predominately small units of between 2,500-5,000sqft that have been made available on both a freehold and leasehold basis, with around 10,000sqft of the original 100,000sqft remaining at Link 59.

- 7.13 This lack of non Use Class B1a (Office) land supply is also reflected in the recently published Ribble Valley Annual Monitoring Report – Appendix D. Of a total business and industrial use land supply of 12.09 hectares only 4.56 hectares are available for industrial B1b, B1c, B2 or B8 uses, with as little as 2.01 hectares available for B1c light industrial.
- 7.14 Section 11 of the Employment Land Study – see Appendix E – provided a full analysis of ten potential new employment sites against capacity, market demand and sustainability criteria to guide Development Control and Forward Planning decisions to assess potential employment sites. Table 83 of the Study provides a summary of the potential sites, highlighting a northern extension to the flagship Barrow Brook Business Park on Admiral Tavern's landholding as the highest scoring 'major' employment opportunity and the top scoring market desirability / attractiveness score, confirming its strong likelihood of deliverability. Paragraph 11.10 of the study states:

"An extension to Barrow Brook Business Park could serve as an excellent location for new industrial premises. It would complement the existing planned mixed-use development of housing, office and industrial. A brownfield location, it has key infrastructure in place and development costs are therefore likely to be lower than expected. As such, in theory it could be delivered quickly. However although the most marketable site, it raises sustainability concerns as although near to Clitheroe, it may not necessarily support the town centre. As the site is in single ownership, it presents an opportunity for early intervention by the public sector to deliver serviced plots and / or premises."

- 7.15 Paragraph 11.19 and table 83 confirms the land north of Barrow Brook – comprising the Admiral Taverns landholding – should form the first priority and most sequentially preferable location for development led by the public sector to deliver the essential employment land to 2018. This provides a clear recommendation and endorsement of the market attractiveness, economic benefits and high sustainability of the proposal site, confirming that it represents the 'best' location in the Borough to meet economic development needs to deliver "freehold / long leasehold industrial units of moderate quality, of unit size up to 300sqm".

- 7.16 The recently published Core Strategy 2008-2028 'A Local Plan for Ribble Valley' Regulation 19 Consultation Draft sets out the preferred approach for delivering future business needs. The full recommendations of the evidence base reports – including the 2011 Employment Land Position Statement – have influenced the emerging strategy, which now confirms the Barrow Enterprise Site as a 'strategic opportunity' and 'as a main location for employment' in Ribble Valley – Key Statement DS1 refers.
- 7.17 This proposal for an employment led development of the land north of Barrow Brook has been designed to directly respond to this recommendation by specifically meeting the employment needs identified within the Study and emerging RVCS. The development of this site for up to 13,000sqm of mixed Use Class B1, B2 and B8 employment floorspace will provide a range of flexible and moderate quality small industrial, storage and office units in a preferred strategic planning and market location with excellent access to the A59, which would contribute towards delivering the overall economic development objectives of the Borough, RSS Policy W1 and NPPF Section 1.
- 7.18 By adding value to the existing Barrow Brook employment area, a major flagship employment area and recognised 'principle strategic location for employment', the proposal would accord with the key spatial principles of the North West RSS. Policies DP1, DP3 and DP4 recommend new development would be sequentially preferable where it builds upon existing concentrations of employment, leisure activities and infrastructure, clearly the evidence base reports and the RVCS all identify Barrow Brook Business Village as the sequentially preferable employment location in the Borough.
- 7.19 The existing Barrow Brook development is a concentration of predominately office, retail and leisure uses with no light industrial units secured at the development. Planning permission 09/0791 approved 8 no. of 166sqm / 1786sqft two storey commercial units providing a predominately office commercial floorspace, the 2.2 hectare southern site has permission for 8,746sqm B1 office floorspace and is undeveloped and a significant proportion of the western section is to be developed for housing. By including a significant proportion of smaller industrial space, the proposed extension to the north of Barrow Brook will provide an excellent opportunity to broaden the range of employment opportunities

available that will help to ensure Barrow Brook meets the diverse needs of the Borough, the local community and as a result becomes a highly sustainable location in its own right. The sustainability of the village will of course become increasingly viable through the expansion in residential properties linked to the Business Village.

- 7.20 In accordance with the recommendations in paragraph 11.5 of the Study, a range of unit size floor spaces are proposed to meet the unmet demand for modern industrial premises up to 1000sqm with 'grow-on' space provided to reduce the need for businesses to relocate. Based on the feasibility layout, of the 16 employment buildings, 11 are proposed for small start up industrial premises with space for a building of between 300sqm and 400sqm on each plot. The development approach will look to tailor to the individual needs of the businesses with the plots offering excellent design and build opportunities.
- 7.21 Indicative 'Building 11' at the eastern side of the site is the preferred siting for a high quality three storey office accommodation – with an indicative floorspace of 2,700sqm – to take advantage of its prime position adjacent to the A59.
- 7.22 Depending on the type of operation, we estimate the proposed employment development has the potential to generate between 382 and 684 jobs – based on one industrial worker per 34sqm or one office worker per 19sqm.
- 7.23 The site is a suitable and sustainable location for the proposed development, without technical and environmental constraints to preclude its delivery. This was confirmed in the pre-application response dated 18th March 2011 – see Appendix C. There have been no material changes in circumstances since that assessment was made. Barrow is situated along the strategically important A59 corridor, a main focus for development and driver to deliver economic growth for the Borough. While, Barrow is not one of the three main urban areas identified in RVLP Policy G2 or RVCS Statement DS1, both RVLP Policy G4 and RVCS Statement DS1 support further development. The 2008 Settlement Hierarchy Paper highlights Barrow as within the first category of the most sustainable villages outside of the main settlements, a level of accessibility and sustainability that will only become enhanced through the completion of the existing consents at Barrow Brook Business Village.

- 7.24 In summary, the proposed development would accord with the Development Plan and Section 1 of the NPPF as it would meet a pressing and identified need for new employment land, in the most attractable market, suitable and deliverable business location with access onto the A59 in Ribble Valley. The development would add significant employment value to the existing Barrow Brook Business Village, by diversifying the range of uses and thereby the sustainability of Barrow.
- 7.25 There is a significant risk that should the local authority not approve this application 'without delay' in accordance with the presumption in favour of sustainable development within NPPF paragraph 14, that current and future employment needs will fail to be met and sustainable development will not be delivered. This application will greatly contribute to the Council's significant shortfall of employment land, therefore assisting with the sustainable delivery of employment land to meet an identified need in the short term as the land is suitable, developable and deliverable. Consequently, 'significant weight' should be given towards approving this application in line with paragraph 19 of the NPPF.

Flood Risk

- 7.26 The site is located within Flood Zone 1. The accompanying Flood Risk Assessment provided by AAH Planning assesses the flood risk of the site from all sources and recommends mitigation measures to ensure the impact of any flooding events is minimised. Consequently, the proposal complies with NPPF paragraphs 99-104 in respect of assessing flood risk and drainage.

Public Rights of Way

- 7.27 Public footpath FP01 crosses the site – See plan in Appendix B. Development will not commence until proceedings are in place, either allowing the development to take place without affecting the right of way as recorded on the Definitive Map of Public Rights of Way and subsequent diversion orders and side roads orders, or if it is necessary to divert the Public Rights of Way, then the necessary Orders will be confirmed prior to construction.

Ecology

- 7.28 The site is not locally or nationally designated as an important ecological site. A Phase 1 Habitats Study is provided in support of this application because of the

current grassland status of the site. The report by Bowland Ecology concludes no protected species have been identified on or adjoining the site; the site has an inherent low ecological value and no ecological mitigation measures are considered necessary to enable the proposed development.

Land Quality

- 7.29 A Phase 1 Contaminated Land Study by Opus is provided in support of this application in accordance with paragraph 120. The Study provides an investigation of the land use history of the site and surroundings to establish whether any contamination is present that may impact on the end land use.

Services

- 7.30 Services are available on Hey Road and there are no known public utility easements crossing the site.
- 7.31 All available evidence demonstrates that no constraints are likely to preclude the development of this land for housing in accordance with NPPF paragraphs 17, 99-104 and 109.

Conclusion

- 7.32 As the RVLP is out-of-date NPPF Paragraph 14 provides the guiding principle that Local Planning Authorities should grant permission for sustainable development subject to two exceptions. The first exception to granting permission is when any adverse impacts of doing so would "significantly and demonstrably outweigh the benefits". The second exception states permission should not be granted when "specific policies in the Framework indicate development should be restricted".
- 7.33 Having regard to the above, there are considered to be no adverse impacts which would significantly and demonstrably outweigh the benefits of granting planning permission. The scheme delivers much needed local jobs and employment land in a sequentially preferable and sustainable location, comprising a logical extension of the Business Village. The site is a sustainable and suitable location to meet future employment needs and is not of high environmental value, restricted by physical constraints or nationally important

planning designations that would indicate development should be restricted under the NPPF.

- 7.34 Consequently, under the presumption in favour of sustainable development, the application should be approved.

8.0 Planning Obligations Statement

- 8.1 In terms of Planning Obligations and Lancashire County Council requirements, we await written confirmation of whether any planning obligations in the form of financial contributions towards highways and social infrastructure, and the justification for doing so in accordance with the Regulations.
- 8.2 My client would only agree to enter into such a s106 agreement on presentation of evidence that the obligations meet the relevant tests in paragraph 204 of the NPPF, are demonstrated to be directly related to the proposed development (in accordance with the CIL Regulations). Furthermore, my client retains the right to reassess any planning obligations offered, following a review of the economic viability of the proposed development at any point throughout the planning application process. If this is the case, viability evidence will be presented to assist negotiations.

9.0 Design Statement

- 9.1 The following sections explain how the proposed residential development addresses the site context, planning policies and local characteristics in respect of its use, amount, layout, scale, appearance, landscaping and access to meet the requirements of paragraph 53 of Circular 01/2006.

Use

- 9.2 The proposed use is employment, a mixed development within Use Classes B1 – including B1a Offices, B1b Research & Development and B1c Light Industrial – B2 – General Industry – and B8 – Storage and Distribution. This statement has demonstrated why this would be an appropriate location for such development in accordance with local and national planning policies.

Amount

- 9.3 The development proposes a mixed employment development comprising up to 13,000sqm GFA of employment floorspace within Use Classes Order uses B1, B2 and B8.
- 9.4 The amount of development has been informed by the recommendations of the Employment Land Study at Table 83, whereby 41% coverage for two storey industrial buildings equates to around 13,000sqm as an appropriate maximum density of development.
- 9.5 The floorspace will be divided into a mixture of employment units sizes from 300sqm to 3,000sqm to meet the needs and small and medium sized businesses. The feasibility layout identifies a high proportion of the site could be developed for smaller 300sqm units, for which the need has been identified within the Employment Land Study for *"freehold / long leasehold industrial units of moderate quality, of unit size up to 300sqm"*.
- 9.6 Units could be expandable to meet the growing needs of businesses.

Layout

- 9.7 Having regard to the local context and RVLP Policy G1, the key layout principles to be taken into account in the submission of the reserved matters are:
- Vehicular access to the site will be from the existing Business Park arterial road from the south;
 - Any layout will allow for the future extension on land to the north to ensure the proper planning of the area;
 - Employment units will be laid out to front onto the new estate road;
 - Employment units will be provided with sufficient car parking and service areas to meet the needs of each unit;
 - Pedestrian access will be provided to the surrounding area.

Scale & Appearance

- 9.8 Having regard to the local context and RVLP Policy G1, the key scale and appearance principles to be taken into account in the submission of the reserved matters are:

- A mixture of unit sizes ranging from 300sqm to 3,000sqm will be provided to meet the needs of local businesses;
- The buildings will primarily be two storeys high;
- Scope exists for a three storey office building to be positioned within the eastern part of the site adjacent to the A59 to take advantage of this prime position. The indicative layout identifies this as 'Building 11' which has potential for at least 2,700sqm of office floorspace;
- Typical widths of individual buildings extend from a minimum of 15 metres to a maximum of 60 metres. Buildings may be joined in which case a higher width may be feasible;
- Typical lengths of buildings extend from a minimum of 15 metres to a maximum of 40 metres;
- Typical heights of buildings to the eaves extend from a minimum of 6 metres to a maximum of 10 metres. The height of ridges will vary depending on the roof profile; whether pitched or curved.
- The appearance of the employment units will complement existing approved and planned development within the Business Village.

Landscaping

- 9.9 Having regard to the local context and RVLP Policy G1, the key landscaping principles to be taken into account in the submission of the reserved matters are:
- Opportunities for soft landscaping may exist within the development, to help break up surface car parking. New tree planting will be important as the site currently has no important natural features.
 - A landscape buffer will be created to the site boundaries, particularly the west, to provide an appropriate screen for the employment buildings.

Climate Change Mitigation

- 9.10 With reference to NPPF paragraph 95 the design of the scheme can help to mitigate climate change and adapt to the future climate through:
- Being located in an sustainable village with local services and facilities within walking distance;
 - The flood risk has been assessed and takes into account the effects of climate change on all means of flooding; and

- Any south facing roof planes offer an excellent opportunity for businesses to install photovoltaic cells to provide on-site small scale renewable energy to reduce carbon emissions;

10.0 Access Statement

Access

- 10.1 The transportation and sustainability principles informing the proposed development are summarised in the accompanying Transport Statement by Opus.
- 10.2 Access to the site will be taken from Hey Road via the existing arterial road network within the Barrow Brook Business Village. The approximate position of the access is shown on the submitted feasibility layout drawing. Full details of the access dimensions, geometry and construction will be subject to approval in the submission of the reserved matters.
- 10.3 Having regard to the local context and the Lancashire County Council requirements, the key access principles to be taken into account in the submission of the reserved matter for access are:
- The design of the access will accord with Lancashire County Council Highway Standards;
 - A turning head will be provided within the site to ensure cars, articulated lorries, a fire appliance and Pantechicon can turn;
 - Car parking will be provided in accordance with the relevant adopted standards, or as detailed in an approved Travel Plan, at the time of the reserved matters. Presently table 8.1 of the RSS requires a maximum of 1 space per 30sqm B1 Office floorspace, 1 space per 45sqm for general industry and 1 space per 100sqm for storage and distribution;
 - Secure cycle storage will be provided within the site for employees to encourage travel to work by means other than the car;
 - Sufficient space will be provided for each business unit for waste and recyclable waste storage; and
 - In accordance with Part M of The Building Regulations, level access thresholds will be provided at the building entrances Within each

building all requirements of Part M of The Building Regulations will be met.

11.0 Conclusion

- 11.1 There is presently an identified shortfall in the supply of employment land within the Borough and insufficient land is allocated or available to meet future employment needs identified within the RVCS. In the absence of sufficient land RVBC does not have the resources in place to build a strong and competitive economy under paragraphs 7, 8, 14, 17, 18-21 of the NPPF. Consequently, 'Significant weight' should be placed on delivering additional land to support economic growth and meet current and future business needs.
- 11.2 The existing RVLP framework has encouraged the creation of a 'Business Village' with office, leisure and some new housing within the Village Development Boundary, that only goes some of the way to meeting the needs and aspirations of the Borough. The development of land north of Barrow Brook forms a logical and sustainable extension of the Business Village. The provision of additional employment land will contribute towards its role of the flagship employment site in Ribble Valley, as identified within the RVCS as the 'principle location for employment development' adjacent to the strategically important A59.
- 11.3 Meeting the current and emerging employment needs of the Borough on this site will provide much needed industrial floorspace. This will reduce out-commuting, broaden the range of employment opportunities at the Business Village and would meet an identified need for smaller industrial units for small start-up business with space to expand.
- 11.4 In these circumstances, the provision of an additional 3.05 hectares of employment land in a sequentially preferable and strategic location should weigh heavily in favour of approving the proposed development.
- 11.5 Furthermore, the provision of 3.05 hectares in this location is considered to be a more appropriate scale and size to meet identified needs in accordance with the recommendations of the Ribble Valley Employment Land Study October 2008 paragraphs xv, 3.20, 6.28, 11.7, 11.9, table 83 and 11.19 which specifically

recommend the Admiral Taverns land at Barrow Brook is prioritised for employment development.

- 11.6 As the relevant Development Plan policies are out-of-date, permission should therefore be granted as there would be no adverse impacts of doing so, which would significantly and demonstrably outweigh the benefits, furthermore, no specific policies in the NPPF indicate development should be restricted in this location.
- 11.7 In the light of the above we consider that Ribble Valley should actively support this Outline Planning Application as it accords with the key objectives of the Local Plan, the emerging Core Strategy, the RSS and would contribute towards the delivery of sustainable development under paragraphs 7, 8, 11, 14, 17, 18, 19, 20, 21, 156, 160, 161 and 197 of the NPPF.

320120739P

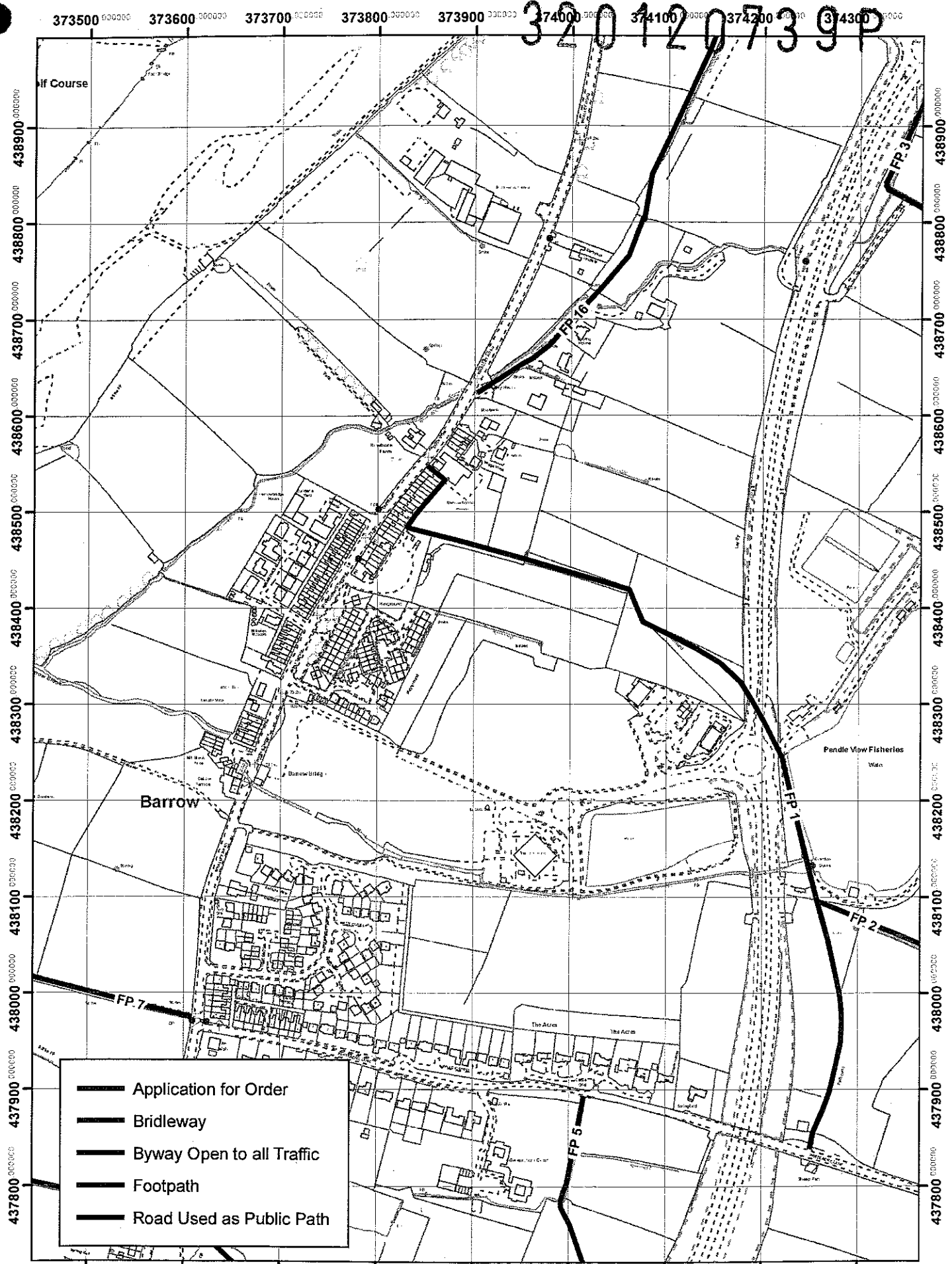
Planning Policy Statement
Land north of Garrow Brook Business Village, Barrow, Clitheroe

caldecotte 
COMMUNITY CLUB

Appendix A – Site Location Plan

Appendix B – Public Footpath Plan

320120739P



Appendix C – Pre-app Response

RIBBLE VALLEY BOROUGH COUNCIL

please ask for: COLIN SHARPE
direct line: 01200 414500
e-mail: colin.sharpe@ribblevalley.gov.uk
my ref: CS/CMS/ENQ/2011/0031
your ref:
date: 18 March 2011

Council Offices
Church Walk
CLITHEROE
Lancashire BB7 2RA

Switchboard: 01200 425111
Fax: 01200 414487
DX: Clitheroe 15157
www.ribblevalley.gov.uk

Dear Aaron

RE: PROPOSED MIXED USE DEVELOPMENT COMPRISING B1 AND B2
INDUSTRIAL USE, B1 OFFICE USE AND 24 DWELLINGS ON LAND
NORTH OF BARROW BROOK BUSINESS PARK, BARROW

This letter is the Council's formal response to your pre-application enquiry concerning the above-mentioned matter about which a meeting was held in these offices on Tuesday, 8 March 2011.

I trust you found the meeting useful and I noticed that you took notes of some of the comments made by myself and my colleagues. In this formal response letter I will try to summarise the main points made at the meeting, and will incorporate some written comments that have been prepared by my colleagues to assist in this response to the enquiry. As there are a number of elements to the enquiry, I will use headings in order, hopefully, to assist in the clarity of the letter.

The Principle of the Residential Development

The village of Barrow is defined within the adopted Districtwide Local Plan (DWLP) as a policy G4 settlement. A small element of the site falls within this settlement and, from the information submitted to date, would house some of the proposed 24 dwellings.

Policy G4 relates to development taking place within defined village boundaries and allows for "infill" development subject to other relevant policies. The definition of infill development in the DWLP is "the filling of small gaps within small groups of houses". Although the development site is situated between houses along the roadside, the proposals would also involve the development of the parcel of land to the rear of the site, which would not, in the strictest terms, be defined as infill development. Any development not defined as infill development would need to contribute to the solution of a particular local housing need in accordance with policy H20 of the DWLP.

It is accepted based on the information submitted to date, that the proposals would not lead to ribbon development or a fragmented pattern of development. However, it is recognised that an element of the proposals are for residential development, and therefore

PPS3 must be considered. RVBC cannot currently demonstrate a five-year supply of deliverable housing sites. Paragraph 71 of this planning statement states that where there is less than five years supply of deliverable sites, LPAs should consider favourably planning applications for housing, having regard to the policy in PPS3 including the consideration in paragraph 69.

Paragraph 69 states that in deciding planning applications, Local Planning Authorities should have regard to:

- achieving high quality design,
- ensuring developments achieve a good mix of housing ,
- the suitability of a site for housing, including its environmental sustainability,
- using land effectively and efficiently; and
- ensuring the proposed development is in line with planning for housing objectives.

Bullet point 3 above relates to the need for Local Planning Authorities to have regard to the suitability of a site for housing, including its environmental sustainability. An element of the site is situated within the main built up area of Barrow, with the remainder adjacent to the settlement boundary, and it is considered that (on the information received to date) in principle, the site meets paragraph 69, bullet point 3 of the PPS3 criteria.

It is therefore accepted that residential development on this policy G4 parcel of the site is acceptable in principle (providing proposals reflect the character of the village in terms of scale, design and density and do not have any detrimental visual impact on the locality). The Affordable Housing Memorandum of Understanding (AHMU), which is a material planning consideration and supplemental to the policies in the Development Plan, states that in this location where there is the development of 3 or more dwellings the Council will seek 30% affordable units on the site.

Although the development of the policy G4 element of the site is acceptable in principle, it is important to acknowledge that residential development on this part of the site would also involve the development of part of a DWLP policy G6 site. Policy G6 defines land as Essential Open Space and states that development will not be permitted on land which is designated as Essential Open Space unless it does not compromise the visual quality and value and general openness of the recreational value of the site or unless warranted by overriding material considerations in the public interest. A review of this policy was undertaken in 2010, wherein it was recommended that some parcels of G6 land have this G6 designation withdrawn. The assessment was made using a criteria based approach. This survey has not yet been through public consultation though this is anticipated to take place in Summer 2011. The survey does not recommend that the G6 designation on this parcel of land be removed. Therefore any application made on this site at the present time would be contrary to DWLP policy G6.

The Principle of the Commercial/Industrial Development

In addition to the residential development, proposals are also for the development of 11,700sqm B1 & B2, and 6000sqm B1 office space. The site proposed for this element of the development is designated as policy ENV3 (open countryside) and G5 of the DWLP. Policy ENV3 of the Districtwide Local Plan requires that any development must be in keeping with the character of the landscape area, and reflect local vernacular, scale,

style, features and building material. In addition, the policy sets out that only development that has benefits to the area will be allowed. Even when such development is accepted it must acknowledge the special qualities of the area by virtue of its size, design, use of materials, landscaping and siting. The site is closely related to other existing commercial/ industrial development sites at Barrow Brook, as well as the necessary road infrastructure to support such a development and it is therefore considered that the proposals would be in keeping with the character of the landscape area as set out in ENV3.

It is considered that the proposed landscape buffer will be integral to the two main elements of this scheme relating well to one another.

Affordable Housing

As previously stated, in this location the Council will seek 30% affordable units on the site. In the meeting, the Council's Housing Strategy Officer, Rachael Stott, advised you that a Housing Needs Survey for Barrow is presently being carried out and was 4-5 weeks away from completion. Rachael advised that there is an existing stock of social housing in Barrow for which there is always high demand; in particular, she said, there is a waiting list for 3 and 4 bedroomed houses. Finally, Rachael has your contact details and says she will advise you of the outcome of the Housing Needs Survey as soon as it is available.

Highway Matters

The County Highway Engineer, Martin Nugent, was present at the meeting, and made the following comments:

- No objections in principle to the 'Business' element of the proposed development being served by a link road from the adjoining business park to the south of the site.
- In relation to the residential development, a visibility splay of 2.4m x 70m would be required at the junction of the new road with Whalley Road.
- Parking should be provided on the basis of 2 spaces for every unit with 3 or more bedrooms, whilst achieving an overall provision for the development of 1.5 spaces per unit.
- The access road should have 1.8m wide footways, the carriageway should be 5.5m wide for the section closest to the junction with Whalley Road, but could be reduced to less than this width further into the site.
- The proposed provision of parking for existing residents of Whalley Road is welcomed.

Public Open Space

On all residential development sites of over 1 hectare (this site is 1.1 hectares) saved Policy RT8 of the Local Plan states that the layout will be expected to provide adequate and useable public open space. The Policy also states that the Council will also negotiate for provision on smaller sites, or seek to secure a contribution towards provisions for sport and recreational facilities or public open space within the area where the overall level of supply is inadequate.

In the draft layout submitted with your enquiry, I note that no area of public open space is shown within the site. The Council does not have a set formula for working out the size of such an area and this would be dictated to a degree by the type of accommodation to be provided on the site. Ultimately the decision would be yours with a justification to be given for the approach taken in the submission of any formal planning application. I would advise that it is not the Council's intention to take on any future management/maintenance responsibilities associated with such areas and it would be for any developer to determine how this will be handled/managed.

Another option that is available, would be the provision of a commuted sum in lieu of actual public open space within the development site to be used elsewhere within the immediate vicinity to either provide public open space or improve an existing public open space. In this particular case, an obvious possibility would be a financial contribution to upgrade the existing children's playgrounds (2 no) that immediately adjoin the southern boundary of the site. I would suggest that the layout of the residential part of the proposal could also be designed to incorporate access into these areas from the development site.

I must make it clear that these comments in respect of this particular detailed aspect of the proposed development are my own initial opinions, and I have not discussed the matter with the Council's Head of Engineering. We could discuss this matter further after I have spoken to the relevant officers, and you have discussed this particular issue with your clients.

Details of Business Use

At the meeting, Craig Matthews expressed a preference for B1 office and 'light industrial' use on the site, explaining that we have available sites elsewhere (such as Link 59) that are more appropriate for B2 use. Craig commented that B2 use could be detrimental to the rest of the site. In response to a question from yourself, Craig explained that enquiries for B1 were high, dependent upon the size of the units. There was also a discussion about whether Block F would be one unit or multiple units. It was agreed that you would liaise with Craig in respect of the details of the business use; and I have provided you with Craig's contact details since the meeting.

Public Footpath

The development of the site is dependent upon the diversion of a public footpath. Whilst this might seem a minor detail, applications to divert footpaths are not always approved as a 'foregone conclusion'. It might therefore be advisable for your client to commence the footpath diversion procedure sooner rather than later, as it would be unfortunate (to say the least) if this detail prevented or delayed the development of the site.

Financial Contributions

The County Council has been consulted on this pre-application enquiry and requested to provide an estimate of what financial contributions they might request in the event that the enquiry progresses to the submission of a formal planning application. I am awaiting a response and will inform you (probably by e-mail) as soon as it is received.

Type and Content of Planning Application

You have expressed a preference for the submission of an outline application with only details of the access to be considered at outline application stage. The Council has no objections to the submission of an application in this form and would prefer it to be a single application for both the business and housing elements of the proposal. I would, however, suggest that, if your clients do decide to submit an application in this form, then you should include as much detail as possible of the layout and height of the respective buildings on plans notated 'for illustrative purposes only'. A draft Section 106 Agreement should also be submitted with the application. This shall relate to the affordable housing aspects of the proposal, and its contents could be discussed between yourself and Rachael Stott at a later date once the results of the Housing Needs Survey are known. If any financial contributions are to be required then such a requirement would be added to the draft Section 106 Agreement.

Conclusion

Based on the information included within your enquiry, the proposals appear to satisfy the PPS3 criteria and Policy G4 of the Local Plan and the Affordable Housing Memorandum of Understanding providing that 30% of the housing units are for affordable local needs. However, as stated previously, the proposal is contrary to saved Policy G6 of the Local Plan. You would need, in any planning application, to include a justification for any part of the development that would be on the G6 land. I am not, at this stage, giving any indication that the Council would accept such a justification, and a refusal due to non-compliance with Policy G6 remains a possibility. In relation to the commercial/industrial element of the proposal, these are acceptable in planning policy terms.

Whilst I trust you will find this letter of assistance, I must point out that it is written at officer level only and is entirely without prejudice to the Council's formal determination of any planning applications that are submitted.

If you have any queries concerning any aspects of this letter, do not hesitate to contact me.

Yours sincerely

COLIN SHARPE
SENIOR PLANNING OFFICER

Aaron Smith
Caldecotte Consultants
Unit A
Bourton Business Centre
Manor Farm
Buckingham MK18 7DS

Appendix D – Extract from the Ribble Valley Annual Monitoring Report 2011

320120739P

**Ribble Valley Borough
Council**

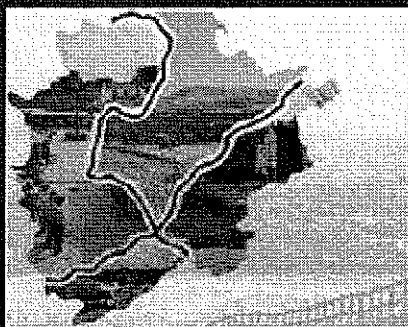
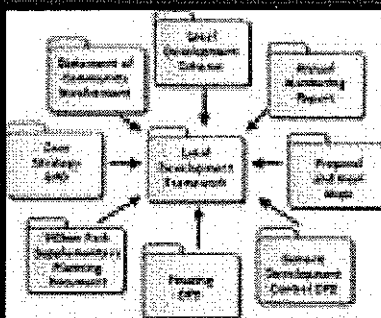


**Ribble Valley
Borough Council**

Annual Monitoring Report 2011

1st April 2010- 31st March 2011

NOVEMBER 2011



RibbleValley
Local Development Framework



CORE OUTPUT INDICATORS

Amount of land developed for employment by type

The total amount of new completed gross floorspace for business and industrial land is 4074m². The make up of this is shown in table 2.

Table 2:

INDICATOR BD1: Amount and type of completed employment floorspace (Gross) and
INDICATOR BD2: Amount and type of completed employment floorspace (Net)

Business Use		B1a	B1b	B1c	B2	B8	Mixed	Total
Floorspace completed m ²	Gross	450	0	655	515	2238	216	4074
	Net	40	0	-799	515	2185	216	2157
On PDL m ²	Gross	0	0	483	424	2161	216	3284
%PDL	Gross	0	0	73	82	96	100	81

The net completed employment floorspace is calculated in the same way as the gross figure but takes account of demolitions.

The employment land and retail study undertaken in 2008 has been useful in highlighting the current situation of employment and business land in the Ribble Valley and also constructs suggestions and predictions for the future and where attention needs to be directed. This report forms an important part of the LDF evidence base and has been used in formulating the Regulation 25 Core Strategy report.

INDICATOR BD2: Percentage of land for employment by type, which is on previously developed land

Over the monitoring period, 81% of development for employment land was on previously developed land (pdl). The majority of this is made up of B8 development where 96% of all development of this use class was on pdl, 82% of all B2 development was on pdl and 73% of all B1c development was on pdl.

INDICATOR BD3: Employment land supply by type (hectares)

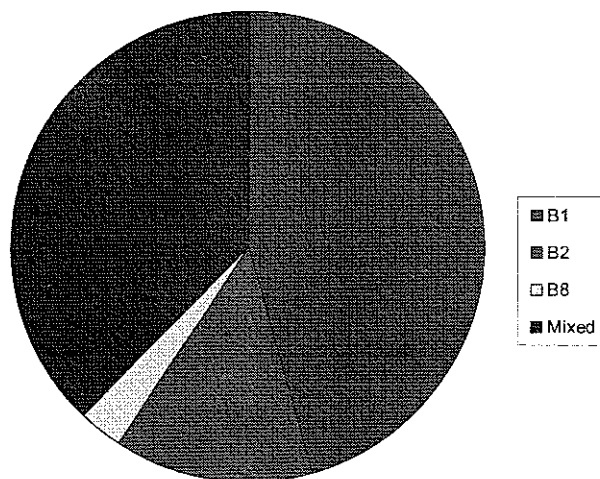
There is a total of 12 099ha of land for business and employment uses in Ribble Valley that can be termed 'supply'. This is the figure provided as part of the RSS monitoring returns and is made up of extant permissions and allocated sites. Table 2 and chart 1 below shows the breakdown of this supply however the majority of this is composed of a mix of use classes.

320120739P

Table 3

Business and Industrial Use	Land Supply (ha)	Land Supply (ha)	Land Supply (ha)	Land Supply (ha)	Land Supply (ha)	Land Supply (ha)
	2005-06	2006-07	2007-08	2008/09	2009/10	2010/11
B1						
- B1a Offices other than defined in Class A2	0.01	0.267	4.72	5.414	3.489	3.494
- B1b Research and development including laboratories and studios				0	0	0
- B1c Light Industry				3.100	2.353	2.014
B2 General industry	0.03	0.15	1.27	2.211	1.969	1.646
B8 Storage or distribution centres including wholesale warehouses	0	0.38	0.32	0.332	0.632	0.382
Mixed	2.479	12.71	10.56	2.974	4.569	4.563
Total	2.519	13.5	16.88	14.031	13.012	12.099

Chart 1: Employment Land Supply by Type in the Ribble Valley



INDICATOR BD4: Total amount of floorspace for 'town centre uses'

Table 4 below shows the amount of completed floorspace (gross and net) for town centre uses within (i) town centre areas and (ii) the local authority area. Town centre uses are defined as Use Class Orders A1, A2, B1a and D2. Only figures for the new completed floorspace are available. There have been no completions outside of the town centre areas.

Table 4: Net completed floorspace

Use Class	(i) town centre areas	(ii) local authority area
A1	30m ²	378m ²
A2	0m ²	0m ²
B1a	0m ²	450m ²
D2	0m ²	1398m ²

Table 5

Employment Land Type	Land Supply (Hectares)
B1a	3.494
B1b	0
B1c	2.014
B2	1.646
B8	0.382
Mixed	4.563
Total	12.099

LOCAL INDICATORS**Approvals by type on allocated employment sites****Table 6**

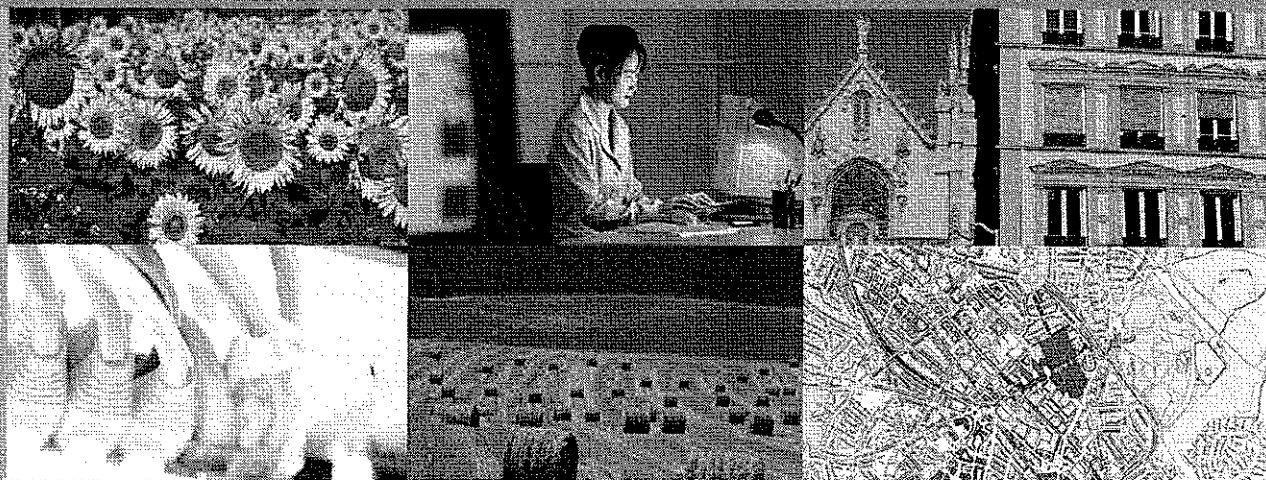
Land Type	Number of approvals 2006	Number of approvals 2007	Number of approvals 2008	Number of approvals 2009	Number of approvals 2010	Number of approvals 2011
B1	0	0	2	0	0	0
B2	0	1	0	0	0	0
B8	0	0	0	0	0	0
Mixed	1	2	1	0	0	0

Table 6 shows the number of approvals on allocated employment sites to be consistent with the previous monitoring period.

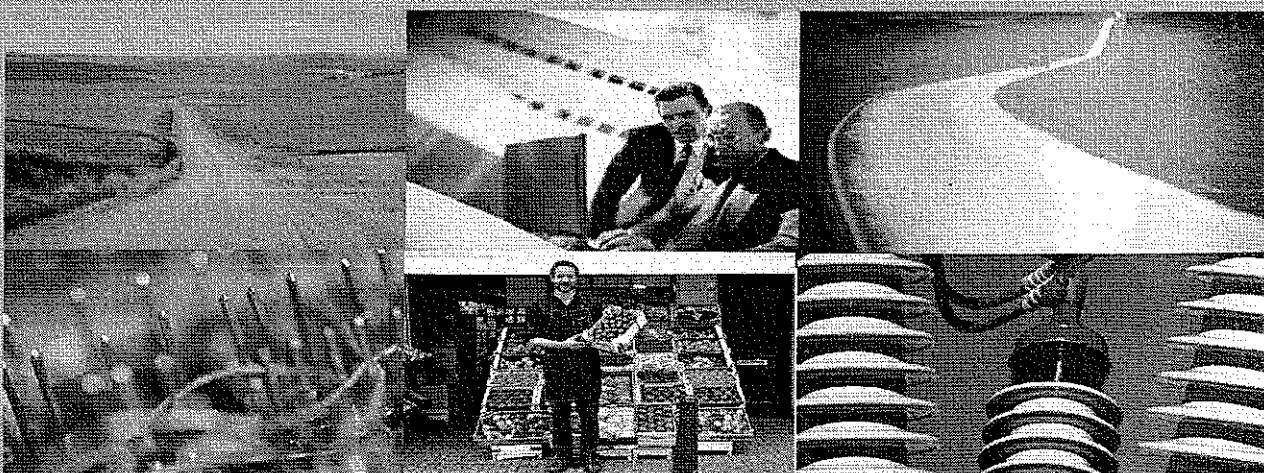
**Appendix E – Extract from the Ribble Valley
Employment Land and Retail Study October 2008 –
Section 11**

320120739P

Ribble Valley Employment Land and Retail Study



Lancashire County Developments Limited



Final Report

October 2008

11.0 RECOMMENDATIONS

Employment Land

320120739P

- 11.1 There is a need to provide more grow-on space (300-1000 sqm) for established businesses, particularly modern industrial/warehouse units for rent or purchase, to encourage them to stay in the Ribble Valley. Industrial businesses continue to be an important part of the Ribble Valley economy and as such need to be supported. Economic forecasts show that by 2018, manufacturing as now, will be the third largest sector of employment.
- 11.2 More employment land (approximately six ha) should be identified in the Ribble Valley in order to facilitate and maintain levels of economic development in the next 10 years. The new supply needs to be primarily located adjacent to the A59, provide industrial premises, where possible extend and add value to existing employment areas, and be accessible to key service centres. The limited availability of developable employment land means there is a need to restrain the loss of existing employment areas and premises to other uses. Only in exceptional circumstances, where their existing uses are inappropriate for modern employment needs, should RVBC consider their release.
- 11.3 Over the LDF period, there is a need to provide sites for high-value knowledge based industries (i.e. advanced manufacturing and creative industries, particularly in aerospace, transport, finance, energy and communications (taken from Lancashire's Economic Strategy)), as this is the way the local economy needs to travel in order to remain competitive both regionally and internationally. However, a balance must be struck with the need to support and retain the existing industrial local economic base in the Ribble Valley. High value sites should be retained for potential inward investment and business start-ups in key growth sectors. Moderate to low value sites should be put aside for local industry. This section identifies the sites that are most suitable for each use, in order to sustain the development of the polarised economy. It also recommends that effort to bring forward suitable sites for development needs to commence now.
- 11.4 There is a shortage of land in the existing supply suitable for industrial use (B1/B2) in the Ribble Valley. New schemes should aim to deliver industrial units in the region of 100-300 sqm with potential grow-on space. They need to be of moderate quality, affordable and freehold as at Link 59 and Mearley Brook Business Park. The Ribble

Valley has the potential to support economic growth in the Central Lancashire City Region, as sites along the M65 corridor in neighbouring districts become built out.

- 11.5 Ten potential new employment sites have been identified through a trawl of sites included in the 2006 Settlement Audit, together with 'candidate sites' put forward for housing. These total 61 ha and are summarised in Table 83. Plans are included at Appendix 5 and a detailed analysis is included at Appendix 15.
- 11.6 In assessing the sites, consideration has been given to their capacity to satisfy market demand (accessibility, moderate quality, development constraints) balanced against the need to identify sustainable employment solutions (near to town centres, transport options, brownfield remediation). There is a need to balance the two, to deliver accessible employment sites that will both satisfy market requirements and support town centre economies and lead to sustainable, local economic growth.
- 11.7 The potential land supply far exceeds the Borough's current ten-year requirement of six ha. Scoring all ten sites helps to select those that are most attractive to the market, accessible and developable in terms of size, shape, location and constraints. Based on this criteria, the top three sites are Land at Thurstons, Mellor Brook; Admiral Taverns land adjoining Barrow Brook Business Park; and land that could form an extension to Salthill Industrial Estate. Together, they total 31 ha. Identification of a new employment site in Longridge, should also be prioritised in order to support the town's growth.
- 11.8 Land at Thurstons, Mellor Brook could be developed for industrial premises relatively quickly but is restricted by owner aspirations for housing. Located on the A59, the site could provide valuable employment opportunities in Mellor Brook (in the region of 72 industrial jobs). Its use could complement the BAe Samlesbury site and Aerospace Park proposal which is adjacent. Due to its restricted size, the site would be better brought to the market as land for sale to a single occupier rather than developed as a multi-let scheme. RVBC may need to negotiate with the landowner to bring the site forward for employment rather than residential, but there is no reason why this need not be a private-led scheme, without public intervention.
- 11.9 An extension to Barrow Brook Business Park could serve as an excellent location for new industrial premises. It would complement the existing planned mixed-use development of housing, office and industrial (once this comes forward). A brownfield

location, it has key infrastructure in place and development costs are therefore likely to be lower than expected. As such, in theory it could be delivered quickly. However, although the most marketable site, it raises sustainability concerns as although near to Clitheroe, it may not necessarily support the town centre. As the site is in single ownership, it presents an opportunity for early intervention by the public sector to deliver serviced plots and/or premises.

320120739D

- 11.10 The Salthill Industrial Estate extension, although largely greenfield, represents the best opportunity to add value to and support an existing employment area (which is well occupied). Its location is the closest opportunity to Clitheroe and would support the town centre economy, providing much needed business premises (particularly if the Primrose area is de-allocated from employment use, and current occupiers need new premises). It would be accessible to local labour and the A59. There is no evidence of any owner aspirations for housing, but key constraints for development could be drainage and infrastructure costs – including both on and off site road improvements.
- 11.11 The site is large, and thus development should be phased to reflect demand. The immediate priority should be to investigate bringing forward land at Twin Brooks Farm (current allocation) and the adjacent Driving Range. This is likely to require public sector assistance in landowner negotiations, land assembly and potential infrastructure/drainage costs. The scale of the opportunity necessitates a masterplanning exercise as an early action. There is scope to accommodate businesses seeking to relocate (16 were identified in the business survey and their details passed to LCDL representing eight percent).
- 11.12 It should be noted that greenfield sites are not necessarily cheaper to develop than brownfield sites (as traditionally perceived). This is because prices for agricultural land (depending on grading) is rising due to the global shortage in food stuffs. Also, new infrastructure costs can often exceed demolition and remediation costs of brownfield sites (depending on severity). This should be considered when looking at site development in closer detail. Certain agricultural gradings are also protected from development.

Table 83 – Potential New Employment Sites

Project Name	Location	Ownership	Total Market Score	Constraints	Recommended End-Use	Land Type	Area (ha)	Potential Floorspace Created (sqm)*		Potential Jobs Created**		Sustainability
								Office	Industrial	Office	Industrial	
Land at Thurstons	Mellor Brook	Leehand Properties	66	Aspirations for housing	Industrial Moderate	Brownfield/Greenfield	0.59	2,165	2,437	114	72	
Barrow Brook Business Park Extension	Barrow	Admiral Taverns	60	Aspirations for housing	Industrial Good	Greenfield	4.2	15,418	17,346	811	510	Good infrastructure, but not brownfield and out-of-town site
Salthill Industrial Estate Extension	Cliitheroe	Not Known (not on land registry)	59	Multiple ownerships, drainage	Industrial Moderate/Budget	Brownfield/Greenfield	26.2	96,180	106,206	5,062	3,183	Not brownfield but will add to existing estate, support town centre
Friendship Mill and land adjacent	Read	Woodford Land/Mr Speak	59	Aspirations for housing	Rural Workspace/ Mixed-use	Brownfield/Greenfield	1.9	6,975	7,847	367	231	
Auction Mart	Gisburn	Not Known (not on land registry)	58	Still in use, potential contamination	Industrial/Offices/ Mixed-use	Brownfield	6.6	8,076	9,086	425	267	Still in use but could provide local jobs if came onto market. Although area is 6.6 ha, calculations are based on 2.2 ha for employment, as part of a mixed-use scheme
Land at Petre roundabout, Longsight Road	Langho	Petre Wood Garden Products Ltd	56	Aspirations for housing	Offices/Mixed-use	Brownfield/Greenfield	1.99	7,305	8,219	384	242	
Sidings Business Park Extension	Whalley	Cooperative	55	Aspirations for housing	Industrial/Offices/ Mixed-use	Greenfield	2	7,342	8,260	386	243	Not brownfield but will add to existing estate, support town centre
Johnson Matthey site/Casile Cement	Cliitheroe	Matthey Ltd	54	Aspirations for housing	Industrial Good/Moderate	Brownfield	13.29	48,787	54,888	2,568	1,614	Partially in use, good location, support town centre
Cobden Mill, former Contrast Site	Sabden	Mr Harper	47	Aspirations for housing, poor access	Industrial/ Mixed-use	Brownfield	1.5	5,507	6,195	290	182	Poor access but anecdotal demand, would support local jobs
South of Chapel Hill	Longridge	United Utilities	30	Aspirations for housing, potential contamination	Industrial/Offices/ Mixed-use	Greenfield	2.97	10,903	12,286	574	361	Longridge needs viable employment land, support town centre
Total							61.24	208,658	234,750	10,981	6,905	

* Based on alternatives of 37 percent of land developed for three-storey office buildings or 41 percent for two-storey industrial buildings, standard car parking ratios

** Based on one office worker/19 sqm and one industrial worker/34 sqm, taken from draft RSS figures (ARUP)

11.13 Another important site, although not scored so highly in Table 82, is land south of Chapel Hill, Longridge. The current employment land supply in Longridge consists of one poor quality, highly constrained site. It is recommended that land north of Chapel Hill, Longridge (current allocation) is released for other more appropriate uses. Site constraints make this unviable for employment use in terms of development and remediation costs. However, this would mean there would be no employment land remaining in Longridge. The logical location would be an extension of Shay Lane Industrial Estate, but as this sits within Preston's boundary (who have objections to any extension) this is unlikely to be possible within the immediate future. Instead, land to the south of Chapel Hill (a candidate site for housing) is the only option and should be considered for employment use. This has the potential to generate at least 350 jobs. Longridge needs more employment land to support its town centre and local economic development. The office-led development at Millennium City Park (first phase – 8000 sqm of offices) and the proposed Helios industrial scheme (80,000 sqm industrial), just outside of Longridge at Junction 31a could delay the requirement for sites in Longridge.

320120739P

11.14 Although much smaller in size, there is currently no employment land supply in Whalley. Land to the rear of Sidings Business Park near the train station, represents the best opportunity to cater for future employment growth in the town which would in turn support retail in the town centre. The land is part of a larger site owned by the Cooperative who has aspirations for housing on the site. Employment provision could be considered as part of a wider mixed-use scheme.

11.15 There is a risk that existing employment land, particularly at Barrow Brook Business Park, may be further delayed in coming forward for development for offices (as consented) due to the current economic climate. LCDL and RVBC should open discussions with developers to look at ways to facilitate and bring forward development as a priority.

11.16 Currently, the Ribble Valley has no structured marketing campaign relating to inward investment and the development of employment sites. Whilst this may be due a lack of sites in direct public sector control, or limited budgetary resources; it is recommended that RVBC review the feasibility of funding a campaign to raise awareness of investment opportunities within the Borough.

11.17 Evidence from the company survey highlights that only ten percent of businesses are

accessing support services, and a further ten percent would like more public sector help with development and planning issues. As such, there is scope to market business support services more widely, in particular to retailers who seem to be experiencing a period of decline. This could be incorporated into an investment marketing campaign to promote the Ribble Valley as a great place to start a business, building on its ability to incubate entrepreneurial, knowledge based, business start-ups.

- 11.18 Lastly, there is a need to continue support and facilitation of rural workspace particularly as part of farm diversification. Existing schemes are well occupied in the Ribble Valley and support entrepreneurial business start-ups. They are particularly suited to small office based/light industrial businesses such as creative industries, which cover a broad spectrum from artists, to media consultants to engineering. In coming years, the economy expects an explosion of small businesses and Ribble Valley has ample assets to be able to accommodate this. However, there is a need to pre-empt demand (latent) and support the development of speculative schemes as Lancashire Rural Futures has facilitated in the past. There is also a need to address the challenge of effective provision of broadband in the rural areas of the borough.

Actions

- 11.19 It is therefore recommended that the Admiral Taverns land at Barrow Brook (greenfield) and land south of Chapel Hill at Longridge (greenfield/brownfield) are prioritised for development led by the public sector. In total, this delivers 7.17 ha, more than the ten-year requirement to 2018.
- 11.20 The following sites should be retained for future employment use in the medium to long term (five to ten years):
- Extension to Salthill Industrial Estate (greenfield/brownfield) for industrial (although long-term output, site preparation should begin when feasible)
 - Land at Thurstons, Mellor Brook (greenfield/brownfield) for offices/industrial
 - Friendship Mill and land adjacent (greenfield/brownfield) for mixed-use
 - Sidings Business Park extension (greenfield) for mixed-use/industrial.
- 11.21 Three further sites should be retained for employment use in the long term (ten years plus, two of which may require significant remediation):
- Auction Mart, Gisburn (brownfield) for mixed-use
 - Land at Petre roundabout, Langho (greenfield) for office/industrial

- Johnson Matthey/Castle Cement site (brownfield) for office/industrial.
- 11.22 The Chapel Hill site (north), Longridge should be considered for release from the employment land supply.
- 11.23 Together with Lancashire Economic Partnership, RVBC should investigate the reality of broadband provision throughout the Borough and the barriers to be overcome to ensure homeworkers and rural businesses are effectively enabled.

Retail Economy

- 11.24 The Ribble Valley currently loses approximately £168m (71 percent) of available retail goods spend each year to neighbouring districts. There is therefore considerable scope to improve the Ribble Valley's share of retail goods market captured from its catchment.
- 11.25 The retail market in Clitheroe in particular is declining (despite strong local demand for freehold shops from local retailers). Whilst Longridge and Whalley are both performing well, there is some evidence that Longridge would benefit from public realm and environmental improvements and that Whalley needs help in retaining food retailers (as increasingly its retail mix leans towards retail services and comparison goods which may not be sustainable).
- 11.26 Clitheroe's goods based retail market relies strongly on food shopping (captured by the supermarkets) and the town centre captures only a poor share of household spend on clothing and footwear. Based upon what retailers and households have said, Clitheroe's waning town centre would benefit from a greater national retailer presence. This would boost both shopper numbers and the local retail economy.
- 11.27 Clitheroe attracts only 22 percent of the available retail goods spend from the catchment. This is low in comparison to similar sized towns of similar geographies, such as Melton Mowbray (37 percent) and Hinckley (32 percent). Clitheroe should be pro-active and seek to increase its market share to 30 percent by 2018.
- 11.28 The requirement to increase retail floorspace in the next ten years should be combined with the opportunity to reconfigure retail floorplates and provide more modern office premises in the town centre (as identified in BE Group's Lancashire Office Study 2008). Not only would this make better use of under-utilised sites but

320120739 P

Table 84 – Action Plan

Priority Rank	Project Name	Timescale	Delivery	Partners	Project Actions
Clitheroe					
1	Admiral Taverns land, extension to Barrow Brook Business Park	SHORT	Public sector led	RVBC, LCDL, Admiral Taverns	Review resources to buy site from Admiral Taverns. Masterplanning exercise to deliver threshold/long leasehold industrial units of moderate quality, of unit size up to 300sqm
1	Clitheroe town centre	SHORT	Public sector led	RVBC, LCDL	Commission masterplan to explore feasibility of mixed-use scheme (large modern retail floorplates and modern office premises) in Clitheroe town centre. Explore site assembly options. Consider pedestrianisation and traffic flow options. Initiate shop local campaign
3	Extension to Salthill Industrial Estate	LONG	Public sector led	RVBC, LCDL	Masterplanning exercise to explore feasibility and costs of bringing site forward as phased industrial development. Include land assembly options and potential off-site infrastructure improvements. Long term but begin process now
6	Johnson Matthey/Castle Cement site	LONG	Public/Private sector led	RVBC, LCDL, Matthey Ltd.	Explore feasibility of bringing forward site for modern B1/B2/B8 employment scheme in event of site(s) closure
Longridge					
2	Chapel Hill (south)	SHORT	Public sector led	RVBC, LCDL, United Utilities	Explore site assembly options to deliver a B1/B2/B8 scheme
Whalley					
3	Extension to The Sidings	MEDIUM	Private sector led	RVBC, Cooperative	Explore feasibility and costs of bringing site forward as phased industrial development, as part of wider mixed-use scheme. Include land assembly options and potential constraints
Other					
4	Land at Thurston's, Mellor Brook	MEDIUM	Private sector led	RVBC, private sector	RVBC to retain as employment site
4	Friendship Mill and land adjacent, Read	MEDIUM	Private sector led	RVBC, private sector	Retain Friendship Mill as employment allocation. RVBC to explore site's expansion with owners
6	Auction Mart, Gisburn	LONG	Private sector led	RVBC, Mart owners	Long term target of opportunity for mixed-use scheme (to include 1/3 employment) should mart close/relocate
5	Land at Petre roundabout, Langho	LONG	Private sector led	RVBC, landowners	Long term target of opportunity in event of LCC waste transfer site relocation/should the Sidings expansion not materialise

Appendix F –Ribble Valley Employment Land Position Statement 2011

320120739P

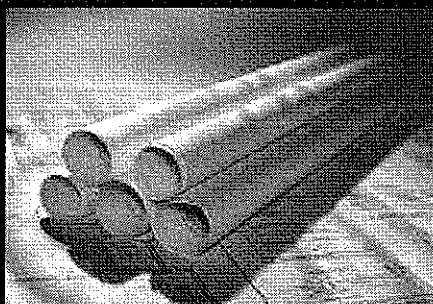
**Ribble Valley
Borough Council**



Employment Land Position Statement

**Part of the Local
Development Framework
Evidence Base for the Core
Strategy**

June 2011



RibbleValley
Local Development Framework

**RIBBLE VALLEY BOROUGH COUNCIL
REPORT TO PLANNING & DEVELOPMENT COMMITTEE**

Agenda Item No.

meeting date: 16TH JUNE 2011

title: CORE STRATEGY - EMPLOYMENT LAND POSITION STATEMENT

submitted by: CHIEF EXECUTIVE

principal author: CRAIG MATTHEWS

320120739P

1 PURPOSE

1.1 To receive an update on employment land in Ribble Valley.

1.2 Relevance to the Council's ambitions and priorities

- Council Ambitions - In addition to Ribble Valley Borough Council striving to meet its three ambitions, it also recognises the importance of securing a diverse, sustainable economic base for the Borough.
- Community Objectives – 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 In 2008 the BE Group were engaged to produce the Ribble Valley Employment Land and Retail Study (BE Group 2008), providing an evidence base to inform the Local Development Framework process and in order to maintain up to date information on key aspects of the social, economic and environmental characteristics of the area as part of this process. In looking at employment land and premises, the document focused on B1, B2 and B8 uses, examining the supply and demand position and made estimates of future need.
- 2.2 The piece of work provided an economic context for the Borough, a review of employment land, a retail study and health check for each of the three service centres (Longridge, Whalley and Clitheroe) in Ribble Valley and also informs the Council's regeneration and economic development work and delivery of the community strategy objectives. Particular recommendations from the consultants that were identified as particularly important were the provision of office premises on the A59 and facilitation and delivery of land for future employment uses.
- 2.3 The report identified that there is a need to bring forward employment land and that provision will need to be made for additional land of an appropriate type. An update building on the work previously undertaken to inform future strategic economic and employment land requirements for the Borough is attached as Appendix 1 identifying existing take up trends, measuring requirements and providing a buffer in terms of supply and choice.

- 2.4 The original study also identified that whilst overall, the local economy in Ribble Valley remains comparatively strong and reasonably vibrant there remains a number of issues and risks that need to be addressed to ensure that the area does not lose that inherent strength and that, perhaps more importantly, is able to deliver growth and further strengthening of the local economy particularly in the current economic climate and recovery period.
- 2.5 The sites in existing use, or with a recognised employment commitment, are facing pressure for the development of other uses, in particular residential. Sites in existing employment use are seen as particularly vulnerable and it is recommended that the Council will need to ensure that where redevelopment is to be allowed, that this should be treated as an exception delivering justifiable benefits and providing the loss of land in employment use can be accommodated overall. This is especially so when the Council is facing significant pressure to deliver on its housing requirements in the shorter term whilst pressure for employment land provision has a longer time frame.
- 2.6 Therefore, it is appropriate to update the Study's findings to inform the Core Strategy and act as a guide to allocating future employment land needs and for considering the use of current employment sites, given their potential other uses in the light of the still relatively high demand for housing land in the Borough.
- 3 RISK ASSESSMENT
- 3.1 The approval of this report may have the following implications:
- Resources – No immediate implications.
 - Technical, Environmental and Legal – The Core Strategy is a statutory requirement of the planning process.
 - Political – No direct political implications.
 - Reputation – The position statement helps to demonstrate how the Council is seeking to take account of the local economy in its activities.
- 4 RECOMMENDED THAT COMMITTEE
- 4.1 Agree that the Employment Land Position Statement is published as part of the evidence base and used to inform the Core Strategy.

CHIEF EXECUTIVE

BACKGROUND PAPERS: -

Ribble Valley Employment Land & Retail Study 2008

For further information please ask for Phil Dagnall (ext 4570) or Craig Matthews (ext 4531)

CORE STRATEGY - EMPLOYMENT LAND POSITION STATEMENT**SECTION 1: INTRODUCTION**

- 1.1 This update builds on the work previously undertaken to inform future strategic economic and employment land requirements for the Borough. In 2008 the BE Group were engaged to produce the Ribble Valley Employment Land and Retail Study (BE Group 2008) to inform the Local Development Framework. The document sets out a range of analyses for future requirements relating to employment floor-space demand and supply. Following this the Ribble Valley Economic Strategy 2009 – 2014 (RVBC 2009) established an economic vision for the Borough, setting out the aspirations for Ribble Valley for the periods 2009 - 2014 and beyond.
- 1.2 In the past the Borough has seen a disparity between the scale of employment growth and that of housing and increasing levels of commuting out of the area for work. As part of the overall vision within the Economic Strategy, the aim is to build on the indigenous strengths, assets and future potential of the Borough towards maintaining a strong and healthy economy, and exhibits the right conditions in terms of infrastructure, services and environment to support its own businesses and to attract other successful businesses.
- 1.3 Since the original study in 2008, the wider economy has continued to change as the effects of the economic downturn have progressed. Since this time also, a change of government has brought with it new policy directions including the proposed abolition of the Regional Spatial Strategy.
- 1.4 Therefore, it is appropriate to further examine and update the findings from the original study to ensure that it remains as a robust guide to allocating future employment land needs and for considering the use of current employment sites, given their potential other uses in the light of the still relatively high demand for housing land in the Borough.
- 1.5 This assessment update, whilst not as comprehensive as the original study, uses the same methodology, approach and evidence sources along with additional supporting information the following sections: -

SECTION	TITLE	PAGE
1	Introduction	1
2	Overview of Forecasting Models Used	2
3	Current Evidence Base Update	3
4	Updates Taking Into Account New Data	5
5	The Business Case & Agents Views	6
6	Summary & Recommendations	8

SECTION 2: OVERVIEW OF FORECASTING MODELS USED

- 2.1 The original study posed several ways of forecasting future demand, taking a 10-year (2008-2018) as their prediction period. It also excluded any developments at the BAE Systems site at Samlesbury site as it was regarded as a Regionally Important Site and therefore not part of a Ribble Valley only calculation of future need.
- 2.2 Method 1 assessed current take up rates on a 10 year period between 1998 and 2008, averaging 1.07 ha per year, projecting them into the future and adding a 5 year buffer, then subtracting the current supply of remaining allocated and unconstrained sites that BE Group felt were likely to come forward to reach a figure of additional future need of around 6 ha.
- 2.3 Method 2 considered strategic policy effects, which depended on a variety of national planning policies and local political judgements about matters such as aspirations for future growth or reducing commuting. However BE Group's judgement was that RV would not, as a relatively affluent area with a strong economy, be the focus of any major national policy initiatives to boost the economy and therefore have any quantifiable effect on employment land need. Therefore BE Group did not make any land projections using this method.
- 2.4 Method 3 involved Population and Labour Supply changes based on Oxford Economics and ONS population changes that predict an expansion in the RV working age population of roughly 18% by 2018. (detail is in BE Group Appendix 7). Applying this to the then current (2006) 398,000 sqm of commercial floorspace gave a figure of an additional 71,242 sqm. This, in turn, at standard development densities of 3,400 sqm per hectare, gave an additional need of 21 ha.
- 2.5 The 2006 floorspace figure was the best current figure in 2008 as no further land had actually been taken up between then and the date of the BE Group report in 2008. This calculation also assumed that the proportions of RV workforce in each employment sector eg services, industrial, agricultural etc remained the same and commuting rates remained similar.
- 2.6 Method 4 involved calculations relating to the general economic shift into the service sector and away from manufacturing; again using Oxford Economics statistics translating into property needs using floorspace per worker ratios based on evidence produced for the RSS. Attempting to adjust this model to actual Ribble Valley circumstances led to a prediction of another 0.04 ha of land, stating that this model would only be of general illustrative use and not a figure that could be solely relied upon as evidence.
- 2.7 In summing up, the study suggested that Method 1 was adopted with a buffer of up to 5 years to account for imperfections and any potential future changes. This suggested the need to identify a further 6 ha of employment land over the next 10 years (2008-2018) if the Ribble Valley is to continue to sustain a balanced economy. In Sections 3 and 4, this same Method 1 approach is now applied to more recent data to ensure that it remains a robust guide to allocating future employment land needs.

320120739P

SECTION 3: CURRENT EVIDENCE BASE UPDATE

3.1 This evidence base provides an update on recent planning permissions, completions and losses of employment land (2008 – 2010) within the relevant sectors (B1, B2 & B8) and enquiries for local land and premises obtained through the 'Evolutive' database maintained by Regenerate Pennine Lancashire and Ribble Valley Borough Council.

3.2 Table 1: Employment Land Completions: -

B1 (a) Offices (ha)	B1 (b) R and D (ha)	B1 (c) Light Industrial (ha)	B2 General Industry (ha)	B8 Storage/ Distrib'n (ha)	Mixed (ha)	Area (ha)	Year
0.157	-	0.269	0.630	-	0.090	1.146	2008 to 2009
1.997	-	0.209	0.785	0.098	-	3.089	2009 to 2010
2.154	-	0.478	1.415	0.098	0.090	<u>4.235</u>	Totals 2008 to 2010

3.3 In general the total area developed over this period is small and heavily influenced by development at the Samlesbury site. In particular 1.796 ha of the 2.154 ha B1(a) total office build has been at the Samlesbury site. This equates to 83% of the total office area. Also 0.663 ha or 35% of the total industrial build (1.893 ha combining B1c and B2 areas) was also at the Samlesbury site. Overall the completions show an average over the two years of approx 2.1 ha per year with office and industrial completions being approximately similar in size, 2.1 and 1.8 ha respectively (if industrial completions include both B1c and B2 classes). If the Samlesbury related completions are excluded (2.459 ha) then the net figure over the two years is 1.776 ha (i.e. 4.235 – 2.459) or 0.88 ha per year. This brings us to a rounded figure of 0.9 ha per year.

3.4 Table 2: Employment Land Permissions: -

B1 (a) Offices	B1 (b) R and D	B1 (c) Light Industrial	B2 General Industry	B8 Storage/ Distrib'n	Mixed	Total Area (hectare)
3.613	-	0.362	1.746	0.465	0.335	6.521

3.5 The existing planning permissions situation indicates that, of approximately 6.5 ha, around 55% is for office use and 32% for a variety of industrial uses (combining B1c and B2 classes). Also, of the overall office figure, 58% (2.1 ha) involved permissions dating from 2009 at Samlesbury Aerodrome. Excluding Samlesbury the overall figure is therefore 4.4 ha.

3.6 Additionally, 2.6 ha of the overall 4.4 ha involves existing permissions for employment uses on sites that the BE Group Study recommended as potential forward supply. To avoid double counting this land the net figure of 1.74 ha (4.4 – 2.6) is taken forward in

the Permissions calculations below. In short this 1.74 is a part of existing supply and partly offsets the losses of employment land to non- employment uses.

3.7 Table 3: Employment Land Losses: -

(All Figures in square metres)	B1(a) Offices	B1(b) R and D	B1(c) Light Industrial	B2 General Industrial	B8 Storage/ Distrib'n	Total
Completions	410		1454	120	53	2037
Under Construction	239		1236	3800	145	5420
Consented	4315		1109	7570	1773	14767
Total	4964		3799	11490	1971	22224

3.8 Table 3 Indicates that at least 2.2 ha of existing employment sites have been lost to non-employment uses. In addition a further 4324 sqm or 0.4 ha of potential loss is possible pending planning decision. Total loss therefore is assessed at 2.6 ha (2.2 plus 0.4). However, very little of this land comes from the sites that BE Group identified as important potential sources of forward supply (see Remaining Supply, Section 6 above). Most of these losses relate to sites such as Primrose (0.9 ha) and others such as Shawbridge Mill, Clitheroe and Victoria and Cobden Mills, Sabden. None of these were identified as potential forward supply sites by the BE study.

3.9 For information, the following tables 4 and 5 illustrate the number of employment sites / premises currently on the market and the number of business enquiries for local land and premises up to March 2011.

3.10 Table 4: Employment Sites on the Market: -

Industrial (sq m)	Number	Offices (sq m)	Number
0 – 50	4	Less than 30	12
51 – 100	5	31 – 50	7
101 – 200	4	51 – 75	4
201 – 300	14	76 – 100	1
301 – 500	2	101 – 200	7
500 – 750	1	over 200	5
750 – 1000	2		
1000 – 2000	3		
Total	35	Total	36

(Note: in addition there are an undisclosed number of offices in the Time Technology Park site at Simonstone between the ranges of 19 to 1850 sq m)

3.11 Table 5 Business Enquiry Information: -

Unit Type	1/4/08 to 31/3/09 (No.)	1/4/09 to 31/3/10 (No.)	1/4/10 to 31/3/11 (No.)	Total 1/4/08 to 31/3/11
Industrial	5	29	32	66
Office	2	10	10	22
Retail	6	3	5	14
Land	3	2	4	9
Leisure and Tourism	1	2	1	4
Business for sale		2	5	7

Trade Units		1	1	2
Storage Units		1	0	1
Other		2	1	3
Yard			2	2
Conference Facilities			1	1
Garage			1	1
Showroom			1	1
Food Outlet			1	1
Not specified			9	9
Total	17	52	74	143

- 3.12 In general enquiries appear to have been stable over approximately the last two years and provides information for supply and demand purposes, showing also a continuing interest in industrial sites and, to a lesser extent, the office sector.

SECTION 4: UPDATES TAKING INTO ACCOUNT NEW DATA

- 4.1 Updates taking into account new data - including wider economic data supplied through a variety of sources, including the Lancashire Profile database maintained by Lancashire County Council. If we consider BE Group Model 1 to remain the best way of calculating future gross land need then we need an updated annual average employment land take. This is built up as follows.
- 4.2 Completions information as detailed in section 3.2 on page 4 of this document, (excluding Samlesbury) gives an average 0.9 ha per year figure. Extending that figure over 10 years then this gives a figure of 9 hectares, then, adding a 5-year buffer as recommended and applied in the original study ($5 \times 0.9 = 4.5$ ha) gives a final figure of **13.5 ha**, and would relate to 10 years forward from a base date of 2010.
- 4.3 In order to establish a land requirement, it is necessary to then subtract from the 13.5 ha the remaining supply of land, derived from those sites identified in the original BE Group study regarded as effectively available employment land supply, minus any development within them since 2008. In detail the sites that the original study were as follows: -

- 4.4 Table 6: Employment Land Supply in 2008: -

<i>For office use:</i>	Area
1. New Close Properties, Barrow Brook (in 2008 outline consent granted, awaiting decision for 2.74 ha for housing, housing subsequently developed, remainder being pursued by Roland Homes)	3.31 ha
2. Hindle and Schofield, Barrow Brook	1.01 ha
3. NJW/Papillon, Barrow Brook (in 2008 outline consent for housing) currently on the market.	4.32 ha
4. Grant Thornton Site, Simonstone	1.10 ha
5. Salesbury Hall Farm, Salesbury (subsequently developed)	0.13 ha
<i>For industrial use:</i>	
1. Adjacent Twin Brooks Farm, Salthill Industrial Estate (the only allocated employment site remaining from the 1998 DWLP)	0.92 ha
2. Total Foods site, Barrow Brook (subsequently developed)	0.86 ha
3. Whalley Industrial Estate, Barrow (detailed consent)	0.29 ha
4. Time Technology Park, Simonstone (outline consent)	0.58 ha
Total:	12.52 ha

- 4.5 However since 2008 the following sites have been built out for both housing and employment uses: -

5 320120739P

4.6 Table 7: Completed Developments since 2008: -

<i>Completed developments:</i>	Area
New Close Properties, Barrow Brook (housing)	2.74 ha
Salesbury Hall Farm (employment)	0.13 ha
Total Foods, Barrow Brook (employment)	0.86 ha
Total built since 2008	3.73 ha

4.7 Therefore, the remaining land on these sites is $(12.52 - 3.73)$ **8.79 ha (8.8 ha rounded)**. Of this 6.74 ha relates to sites at Barrow Brook, which continues its role as the Council's principal strategic employment location. Finally in Table 8, we can now produce the overall calculation using the same Method 1 approach as recommended and applied in the original study, the final calculations reveal the following: -

4.8 Table 8: Employment Land Supply 2010 – 2020: -

Supply Calculation 2010 - 2020	Area (ha)
Overall Need (at 0.9 ha / yr plus 5 year buffer)	13.5 ha
Remaining Supply (BE Group's favoured sites rounded)	8.8 ha
Existing Permissions (for employment uses)	1.74 ha
Sub total $(13.5 - 10.54 (8.8 + 1.74))$	2.96 ha
Losses to be made good (2008 – 2010)	2.6 ha
Total Additional Requirement	5.56 ha (6 ha rounded)

4.1 In summary the forward prediction in applying the Method 1 calculations results in a further **6 ha** (rounded) of land for a ten-year from 2010 – 2020 in addition to those sites that the BE study identified. The Council will continue to monitor and manage delivery over a 10-year period, within the overall plan period of 2008 – 2028, consistent with the Core Strategy.

SECTION 5: BUSINESS CASE & VIEWS OF LOCAL AGENTS

- 5.1 Investment location has a considerable impact, both as to where future development for employment uses takes place, and the future success of individual businesses operating from any particular site. Therefore careful consideration needs to be taken as to which locations provide the greatest opportunity to satisfy future growth and employment needs within Ribble Valley. Also, particular sites or locations may vary according to the type of business usage they are (i.e. retail, commercial, industrial or warehousing/distribution), and it is important that businesses need to carefully consider where their businesses are located, for example, retail outlets will need to be situated close to its target customers, whereas a business-to-business operation may be better served in a business park.
- 5.2 In terms of the broad locations for development, the original BE Group study identified several sites as viable future employment locations (Table 6). Assuming that these criteria are still relevant then these sites remain the best options for future employment land supply. On considering the area in general it is difficult to see any significant additional sites to this list that have appeared since the BE study and the location influences and infrastructure position remain the same.
- 5.3 It principally identified both Barrow Brook Business Park and the BAE Samlesbury sites as "Flagships", i.e. sites of a scale, location and setting capable of business park development for investment in the regional/sub-regional marketplace and could host B1, B2 or B8 uses. No local agents disagree with the importance of these sites,

although they think that over the next three years the office market will be difficult. In addition the Samlesbury site continues to retain a "Regionally Important Site" status with LCC, which they have reiterated, along with the Central Lancashire Authorities, in our Core Strategy Reg 25 consultation responses. Although the forthcoming abolition of the RSS may cloud this issue a little it still remains a site that appears to demand some kind of special consideration that takes it out of normal employment land calculations.

- 5.4 Other sites appear in other BE Study categories including the Salthill Industrial Estate site as a "Key Employment Site" geared to future industrial B2 and B8 uses. In broad locational terms the BE study (6.26) emphasised that the highest scoring sites, such as the two Flagship sites, lie along the A59 as proximity to this strategic highway and to the motorway network is seen by the market as very important, together with the setting of a site and flexibility. Other aspects of site potential, including improvements to services, BE Group considered to be easier to solve. The main two sites above already have a degree of infrastructure that few other sites in the area have. Information from local agents re-emphasises the importance of the A59 corridor for our important sites. There are no anticipated highway or transport initiatives that would fundamentally change this position by making other sites or general RV locations more attractive in the near or even medium term future.
- 5.5 Proximity to main roads and key transport links are important factors to customers, employees, suppliers and business contacts, and in terms of class usage B1 (Office / Business), B2 (General Industrial) and B8 (Storage & Distribution) in particular, easily accessible sites adjacent to key transport links have tended to be more appropriate to serve staff and customers travelling to the location, as well as adequate parking facilities. The A59 trunk road is the main transport artery through the Borough, linking directly to the M6 and serving access routes to the M65 motorway, and as such border represents the most attractive location to business in terms of viability and accessibility.
- 5.6 Location also has a major impact on cost. Premises in a prime locations demand extra costs can vary significantly between locations, but often areas that are struggling may have an oversupply of vacant property at low cost, but may not offer the best prospects for business, meaning that in recent years government grant and targeted regeneration schemes have been necessary to encourage businesses setting up in deprived areas. Recent changes in Government policy however, with significant reductions in the availability grant assistance as a result, have meant that many regeneration schemes of this nature have come to an end and the balancing factors against cost and choosing the best location are lessened. This factor alone may strengthen opportunities for Ribble Valley to attract new investment, employment development and growth.
- 5.7 Also local agents seem to confirm the judgement that the Barrow site is best suited to business park use and the Salthill site, among others, is more suitable for industrial uses. Local agents go further than the BE Group in suggesting that B1 and possibly B2 uses are best suited at Barrow, with B2 and B8 at Salthill. All local agents seem in agreement that significant development in deep rural locations has limited potential in the short term. This position as part of the business case is further reflected by views of local land & estate agents specialising in the relevant local sectors, detailed in the following sections 5.8 to 5.11.
- 5.8 Several local Land and Estate Agents who were currently advertising employment premises were contacted and their views canvassed on the current state of the market and how they saw it developing over the next two to three years, which was regarded as a sensible threshold in such a volatile and inherently speculative market. They were also queried about any significant sectoral gaps in current employment

provision in the area. There was general agreement that the office market was severely limited at present due to the current significant oversupply of premises in the nearby M65 corridor and the relatively small local demand. To this should be added the on-going caution over bank lending. This position was considered to continue into the foreseeable future 2 to 3 years.

- 5.9 To this some emphasised that in general "location is king" and that future office location would be narrowly along the A59 corridor, including the area around Samlesbury, which benefits from nearby access to Preston and the M6. There was limited demand for sites in the wider rural area and the villages. Occasional high quality development, such as at Salesbury, could work but that particular development had probably soaked up all current demand for that type of development in those more rural locations. Other recent similar more deeply rural developments were regarded as vulnerable. Another agent felt that there was still a market for small offices in the local towns based on passing trade and for businesses making the transition from home working. However another agent felt that the offices "over the shop" market was not healthy. More than one felt that the Barrow Brook site had a future as a location for office uses with the correct configurations.
- 5.10 The views here were more positive in terms of industrial (B2 & B8) markets however. There was still considered to be demand for accessible, ideally freehold, light industrial units of fewer than 3,000 square metres. Some mentioned that units such as those at Salthill, brought up to a modern specification, would fit this market. Also, in terms of considering possible locations it was felt that an extension to the Salthill/Link 59 development, with premises to modern specifications as mentioned above, would be a useful strategic addition to the local employment portfolio. It was also felt that some light industrial uses could be located at Barrow Brook too.
- 5.11 Finally, in terms of other employment uses, more than one agent felt that the area lacked a budget hotel, possibly in combination with a national leisure/health and fitness development, possibly at Barrow Brook. In terms of retail some felt that current units in Clitheroe were too small. There was interest from some national names in larger footplates.

SECTION 6: SUMMARY & RECOMMENDATIONS

- 6.1 In summarising this Employment Land Position Statement, it is interesting to note that the results of the assessment remain generally consistent with the findings from the original Employment Land study in 2008 as follows: -
- 6.2 More employment land of approximately 6 ha should be identified in the Ribble Valley in order to facilitate and maintain levels of economic development over the next 10 years.
- 6.3 The new supply needs to be primarily located adjacent to the A59, and where possible, extend and add value to existing employment areas, and be accessible to key service centres.
- 6.4 The limited availability of developable employment land means there is a need to restrain the loss of existing employment areas and premises to other uses. Only in exceptional circumstances, where their existing uses are inappropriate for modern employment needs, should RVBC consider their release.
- 6.5 Finally, it is recommended that this Employment Land Position Statement be published as part of the evidence base and used to inform the Core Strategy.