

**PLANNING,
REGENERATION
+ INFRASTRUCTURE**

**COMMERCIAL MARKET
& ECONOMIC BENEFITS
ASSESSMENTS**

BOLTON FOLD FARM
ALSTON LANE
ALSTON
LONGRIDGE
PRESTON
PR3 3BN

N & K FORSHAW RENTAL PROPERTIES

DECEMBER 2024

CONTENTS PAGE

1.0 INTRODUCTION 1
2.0 SITE DESCRIPTION AND SURROUNDINGS 3
3.0 PLANNING POLICY CONTEXT 5
4.0 ECONOMIC BENEFITS ASSESSMENT 12
5.0 INDUSTRIAL PROPERTY MARKET REVIEW 33
6.0 CONCLUSION 42

1.0 INTRODUCTION

1.1 PURPOSE OF THE ASSESSMENTS

- 1.1.1 Lambert Smith Hampton (LSH) is appointed by N & K Forshaw Properties ('the applicant') to prepare an assessment of the economic benefits of three industrial buildings at Bolton Fold Farm, Longridge; and a review of the industrial property market.
- 1.1.2 These assessments are to inform a retrospective planning application for the buildings, constructed on the southern edge of the farm, which are now occupied by various local businesses.

1.2 SCOPE OF ASSESSMENTS

- 1.2.1 This report provides a description of the application site and premises, its surroundings and relevant planning history.
- 1.2.2 The application site is within Ribble Valley district, around one kilometre from its boundary with Preston. The site is between the settlement boundaries of Longridge (in Ribble Valley) to the north and Grimsargh (in Preston) to the south. As the market for employment premises is not constrained by local authority boundaries, local businesses will consider suitable premises in either district. Our property market assessment therefore considers the market for employment land and premises in Ribble Valley, but also uses postcode districts to define a local study area that straddles the local authority boundary.
- 1.2.3 The economic benefit assessment reviews socio-economic baseline information of the district and sub-region, identifies relevant national and local policy and relevant employment sectors. Gross impacts of the proposed development are quantified. The assessment considers the impacts of the operational phase of the scheme, identifying the number of permanent jobs created as a result of the development. These include direct jobs (those which take place directly on site) as well as indirect jobs (impacts on the wider economy through spending within supply chains) and induced jobs (e.g. due to increased local expenditure of workers).
- 1.2.4 Our assessment of Ribble Valley's commercial property market, looks at recent trends in the industrial and logistics sectors and considers a indicators of demand, including past take-up, levels of commercial activity, vacancy rates, development activity, rents and land values. We provide a broader market context for Ribble Valley and focus upon the relevant local area. Our analysis draws on a range of data sources including paid subscriptions to data services such as Co-Star, and publicly available datasets such as Valuation Office Agency (VOA), ONS and Rightmove Commercial.
- 1.2.5 This statement is structured as follows:

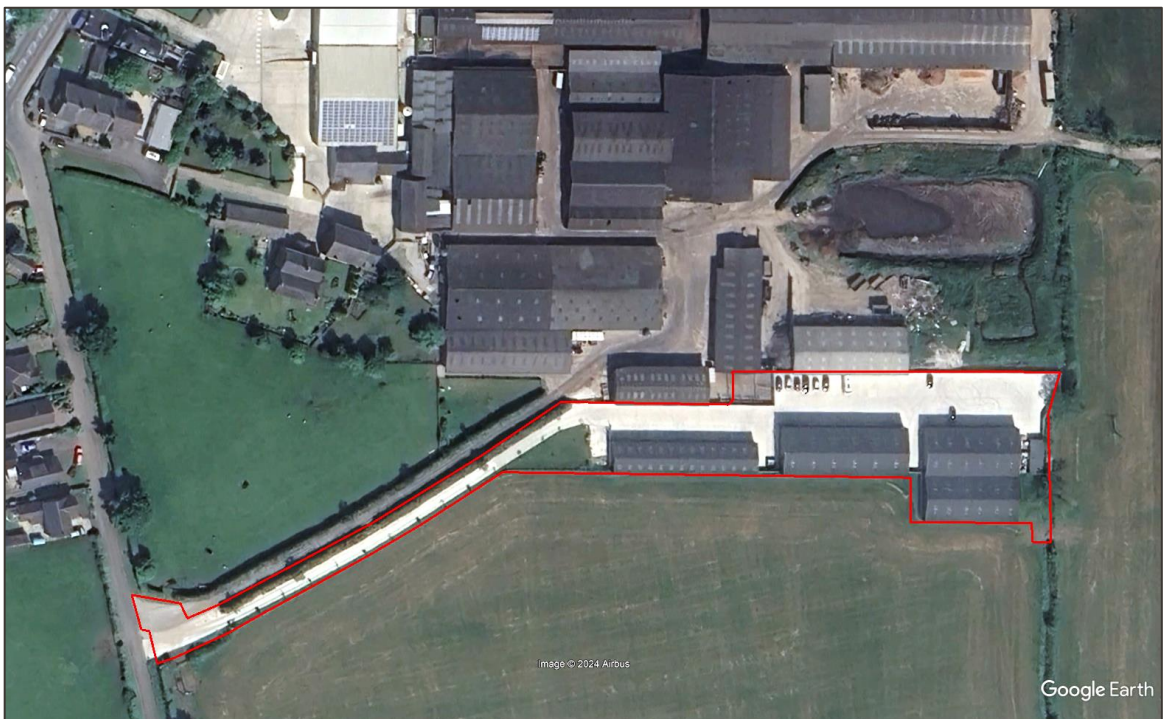
- Section 2 details the application site and its surroundings.
- Section 3 summarises the planning policy context.
- Section 4 identifies the economic benefits.
- Section 5 reviews the market for industrial property.
- Section 5 presents our conclusions.

2.0 SITE DESCRIPTION AND SURROUNDINGS

2.1 THE APPLICATION SITE

2.1.1 The application site is located at Bolton Fold Farm, Alston. The site is former agricultural land located immediately to the south of the farm buildings. Access to the site is from Alston Lane to the south-west; a new road to provide separate access to the business units runs parallel with the road to the farm, separated by a hedge.

2.1.2 The application site is around 0.58 hectares and shown verged red on the aerial image below. It encompasses the access road to the west and three industrial buildings with hardstanding to the east. The three buildings are subdivided into ten units, with the western unit comprising seven small starter units of 46 to 51.5 sq m, the central building comprising two units of 241.8 sq m each, and the eastern unit comprising two bays totalling 729.9 sq m.



2.1.3 The wider area is characterised by level agricultural land to the south and east and farm buildings to the north. These include a dairy, yoghurt production and packaging buildings and a farm shop. The site is located within Flood Risk Zone 1 where the risk of flooding is low.

2.2 LOCATION

2.2.1 Alston is a farming hamlet situated between Longridge and Grimsargh, about 9 km north-east of Preston city centre. The village comprises farms, housing, a church, a primary school, the White Bull pub, an Italian

restaurant and the Alston dairy to either side of the B6243 Preston Road. Whilst the farms are quite dispersed there is a cluster of properties around the junction of Preston Road and Alston Lane. The application site is situated to the east of this village centre beside open fields.

- 2.2.2 Alston is within the Longridge Neighbourhood Development Plan Area, but beyond the town's settlement boundary as shown on the Proposals Map of the Housing and Economic Development DPD.

2.3 ACCESS

- 2.3.1 Alston is around 2 km south of Longridge town centre. A regular bus service, linking Longridge and Preston, passes through the village. There are bus stops to either side of Preston Road outside the White Bull. These are within 400 metres of the application site.

- 2.3.2 Alston Lane joins the B6243 Preston Road around 150 metres from the entrance to the application site. The B6243 connects Longridge to Preston city centre, passing through the village of Grimsargh and through the Roman Way and Red Scar Industrial Estates, before crossing over the M6 motorway and passing through Preston's eastern suburbs. The B6242 links the B6243 to junction 31a of the M6. The motorway is a driving distance of around 5.8 km (3.6 miles) from the application site.

2.4 OWNERSHIP

- 2.4.1 The applicants are N & K Forshaw. The Forshaw family own Bolton Fold Farm and the Alston Dairy business. We understand that the application site and surrounding land is all within their ownership.

3.0 PLANNING POLICY CONTEXT

3.1 INTRODUCTION

3.1.1 The development of the Application Site needs to be understood within a planning policy context. In this section we review national planning policy, planning practice guidance and relevant Local Plan policies. In this policy review, direct quotes from policies are shown in italics, and words in bold are our emphasis.

3.2 NATIONAL PLANNING POLICY FRAMEWORK

3.2.1 The National Planning Policy Framework, revised in December 2023, sets out the Government's planning policies for England and how these should be applied. Responses to consultation on changes to NPPF are currently being considered prior to publication of a revised version expected in late 2024.

3.2.2 Local policies need to be set in the context of the overarching purpose of the planning system, which is *"to contribute to the achievement of sustainable development, including the provision of homes, commercial development, and supporting infrastructure in a sustainable manner."*¹ Paragraph 8 sets out three overarching objectives. The first of these is: *"an economic objective – to help build a strong, responsive and competitive economy, by ensuring that **sufficient** land of the **right types** is available in the **right places** and at the **right time** to support growth, innovation and improved productivity ..."*

3.2.3 Paragraph 11 states that *"plans and decisions should apply a presumption in favour of sustainable development."* Strategic policies should *"provide for **objectively assessed needs**".* Where plan policies *"which are most important for determining the application are out-of-date, granting permission unless ... any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework as a whole."*

3.2.4 *"Plans should be prepared positively, in a way that is **aspirational** but deliverable."*² It follows that plans should aim to accommodate sectors that would bring economic growth and are deliverable.

3.2.5 The NPPF also states that *"Strategic policies should set out an overall strategy for the pattern, scale and quality of development and make sufficient provisions for (amongst other uses) employment."*³ *"Strategic policies should look ahead over a minimum 15 year period from adoption, to anticipate and respond to long-term requirements and opportunities."*⁴ *"Strategic policies should provide a clear strategy for bringing sufficient land forward, and at a sufficient rate, to address objectively assessed needs over the plan period."*⁵

¹ Para 7, *ibid*

² Para 16, *ibid*

³ Para 20, *ibid*.

⁴ Para 22, *ibid*.

⁵ Para 23, *ibid*.

“The preparation and review of all policies should be underpinned by relevant and up-to-date evidence. This should be adequate and proportionate ... and take into account relevant market signals.”⁶ “Policies in local plans and spatial development strategies should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary.”⁷

3.2.6 Chapter 6 (paragraphs 85 – 87) of the NPPF sets out the following guidance for local planning authorities when formulating planning policies related to economic development:

3.2.7 *“Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. **Significant weight** should be placed on the need to support economic growth and productivity, taking into account **both local business needs and wider opportunities for development**. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.*

3.2.8 *Planning policies should:*

a) set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration;

b) set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period;

c) seek to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment; and

d) be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances.

3.2.9 *“Planning policies and decisions should **recognise and address the specific locational requirements of different sectors**. This includes making provision for clusters or networks of knowledge and data-driven, creative or high technology industries; and for storage and distribution operations at a variety of scales and in suitably accessible locations”.*

3.2.10 In summary, NPPF regards economic growth as an essential part of sustainable development and requires local planning authorities to give economic growth significant weight in planning decisions. These local planning authorities are to address the requirements of different economic sectors taking into account

⁶ Para 31, *ibid.*

⁷ Para 33, *ibid.*

needs and opportunities both locally and across a wider geography. This is pertinent to the application site which is less than a kilometre from the boundary of Preston where there are higher levels of economic activity.

- 3.2.11 Chapter 6, Paragraphs 88 and 89, set out guidance for local planning authorities to support a prosperous rural economy.
- 3.2.12 *“Planning policies and decisions should enable a) the sustainable growth and expansion of **all types of business in rural areas**, both through conversion of existing buildings and well-designed, beautiful new buildings; b) the development **and diversification** of agricultural and other land-based rural businesses.”*
- 3.2.13 *“Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found **adjacent to or beyond** existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.”*
- 3.2.14 In summary, the NPPF sets out the Government’s guidance for local planning authorities when formulating employment policies and allocating sites. Local planning authorities should, at the start of the plan, allocate sufficient employment land to meet objectively assessed needs over the plan period. Once the plan is adopted, local planning authorities should undertake regular reviews of need. Local plan policies should be flexible enough to accommodate needs not anticipated in the plan and recognise the specific locational requirements of different sectors. The NPPF directs local planning authorities to support a prosperous rural economy by enabling business growth and farm diversification. In decision making, local planning authorities should recognise that sites may have to be adjacent or beyond existing settlements.

3.3 PLANNING PRACTICE GUIDANCE

- 3.3.1 Planning Practice Guidance was launched in March 2014 and has been periodically updated. PPG provides guidance to local authorities on the assessment of land availability and development needs. The analysis of supply and demand is to enable plan makers to understand where there is over-supply and under-supply.
- 3.3.2 PPG requires local authorities to produce a robust evidence base identifying future economic growth requirements:

“Strategic policy-making authorities will need to prepare a robust evidence base to understand existing business needs, which will need to be kept under review to reflect local circumstances and market conditions.”⁸

- 3.3.3 In assessing land to meet development needs PPG requires *“suitability, availability and achievability”⁹* to be considered to establish if sites are likely to be developed. When constraints are identified that impact the suitability, availability, and achievability of sites *“the assessment will need to consider what action could be taken to overcome them.”¹⁰*
- 3.3.4 In gathering evidence to plan for business uses, PPG states that planning authorities need to liaise closely with the business community, to assess *“evidence of market demand (including the locational and premises requirements of particular types of business)”*. Developers, property agents and businesses are cited as sources of this data.¹¹
- 3.3.5 The needs of new development are to be assessed quantitatively and qualitatively. The location of economic development should be determined by market requirements; analyses of demand and supply should have regard to functional economic market areas. In assessing economic development needs plan makers should consider a wide range of market indicators; these include intelligence from developers, agents & business, rental values, premises requirements, take-up of land, identification of over-supply and evidence of market failure.
- 3.3.6 PPG notes that in analysing employment land an examination of recent take-up provides *“an understanding of the underlying requirements for office, general business and distribution space and (when compared with the overall stock of employment sites) can form the context for appraising individual sites.”¹²* In assessing future needs local authorities should use data which is *“current and robust”* and *“will need to take account of longer term economic cycles.”¹³*

3.4 LOCAL PLANNING POLICY

- 3.4.1 Ribble Valley’s Core Strategy was adopted in December 2014 and contains the planning policies to guide the development and use of land in Ribble Valley between 2008 and 2028. The Core Strategy was followed by a Housing and Economic Development DPD, which was adopted in October 2019 and is thus five years old. The DPD allocates employment sites to partly address the need identified in the Core Strategy. Ribble

⁸ Paragraph: 025 Reference ID: 2a-025-20190220

⁹ Paragraph: 017 Reference ID: 3-017-20190722.

¹⁰ Paragraph: 021 Reference ID: 3-021-20190722

¹¹ Paragraph Reference ID: 2a-026-20190220

¹² Paragraph: 029 Reference ID: 2a-02920190220, *ibid.*

¹³ Paragraph: 027 Reference ID: 2a-027-20190220, *ibid.*

Valley's Local Development Framework is to be replaced with a new Local Plan, that will guide the development of the borough until 2038. The Local Plan will encompass the policies within the existing Core Strategy and the provisions of the Housing and Economic Development DPD to create a single document to direct new development within the borough. As the emerging local plan is at an early stage, no weight can be given to it; whereas full weight is to be given to the existing Local Development Framework in decision making. Relevant policies of the adopted Core Strategy are summarised below.

3.4.2 Policy DS1: Development Strategy identifies Longridge as a principal settlement. Alston is not listed as a principal settlement nor a Tier 1 or Tier 2 village. The Policies Map identifies that the application site is outside the Longridge settlement boundary. There is no settlement boundary shown for Alston. The application site is not allocated for a specific use.

3.4.3 Policy DMG2: Strategic Considerations states "*Within the Tier 2 villages and outside the defined settlement areas development must meet **at least one** of the following considerations:*" Six considerations are listed, of which two are relevant to the proposals for the Application Site. "*1. The development should be **essential to the local economy** or social well being of the area ... 5. The development is for small-scale uses appropriate to a rural area where **a local need or benefit** can be demonstrated.*" The units on the application site are occupied by local businesses. This is prima facie evidence that the units are meeting a local need and are essential to the local economy by ensuring sufficient provision of workspace.

3.4.4 Policy EC1: Business and Employment Development states:

"Employment development will be directed towards the main settlements of Clitheroe, Whalley and Longridge as the preferred locations to accommodate employment growth

*The Council, in line with the evidence it has gathered, will aim to allocate **an additional 8 hectares of land for employment** purpose in appropriate and sustainable locations during the lifetime of this plan.*

Land will be made available for employment use in order to support the health of the local economy and wider sustainable job creation ...

New sites will be identified in accord with the development strategy where the health of the local and, in relevant cases, the wider economy support such release ...

Developments that contribute to farm diversification, strengthening of the wider rural and village economies or that promote town centre vitality and viability will be supported in principle."

3.4.5 Policy DMB1 (Supporting Business Growth and the Local Economy) states "**Proposals that are intended to support business growth and the local economy will be supported in principle.** Development proposals will be determined in accord with the core strategy and detailed policies of the LDF as appropriate."

3.4.6 In summary, the Core Strategy directs development of employment premises to Longridge and other principal settlements, but recognises that some development will be outside the settlements and the first example given is development that is essential to the local economy. Schemes that support economic growth are supported in principle by the local planning authority. On the basis of the Council's evidence the Core Strategy proposes the allocation of an additional 8 hectares for employment.

3.4.7 Following the adoption of the Core Strategy in December 2014, Ribble Valley Council prepared a Housing and Economic Development Plan Document (HED DPD). This plan sets out more detailed policy coverage for matters relating to housing and the economy to fully implement the policies of the Core Strategy. It also allocates sites for employment. The HED DPD was adopted on 15 October 2019 and with the Proposals Map forms part of the statutory development plan for the borough.

3.4.8 The HED DPD allocates 4.05 ha of additional employment land, on 3 sites, under Policy EAL (Employment Allocation Policy):

- Policy EAL1 Land at Sykes Holt, Mellor (1.7 ha);
- Policy EAL2 Land at Time Technology Park, Simonstone (0.8 ha); and
- Policy EAL3 Land at Higher College Farm, Longridge (1.55 ha).

This is half the amount of land that the Core Strategy proposed (8 ha). The DPD also states that there remains a residual requirement for employment land across the borough of 2.41 ha¹⁴, but there is no explanation of how this has been calculated.

3.4.9 None of these new employment allocations are within the settlement boundaries of the principal settlements. Like the application site, the land at Higher College Farm is beyond the Longbridge settlement boundary.

3.4.10 Of these three employment allocations, the land at Sykes Holt now accommodates Thwaites' national headquarters following their relocation from Blackburn and is no longer available; the land at Time Technology Park has also been built out. The remaining site at Higher College Farm, Longridge had planning permission for 2,592 sqm of B1, B2 and B8 floorspace in 8 units, plus the conversion of the existing farmhouse on the south of the site to office accommodation to provide an additional 476 sqm. A subsequent outline application for residential development was refused in June 2019 and the appeal was dismissed. There are now two new applications awaiting determination: change of use of the building to a children's assessment centre for care (C3) and construction of employment units (E(g)) on the northern part of the site. The northern part of the site is 1.15 hectares or thereabouts

¹⁴ Page 18, HED DPD

3.4.11 The development of the application site has effectively contributed to the residual requirement identified in the DPD.

3.5 LONGRIDGE NEIGHBOURHOOD DEVELOPMENT PLAN

3.5.1 Longridge Town Council has prepared a Neighbourhood Development Plan (NDP) to provide the community with an opportunity to shape future development. The plan identifies eleven existing employment areas within the town and Policy LNDP16 supports continued business use in all of these. The plan also acknowledges that the Core Strategy identified a need for an additional 8 hectares of employment land across the district and that Longridge was one of the locations to which employment development would be directed. Some 25% of the total, 2 hectares, are identified for Longridge.¹⁵

3.5.2 The NDP notes that *“the Ribble Valley Employment Land Study 2013 found that available industrial floorspace was limited and there was no available industrial land in Longridge ... To address this shortfall the emerging Ribble Valley Housing and Economic Development Plan Document also seeks to allocate a 1.5 hectare site for future employment use at Higher College Farm.”*¹⁶ The allocation at Higher College Farm and the development at Bolton Fold Farm, together meet the 2 hectares of assessed need for Longridge.

3.5.3 The NDP states that *“the type of units delivered in the future will need to be of a range of sizes, but starter units, or nursery factories, should be an important component of any provision to enable the start of new businesses and to enable existing ones to expand.”* The units developed at the application site meet this need.

¹⁵ Para 5.38, Longridge Neighbourhood Development Plan Regulation 16 Submission Draft, January 2018

¹⁶ Para 5.41, *ibid.*

4.0 ECONOMIC BENEFITS ASSESSMENT

4.1 SOCIO-ECONOMIC BASELINE

Population

4.1.1 The population of Ribble Valley was 61,544 in 2021, an increase of 8% from 10 years earlier (2011). Population growth in Ribble Valley has been faster than across the North West region or across England.

4.1.2 This population growth suggests that Ribble Valley will require more jobs to ensure that local unemployment does not increase.

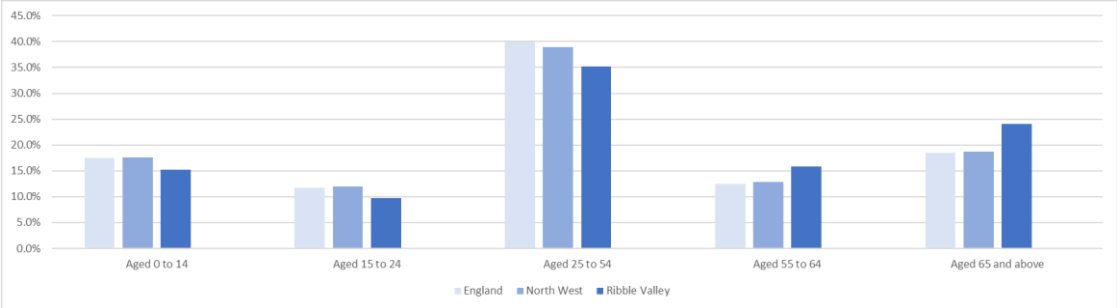
Table 1. Population, 2021

Area	Population, 2021	Growth (2011-2021)
England	56,487,807	6.5%
North West	7,417,344	5.2%
Ribble Valley	61,544	8.0%

Source: ONS Census 2021; ONS Population Estimates/Projections

4.1.3 Data from the 2021 census identifies that, compared to both the North West region and to England, Ribble Valley has a higher proportion of older people, both in the 55-64 age range and the 65 and over range.

Figure 1. Age Structure, 2021



Source: ONS Census 2021

4.1.4 The high proportion of residents of retirement age, and the rapid growth of this age group (as seen in Table 2) may, to an extent, lessen the need to provide more jobs for the growing population; but although there has been negligible growth in the 25-54 age group and a modest decrease in the 15-24 age group (in line with national trends), there has been a 22.9% increase in the 55-64 age group, resulting in an overall increase in the working age population. The increase in the numbers of older residents and the decrease in younger residents may also point to a shortage of suitable jobs within the borough that has resulted in younger people leaving to improve their job prospects.

4.1.5 The increased number of older residents in Ribble Valley can be expected to put pressure on health and social care services locally and create demand for employment in these sectors.

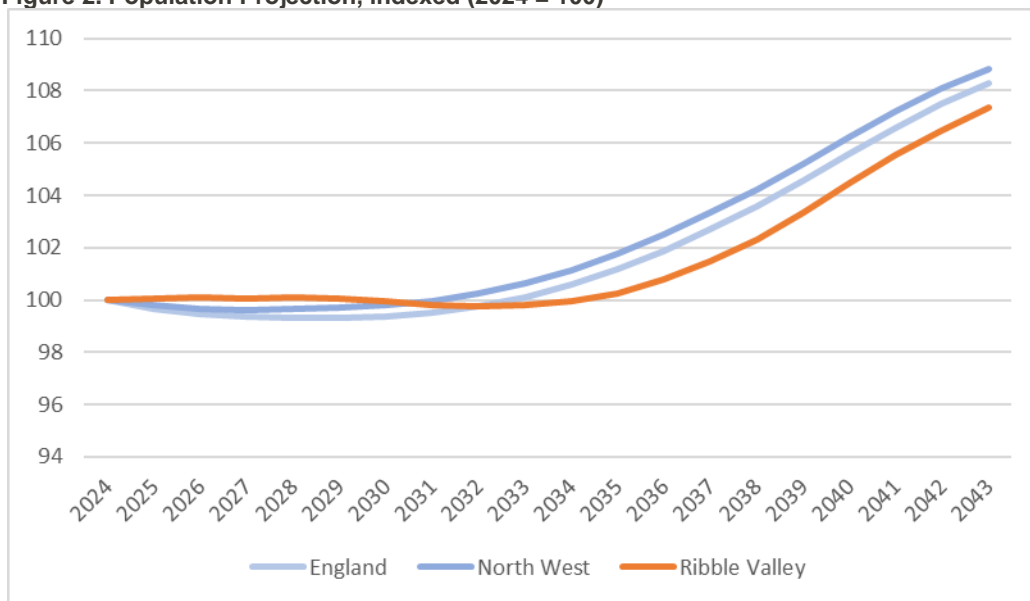
Table 2 – Population Growth by Age Group 2011-2021

Area	Aged 0 to 14	Aged 15 to 24	Aged 25 to 54	Aged 55 to 64	Aged 65 and above
England	4.6%	-4.1%	2.8%	15.2%	19.9%
North West	5.3%	-6.2%	1.2%	13.1%	18.3%
Ribble Valley	-3.7%	-3.8%	0.1%	22.9%	28.5%

Source: ONS Census 2021; ONS Population Estimates/Projections

4.1.6 As shown in Figure 2, the population of Ribble Valley is expected to grow by circa 8.4% over the next 20 years, at a faster rate than predicted in the North West or England.

Figure 2. Population Projection, indexed (2024 = 100)



Source: ONS Census 2021; ONS Population Estimates/Projections

4.1.7 However, as for the current age structure, the main source of population increase will be driven by the growth in elderly people (aged 65 and over), whilst the working age population is predicted to stagnate in Ribble Valley.

Table 3. Population Projection by Age Group, 2024-2043

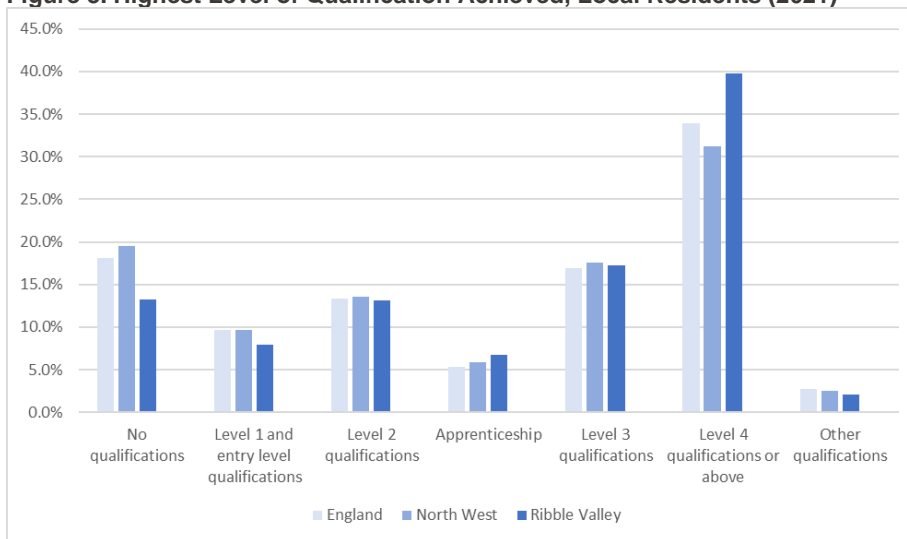
2024-2043	All Ages	Aged 0 to 14	Aged 15 to 24	Aged 25 to 54	Aged 55 to 64	Aged 65 and above
England	6.8%	-1.5%	2.3%	2.4%	-1.2%	31.0%
North West	5.8%	-0.3%	2.9%	3.7%	-6.3%	25.0%
Ribble Valley	8.4%	-0.6%	-2.6%	2.8%	-7.6%	35.4%

Source: ONS Census 2021; ONS Population Estimates/Projections

Education, Qualifications and Occupations of Local Residents

- 4.1.8 The population of Ribble Valley is highly qualified, with a strong concentration of people who have achieved Level 4 qualifications and above.
- 4.1.9 There is also a small concentration (higher than regional and national trends) of local residents who have qualified through apprenticeships, which tend to lead to more manual careers (such as jobs in the industry sector).

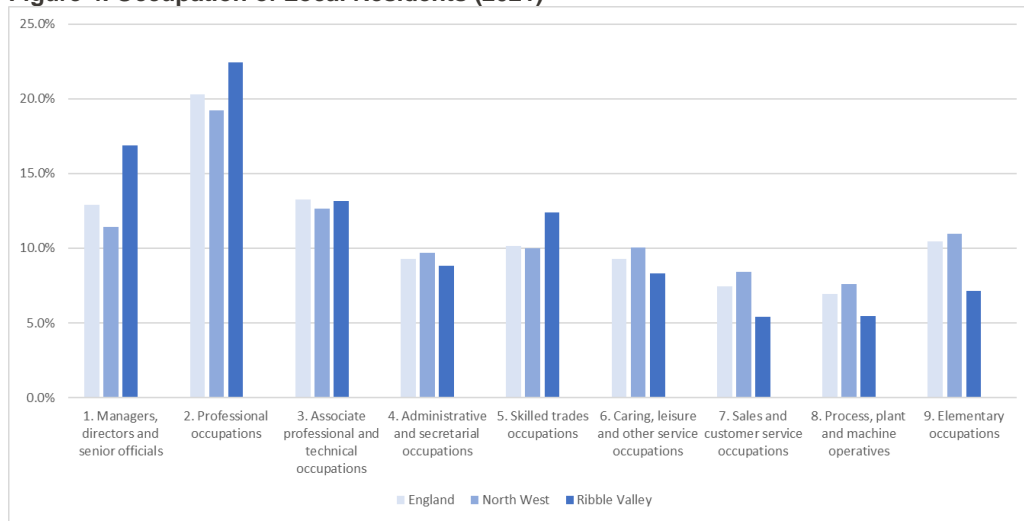
Figure 3. Highest Level of Qualification Achieved, Local Residents (2021)



Source: ONS Census 2021

- 4.1.10 The high level of qualification achieved by local residents translate into the type of occupations observed, with a high proportion of locals employed as “managers, directors and senior officials” or in “professional occupations”.
- 4.1.11 There is also a high proportion in qualified manual jobs (“skilled trade occupations”). But overall, a very small share of the local population is employed in the most industrial professions (“process, plant and machine operatives”).

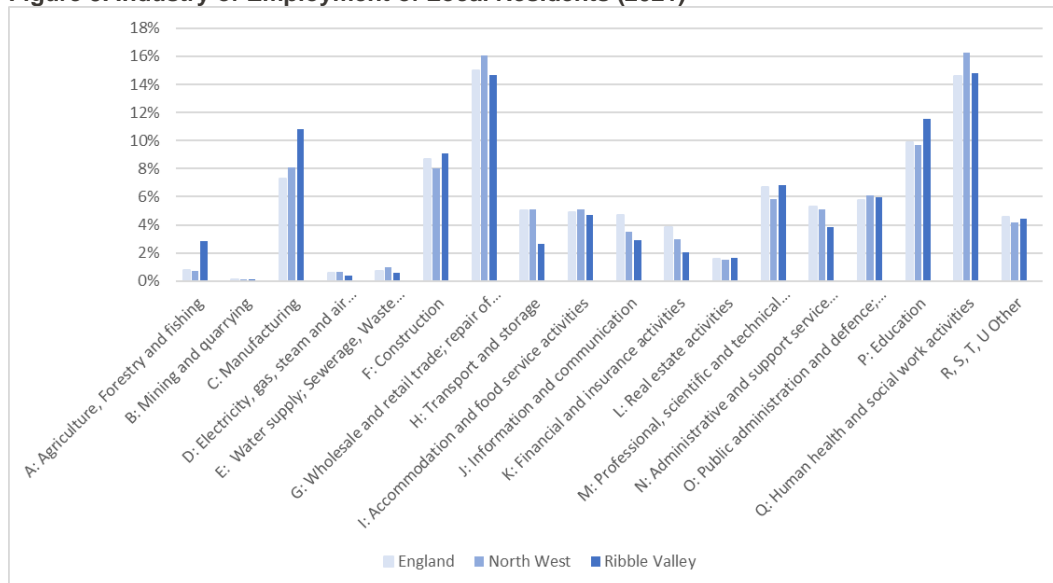
Figure 4. Occupation of Local Residents (2021)



Source: ONS Census 2021

- 4.1.12 Despite this, the concentration of residents of Ribble Valley employed in Manufacturing is higher than the regional and national averages. This would suggest that whilst employed in the manufacturing industry, local residents tend to occupy higher grades/skilled functions.
- 4.1.13 As for the North West and England, Ribble Valley is also reliant on industries such as construction, wholesale and retail trade, education and human health services.

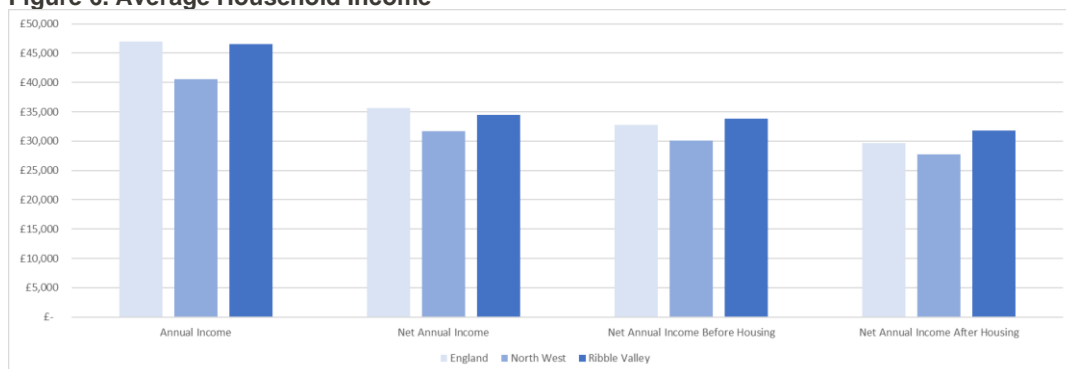
Figure 5. Industry of Employment of Local Residents (2021)



Source: ONS Census 2021

4.1.14 Higher education and qualifications achievement also translate into higher household income for local people, compared to the average for the North West and England.

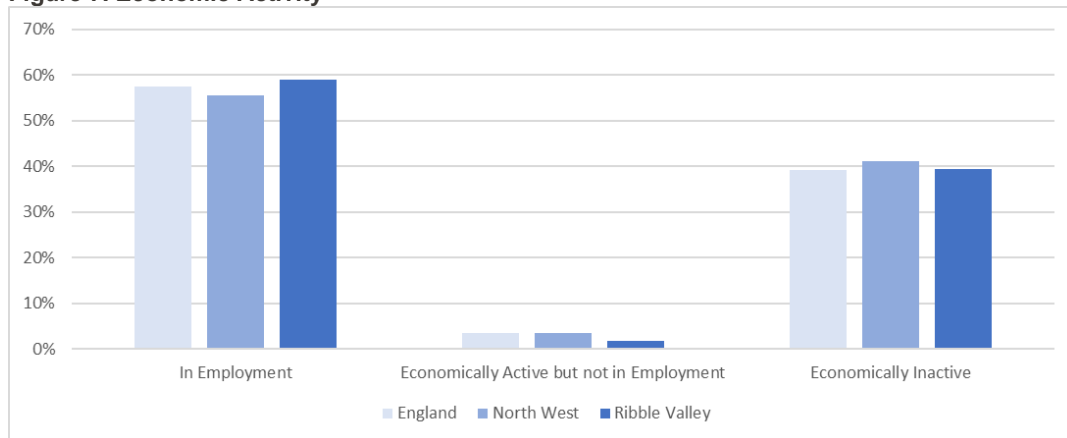
Figure 6. Average Household Income



Source: ONS Household Survey 2020

4.1.15 The rate of economic activity in Ribble Valley is also highest than the regional and national figures, with unemployment levels below the regional and national averages.

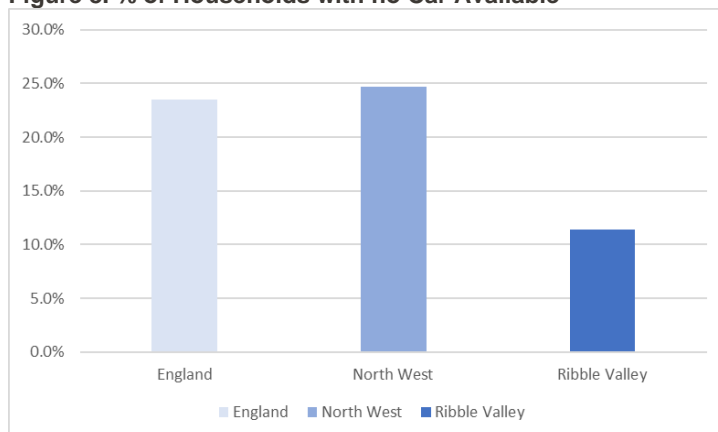
Figure 7. Economic Activity



Source: ONS Census 2021

4.1.16 A very high share of households in Ribble Valley have access to a car, perhaps reflecting the rural character of the area.

Figure 8. % of Households with no Car Available

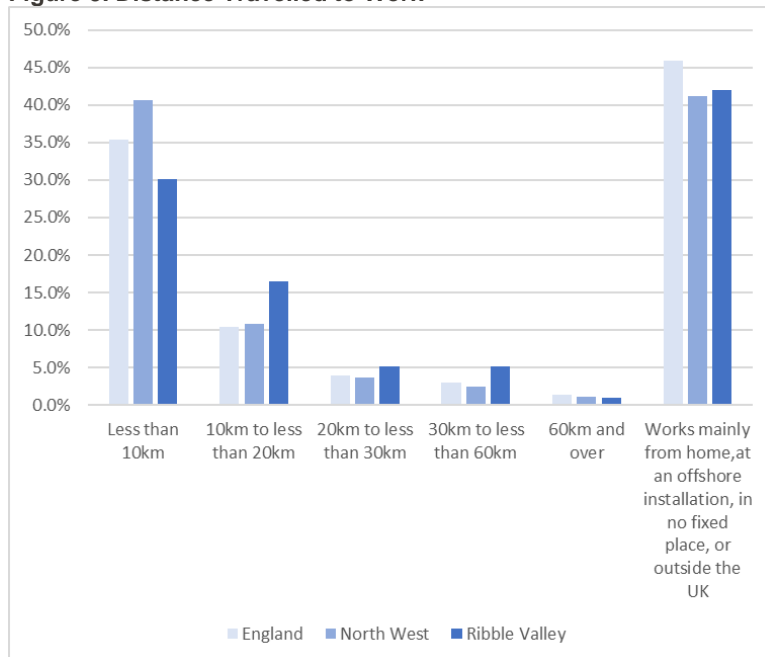


Source: ONS Census 2021

4.1.17 Also in line with the rural character of the area, and the small size of the local economy, local residents tend to travel further to work than the distance travelled in average by worked in the North West or in England.

4.1.18 Delivering local employment could therefore benefit local residents by reducing the need for long-distance travel to access jobs.

Figure 9. Distance Travelled to Work

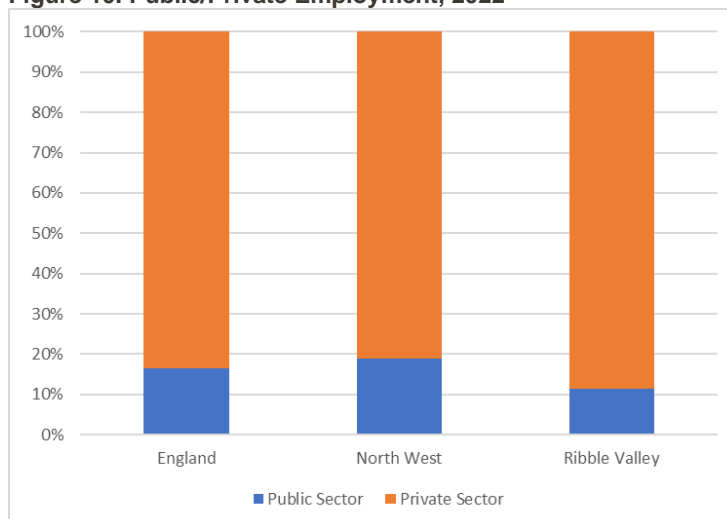


Source: ONS Census 2021

Economic Performance (employment and businesses)

4.1.19 The share of total employment in Ribble Valley delivered by the private sector is higher than the share in the North West and England. This again reflects the rural character of the area (and the fact that public services tend to be located in larger towns and cities).

Figure 10. Public/Private Employment, 2022



Source: BRES 2022

4.1.20 Over the last 7 years (2015 to 2022), the share of public sector employment in Ribble Valley even decreased substantially, with a loss of over 15% of all public jobs available locally.

4.1.21 The loss in public sector employment was offset by a growth, above the regional and national averages, in private sector jobs available locally.

Figure 11. Public/Private Employment Growth, 2015-2022



Source: BRES 2022

4.1.22 Table 4 below provides a wealth of information about employment in Ribble Valley, including categorisation by industry, growth between 2015 and 2022 and concentration of employment (“clustering”) as measured by the Location Quotient (LQ).

4.1.23 Firstly, the table shows that the manufacturing industry is extremely important in Ribble Valley and provides over a quarter of all jobs available locally. This is followed by the wholesale and retail trade industry (14%) and the accommodation and food services sector (12%).

4.1.24 However, employment growth between 2015 and 2022 shows that these sectors have tended to under-perform with growth below the overall employment growth (manufacturing, wholesale and retail trade) or even a decline in employment (accommodation and food services).

4.1.25 The LQ analysis highlights industries with a concentration in Ribble Valley (compared to the North West or England). This analysis compares concentrations of employment across different geographies. An LQ above 1 indicates a higher concentration of sectoral employment in Ribble Valley; whilst an LQ below 1 indicates a lower concentration.

4.1.26 The analysis shows a very strong concentration of manufacturing jobs in Ribble Valley as well as mining and quarrying (although this industry sector is small in size). The analysis also shows a smaller concentration in accommodation and food services.

4.1.27 Based on the full analysis of this data, we could conclude that the manufacturing is the dominant industry in Ribble Valley and is essential to the good economic performance of the area. Other sectors such as construction, wholesale and retail trade, accommodation and food services, education and human health are also very important for the local economy.

Table 4. Local Employment by Industry

	# Jobs (2022)	% of Total	Growth 2015-2022	LQ	
				North West	England
A : Agriculture, forestry and fishing	10	0.0%	-90.0%	0.5	0.3
B : Mining and quarrying	220	0.7%	1000.0%	8.0	10.1
C : Manufacturing	8035	27.2%	4.6%	2.9	3.6
D : Electricity, gas, steam and air conditioning supply	10	0.0%		0.1	0.1
E : Water supply; sewerage, waste management and remediation activities	310	1.0%	93.8%	1.5	1.5
F : Construction	1610	5.4%	46.4%	1.0	1.1
G : Wholesale and retail trade; repair of motor vehicles and motorcycles	4050	13.7%	5.9%	0.9	1.0
H : Transportation and storage	770	2.6%	27.3%	0.5	0.5
I : Accommodation and food service activities	3435	11.6%	-8.9%	1.5	1.4
J : Information and communication	370	1.3%	-36.8%	0.4	0.3
K : Financial and insurance activities	380	1.3%	100.0%	0.6	0.4
L : Real estate activities	300	1.0%	-28.6%	0.6	0.5
M : Professional, scientific and technical activities	2075	7.0%	89.5%	0.7	0.7
N : Administrative and support service activities	1005	3.4%	-1.5%	0.4	0.4
O : Public administration and defence; compulsory social security	750	2.5%	21.0%	0.6	0.7
P : Education	2425	8.2%	7.1%	1.1	1.0
Q : Human health and social work activities	2730	9.2%	-13.6%	0.6	0.7
R : Arts, entertainment and recreation	490	1.7%	-5.8%	0.8	0.7
S : Other service activities	570	1.9%	-11.6%	1.0	0.9
T : Activities of households as employers	0	0.0%			
U : Activities of extraterritorial organisations and bodies	0	0.0%			
TOTAL	29545	100%	6.4%		

Source: BRES 2022

4.1.28 Job density in Ribble Valley is higher (0.79) than in the North West and England overall (0.68 for both). This means that as a proportion of the working age population, there are more jobs available in Ribble Valley than the North West region or England. This can be partly explained by the lower concentration in working age population in Ribble Valley than in the two other comparison areas.

Table 5. Job Density

Area	Job Density
England	0.68
North West	0.68
Ribble Valley	0.79

Source: BRES 2022; ONS Population Estimates/Projections

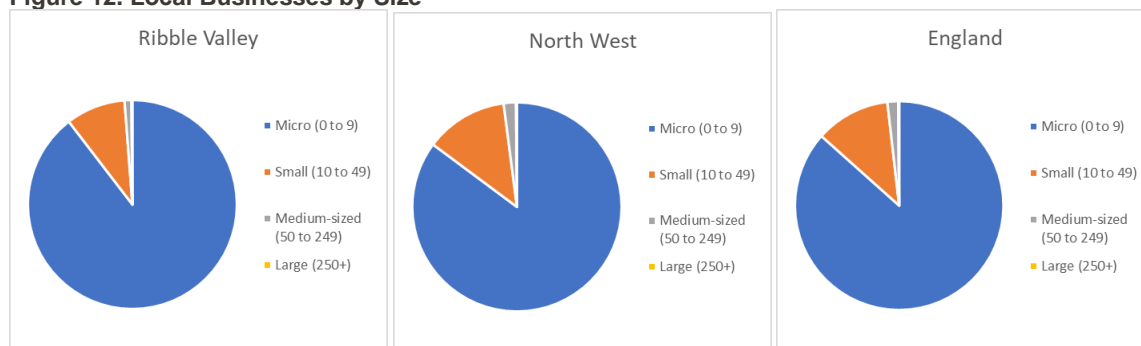
4.1.29 Table 6 and Figure 12 show that the economy of Ribble Valley has a high proportion of micro businesses (89%), employing less than ten people. This is higher than in the North West (85%), but similar to the proportion in England (90%). It is notable that even the manufacturing sector in Ribble Valley is dominated by micro-businesses (this industry sector generally provides a range of businesses in terms of size and includes some of the largest businesses in England).

Table 6. Local Businesses by Industry and Size

	Micro (0 to 9)	Small (10 to 49)	Medium-sized (50 to 249)	Large (250+)
A : Agriculture, forestry and fishing	14%	0%	0%	0%
B : Mining and quarrying	0%	0%	0%	0%
C : Manufacturing	5%	0%	0%	0%
D : Electricity, gas, steam and air conditioning supply	0%	0%	0%	0%
E : Water supply; sewerage, waste management and remediation activities	0%	0%	0%	0%
F : Construction	11%	1%	0%	0%
G : Wholesale and retail trade; repair of motor vehicles and motorcycles	15%	2%	0%	0%
H : Transportation and storage	2%	0%	0%	0%
I : Accommodation and food service activities	4%	3%	0%	0%
J : Information and communication	3%	0%	0%	0%
K : Financial and insurance activities	2%	0%	0%	0%
L : Real estate activities	4%	0%	0%	0%
M : Professional, scientific and technical activities	12%	0%	0%	0%
N : Administrative and support service activities	7%	0%	0%	0%
O : Public administration and defence; compulsory social security	1%	0%	0%	0%
P : Education	1%	1%	0%	0%
Q : Human health and social work activities	3%	1%	0%	0%
R : Arts, entertainment and recreation	2%	0%	0%	0%
S : Other service activities	3%	0%	0%	0%
T : Activities of households as employers	0%	0%	0%	0%
U : Activities of extraterritorial organisations and bodies	0%	0%	0%	0%
TOTAL	3355	345	40	5

Source: ONS, Business Count (2023)

Figure 12. Local Businesses by Size



Source: ONS, Business Count (2023)

Summary

4.1.30 The baseline analysis presented in this section has shown that:

- Population growth in Ribble Valley has been faster than the regional and national average between 2011 and 2021.
- Ribble Valley has a higher proportion of older people, both in the 55-64 age range and the 65 and over range than the regional and national average.
- There has been an increase in the working age population, however this is mostly in the 55-64 age group with very limited or no growth in younger working age categories.

- The increase in the numbers of older residents and the decrease in younger residents may point to a shortage of suitable jobs within the borough that has resulted in younger people leaving to improve their job prospects
- The population of Ribble Valley is expected to grow at a faster rate than predicted in the North West or England. However, the main source of population increase will be driven by the growth in older people whilst the working age population is predicted to stagnate.
- The population of Ribble Valley is highly qualified, with a strong concentration of people who have achieved Level 4 qualifications and above.
- The concentration of residents of Ribble Valley employed in Manufacturing is higher than the regional and national averages.
- The rate of economic activity in Ribble Valley is higher than the regional and national figures, with unemployment levels below the regional and national averages.
- A very high share of households in Ribble Valley have access to a car and travel further to work than the regional and national average.
- Manufacturing is the dominant industry in Ribble Valley and is essential to the good economic performance of the area. Other sectors such as construction, wholesale and retail trade, accommodation and food services, education and human health are also very important for the local economy.
- Ribble Valley has a high proportion of micro businesses (89%), employing less than ten people.

4.2 NATIONAL, REGIONAL AND LOCAL ECONOMIC POLICY

4.2.1 The UK has moved from having an industrial economy to a post-industrial one dominated by services. There has been a significant decline in the relative importance of the industrial sector, with substantial decreases in industrial employment and stagnation in industrial output levels.

4.2.2 Over the past five decades, various policies have been deployed to manage and limit industrial decline, particularly when specific industries faced foreign competition. These include:

- Policies to attract foreign direct investment
- Support for small and medium-sized enterprises (SMEs)
- Efforts to raise efficiency, productivity, and research and development
- Policies to stimulate investment

4.2.3 The UK last had a formal industrial strategy in 2017 under Theresa May's government. This strategy focused on five "foundations" of productivity: ideas, people, infrastructure, business environment and places.

- 4.2.4 It also identified four "grand challenges": artificial intelligence and data, clean growth, future of mobility, and our ageing society.
- 4.2.5 In 2021, Boris Johnson's government replaced the industrial strategy with a new "Plan for Growth"; and in the 2023 Autumn Statement, the Sunak government outlined its economic growth strategy. Now the Labour government is proposing to launch its industrial strategy in spring 2025.
- 4.2.6 The North West of England is expected to play a significant role in supporting industrial growth in the UK through several key initiatives and strengths:
- **Leading Manufacturing Region:** The North West is the UK's largest manufacturing area, contributing £28.2 billion to the sector and employing 314,000 people. The region has a strong presence in industries such as food and drink, chemicals, pharmaceuticals, aerospace, and transport, which have seen substantial growth and investment.¹⁷
 - **Industrial Clusters and Decarbonisation:** The North West industrial cluster, which includes areas like Liverpool, Manchester, Cheshire, and Warrington, is a major focus for industrial decarbonisation efforts. Projects like HyNet aim to develop hydrogen and carbon capture, utilization, and storage (CCUS) networks, driving the region towards net-zero targets with over £1 billion in investment.¹⁸
 - **Advanced Digital Technologies:** The "Made Smarter" initiative is a £20 million program designed to embed advanced digital technologies across the North West's manufacturing sector. This initiative supports small and medium-sized enterprises (SMEs) in adopting technologies such as robotics, artificial intelligence, 3D printing, and the Internet of Things (IoT), thereby boosting productivity and innovation.¹⁹
 - **Economic and Employment Growth:** The Net Zero North West Economic Prospectus projects that the region could secure or create 660,000 jobs by 2040, emphasizing the importance of skills development and inclusive growth. This includes strategic input from academic institutions and partnerships to enhance the skills needed for the industrial decarbonisation supply chain.²⁰
 - **Government and Regional Support:** The region benefits from various government funding schemes and regional development funds aimed at stimulating economic development, supporting local

¹⁷ <https://lancashiremanufacturing.co.uk/resources/north-west-continues-to-lead-uk-manufacturing/>

¹⁸ <https://www.equans.co.uk/sites/g/files/tkmtob116/files/2022-06/4.%20North%20West%20Industrial%20Cluster%20Overview.pdf>
<https://idric.org/stakeholders/north-west-cluster/>

¹⁹ <https://cumbriagrowthhub.co.uk/business-support/manufacturing-made-smarter>

²⁰ <https://www.equans.co.uk/sites/g/files/tkmtob116/files/2022-06/4.%20North%20West%20Industrial%20Cluster%20Overview.pdf>

businesses, and creating jobs. These efforts are part of broader strategies to "level up" the UK economy and ensure balanced regional growth.

4.2.7 Ribble Valley is located at the heart of Lancashire. The county's economic growth was, until recently, supported by the Lancashire Local Enterprise Partnership (which ceased to exist on 31st March 2024). The LEP has helped the county secure a £1 billion growth plan involving over 50 major growth initiatives²¹.

²¹ [Overview - Lancashire Enterprise Partnership \(lancashirelep.co.uk\)](https://www.lancashirelep.co.uk/)

4.4 CONSTRUCTION PHASE IMPACT

4.5 As noted above, the units have already been built, therefore the construction benefits have already occurred. Whilst there would have been benefits during the construction phase, we will not provide further analysis as part of this assessment as the impact would have been mostly temporary during the construction phase.

4.6 OPERATIONAL PHASE IMPACT

4.7 As the units are completed and fully occupied, the number of jobs is already known and does not need to be estimated. The details on the occupiers and number of people they employ has been provided by the applicant and is set out in the table below.

Table 7 – Units with occupier and job details

Unit	Occupier	Jobs	Notes
Building 1 – Units 1 & 2	R V Builders	3	Occupiers known to live locally in Alston
Building 1 – Units 3 & 4	Building Works Limited	3	Occupiers known to live locally in Longridge
Building 1 – Unit 5	Fab and Funky Furniture	1	Occupier known to live locally in Alston
Building 1 – Unit 6	Pampas Grass	1	Occupier known to live locally in Longridge
Building 1 – Unit 7	Longridge Shutters	1	Occupier known to live locally in Longridge
Building 2 – Unit 8	GMP Car Sales	1	Occupier known to live locally in Longridge. This units use relates to car sales which predominantly takes place online
Building 2 – Unit 9	John Mahoney Flooring	1	Occupier known to live locally in Longridge
Building 3 – Unit 10	Kitchen & bathroom supplier	1	Occupier location unknown
Total		12	

4.8 GVA Generated (Gross)

4.8.1 Based on ONS data, we have estimated the average GVA per Full Time Equivalent (FTE) job. GVA per head is calculated on the basis of Annual Output data (in 2024 prices), published by the ONS²² and adjusted to take into account regional differences in productivity²³.

Table 8 – GVA estimates by sector with regional adjustment

	GVA per job (current price)	Regional Adjustment ²⁴
C Manufacturing (10-33)	£87,329	1.06
F Construction (41-43)	£69,509	0.87
G Wholesale and retail trade 45-47	£49,982	0.87

Table 9 – GVA per job calculations

Unit	SIC Industry	Gross Jobs	GVA Generated per annum
Building 1 – Units 1 & 2	F Construction (41-43)	3	£181,418.49
Building 1 – Units 3 & 4	F Construction (41-43)	3	£181,418.49
Building 1 – Unit 5	C Manufacturing (10-33)	1	£92,568.74
Building 1 – Unit 6	G Wholesale and retail trade 45-47	1	£43,484.34
Building 1 – Unit 7	G Wholesale and retail trade 45-47	1	£43,484.34
Building 2 – Unit 8	G Wholesale and retail trade 45-47	1	£43,484.34
Building 2 – Unit 9	G Wholesale and retail trade 45-47	1	£43,484.34
Building 3 – Unit 10	G Wholesale and retail trade 45-47	1	£43,484.34
Total		12	£672,827.42

4.9 As set out in the table above, it is estimated that the units will generate around £672,800 GVA per annum.

4.10 Indirect and Induced Impact

4.10.1 In addition to the direct jobs that would be created on site, new economic activities on the site will also support the creation of indirect and induced employment opportunities.

²² <https://www.ons.gov.uk/economy/economicoutputandproductivity/productivitymeasures/datasets/outputperjobuk>

²³ <https://data.london.gov.uk/dataset/gva-per-workforce-job>

²⁴ This has been calculated using the % difference between the GVA per sector for the NW region compared to the UK average.

- 4.10.2 Indirect employment is the employment supported through the supply chain of the different businesses implemented on the application site. Money spent by those businesses to support their activities will contribute to create indirect jobs in their supply chain.
- 4.10.3 Induced employment is the employment supported by the spending of the new workers. As new jobs are created, and more people get into employment, these people have access to an income that is spent to support their personal needs. Money spent in the economy (i.e. on groceries, transport, household items, etc.) in return support the creation of additional jobs in this economy to respond to the new demand.
- 4.10.4 Indirect and induced jobs are estimated through the application of economic multipliers²⁵ to direct employment. Type I multipliers allow us to estimate indirect employment (including direct employment) and Type II multipliers allow us to estimate induced employment (including direct and indirect employment).

Table 10 – Employment Multipliers

Industry	Employment Multiplier Type I	Employment Multiplier Type II
SIC G 45 Wholesale & Retail - vehicles	1.20	1.30
SIC F 41-43 Construction	1.60	1.80
SIC C 31 Furniture	1.30	1.60
SIC G 46 Wholesale - excl vehicles	1.40	1.70

Source: UK Supply, Use and Input-Output Tables: 1998-2020

Table 11 – Indirect and Induced Jobs

Unit	Industry	Gross Jobs	Multiplier Type I	Multiplier Type II	Indirect Jobs	Induced Jobs
Building 1 – Units 1 & 2	Construction	3	1.6	1.8	1.8	0.6
Building 1 – Units 3 & 4	Construction	3	1.6	1.8	1.8	0.6
Building 1 – Unit 5	Furniture	1	1.3	1.6	0.3	0.3
Building 1 – Unit 6	Wholesale – excl vehicles	1	1.4	1.7	0.4	0.3
Building 1 – Unit 7	Wholesale – excl vehicles	1	1.4	1.7	0.4	0.3

²⁵ <https://www.gov.scot/publications/input-output-latest/>

Unit	Industry	Gross Jobs	Multiplier Type I	Multiplier Type II	Indirect Jobs	Induced Jobs
Building 2 – Unit 8	Wholesale & Retail - vehicles	1	1.2	1.3	0.2	0.1
Building 2 – Unit 9	Wholesale – excl vehicles	1	1.4	1.7	0.4	0.7
Building 3 – Unit 10	Wholesale – excl vehicles	1	1.4	1.7	0.4	0.07
Total		12			5.70	2.97

4.10.5 As shown in the table above, in addition to the 12 jobs created directly on site, there are estimated to be another 5.7 jobs created indirectly and a further 2.97 jobs created through the additional spending of the direct and indirect jobs, also known as induced jobs. In total, this equates to 21 (rounded) additional permanent FTE jobs created by this development.

4.11 Indirect and Induced GVA

4.11.1 In addition to the economic impact of direct employment, indirect and induced employment will also have an economic impact. This impact is summarised in the table below.

4.11.2 GVA/head for induced employment is assumed as the whole economy average (adjusted to account for regional differences as per the direct GVA figures above) as it is not known which sectors the indirect and induced jobs will be within.

Table 12 – Indirect and Induced GVA calculations

Indirect and Induced Jobs	GVA per job (Whole Economy)	GVA adjustment for NW region	GVA per job (Whole Economy – with adjustment)	Total GVA per annum
21	£61,304.89	0.88	£53,948.30	£1,132,914

4.11.3 On this basis the additional 21 indirect and induced jobs are estimated to generate around £1.13million GVA per annum.

4.12 Total Gross Impacts Summary

4.13 In total, the development is estimated to provide 12 direct FTE jobs and an additional 21 indirect and induced jobs, totalling 33 gross additional jobs. Combined, these jobs are estimated to generate around £1.8 million GVA per annum

4.14 Gross to Net Impacts

4.14.1 Of the impacts presented above (gross impacts), not all will result in net additional impact. In appraising the impact of the development, it is important to assess the net additional impact that will benefit the local area (Ribble Valley) – in other words, the net changes that are brought about over and above what would take place anyway.

4.14.2 Gross impacts are affected by three major factors:

- **Leakage effects:** the number or proportion of outputs that benefit those outside of the intervention’s target area or group should be deducted from the gross direct effects.

In our case, the leakage effect is the proportion of jobs taken-up by people living outside the local authority area (Ribble Valley). Usually, the scale of the leakage effect is determined through an analysis of Travel to Work data, published by the ONS (Census 2021). In this case we have information on the occupiers and know that they are all live locally within Ribble Valley district within Longridge and Alston. However, given that Longridge and Alston are located very close to the district boundary with Preston, it would be reasonable to assume that some leakage may occur in relation to the indirect and induced jobs.

The census data shows that out of 31,277 persons reported as working in Ribble Valley, 20,166 lived in the local authority (64.5%) and 11,111 lived outside the local authority (35.5% - leakage effect). However, this may be too high given our existing knowledge of the occupiers so we have assumed a leakage rate of 10% based on the HCA Additionality Guide (Table 4.3 Leakage Ready Reckoners – low leakage)

- **Displacement:** the number or proportion of intervention outputs accounted for by reduced outputs elsewhere in the target area should also be deducted.

In our case, the displacement effect is represented by the proportion of people who will leave their current job to take on one of the new jobs created on the application site.

As previously noted, the units have already been completed and occupied and therefore any potential displacement has already occurred although we do not have information about where these jobs and businesses moved from.

Given the lack of information, we have assumed displacement of 25%. This is based on the HCA Additionality Guide Ready Reckoners (Table 4.8) – medium displacement (there are expected to be some displacement effects, although only to a limited extent).

- **Substitution effects:** this effect arises where a firm substitutes one activity for a similar one (such as recruiting a jobless person while another employee loses a job) to take advantage of public sector assistance. Again, these effects need to be deducted.

In our case, substitution will occur if new business activities site compete with other existing businesses locally and contribute to the closure of some of those businesses. Again, it is difficult to estimate precisely the substitution effect, but it is unlikely that the impact of the new development on the application site will have had a substantial impact on the performance of other local businesses. Therefore, in line with the HCA Additionality Guide, we have assumed a low substitution effect of 25%.

- 4.14.3 Leakage, displacement and substitution effects are applied to gross employment and GVA impacts to estimate the net additional impact, at the local authority area level (Ribble Valley).

$$\text{Net Impact} = \text{Gross Impact} * (1 - \text{Leakage}) * (1 - \text{Displacement}) * (1 - \text{Substitution})$$

- 4.14.4 The following table summarises the gross to net calculations. This table shows that the estimated net additional impact is the creation of 11 additional FTEs (taken-up by local residents), generating an additional £914k per annum for the local economy of Ribble Valley.

Table 13 – Net effects summary table

		Total
Gross	Direct FTEs	12
	Indirect FTEs	6
	Induced FTEs	3
	Total FTEs	21
	Direct GVA	£672,827
	Indirect & Induced GVA	£1,132,914
	Total GVA	£1,805,741
Impacts	Leakage	10.00%
	Displacement	25.00%
	Substitution	25.00%
Net	Direct FTEs	6
	Indirect FTEs	3
	Induced FTEs	2
	Total FTEs	11
	Direct GVA	£340,619
	Indirect & Induced GVA	£573,538
	Total GVA	£914,156

4.15 Business Rates Assessment

4.15.1 Employment premises are subject to business rates which would provide annual revenue to the local authority. Although agricultural land, and buildings used for agricultural purposes, are exempt from business rates, the current uses of the buildings would not be. We have not been able to identify the new buildings on the government's list of rateable values.²⁶ This suggests that the units have not yet been assessed by the Valuation Office Agency for business rates purposes.

4.15.2 For business rates, units in the same occupation comprise a single assessment; so where an occupier is in more than one unit, these units comprise a single hereditament for rating. The rateable hereditaments at the application site are listed in the table below.

Table 14 – Business Rates Estimates

Unit	Occupier	Use	Size (sq m)
Building 1 – Units 1 & 2	R V Builders	Workshop	97.5
Building 1 – Units 3 & 4	Building Works Limited	Storage and distribution	103.0
Building 1 – Unit 5	Fab and Funky Furniture	Furniture restoration	51.5
Building 1 – Unit 6	Pampas Grass	Flowers for events	51.5
Building 1 – Unit 7	Longridge Shutters	Storage	51.5
Building 2 – Unit 8	GMP Car Sales	Storage	241.8
Building 2 – Unit 9	John Mahoney Flooring	Storage and distribution	241.8
Building 3 – Unit 10	Kitchen & bathroom supplier	Storage	729.9
Total			1,568.5

4.15.3 Estimates of the potential business rates that could be payable by the businesses have been made by comparing the Rateable Values (RVs) of units of a similar size and use in the local area. Useful comparators are:

- Workshops of 140 sq m at Chapel Hill Trading Estate. The RV of £8,400 equates to £60/sq m.
- Stores of 36 sq m at Unit 3 at 27 Inglewhite Road. RVs of £3,000 equate to £83/sq m.
- Warehouse at Dutton Manor Mill of 715 sq m. The RV of £40,750 equates to £57/sq m.
- Workshop at Chapel Quarry of 704 sq m. The RV of £36,500 equates to £52/sq m.

4.15.4 We also have regard to small business rate relief (SBRR). This relief means that occupiers of properties with a rateable value of £12,000 or less do not pay business rates, and for properties with a rateable value of

²⁶ <https://www.gov.uk/find-business-rates>

£12,001 to £15,000, the rate of relief goes down gradually from 100% to 0%. The effect is that no rates are payable on the units in Building 1.

4.15.5 To calculate rates payable, the RV is subject to a multiplier. For rateable values of less than £51,000 the small business multiplier applies. For 2024 to 2025 the small business multiplier is 49.9 pence in the pound.

4.15.6 Estimated rateable values and rates payable by occupiers of the new units at Bolton Fold Farm are set out in the table below.

Unit	Size (sq m)	Rent / sq m	RV	Rates Payable	Notes
Building 1 – Units 1 & 2	97.5	£70	£6,825	None	SBBR
Building 1 – Units 3 & 4	103.0	£70	£7,210	None	SBBR
Building 1 – Unit 5	51.5	£75	£3,863	None	SBBR
Building 1 – Unit 6	51.5	£75	£3,863	None	SBBR
Building 1 – Unit 7	51.5	£75	£3,863	None	SBBR
Building 2 – Unit 8	241.8	£65	£15,717	£7,843	
Building 2 – Unit 9	241.8	£65	£15,717	£7,843	
Building 3 – Unit 10	729.9	£55	£40,145	£20,032	
Total	1,568.5			£35,718	

4.15.7 The estimated business rates generated by the development is £35,718 per annum. Over ten years the revenue to the council would amount to around £357,000.

4.16 Economic Benefits Summary

4.16.1 The new buildings have delivered 1,600 sqm of new employment space. A known 12 FTE jobs have been created directly on site, with a further 9 FTE jobs indirectly supported by the activities on the site (indirect and induced employment impact).

4.16.2 Once additionality factors have been taken into consideration, this equates to 6 direct jobs and 5 indirect/induced jobs within Ribble Valley district.

4.16.3 The activity on the site will generate (directly) a total GVA of £673k per annum; and support the generation of a further £1.1m per annum in the wider economy (£1.8m in total).

4.16.4 Once additionality factors have been taken into consideration, this equates to 6 direct jobs and 5 indirect/induced jobs within Ribble Valley district. In terms of GVA, this equates to £914k per annum within Ribble Valley district.

4.16.5 The new buildings are expected to generate around £35k per annum which would provide additional revenue to the Council.

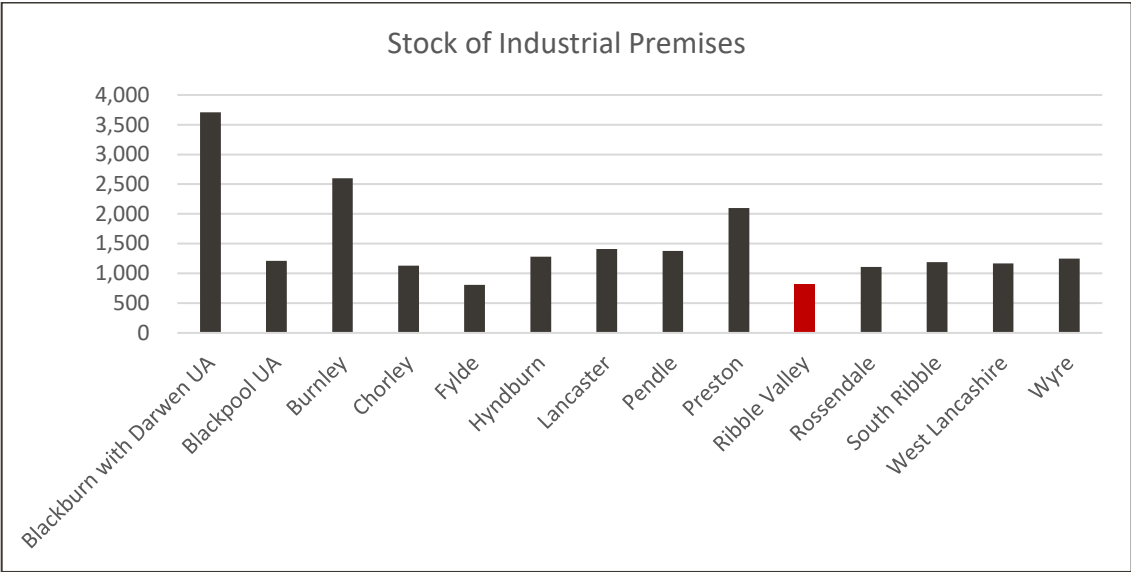
5.0 INDUSTRIAL PROPERTY MARKET REVIEW

5.1 INTRODUCTION

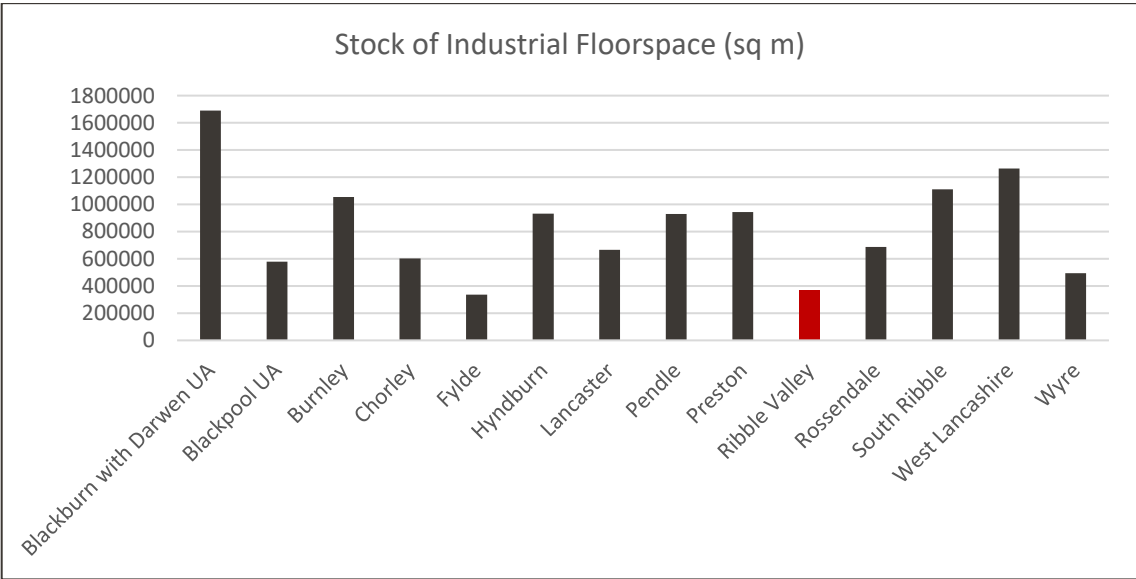
- 5.1.1 In this section we use a range of data sources to review the market for industrial and warehouse units in Ribble Valley and the local area, through an analysis of the stock, availability and demand.
- 5.1.2 The Non-Domestic Rating Business Floorspace and Stock statistics are used to assess the stock of employment premises within Ribble Valley. The statistics provide broad brush data which is helpful in comparing between districts and identifying trends over time. They are derived from Valuation Office Agency (VOA) data as at 31 March 2023 (latest available data).
- 5.1.3 The VOA uses 'bulk' use classes and figures are rounded. Whilst appropriate for comparing the stock at local authority level, it is insufficiently fine grained to allow analysis of the stock of premises within a local area. To carry out more detailed analysis of the stock by market area and size band and to bring it up to date, LSH has used Analyse software to analyse individual business rates hereditaments. This includes postcodes, which can be used for geographic analysis.
- 5.1.4 The application site is within the PR3 postcode area, which covers a large rural area that extends to the coast at Pilling, but which seems a poor proxy for a local market area. We have therefore used the postcode districts of PR2 5, PR3 2 and PR3 3 to define a Local Area that is centred on the Application Site and includes Longridge, nearby villages and the industrial estates to the east of the M6.
- 5.1.5 In setting out a baseline understanding of recent market activity across Ribble Valley, LSH has used CoStar and Rightmove Commercial to identify available premises in Ribble Valley and CoStar analytics to assess demand. Data referred to in this report was collated in November 2024.

5.2 INDUSTRIAL STOCK

- 5.2.1 Ribble Valley has a small stock of industrial premises. The bar charts below compare industrial floorspace and units within the fourteen Lancashire local authorities. Although it is one of the largest local authorities by geographical area, Ribble Valley has one of the smallest industrial markets whether measured by floorspace or number of units; only Fylde is smaller. Ribble Valley has around 368,000 sq m of industrial floorspace (3.2% of Lancashire's total) and 820 industrial units (3.9% of Lancashire's stock).



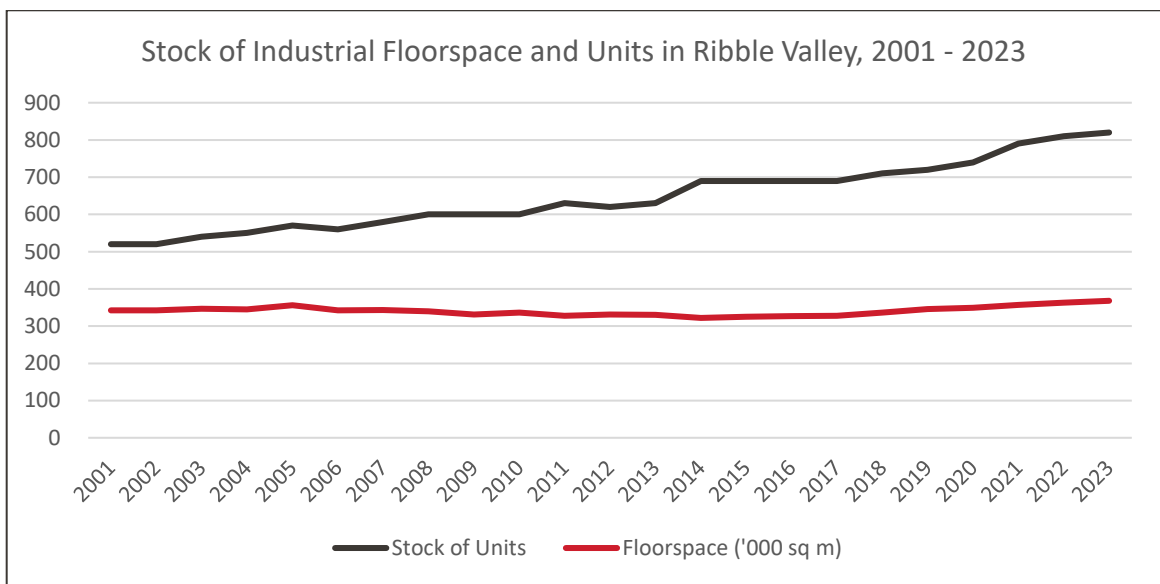
Source: Non-Domestic Rating Business Floorspace, VOA, 2023



Source: Non-Domestic Rating Stock of Properties, VOA, 2023

5.2.2 Since 2001, the stock of industrial units in Ribble Valley has increased by 58%, but the overall amount of floorspace has not followed suit, falling to 322,000 sq m in 2014, before increasing again to 368,000 sq m in 2023. The contraction then growth of industrial floorspace in Ribble Valley reflects macro-economic trends. At the start of the millennium the UK enjoyed an unusually prolonged period of economic growth when there was ready access to finance, and rising rents improved the viability of development. In September 2007, the run on Northern Rock signalled the oncoming credit crunch and the recession of 2008-09. Across the UK, finance for development was withdrawn, development activity ceased, and property values fell. Vacancies rose and some older stock was demolished to avoid the payment of costs of

maintenance, repairs, security, insurance and rates on empty premises over a prolonged period. The recession was followed by ‘austerity’, several years of weak economic growth, when demand for property was weak and values were stagnant. Property markets started to recover from 2015. The Brexit vote caused a temporary shock to the market, but then led to an increased demand for warehousing as businesses used stockpiling to mitigate disruptions to import and export. At the same time, the COVID-19 pandemic bolstered demand for logistics premises, as lockdowns accelerated the growth in online shopping. In logistics hotspots there was a marked increase in development activity, but in locations with poorer connections to the strategic highway network, low demand has persisted.



Source: Valuation Office Agency, 2023

- 5.2.3 Within Ribble Valley, it is those locations with good connections to the motorway network where demand for industrial premises is likely to be strongest. Locations in the south-west corner of the borough benefit from their proximity to junctions 31, 31a and 32 of the M6, providing good road connections north, south and, via the M55, west.
- 5.2.4 Industrial premises within Ribble Valley are concentrated around Clitheroe. The number of properties in each postcode area is set out in the table below. Some 63% are within the BB7 postcode area, which covers the northern part of the district, and most of these premises are within the A59 corridor that encompasses Clitheroe, Whalley and Barrow. Only 18.7% of industrial premises in Ribble Valley are within the PR3 postcode area that includes Longridge and surrounding villages such as Ribchester and Chipping.

Table 15 – Industrial Premises by Postcode Area

Postcode Area	Towns	Industrial Premises	Proportion
BB1	Blackburn fringe including Clayton-le-Dale	21	2.5%
BB2	Mellor, Mellor Brook and Clayton-le-Dale	37	4.5%

BB6	Clitheroe	2	0.2%
BB7	Clitheroe, Whalley, Barrow	522	63.1%
BB12	Burnley fringe including Simonstone	90	10.9%
PR3	Longridge, Ribchester, Chipping	155	18.7%
RIBBLE VALLEY		827	100.0%

5.2.5 The application site, which is to the south of Longridge is much closer to the Preston industrial market and the estates alongside the M6, than it is to Clitheroe and the A59 corridor. This is exemplified by the scale of the stock in the local area. Postcode district PR2 5 which encompasses the Red Scar and Roman Way Industrial Estates accounts for 80% of premises.

Postcode District	Towns	Industrial Premises	Proportion
PR2 5	Ribbleton, Fulwood, Grimsargh	924	80.1%
PR3 2	Goosnargh, Whittingham, Chipping	91	7.9%
PR3 3	Longridge, Ribchester	139	12.0%
LOCAL AREA		1154	100.0%

5.2.6 A large proportion of the premises in the PR2 5 postcode district are self-storage pods at Storefirst's Millennium Road premises; these pods which range from 25 to 200 sq ft (2.32 – 18.58 sq m) account for 73% of the premises within the PR2 5 postcode district. But as there are also some large warehouses and factories, when compared by floorspace, the PR2 5 district still dominates, with 78%.

Postcode District	Towns	Floorspace (sq m)	Proportion
PR2 5	Ribbleton, Fulwood, Grimsargh	338,522	78.2%
PR3 2	Goosnargh, Whittingham, Chipping	27,637	6.4%
PR3 3	Longridge, Ribchester	66,692	15.4%
LOCAL AREA		432,851	100.0%

5.3 AVAILABLE INDUSTRIAL PREMISES

5.3.1 To collate data on currently available industrial premises in Ribble Valley we have used CoStar, a leading national commercial property database. In our experience CoStar captures the majority of vacant commercial premises but can miss smaller premises in secondary market areas, which are being marketed by individuals or by estate agents, rather than commercial surveying practices. We have therefore used

Rightmove Commercial to complement the CoStar data. Available industrial premises in Ribble Valley are listed below.

Building Name	Address	Postcode	Size (sq m)
Transport depot with workshop	Blackpool Rd, Longridge	PR3 3AL	437
Time Technology Park, Suite 4	Blackburn Rd, Burnley	BB12 7NQ	3,902
Time Technology Park, Suite 6	Blackburn Rd, Burnley	BB12 7NQ	1,579
Time Technology Park, Suite 7	Blackburn Rd, Burnley	BB12 7NQ	2,508
Time Technology Park, Suite OA	Blackburn Rd, Burnley	BB12 7NQ	1,301
Time Technology Park, Suite OB2	Blackburn Rd, Burnley	BB12 7NQ	2,323
1-2 Highfield Rd	Highfield Rd, Clitheroe	BB7 1AQ	415
Twin Brooks Business Park	Lincoln Way, Clitheroe	BB7 1QD	225
Units 1-4 Hawthorne Ind Park	Lincoln Way, Clitheroe	BB7 1PL	155
Unit W, Bee Mill	Preston Rd, Ribchester	PR3 3XL	607
Former Spiroflow	Lincoln Way, Clitheroe	BB7 1QG	1,675
High Head Buildings	Green Lane, Chipping	PR3 2TQ	235

- 5.3.2 We have identified just 12 industrial premises available to let or for sale in Ribble Valley. Against a stock of 827 premises this equates to a vacancy rate of 1.5%. It is generally regarded that a vacancy rate of 5% to 10% is indicative of a “healthy” property market; at this level, businesses can find premises to match their floorspace requirements, whilst vacant premises are not left on the market for extended periods. The very low vacancy rate in Ribble Valley indicates that demand has outstripped supply, causing a shortage of premises which will continue to constrain business growth until new industrial stock is brought forward.
- 5.3.1 The Longridge Neighbourhood Development Plan records that as far back as 2013 there was limited available floorspace. Over a decade later this is still the case. Very low vacancy rates over a long period indicate persistent under-supply, suggesting that there could be suppressed demand.
- 5.3.2 In the table below we compare vacancy rates across size bands. For this analysis we have excluded from the stock, land used for storage, this is to ensure that site areas and floorspace are not confused. Amongst unit sizes of up to 1,000 sq m, vacancy rates indicate a shortage of stock. The market for larger premises in Ribble Valley does not appear to be so constrained, but five of the six vacant premises of over 1,000 sq m are at Time Technology Park, where a large factory has been subdivided to provide low specification space in old buildings. So, although there is sufficient quantity, the quality of large vacant premises may not match occupier requirements.

	Size (sqm)								TOTAL
	< 50	50 - 100	100 - 250	250 - 500	500 - 1000	1000 - 2000	2000 - 5000	> 5000	
Stock of industrial units	104	131	290	163	60	32	18	11	809
Industrial units for let	0	0	3	2	1	3	3	0	12
Vacancy rate	0.0%	0.0%	1.0%	1.2%	1.7%	9.4%	16.7%	0.0%	1.5%

Sources: VOA , CoStar, Rightmove Commercial and LSH

- 5.3.3 The units at the application site are between 50 and 1,000 sq m. Across these four consecutive size bands the vacancy rate in Ribble Valley equates to 0.9%. This indicates a very tight supply and an urgent requirement for more industrial premises. Moreover, the units on the application site are all occupied, demonstrating that they have effectively met market demand, and indicating that there could be further suppressed demand in Ribble Valley
- 5.3.4 Available industrial premises in the local area are listed below (N.B. there is overlap with the list of premises in Ribble Valley). There are nine available industrial premises.

Building Name	Address	Postcode	Size (sq m)
Transport depot with workshop	Blackpool Rd, Longridge	PR3 3AL	437
Unit W, Bee Mill	Preston Rd, Ribchester	PR3 3XL	607
High Head Buildings	Green Lane, Chipping	PR3 2TQ	235
Supashed – Unit 2	Millennium Rd, Preston	PR2 5BL	307
Supashed – Unit 4	Millennium Rd, Preston	PR2 5BL	232
Supashed – Unit 5	Millennium Rd, Preston	PR2 5BL	232
Warehouse, Red Scar Industrial Estate	Longridge Rd, Preston	PR2 5LX	258
Trade Counter, The Willows, Unit 1	Millennium Rd, Preston	PR2 5BL	662
Unit C21	Longridge Rd, Preston	PR2 5NN	1,740

- 5.3.5 In comparing the available premises with the stock we have excluded ‘land used for storage’ and Storefirst’s self-storage pods, which are numerous, but for which no vacancy data is available. Against a stock of 447 premises the 9 available units equate to a vacancy rate of 2.0%, which indicates a shortage. This shortage is not quite as severe as in Ribble Valley, largely because three of Supashed’s five speculative units at Millennium Road have yet to be occupied. Without the development of these new premises, the vacancy rate would be just 1.3%.

	Size (sqm)								TOTAL
	< 50	50 - 100	100 - 250	250 - 500	500 - 1000	1000 - 2000	2000 - 5000	> 5000	
Stock of industrial units	37	61	129	90	45	43	31	11	447
Industrial units for let	0	0	3	3	2	1	0	0	9
Vacancy rate	0.0%	0.0%	2.3%	3.3%	4.4%	2.3%	0.0%	0.0%	2.0%

5.3.6 Even with this new stock there are no size bands where the vacancy rate is higher than 5%. Additional development would enable the local industrial property market to better meet the requirements of occupiers. Aptus, an extension to Roman Way Industrial Estate, will bring twelve new B2/B8 units to the market. Three of these are reserved. Of the other nine, five are over 5,000 sq m and four are between 2,000 and 5,000 sq m. These are size bands in which currently there are no units available, so the scheme will address this severe shortage of large units in the local area, but it will not alleviate the shortage of units amongst smaller size bands, i.e. those most comparable to the unit sizes provided on the application site (50 – 1,000 sq m).

5.4 DEMAND FOR INDUSTRIAL PREMISES

5.4.1 CoStar identifies 31 lettings of industrial buildings in Ribble Valley since the start of 2014, an average of three a year. In addition, CoStar records 15 sales to occupiers. Whilst this data is unlikely to be comprehensive, it helps to identify those unit sizes for which demand is strong. The majority of these transactions, 87%, have involved units of 50 - 1,000 sq m, i.e. units of a size similar to those on the application site. Some 78% of transactions have been units within the narrower range of 100 - 500 sq m. This is evidence of the strength of demand for smaller units in Ribble Valley, which is corroborated by a decrease of 32% in the average unit size since 2001 (falling from 658 sq m in 2001 to 449 sq m in 2023).

	Size (sqm)								TOTAL
	< 50	50 - 100	100 - 250	250 - 500	500 - 1000	1000 - 2000	2000 - 5000	> 5000	
Industrial Lettings	1	2	13	9	2	1	1	2	31
Industrial Sales	0	0	13	1	0	0	1	0	15
All transactions	1	2	26	10	2	1	2	2	46

5.4.2 In the local area the level of demand has been stronger with 95 lettings and 6 sales to occupiers since the start of 2014. The overwhelming majority of these transactions have been in the industrial estates in the

PR2 5 postcode district, with just two lettings and one sale within Ribble Valley. Similar to the case in Ribble Valley, over 80% of transactions have involved units of 50 - 1,000 sq m, demonstrating the strong demand for units of a similar size to those provided at the application site.

	Size (sqm)								TOTAL
	< 50	50 - 100	100 - 250	250 - 500	500 - 1000	1000 - 2000	2000 - 5000	> 5000	
Industrial Lettings	1	7	23	31	18	6	7	2	95
Industrial Sales	0	1	0	2	0	3	0	0	6
All transactions	1	8	23	33	18	9	7	2	101

5.5 TAKE-UP OF LAND FOR EMPLOYMENT

5.5.1 By comparing aerial images of Ribble Valley’s employment areas, we have identified when and where new development has occurred. We have assessed the take-up of land for employment purposes over a period of 22½ years from December 2000 to May/June 2023. We then compare this with take-up in more recent periods to see whether the consumption trend is upwards, downwards or static. Sites taken-up for employment purposes are listed at Appendix 1.

5.5.2 Between December 2000 and May/June 2023, some 30.27 hectares of land have been taken-up for employment use. This equates to 1.34 hectares per annum. Over the last eight years take-up has averaged 1.86 hectares per annum, and over the last five 1.94 hectares per annum. This suggests that higher levels of market activity across the district as a whole are now established.

5.5.3 Since 2000, some 35.5% of land taken-up has been in Clitheroe, and only 7.9% in Longridge. But even with such little development activity, our comparison of the long and short term take-up rates suggests demand has been increasing. With the average increasing from 0.11 to 0.28 hectares per annum.

Area	Long Term Take-up 2000-23 (ha)	Take-up p.a. (ha)	Short Term Take-up 2015-23 (ha)	Take-up p.a. (ha)
Ribble Valley	30.27	1.34	14.91	1.86
Longridge	2.38	0.11	2.25	0.28

5.6 SUMMARY

5.6.1 The stock of industrial premises in Ribble Valley is small compared to other Lancashire authorities and the average unit size has been contracting. Although the majority of the stock is in the A59 corridor, it is peripheral locations closer to the motorways and the larger markets of Burnley, Blackburn and Preston, where demand is strongest.

- 5.6.2 Despite the small size of the market within Ribble Valley there is a very tight supply, particularly amongst unit sizes similar to those provided at the application site, where the vacancy rate is less than 1%. Yet it is amongst these unit sizes that demand is strongest, accounting for 87% of transactions. The tight supply in Ribble Valley has been evident for at least a decade, and where new units have been provided, they have been occupied quickly which suggests that demand and economic growth have been suppressed. This all points to a need for further new development to address the supply demand imbalance.
- 5.6.3 Longridge and Alston are relatively distant from the A59 corridor and relate more closely to the Preston market. We have therefore also considered whether the market is any less constrained within a local area which straddles the district boundary. Here speculative development has increased the supply of premises, but low vacancy rates persist. Full occupancy of the units at the application site, take-up of units at Supasheds' speculative scheme, and early interest at the Aptus scheme, all point to strong occupier demand across most unit sizes.
- 5.6.4 The economic health of the district relies upon the delivery of new employment premises in locations that are the focus of demand. Owners of the businesses occupying the new units at Bolton Fold Farm live locally in Alston or Longridge. Given the current constraints of the market, it is unlikely that they could be accommodated elsewhere in the local area.

6.0 CONCLUSION

- 6.1.1 The new industrial units at Bolton Fold Farm have found ready occupiers, demonstrating that they are a) of the right type for local businesses b) in the right place, i.e. where there was unmet need, and c) were built at the right time to support the growth of small and local businesses.
- 6.1.2 They are providing economic benefits in the form of 12 direct jobs on site, employing mostly very local people. In addition to this, a further 9 FTE jobs are estimated to be indirectly supported by the activities on the site. These jobs are estimated to contribute around £1.8million GVA per annum. The new buildings are estimated to generate around £35k per year which would provide additional revenue to the Council.
- 6.1.3 The government requires local planning authorities to place significant weight on local business needs when making decisions. It follows that if retrospective planning consent were to be refused, consideration would need to be given to mitigating the impact on the businesses that occupy the units.
- 6.1.4 The Council's HED DPD allocated only three new employment sites across Ribble Valley, and the quantum of land allocated was lower than the area's objectively assessed need. The application site has effectively contributed to the residual requirement identified in the DPD. It follows that, as the development is meeting objectively assessed needs, the Council should grant planning permission unless *"any adverse impacts of doing so would significantly and demonstrably outweigh the benefits."*
- 6.1.5 The application site also helps to meet the Council's objectively assessed need for Longridge of 2 hectares. The land allocated at Higher College Farm amounts to only 1.15 hectares, when developed parts of the site are excluded, and the application site measures 0.58 hectares (if the long access road is included); so arguably more land in Longridge needs to be identified for employment purposes.
- 6.1.6 Recognising that the Council's assessment of need is a few years old, our industrial market assessment considers current property market indicators. The overall stock in Ribble Valley is relatively small and largely concentrated in the A59 corridor. Across the district there is a very tight supply, with vacancy rates of less than 1% amongst unit sizes comparable to those provided at the application site. This tight supply has been evident for a decade, which suggests that economic growth is being suppressed.
- 6.1.7 In the local area too, supply is tight and there is evidence of strong demand across a broad range of unit sizes. This evidence includes the ready take-up of the units at Bolton Fold Farm, the speculative development by Supasheds at Millennium Road and the strong interest in the Aptus scheme at Roman Way Industrial Estate, where three units were under offer before the estate spine road had been constructed. Though the majority of businesses at Bolton Fold Farm are owned by people who live locally in Alston or Longridge, this south western edge of the district benefits from proximity to motorway junctions and the larger industrial markets of Preston and Blackburn, which serve to underpin demand in this local area.

- 6.1.8 The application units meet local business needs, supporting sustainable economic growth in an area of strong demand on the fringe of the urban area and close to the motorway network. The units also contribute to farm diversification in a sustainable location with good public transport links.
- 6.1.9 Adopted Local Plan Policy DMG2 states that *“Within the Tier 2 villages and outside the defined settlement areas of development must meet **at least one** of the following considerations:”* Six considerations are listed, of which two are relevant to the proposals for the Application Site. *“1. The development should be **essential to the local economy** or social wellbeing of the area ... 5. The development is for small-scale uses appropriate to a rural area where **a local need or benefit** can be demonstrated.*
- 6.1.10 This report has demonstrated that these units are already meeting a local need and are essential to the local economy by ensuring sufficient provision of workspace and are providing economic benefits in the form of new jobs for local residents, GVA and increased Business Rates.

APPENDIX 1

TAKE-UP OF LAND FOR EMPLOYMENT IN RIBBLE VALLEY

Employment Area	Site Address	Use	Area (ha)	Date
Mellor Brook	Sykes Holt, Myerscough Smithy Road	Brewery & HQ Office	1.81	2017
Mellor Brook	Monks Contractors, Myerscough Smithy Road,	Compound	0.78	2005-09
Mellor Brook	Mellors Plant, Myerscough Smithy Road	Compound	0.31	2021
Mellor Brook	Plant Hire and Sales, Myerscough Smithy Road	Warehouse	0.23	2019
Mellor Brook	Wincanton, 1 Petter Court, Samlesbury	Warehouse	2.06	2016
	Northern part ASK Academy, Samlesbury	Training	0.18	2015-17
Ribble Valley Enterprise Park	Total Foodservice Solutions, North Road, Barrow	Warehouse	0.76	2003-15
Ribble Valley Enterprise Park	Units 7-9 Barrow Brook Trade Park	Industrial	0.22	2018
Ribble Valley Enterprise Park	Units 1-6 Barrow Brook Trade Park	Industrial	0.35	2018-20
Ribble Valley Enterprise Park	Unit 10 Barrow Brook Trade Park	Industrial	0.10	2022
Ribble Valley Enterprise Park	The Printworks, Hey Road	Office	0.56	2000
Brookhouse Farm	Whalley Corn Mills, Mitton Road, Whalley	Warehouse	0.44	2003-13
Mitton Business Park	Phase 1, Mitton Business Park, Mitton Rd, Whalley	Industrial	0.49	2015-18
Mitton Business Park	Phase 2, Mitton Business Park, Mitton Rd, Whalley	Industrial	0.71	2018-20
Mitton Business Park	Phase 3, Mitton Business Park, Mitton Rd, Whalley	Industrial	0.13	2021
Mitton Business Park	Phase 4, Mitton Business Park, Mitton Rd, Whalley	Industrial	0.77	2021
	Gateway Auctions, Mitton Rd, Whalley	Warehouse	1.17	2020
	Gateway Auctions Eastern compound, Mitton Rd, Wh	Compound	1.10	2020
Time Technology Park	DWP Blackburn Road, Simonstone	Office	1.36	2001-03
Time Technology Park	Baublock, Blackburn Road, Simonstone	Industrial	0.80	2018-20
Time Technology Park	Units 14 -17 Baublock, Blackburn Road, Simonstone	Industrial	0.16	2022
	Alston Lane, Longridge	Industrial	0.24	2021
	Alston Lane, Longridge	Industrial	0.11	2022
	Alston Lane, Longridge	Industrial	0.05	2022
Chapel Hill Ind Est	William Tye, Chapel Hill, Longridge	Industrial	1.29	2019
Chapel Hill Ind Est	D&SN Properties, Chapel Hill, Longridge	Compound	0.19	2018-20
Shay Lane Ind Est	Ribble Farm Fare, Shay Lane, Longridge	Industrial	0.04	2003-13
Shay Lane Ind Est	Ribble Farm Fare, Shay Lane, Longridge	Industrial	0.37	2018
	Warwick Street, Longridge	Industrial	0.02	2003-13
	Rear of 90 Berry Lane, Longridge	Industrial	0.07	2003-13
Fairfield Business Park	Longsight Road, Osbaldeston	Industrial	0.15	2009
Fairfield Business Park	Longsight Road, Osbaldeston	Industrial	0.14	2020-23
Fairfield Business Park	Longsight Road, Osbaldeston	Industrial	0.20	2018-20
Hawkshaw	South of Hawkshaw Farm, Osbaldeston	Compound	0.25	2005-09
	West of Hawkshaw Farm, Osbaldeston	Compound	0.18	2005-09
	North of Hawkshaw Farm, Osbaldeston	Compound	0.67	2009-13
Gisburn Auction Mart	Carrs Billington, Gisburn Road	Industrial / Agricultural	0.33	2001-03
The Sidings	The Sidings, Whalley	Office	0.11	2001
The Sidings	Whalley Physiotherapy, the Sidings, Whalley	Office	0.09	2005
The Sidings	Northern part of the Sidings, Whalley	Office	0.32	2005-13
Whalley Business Park	Meadow Court, Whalley BP, Clitheroe Road, Whalley	Industrial	0.20	2003-15
	Flipside Fitness, Waterloo Rd, Clitheroe	Leisure	0.03	2015-18
	Majestic Wine, Waterloo Rd, Clitheroe	Retail	0.11	2001-02
	Taylor Street, Clitheroe	Industrial	0.26	2002-15
	Hodder Tyres, Lincoln Way, Clitheroe	Industrial	0.07	2002-15
Twin Brook BP	Twin Brook Business Park, Clitheroe	Industrial	0.47	2015-18
Twin Brook BP	Twin Brook Business Park, Clitheroe	Industrial	0.61	2018
Twin Brook BP	Twin Brook Business Park, Clitheroe	Industrial	0.44	2019-20
Salthill IE	Michael Hoyle Auction Mart, Lincoln Way, Clitheroe	Industrial	0.06	2002-15
Salthill IE	Farmhouse Fare, Lincoln Way, Clitheroe	Industrial	0.42	2002
Salthill IE	Farmhouse Fare, Lincoln Way, Clitheroe	Industrial	0.52	2002-15
Salthill IE	Compleat Food Group, Lincoln Way, Clitheroe	Industrial	0.66	2002-15
Salthill IE	Compleat Food Group, Lincoln Way, Clitheroe	Industrial	0.24	2002-15
Bellman Mill	Dugdale Nutrition, Salthill, Clitheroe	Industrial	0.63	2002-15
Bellman Mill	Dugdale Nutrition, Salthill, Clitheroe	Industrial	0.05	2002-15
Bellman Mill	Dugdale Nutrition, Salthill, Clitheroe	Industrial	0.18	2015-18
Clitheroe Auction Mart	Studio Bakery, Lincoln Way, Clitheroe	Industrial	0.24	2001-02
Link 59 Business Park	Phase 1, Link 59 BP, Deanfield Court, Clitheroe	Industrial	1.28	2001-02
Link 59 Business Park	Phase 2, Link 59 BP, Deanfield Court, Clitheroe	Industrial	1.16	2002-15
Link 59 Business Park	Deanfield Way, Link 59 BP, Deanfield Court, Clitheroe	Industrial	1.52	2002-15
Link 59 Business Park	Deanfield Drive, Link 59 BP, Clitheroe	Industrial	0.69	2002-15
Link 59 Business Park	Unit 1 & 14 Deanfield Drive, Link 59 BP, Clitheroe	Industrial	0.28	2002-15
Link 59 Business Park	Unit 15-17 Deanfield Drive, Link 59 BP, Clitheroe	Industrial	0.44	2002-15
Pendle IE	Empress Sawmills, Clitheroe Road, Chatburn	Industrial	0.10	2003-15
Backridge Farm Business Centre	Backridge Farm, Twitter Lane, Clitheroe	Parking	0.08	2013-15
Backridge Farm Business Centre	N Expansion, Backridge Farm, Twitter Lane, Clitheroe	Parking & Industrial	0.22	2003-13
			30.27	