



# SHACKLETONS GARDEN CENTRE, CLITHEROE ROAD, CHATBURN, BB7 4JY.

Proposed Alterations and Extension of Home and Garden Centre including Additional Indoor and Outdoor Retail Space and Increase to Existing A3 Use.

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## RETAIL SEQUENTIAL TEST

October 2020



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# REPORT CONTROL

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## **/1 INTRODUCTION**

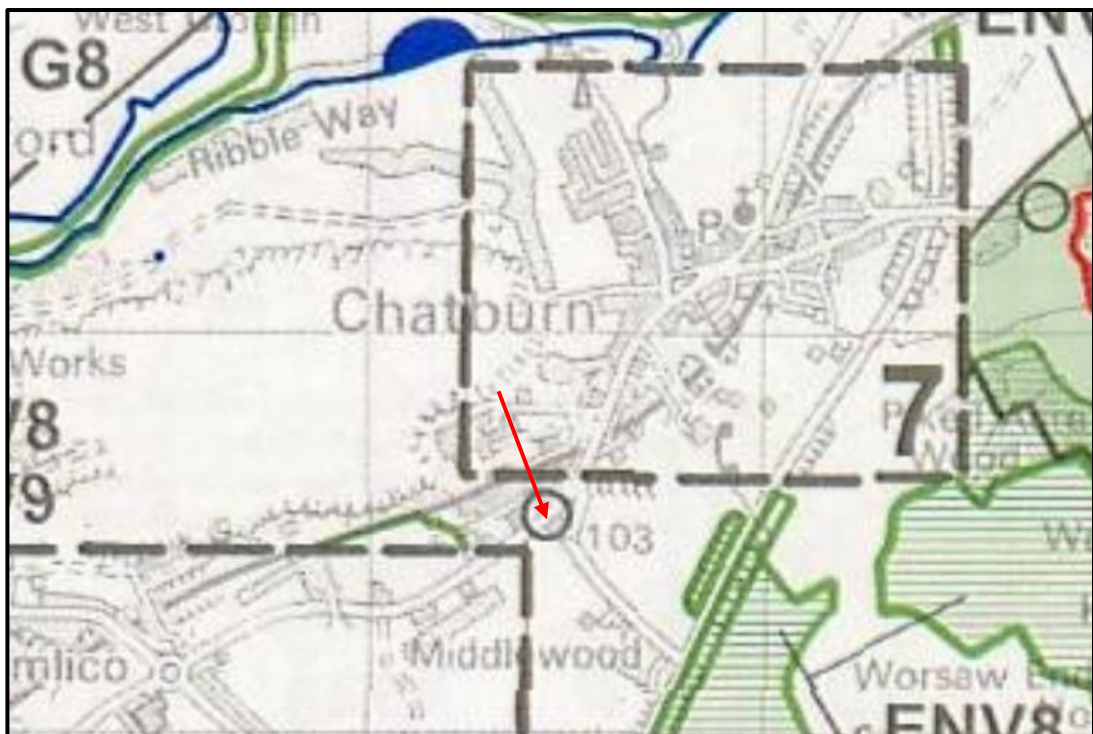
- 1.1. This sequential test supplements the pre-application request submitted to Ribble Valley Borough Council (RVBC) for the proposed alterations and extension of the home and garden centre including additional indoor and outdoor retail space and increase to existing A3 use at Shackletons Garden Centre, Clitheroe Road, Chatburn, BB7 4JY.
- 1.2. As part of the initial pre-application response received from RVBC, it was stated that:  
  
*'the applicant is required to undertake a sequential test along with a retail impact assessment as it is considered that the proposals would materially alter the character of the use which occupies a countryside location and the proposed retail use is of an extent which is considered independent of the primary 'garden centre' use carried out on the site. Any potential positive outcome would be conditional upon retail sales being restricted taking into account the specific requirements of the business and also the Local Planning Authority's requirement as enshrined within local and national planning policy to protect the vitality and viability of town centres.'*
- 1.3. In brief, the applicant is required to undertake a sequential test, due to the proposed retail uses, which are described as main town centre uses in the NPPF and they are proposed outside of a defined centre in the adopted Local Plan.
- 1.4. During pre-application discussions with RVBC, they did not identify any site or premises to assist the process. They directed us to Planning application reference 3/2018/0274 for the development of a retail unit of 1,380 square metres gross floorspace at Barrow Brook Enterprise Park, Barrow. A sequential assessment was undertaken for this planning application. Within this assessment, it should be noted that no suitable sites were found to be available.
- 1.5. The proposal comprises an extension and alterations in association with the existing home and garden centre. The proposal incorporates additional indoor and outdoor retail space and the relocation of the existing cafe.

- 1.6. In accordance with Paragraph 86 of the National Planning Policy Framework (NPPF) and Policy DMR1: Retail Development in Clitheroe of the Ribble Valley Borough Council's Core Strategy a sequential test has been carried out. This Statement provides the results of this test in the context of the relevant planning policy.
  
- 1.7. It should be noted that the proposals for this scheme were due to be submitted earlier in the year, however due to the Covid-19 pandemic, the proposals were put on hold and it is only now where the client has a little more certainty for the future. As such, this report has been updated but it was thought appropriate to leave in the original findings as little has changed.



## /2 PLANNING POLICY CONTEXT

- 2.1. The adopted Development Plan for the site comprises: the RVBC's Core Strategy, which was adopted 16<sup>th</sup> December 2014, with this document covering the planning period up to 2028.
- 2.2. An extract from the Policies Map associated with the RVBC's Local Plan is provided at Figure 1 below. The site is undesignated.



**Figure 1:** Extract from RVBC's Policies Map

- 2.3. The Development Plan comprises the Ribble Valley Core Strategy (2014). The site is not within an allocated town, district or local centre in the adopted Core Strategy. The most relevant policies to retail matters are:

- Key Statement DS1 of the Ribble Valley Core Strategy sets out that new retail development will be directed towards the centres of Clitheroe, Longridge and Whalley;
- Key Statement EC2 directs new development to the existing centre hierarchy and identifies a need for additional retail development over the plan period at Clitheroe; and
- Policy DMR1 encourages retail development at Clitheroe Town Centre and states that it is the only part of the Borough considered to be suitable and capable of accommodating major retail development. For proposals outside the main shopping area the policy requires the sequential test to be engaged. Proposals of more than 1,000 square metres gross floorspace are required to be accompanied by a retail impact assessment (the application would exceed this threshold).

2.4. Core Strategy Policy DMR3: Retail Outside the Main Settlements is concerned with the loss shopping provision in rural areas and the development of farm shops. It is not of direct relevance to the Proposal.

2.5. Paragraph 10.28 of the adopted Core Strategy states with regards to the need for a sequential test that:

*'Proposals for shopping development outside the main shopping centre, as defined on the proposals map, will be considered on a sequential basis. Development of sites on the edge of the centre will be allowed provided it can be demonstrated that inter alia:*

- 1. All town centre options have been thoroughly assessed before less central sites were considered;*
- 2. That where it has been demonstrated by the applicant that there are no town centre sites to accommodate the proposed development, preference is given to edge of centre locations that are well connected to the centre by means of easy pedestrian access and are accessible by public transport...'*

2.6. In this respect the Council will, where relevant, apply the sequential and impact assessments to what is considered to be main town centre uses, in out of centre locations, in accordance with the guidance set out in the Framework.

2.7. Paragraph 10.28 of the Core Strategy goes on to state that:

*'Clitheroe acts as a principle service centre for the borough. The management of its facilities and development of new capacity is vital to the delivery of the development strategy and the economic well-being of the borough'*

2.8. The Council's aim here, is to minimise the need to travel, provide a diverse range of services in one central location and make facilities accessible to all and as such, the sequential test requires major retail, cultural and service development to be located on the most central sites in town centres before considering less-central sites.

2.9. Section 7 of the National Planning Policy Framework ("NPPF") is concerned with retail development and town centres. For the sequential test, locating development within town centres is the preferred option, followed by edge-of-centre sites and then out of centre locations.

2.10. Paragraph 87 of the NPPF states that flexibility on issues such as format and scale should be addressed so that opportunities to utilise town or edge of centre sites are fully explored. The Planning Practice Guidance (PPG) indicates that the onus is on the applicant to demonstrate compliance with the test. It also indicates that the sequential assessment should be proportionate and appropriate to the proposal.

2.11. In relation to case law and decisions by the Secretary of State, key considerations are:

- A sequential assessment should consider the specific question of whether 'the application' can be accommodated on alternative sequentially preferable locations;



- That the suitability of alternative sites should be assessed having regard to the nature of the application;
- In considering suitability, the facts and circumstances of each particular case will determine the bounds that may be set in respect of flexibility of format and scale. However, an alternative site must be able to accommodate a development that is similar to the application.
- Whilst the preference of a single operator should not justify rejecting alternative sites, the developer's intentions are relevant to the consideration of alternatives and as such, the assessment should have regard to 'real world' considerations; and
- There is no requirement to disaggregate a proposal into components in order to consider whether elements of a scheme can be accommodated on a number of smaller sites.

2.12. The sequential test provides an approach to accommodate new development. It does not set any in-principle presumption against development in out-of-centre locations in circumstances where there is no suitable site available in a sequentially preferable location.

2.13. The PPG indicates that in the decision-taking process, the test should be proportionate and appropriate for a given proposal. The requirement to approach the sequential test in a proportionate way is relevant in the context of the proposed application - the proposal is to reconfigure and extend Shackletons and obtain flexibility on where the ranges of goods may be sold to aid in seasonal retail changes.

2.14. Thus, the assessment for a sequentially preferable alternative site or premises must address the requirement of the application as a whole, not just the additional retail floorspace that would arise from the proposed development.

- 2.15. Considering the policy context, the location of Shackletons and the area that the development would serve, the (only) town centre relevant for the purposes of a sequential assessment is Clitheroe.
- 2.16. As the proposal is to enlarge and reconfigure the existing garden centre, for the purposes of the sequential assessment, taking account of flexibility in format and scale, this sequential assessment will consider whether there is a suitable site available to accommodate Shackletons as proposed to be extended.
- 2.17. In brief, the Shackletons requirement is for:
- A site of approximately 2.5 hectares to accommodate a building of approximately 5,560 square metres (not necessarily all on one level), and an area for a greenhouse and external display of goods of circa 980 square metres;
  - The site needs to have the ability to provide car parking for approximately 241 vehicles, at surface level adjacent to the main building and a configuration that enables bulky goods such as furniture and gardening goods such as compost to be transferred conveniently from the store to a car; and
  - A location and site that can be serviced by large articulated vehicles.
- 2.18. The sequential assessment should therefore seek an alternative site of a scale, location and configuration to meet Shackletons requirement or similar.

### **/3 SEQUENTIAL TEST**

- 3.1. This section assesses the proposal against the key planning policy requirements. As the proposed development includes a town centre use in policy terms in an out of centre location, it is necessary to demonstrate that there are no available, suitable and viable sequentially preferable sites that could accommodate the proposed development. The garden centre site area is approximately 2.5 hectares and a search of sites to accommodate the application, or a development similar to the proposed application for the extension to the garden centre has been undertaken as part of this assessment.
- 3.2. The Cribbs Causeway appeal decision Ref: APP/P0119/V/17/3170627, dated 1<sup>st</sup> October 2018 is considered to be useful in relation to defining flexibility - the Secretary of State (SoS) in this instance indicates that alternative sites should be capable of supporting the proposed application. The SoS states that what would be reasonable and appropriate will depend on the particular circumstance of the sequential site and the proposal that it is being expected to accommodate.
- 3.3. The SoS goes on to state that in line with paragraph 86 of the revised Framework, reasonable flexibility should be applied when considering the availability of sequential alternatives.
- 3.4. It is highlighted that whilst out-of-centre retail development is not prevented, a sequential test approach is applied whereby suitable sites that are available in town centres are the first port of call and the SoS agrees that market or locational requirements may mean a proposal can only be located on the out-of-centre sites.
- 3.5. In terms of definition and meaning of the sequential test it is stated within this appeal decision that the meaning of the sequential test is a matter of law whereas how it is applied is a matter of judgement. It goes on to state that the Framework and PPG indicate that when looking at the suitability of potential sequential sites, flexibility should be demonstrated on issues such as format and scale.

- 3.6. In terms of whether proposals should be split into different parts so that they can be accommodated on several town centre sites, within this appeal decision, the SoS deemed that whilst past retail policy and guidance has adopted a disaggregation approach, this is not embodied in either the Framework of the PPG.
- 3.7. Thus, it is important at the outset to correctly interpret and apply the sequential test, taking into account case law and relevant appeal decisions. For example, as highlighted in the Dundee (March 2012)<sup>1</sup> case, the Supreme Court ruled that “suitable” means “suitable for the development proposed by the applicant” and the Secretary of State in the Rushden appeal decision (June 2014)<sup>2</sup>, has confirmed that the sequential test needs to be considered in the context of the specific development proposed by the applicant, and not simply a “class of goods” approach or some attempt at disaggregation that might otherwise seek to accommodate elements of the proposed development on a smaller, sequentially preferable site. Whether, therefore, a site is considered suitable for the commercial requirements of a developer/retailer, clearly needs to be considered in light of the specific proposal. The two decisions referred to above, both assist in demonstrating how the sequential test should be lawfully and properly applied.
- 3.8. Whilst we acknowledge the requirement for flexibility in applying the sequential test, as referred to in the National Planning Guidance, this needs to be applied proportionately in the context of scale and format, as it is clearly not the purpose of national or local planning policy to require a developer to seriously compromise their proposal by requiring them to disaggregate it into its constituent parts. Indeed, the Secretary of State in the Rushden decision expressly acknowledges that the NPPF does not require an applicant to disaggregate in any way a specific development proposal.

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<sup>1</sup> Case [2012] UKSC 13 - Tesco Stores Limited (Appellants) v Dundee City Council (Respondents) (Scotland) <https://www.supremecourt.uk/cases/docs/uksc-2011-0079-judgment.pdf>

<sup>2</sup> Appeal Reference: APP/G2815/V/12/2190175, applicant LXB RP (Rushden) Limited - [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/319505/Called-in\\_decision\\_-\\_Rushden\\_Lakes\\_Retail\\_Park\\_ref\\_2190175\\_11\\_June\\_2014\\_.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/319505/Called-in_decision_-_Rushden_Lakes_Retail_Park_ref_2190175_11_June_2014_.pdf)

- 3.9. In reality, therefore, whilst there may be some limited scope to reduce the scale of the proposed development, it would be wholly unreasonable to expect the applicant/retailer especially in these unprecedented times to have to amend a proposal to the extent that it no longer meets their business requirement and becomes unviable. The assessment is required to establish whether alternative available sites (or premises), in a sequentially preferable location, are suitable to accommodate the application or broadly similar
- 3.10. In order that the sequential test is properly applied, it is therefore necessary to consider the proposed application as a whole for which outline planning permission is sought, within which the main town centre uses defined formally as Use Classes A1 and A3, now being defined as E Class from September 2020.
- 3.11. The site area of the proposed application is 2.5 hectares. In line with planning policy requirements, the starting point for this sequential test is to consider potential alternatives, sequentially preferable sites that could accommodate the proposed application allowing for flexibility to accommodate a development similar to the application. An alternative site also has to be suitable to accommodate a home and garden centre: an area for display of goods for sale outdoors and under glass are critical components of the proposed application.
- 3.12. Whilst the area from which Shackleton draws trade is extensive, the business is focussed in and around Clitheroe town centre as support businesses and employees are based in Clitheroe and the immediate surrounding area. For practical considerations, Shackletons is not footloose. A relocation to a different town is not an option nor proportionate.
- 3.13. Therefore, this sequential assessment has focussed on the search for alternative sites in a sequentially preferable location in Clitheroe.

Availability

- 3.14. The NPPF (Paragraph 86) sheds light on the correct interpretation of this aspect of the test, and states:



*'Main town centre uses should be located in town centres, then in edge of centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered.'*

- 3.15. There is no guidance as to an appropriate timescale in which sites are available for the purposes of a sequential assessment. Each case will depend on the circumstances arising at the time and to any particular proposal or site.

#### Suitability

- 3.16. Suitability relates to whether the proposed application or something similar can be reasonably and successfully located at a particular site. There are a number of key considerations in this respect.

- 3.17. Firstly, as previously indicated, the test is only relevant in the context of 'the requirement of 'the proposed application' which in this case is the whole Shackletons operation. The 'requirement' is what the proposed application will meet – in this case as the proposal is for the extension of an existing garden centre site, the use has already been established in this location.

- 3.18. Furthermore, as previously indicated, it is not the purpose of planning policy to require an application to be split into components and individual elements be accommodated on separate sites. The NPPF does not require "disaggregation", as evidenced by the Rushden decision. This has not changed in the revised NPPF 2019.

#### Viability

Viability is important. However, previous policy required alternatives to be suitable, viable and available. The NPPF no longer specifically refers to viability. It falls within the umbrella of suitability. In this respect though any considered sites should not present any obvious major economic obstacles to the proposed development.

### Assessment

- 3.19. Further to the pre-application discussion held with RVBC, looking at the Barrow Brook site, this is an out-of-centre location for retail planning purposes and is some 3.2km south of Clitheroe town centre and 2.0km north of Whalley town centre. This application was accompanied by a Retail Assessment (undertaken by WYG, dated September 2016). RVBC appointed Lichfields to advise them on retail planning issues. It was common ground that there were no sites within Clitheroe town centre or in accessible edge of centre locations, which were available and suitable to accommodate the proposed development. The proposed development was considered to accord with Policy DMR1 of the Core Strategy.
- 3.20. It was also common ground that there were no sites within or on the edge of the other centres within the catchment that could accommodate the proposal.
- 3.21. The Shackletons proposed scheme differs to the Barrow Brook application above in that the proposal is to extend an existing retail outlet and incorporate an increase in retail floorspace is 1,522 square metres net floorspace that would predominantly be used for the sale of furniture: 930 square metres for outdoor furniture and 450 square metres for indoor furniture. There would be a small increase in the sale of sundries (95 square metres) and kitchen furniture ((57 square metres). The Shackletons proposal is materially larger in scale compared to the Barrow Brook scheme. Adopting a proportionate approach, unless that has been any material change in circumstances since the consideration of the Barrow Brook application, the current application will pass the sequential test.
- 3.22. The additional floorspace at Shackletons can be characterised as being for furniture sales, a significant element being for garden furniture, in a garden centre setting. A rural or semi-rural location will be the most appropriate location. Furthermore, the Shackletons site is closer to the retail centre of Clitheroe (within 2.5km) and is adjacent to the settlement boundary of Chatburn.

- 3.23. Taking a proportionate approach, for the purposes of our sequential examination, the assessment focuses on available sites within and on the edge (within 1 mile) of Clitheroe town centre.
- 3.24. A thorough search of land / buildings both for sale and for let with a minimum size area of 2.4 hectares (the garden centre current site area is 2.5 hectares) has been undertaken via the following:
- Rightmove, Prime Location, and Zoopla's online search engines;
  - Websites of three local independent commercial agents including Knight Frank; Eckersley's and Savills online search engines.
- 3.25. A search of potential land allocated through the local plan has also been undertaken. This found that within the Ribble Valley's Housing and Economic Development – Development Plan Document (adopted 15<sup>th</sup> October 2019), the only land allocated within or immediately adjoining the town centre is the 'Clitheroe Market Redevelopment'. Policy PCMR1: Clitheroe Market Redevelopment allocates land at the market for development with the aspiration to introduce new retail, leisure and open space to the town centre to support and enhance the long-term vitality and viability of the town centre. The area identified on the Proposals Map reflects the extent of the Council's ownership and the area for which development proposals would be considered. Other than note that the extent of the site shown on the Map, Policy CMR1 contains no guidance as to the requirements of any redevelopment.
- 3.26. The Council progressed redevelopment proposals for the Market area, selecting Barnfield as a development partner and formulating a scheme for a mixed-use development. In January 2019 following public consultation, the Council took the decision not to progress that development. At the time of the Barrow Brook application the Market Redevelopment was still a "live" scheme. That is no longer the case. The site is not being marketed and there are questions over its availability. More significantly, the site is only 0.6 hectares in area. This is far too small to accommodate the current application, or something similar.

- 3.27. In addition, any redevelopment of the Market site will need to address the relocation of the market and the displacement of car parking. The Market site within Clitheroe Town Centre is neither available nor suitable.
- 3.28. No specific new suitable sites were found to have been allocated in the Core Strategy or Local Plan.
- 3.29. Similarly, the most recent Employment Land & Retail Study, dated October 2008 does not include any new sites for retail development – only for employment uses.
- 3.30. Full search results are shown in Appendices A, B and C. Only one site was found which could accommodate the proposed development, at Pendle View Fisheries, Barrow, Clitheroe, BB7 9DH. This site is not within or adjacent to Clitheroe Town Centre, as it lies over 3.5km to the south. It is not a sequentially preferable location.
- 3.31. The Pendle View Fisheries site has a much larger site area (7.84ha) than the proposed application requirement (2.5ha), yet it contains no formal and save vehicular access point, particularly in relation to the site being capable of being serviced by large articulated vehicles.
- 3.32. The site is not allocated within the adopted Local Plan, yet a change of use planning application was approved to turn the site into a leisure park under planning application reference 3/2015/0426 (Change of use of fishery to leisure park with 19 lodges, 11 woodland lodges, 10 cabins, warden's lodge, conversion, extension and amenity building to form one bedroom holiday cottage, conversion of storage buildings to form one 2 bed holiday cottage, conversion and extension of existing manager's house and café to form restaurant, public house and manager's accommodation, 100 car parking space, ground work, re-contouring and creation of ecological wetland and ancillary landscaping) approved dated 16<sup>th</sup> October 2015.

- 3.33. Finally, Paragraph 24 of the NPPF states that preference should be given to out-of-centre locations which are more accessible. Compared to that of the Shackletons site, Pendle view Fisheries is less preferable due to the site location being situated further away from Clitheroe town centre (over 3.5km away) further from the settlement boundary of Clitheroe. Furthermore, the Shackletons site is considered to be more accessible as this is also located on a regular bus route.
- 3.34. Following a thorough search of sites in and on the edge of Clitheroe Town Centre, no sites were found that were suitable and available for the application or similar.
- 3.35. A search of smaller sites was undertaken from Zoopla in January 2020 which indicated that the range of the properties available were from about 10sqm – 1,000sqm, but there are more smaller ones available (for example when searching for 10sqm available units there are 14 in total, however when searching up to 1,000sqm there are only 21 units, meaning there were only 7 properties available that are over 10sqm).
- 3.36. The largest of these was 0.9ha – a former hotel / guest house on the edge of a new housing development where it is stated that retail use would be considered. However, this site could be discounted as it was too small in comparison when taking into consideration the Shackleton site requirements.
- 3.37. An updated search for smaller sites has been undertaken in October 2020, and this highlighted that there are less properties available now around 10sqm but more when looking up to 1,000sqm (when searching for 10 sqm there is 1 unit in total and when searching up to 1,000sqm are only 13 units which means that there are only 12 properties available over 10sqm). These comprise of purely retail shop units, warehouses and office developments which are considered unsuitable for the Shackletons requirements.
- 3.38. The Pendle View Fishery site found in the early 2020 site searches was considered to be of an adequate size to accommodate the Shackletons proposed development, albeit larger than the required site area, yet it is located outside of Clitheroe Town Centre and



has site fluidity issues which mean that they could not feasibly contain the proposed development appropriately with adequate parking etc as demonstrated above and documented in Appendix B.

### **Summary**

- 3.39. There are no sites within and close to Clitheroe Town Centre that are considered suitable which could accommodate a development of such a size required for the Shackletons proposals.
- 3.40. Sites and premises identified fall well below the required floorspace and the client's requirements, especially when considering the required parking needs. The Town Centre is a tightly developed area with limited space for development of the scale required. Furthermore, the pivotal requirement of this type of development is the retail expansion, which cannot be achieved at this time in Clitheroe Town Centre.
- 3.41. Taking into account all of the above, it is clear that there are no sites identified in our sequential search that are suitable, available and viable to accommodate the proposed extension to the home and garden centre.
- 3.42. There are demonstrably no sequentially preferable alternatives that are available or suitable and consequently the current site, is still, in our view, an appropriate location for the proposed extension development.

## **/4 CONCLUSION**

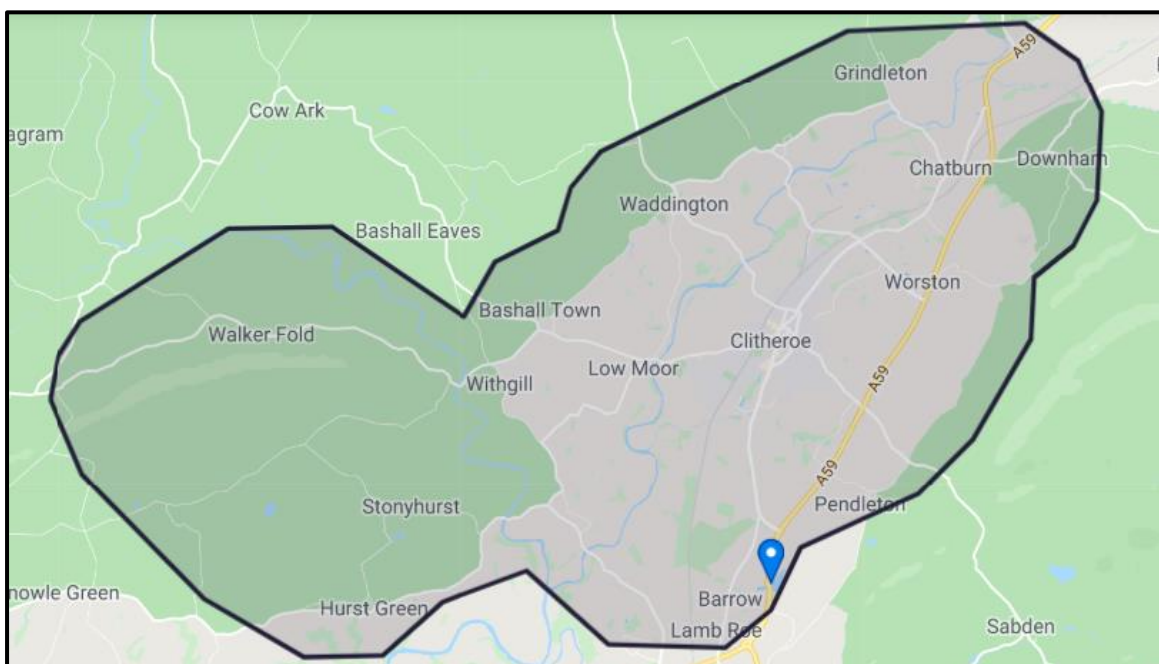
- 4.1. Having considered the availability of sites within and on the edge of Clitheroe Town Centre it has been demonstrated that there are no sites suitable or available to accommodate the application or similar.
- 4.2. For the reasons demonstrated within this Statement, it is considered that a satisfactory sequential test has been carried out to demonstrate compliance with Section 7 of the NPPF and it is clear that planning permission for the proposed development should not be withheld on sequential grounds.
- 4.3. Finally, it is relevant to note that a rejection of the extension proposal on sequential grounds would not have the effect of re-directing the proposed investment and development to a sequentially superior site. Such a refusal would simply mean that the wide-ranging socio-economic and tourism benefits and employment opportunities associated with the subject site's proposed expansion would be denied to the local community.

# APPENDICES

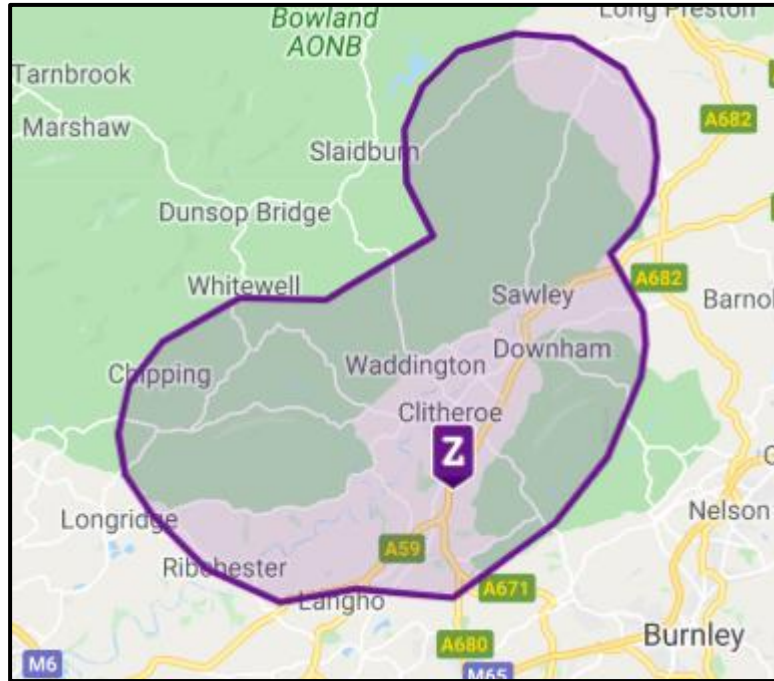
## APPENDIX A – Local Search from when initial submission was proposed (January 2020)



**Figure A:** Rightmove search for any commercial property for sale in Clitheroe, with no available properties.



**Figure B:** Prime Location search for any property for sale in Clitheroe, with the Pendle View Fisheries site shown.



**Figure C:** Zoopla search for any property for sale in property for sale in Clitheroe, with the Pendle View Fisheries site shown.





**Figure D:** Colliers search for any property for sale in Clitheroe, no adequate sites were found.




There are no commercial properties for sale in Clitheroe, North West, UK. Please contact the local office who may be able to help you.

**Figure E:** Knight Frank search for any property for sale in Clitheroe, no adequate sites were found.

 <p><b>211-219 Leeds Road, Nelson</b></p> <p><b>FORMER MEDICAL CENTRE WITH POTENTIAL FOR VARIOUS USES S.T.P.</b></p> <p>595 m<sup>2</sup> ( 6,405 ft<sup>2</sup> )</p> <p><b>Offers invited</b></p> <p>Closing Date for Offers Monday 25 November 2019 at 12 noon</p> <p><a href="#">More Info</a></p>	 <p><b>Summit House, Bannister Hall Works, Higher Walton, Preston</b></p> <p><b>Modern Industrial/Warehouse Premises</b></p> <p>1,637 m<sup>2</sup> ( 17,621 ft<sup>2</sup> )</p> <p><b>Offers in the region of £900,000 £80,000 per annum, exclusive</b></p> <p><a href="#">More Info</a></p>
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**Figure F:** Eckersley search for any property for sale in Clitheroe, no adequate sites were found.

**Search Results**  
List Available Properties results  
0 Results. Page 1 of 0

25 per page 

[View on map](#)

**Figure G:** Savills search for any property for sale in Clitheroe, no adequate sites were found.

Table 83 – Potential New Employment Sites

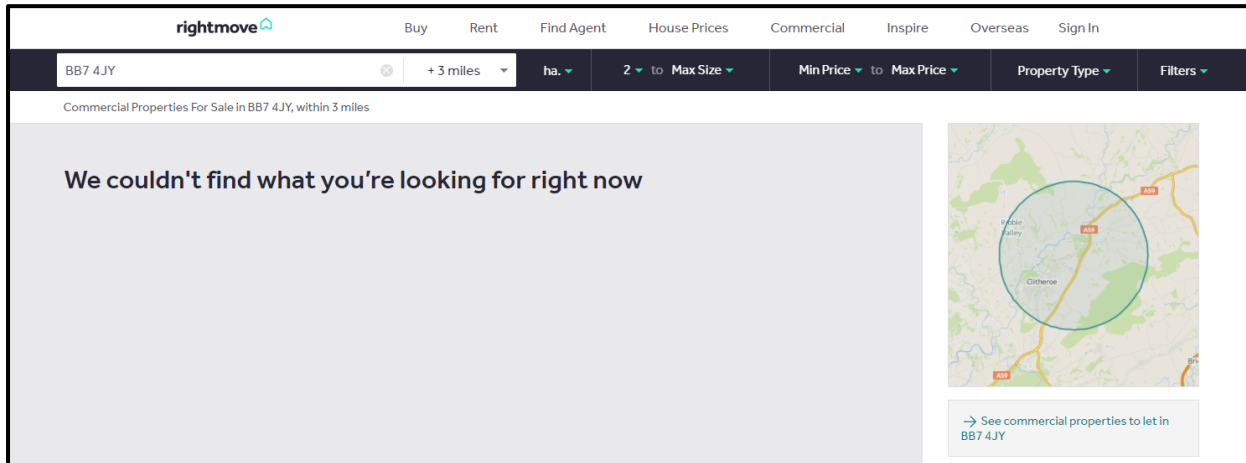
Project Name	Location	Ownership	Total Score	Market Score	Constraints	Recommended End-Use	Land Type	Area (ha)	Potential Floorspace Created (sqm)*		Potential Jobs Created**		Sustainability
									Office	Industrial	Office	Industrial	
Land at Thurstons	Mellor Brook	Leehand Properties	66	40	Aspirations for housing	Industrial Moderate	Brownfield/ Greenfield	0.59	2,165	2,437	114	72	
Barrow Brook Business Park Extension	Barrow	Admiral Taverns	60	41	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	Clitheroe	Not Known (not on land registry)	59	40	Multiple ownerships, drainage	Industrial Moderate/ Budget	Brownfield/ Greenfield	26.2	96,180	108,206	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	35	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	37	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	40	Aspirations for housing	Offices/Mixed-use	Brownfield/ Greenfield	1.99	7,305	8,219	384	242	
Sidings Business Park Extension	Whalley	Cooperative	55	33	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/Castle Cement	Clitheroe	Matthey Ltd	54	27	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	14	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	15	Aspirations for housing, potential contamination	Industrial/Offices/ Mixed-use	Greenfield	2.97	10,903	12,266	574	361	Longridge needs viable employment land, support town centre
<b>Total</b>								<b>61.24</b>	<b>208,658</b>	<b>234,750</b>	<b>10,981</b>	<b>6,905</b>	

\* 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

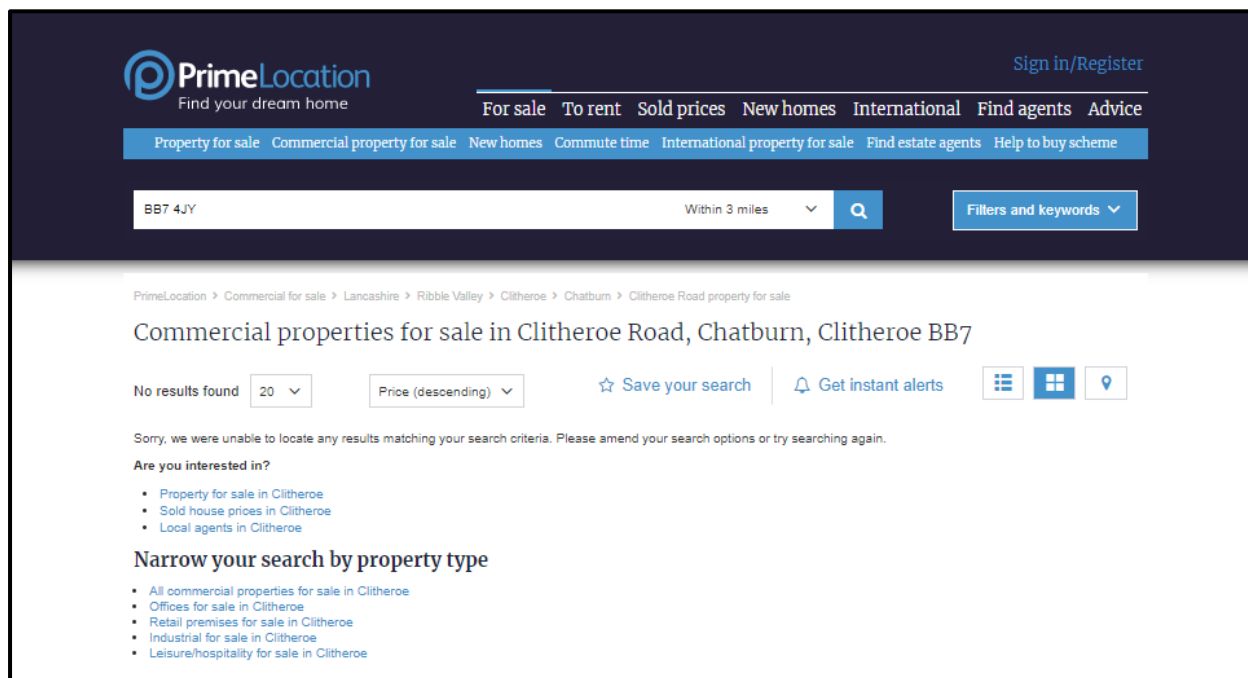
\*\* Based on one office worker/19 sqm and one industrial worker/34 sqm, taken from draft RSS figures (ARUP)

**Figure H:** Extract taken from the Employment Land & Retail Study, October 2008. No retail sites were detailed only employment sites.

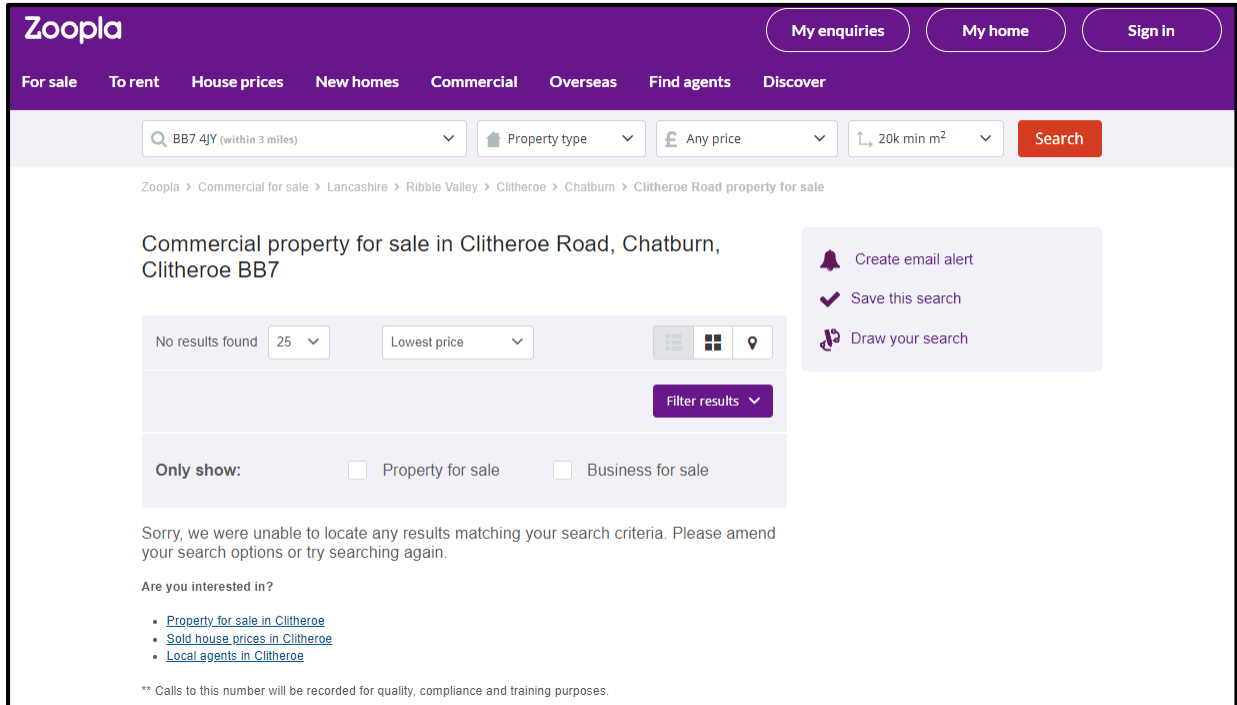
## APPENDIX B – Updated Local Search (October 2020)



**Figure A:** Rightmove search for any commercial property for sale in Clitheroe, with no available properties.



**Figure B:** Prime Location search for any property for sale in Clitheroe, with the Pendle View Fisheries site shown.

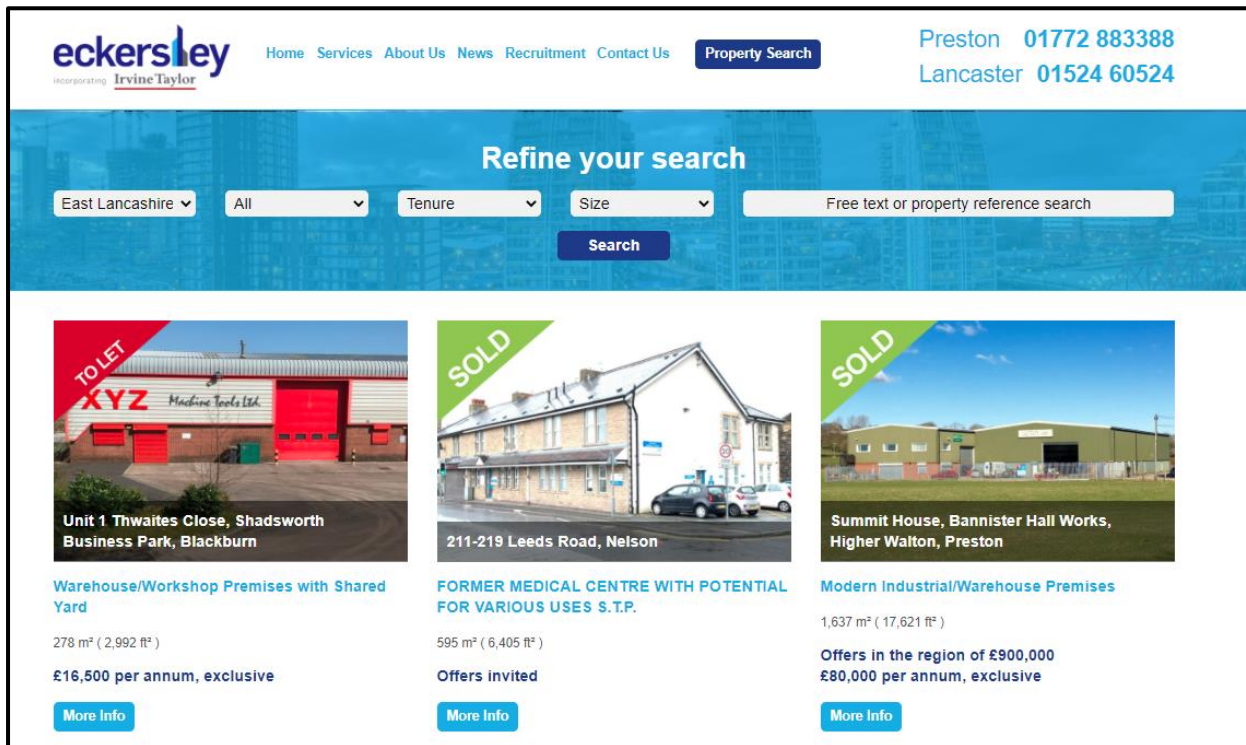


The screenshot shows the Zoopla website interface. At the top, there is a navigation bar with the Zoopla logo and buttons for 'My enquiries', 'My home', and 'Sign in'. Below this is a secondary navigation bar with categories: 'For sale', 'To rent', 'House prices', 'New homes', 'Commercial', 'Overseas', 'Find agents', and 'Discover'. The search bar contains the text 'BB7 4JY (within 3 miles)', 'Property type', 'Any price', and '20k min m<sup>2</sup>', with a 'Search' button. The breadcrumb trail reads: 'Zoopla > Commercial for sale > Lancashire > Ribbles Valley > Clitheroe > Chatburn > Clitheroe Road property for sale'. The main heading is 'Commercial property for sale in Clitheroe Road, Chatburn, Clitheroe BB7'. To the right of the heading are three options: 'Create email alert', 'Save this search', and 'Draw your search'. Below the heading is a filter section showing 'No results found', a dropdown for '25', and a dropdown for 'Lowest price'. There is also a 'Filter results' button. Underneath, the 'Only show:' section has two checkboxes: 'Property for sale' and 'Business for sale'. A message states: 'Sorry, we were unable to locate any results matching your search criteria. Please amend your search options or try searching again.' Below this is a section 'Are you interested in?' with three links: 'Property for sale in Clitheroe', 'Sold house prices in Clitheroe', and 'Local agents in Clitheroe'. At the bottom, a small note says: '\*\* Calls to this number will be recorded for quality, compliance and training purposes.'

**Figure C:** Zoopla search for any property for sale in property for sale in Clitheroe, with the Pendle View Fisheries site shown.

There are no commercial properties for sale in Clitheroe, North West, UK. Please contact the local office who may be able to help you.

**Figure D:** Knight Frank search for any property for sale in Clitheroe, no adequate sites were found.



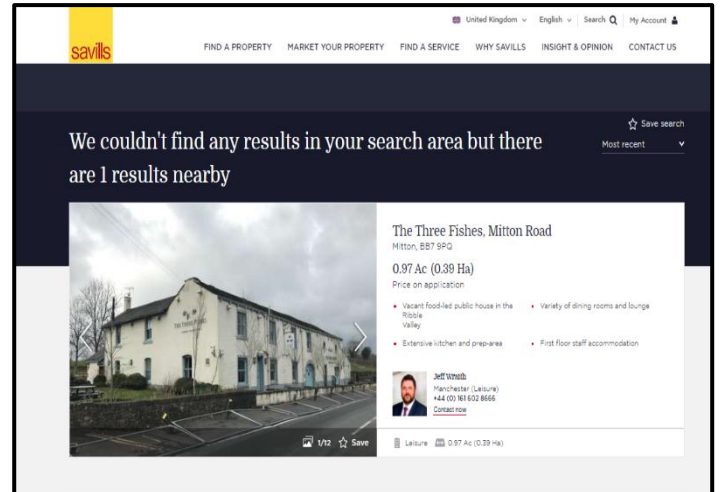
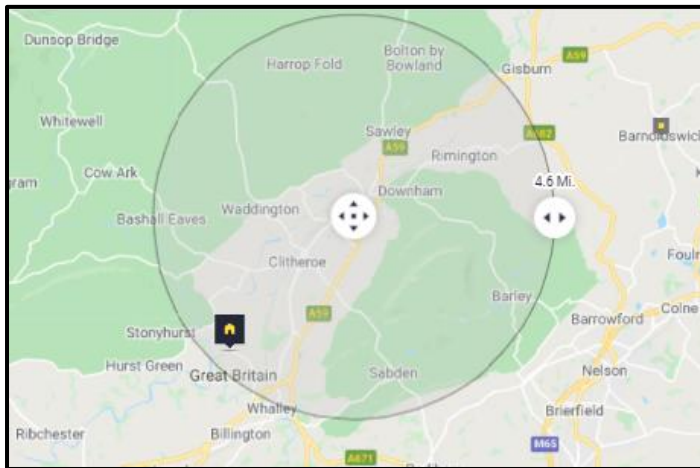
The screenshot shows the Eckersley website's search results page. At the top, the Eckersley logo is on the left, and navigation links (Home, Services, About Us, News, Recruitment, Contact Us) and a 'Property Search' button are in the center. On the right, contact numbers for Preston (01772 883388) and Lancaster (01524 60524) are listed. Below the navigation is a 'Refine your search' section with dropdown menus for 'East Lancashire', 'All', 'Tenure', and 'Size', and a text input field for 'Free text or property reference search'. A 'Search' button is centered below these filters. The main content area displays three property listings:

- Unit 1 Thwaites Close, Shadsworth Business Park, Blackburn:** A warehouse/workshop premises with a shared yard. 278 m<sup>2</sup> (2,992 ft<sup>2</sup>). £16,500 per annum, exclusive. Status: TO LET.
- 211-219 Leeds Road, Nelson:** Former medical centre with potential for various uses. 595 m<sup>2</sup> (6,405 ft<sup>2</sup>). Offers invited. Status: SOLD.
- Summit House, Bannister Hall Works, Higher Walton, Preston:** Modern industrial/warehouse premises. 1,637 m<sup>2</sup> (17,621 ft<sup>2</sup>). Offers in the region of £900,000. £80,000 per annum, exclusive. Status: SOLD.

Each listing includes a 'More Info' button.

**Figure E:** Eckersley search for any property for sale in Clitheroe, no adequate sites were found.





**Figure F:** Savills search for any property for sale in Clitheroe, no adequate sites were found.

Table 83 – Potential New Employment Sites

Project Name	Location	Ownership	Total Score	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	40	Aspirations for housing	Industrial Moderate	Brownfield/Greenfield	0.59	2,165	2,437	114	72	
Barrow Brook Business Park Extension	Barrow	Admiral Taverns	60	41	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	Clitheroe	Not Known (not on land registry)	59	40	Multiple ownerships, drainage	Industrial Moderate/Budget	Brownfield/Greenfield	26.2	96,180	108,206	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	35	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	37	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	40	Aspirations for housing	Offices/Mixed-use	Brownfield/Greenfield	1.99	7,305	8,219	384	242	
Sidings Business Park Extension	Whalley	Cooperative	55	33	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/Castle Cement	Clitheroe	Matthey Ltd	54	27	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
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**Figure G:** Extract taken from the Employment Land & Retail Study, October 2008. No retail sites were detailed only employment sites.

## APPENDIX C – Potential Available Sites

Site Address	Site Area (ha)	Land Agent	Suitability
Pendle View Fisheries, Barrow, Clitheroe, BB7 9DH	7.84	Lambert Smith Hampton	<ul style="list-style-type: none"> <li>• Much larger than the proposed development site.</li> <li>• Extant planning permission to create a leisure park.</li> <li>• Two large lakes are present on site, which would create a fragmented layout and potentially cause issues.</li> <li>• The site requires large-scale redevelopment of the whole site.</li> <li>• A dwelling is present on the site.</li> <li>• Approximately 2.5 miles south of Clitheroe Town Centre.</li> </ul>



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