

Our ref: DAL05/13
LPA ref: 3/2012/0913
PINS ref: APP/T2350/A/13/2194601

APPENDIX 1 - VOLUME A
to
Proof of Evidence
Of
Jane Dickman

Planning Appeal
Against the refusal of consent for residential development
and crèche

Land off Waddington Road
Clitheroe
Lancs.

On behalf of
The Huntroyde Estate/Clitheroe Auction Mart/Mr J Taylor; Ms Sarah Howard
and Ms Samantha Howard

Dickman Associates Ltd

P O Box 97
Bolton
Lancs.
BL1 9PT

July 2013

CHARTERED TOWN PLANNER

Director: J Dickman BSc (Hons) DipTP MRTPI FRGS FRICS
Company No 6874283, a company registered in England and Wales **VAT No 152 2106 58**
Registered office: 11 Riverside, The Embankment Business Park, Vale Road, Heaton Mersey, Stockport, SK4 3GN

Appendices

- 1 Proof of Evidence of Caroline James of Trevor Dawson & Co, Chartered Surveyors, Blackburn on local economy and housing market in the RVBC area

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APPENDIX 1

**Proof of Evidence of Caroline James of
Trevor Dawson & Co, Chartered Surveyors, Blackburn
on local economy and housing market in the RVBC area**

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PINS Ref No APP/T2350/A/13/2194601



APPENDIX 1



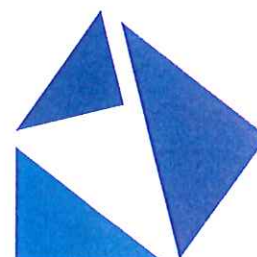
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Proof of Evidence
Of
Caroline James
Trevor Dawson & Company

Planning Appeal
Against the refusal of consent for residential development

Waddow View
Clitheroe
Lancashire

On behalf of
The Huntroyde Estate, Clitheroe Auction Mart Company Limited,
Mr J Taylor, Ms Sarah Howard and Ms Samantha Howard



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1.0 INTRODUCTION

- 1.1 My name is Caroline James. I am a Chartered Surveyor and Senior Partner of Trevor Dawson Chartered Surveyors of Blackburn, Burnley and Bolton.
- 1.2 I hold a BSc (Hons) in Urban Land Administration and am a member of the Royal Institution of Chartered Surveyors.
- 1.3 Trevor Dawson, established in 1989, is one of the largest practices operating in Lancashire from three offices, specialising in all aspects of commercial property and residential land.
- 1.4 The practice has acted for a range of public and private sector landowners in the sale and acquisition of land for residential development.
- 1.5 I have acted as an Expert Witness at appeals.
- 1.6 I have lived and worked in the Ribble Valley for 24 years.
- 1.7 My proof deals with the social and economic implications of the scheme, assessing the housing market through need and delivery and the demand for affordable housing in the context of Clitheroe and Ribble Valley.

2.0 SOCIAL AND ECONOMIC CONTEXT

OVERVIEW

- 2.1 Clitheroe has recently (March 2013) been named by the Sunday Times Best Places to Live Guide as one of the most desirable places to live in Britain and in the top ten in the North West. Particular features highlighted are the number of independent shops, transport links, natural beauty, state and independent schools, cultural life, low unemployment figures and lowest crime rates.
- 2.2 Over the last twelve months the government has introduced several initiatives to boost construction in the housing market:
 - The “Get Britain Building” scheme helping to unlock sites that are stalled.
 - The New Homes Bonus offering real incentives for Local Authorities to encourage new development.
 - Help to Buy schemes on new build.
 - The Build to Rent fund, a grant offered in the affordable housing guarantee scheme.
 - Funding for Lending.

- 2.3 With the exception of Funding for Lending, none of these initiatives apply to the existing housing stock, only new build.
- 2.4 The Royal Institution of Chartered Surveyors Residential Market Survey (May 2013) reports that the housing market is gathering momentum. Both current and forward looking activity indicators continue to rise, with the highest readings since 2009. Particularly new buyer interest is rising, with average stock levels falling. They attribute this largely to the Bank of England's Funding for Lending scheme, and the increasing role of the government's Help to Buy policy.
- 2.5 The 2011 census showed the Borough as having a population of 57,132, an increase of 5.9% between 2001 and 2011. In the North West region the population grew by 4.8% in the same period. The number of households in the Ribble Valley with an average household size of 2.38 is 24,000 an increase of 8.1% from 2001, one of the highest percentage increases in the Lancashire Authority area. Interim population projections covering the period 2011 to 2021 show an increase in the population of the Ribble Valley of 4.6%. Growth in Clitheroe is at the heart of the borough's economy, being the largest service centre in the borough, and a vibrant market town with excellent communications via road and rail. Unemployment is well below the national and regional average and the borough as a whole has the lowest level of deprivation in the Lancashire region. Average earnings in the Ribble Valley are ahead of the British average when measured by place of residence.
- 2.6 The economic benefits of development are widely acknowledged to fall into several categories. Direct employment within the construction sector in the supply chain. Potential to increase and diversify the population by giving a mix of housing that is attractive to younger working age people in skilled occupations and family households. Ribble Valley has a strong concentration of high value employment in the aerospace sector and against adjoining boroughs higher than average employees in manufacturing. Locally this will sustain the economy and boost essential services to enhance spending power.

3.0 POPULATION

- 3.1 Ribble Valley has a resident population of 57,132 (2011 Census). The three main settlements are Clitheroe (15,026), Longridge (8,240) and Whalley (4,078).
- 3.2 Clitheroe is the main economic and administrative centre of the borough with 15,026 inhabitants (2010) and 6,737 households. 61.3% of the population of the borough is of working age (16-64 years). In the Ribble Valley borough 20% of the population is aged 65 and over, with a higher than average 30% of the population aged between 45 and 64. This is projected to increase in the next 15 years. 78% of those of driving age own a car, a sign of a wealthy population.



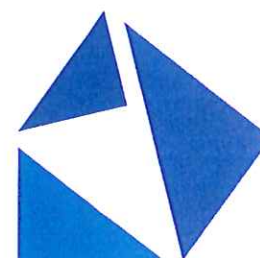
- 3.3 It is estimated that between 2011 and 2021 the population in the Ribble Valley, as stated earlier, will increase by 4.6%, and the number of households is projected to grow by 7.8% over the same period.
- 3.4 The appeal site is located within the St Mary's ward with a resident population of 2,846 people. This compares with the adjoining wards, as illustrated in the table below.

Waddington and West Bradford	2,932
Eddisford and Low Moor	2,773
Salthill	3,135
Primrose and Littlemoor	2,936

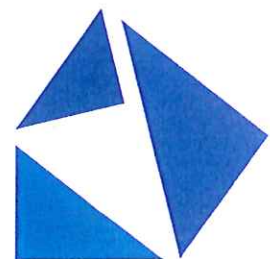
- 3.5 Clitheroe is a significant tourist destination and since 2004 there has been an overall increase in tourist numbers, currently around 2 million people per annum, boosted by the improvements in road and rail infrastructure.

4.0 THE ECONOMY

- 4.1 There has been a strong rate of increase in employee numbers in the Ribble Valley over the decade to 2008. The source of jobs is heavily influenced by the presence of BAE at Samlesbury and as such has a higher proportion of manufacturing jobs than adjoining Local Authorities. In contrast, the Ribble Valley has the lowest proportion of employment in the service sector, which is against the national trend. Agriculture and construction are two of the top five employers in the district, and with the exception of BAE Systems, the remaining top employers are based in Clitheroe.
- 4.2 The Samlesbury site forms part of the Lancashire Enterprise Zone which was awarded by the government in 2012 to promote high value employment generation in the advanced engineering and manufacturing sectors. It is expected to create up to 6,000 high value jobs and become one of Europe's most important advanced engineering complexes, and has recently been boosted by the provision of government funds to accelerate works on site.
- 4.3 There is a higher rate of self employment in the Ribble Valley 18.9% compared to the North West figure of 7.8%. The Ribble Valley Employment Land and Retail Study 2008 identified that Ribble Valley has a significant above average proportion of businesses with less than 4 employees when compared to regional and national figures. Coupled with above average business start-up and survival rates, this illustrates the entrepreneurial qualities of the Ribble Valley.



- 4.4 Over half the working age population commutes out of the borough each day to work. The Review of the Ribble Valley Economic Strategy undertaken in 2012 provides an economic strategy promoting sustainable growth to stem commuting out of the area to work.
- 4.5 The Ribble Valley exports its managerial and professional residents and imports skilled trades to work in its industrial sector. Clitheroe is acknowledged as the key service centre and therefore it can accommodate the largest and growing population, requiring more family housing of a modern nature to sustain its economy.
- 4.6 The Strategic Housing Market Assessment (Draft June 2013) indicates that there is notable capacity to undergo continued economic growth. The Office of National Statistics data on job density for 2010 states there are 0.99 jobs per working age person in the borough, against the North West region of 0.74. The figure of 0.99 represents an increase from the 0.81 recorded in 2006 before the start of the economic downturn. The SHMA acknowledges the main drivers of the housing market are the resident population and the local labour market.
- 4.7 Data highlighted within the Ribble Valley Employment Land Study 2013 indicates that whilst Ribble Valley's employment was initially impacted by the recession, there has since been a sharp recovery. Job numbers in 2012 (34,500) were well above those of 2007 (28,700) over the plan period this is forecast to increase by 1,600 jobs.
- 4.8 Clitheroe is the main economic centre in the Ribble Valley and as such is an important indicator of competitiveness with adjoining towns. The Local Competitiveness Index 2010 shows that many of the localities that have experienced the greatest decline in competitiveness are more rural in nature. Ribble Valley has recorded the greatest fall in rankings, 62 places, since 2009. The report states that whilst many of the cities have benefitted from urban renewal programmes, there have been fewer resources allocated to maintaining the competitiveness of more rural areas.
- 4.9 An important barometer of competitiveness is the provision of new housing stock that will appeal to and attract younger and skilled people to live in the area as well as improving the choice of homes for existing residents. It is acknowledged in the draft SHMA that housing provision plays a key economic role.



- 4.10 Clitheroe by far accommodates the largest goods based retail economy in the Ribble Valley, approximately £59 million, (Ribble Valley Employment Land and Retail Study 2008), however it is showing signs of decline as retailers report a fall in shopper numbers and a decline in trade. This could be compounded in coming years as nationally consumer spending is curbed by the recession of the last few years. For its size the town captures a very low market share of retail spend from the catchment, and is overshadowed by the retail economies of Preston, Blackburn, Burnley, Accrington and Nelson. Its retail economy is dominated by spend on convenience goods at its four supermarkets and is the main reason shoppers visit the town. More people appear to be visiting the Town Centre as a necessity rather than for an experience. Retailers' main concerns are the poor variety of shops and lack of national retailer representation to draw more people in.
- 4.11 Clitheroe has a vital role in terms of service provision to its hinterland of the surrounding rural areas. The 2008 Study referred to above found that a further 14,919 sq. m. of retail floorspace was required in the Borough by 2018 for it to maintain its existing market. Most of this, it stated, is required in Clitheroe. Development is vital across all sectors to underpin its ongoing sustainable growth.
- 4.12 The average gross household income in Ribble Valley is higher than any other district in Lancashire and ahead of the GB average when measured by place of residence. Individual income for full time employees resident in Ribble Valley was £32,859 (ONS Annual Survey of House and Earnings) higher than the North West region at £28,850.
- 4.13 At ward level, measuring mean gross household income, there is some variance within the most and least affluent wards but this is not excessive. However, St Mary's out of the 25 wards, ranks 19th and only just above the Great British Average as illustrated in Appendix 1A.
- 4.14 The Ribble Valley Employment Land Study 2013, as part of the evidence base for the Ribble Valley Core Strategy and LDF, recognises that the forecast projected jobs growth in the borough may have additional implications with regard to the housing growth requirements over the planned period and is important to aid economic growth.

5.0 THE RESIDENTIAL MARKET

- 5.1 As stated earlier the Sunday Times Best Places to Live Survey (March 2013) placed Clitheroe as one of the top ten places to live in the North West, based upon a range of elements; transport links, quality of schools, low crime rate and unemployment.



- 5.2 Generally house prices in the Ribble Valley are higher than the national averages. The lack of development in the Ribble Valley, largely due to the moratorium in the early 2000s, has ensured that the market and prices remain relatively buoyant.
- 5.3 Clitheroe has a wide range of existing housing from traditional terrace to large detached and semi detached properties with low density occupation, and generally is of good quality. The draft SHMA highlights the changing profile of residents and the tenure profile, most notably the growth in the private rental sector, and emphasizes the need to provide a range of housing.
- 5.4 The Ribble Valley has the least number of empty homes in Lancashire (www.emptyhomes.com). (Appendix 1B). This is confirmed by the draft SHMA which states that the vacancy rate in 2011 in Ribble Valley was estimated to be 3.6% compared to 4.2% across the region.
- 5.5 The average house price in the Ribble Valley in December 2012 was £206,719 (BBC UK House Price Index) (Appendix 1C) with detached properties at an average of £316,060, which showed a decrease in sale prices from the previous 12 months.
- 5.6 The Ribble Valley Borough Local Plan (Key Statement HI) recognizes affordability as an issue and emphasises the importance of bringing forward a wide range of affordable family housing, and that Ribble Valley Borough Council will seek affordable housing provision at 30% of units on housing developments within the settlement boundaries of Clitheroe and Longridge. This is endorsed by the SHMA that currently affordable housing needs cannot be met unless new development comes forward.
- 5.7 It is acknowledged by the SHMA that entry levels on price and rent in Clitheroe are high, and that the housing market gaps analysis shows the nature of the housing ladder in a particular locality. An analysis of the gaps between each tenure shows that there is a large income gap between the social rented sector and market entry. This indicates that intermediate housing priced within this gap could potentially be useful for a number of households in Ribble Valley.

5.8 Market information collected from rightmove.co.uk (May 2013) confirms comparable properties in the area as follows:

4 bed detached:	4 Holme Hill, Clitheroe	£345,000
	Tucker Hill, Clitheroe	£299,950
	Low Moor Gardens	£271,995
	Mearley Syke, Clitheroe	£249,950
3 bed detached:	Moorland Crescent, Clitheroe	£269,950
	Denbigh Drive, Clitheroe	£260,000
3 bed semi detached:	Chatburn Road, Clitheroe	£235,000
	Montgomerie Gardens, Clitheroe	£190,000
	Brownlow Street, Clitheroe	£199,950
2 bed terraced:	Hawthorn Place, Clitheroe	£190,000
	St Paul's Street, Clitheroe	£174,990

5.9 This highlights the disparity between the price of an existing smaller turn of the century terraced Town Centre property at Hawthorn Place and a typical three bedroom new semi detached property at Montgomerie Gardens.

5.10 Government initiatives, with the exception of the Funding for Lending scheme, only apply to new build and not to the existing stock as outlined above. It is widely acknowledged that the Help to Buy policy is a key driver for young families in skilled employment.

5.11 The SHMA indicates that 89.0% of households in the Borough are resident in market accommodation without subsidy.

5.12 This climate has ensured continued interest from national private housing developers in opportunities in the Ribble Valley, evidenced by the commencement of development on the following schemes in the last twelve months. These, however, supply a backlog of pent up demand over the last few years rather than correcting the imbalance.

1. Low Moor Gardens (Taylor Wimpey)
2. Montgomerie Gardens, Woone Lane (Miller Homes)
3. Ribble Meadows, Henthorn (Taylor Wimpey).

5.13 We have contacted the developers of the schemes underway at Low Moor and Montgomerie Gardens who report good levels of interest. Rowland Homes Phase II scheme at Barrow Brook is now built out and only 9 units remain of the 36 plots.

5.14 Economic drivers will dictate the deliverability of these schemes over the next few years rather than assumptions or projections.



- 5.15 In comparison to other areas of the borough such as Whalley, Clitheroe still has a disproportionately low number of units coming forward in the next five years, given its economic significance and increasing population. The scheme will offer the opportunity to deliver a range of family homes, affordable and starter homes in detached and semi-detached formats, which are conveniently located within easy walking distance of all the Town Centre amenities, and in a ward which is lacking new housing.
- 5.16 The scheme will also deliver the opportunity to satisfy the needs of an increasingly elderly population who choose to downsize and require a range of modern, practical housing.
- 5.17 This scheme is of a size which will enable developers to bring forward an exceptional level of high, medium and low density housing on a phased basis. The development will attract family purchasers and first time buyers, generally from the immediate area but with scope to bring people from the wider area. This is reflected in the SHMA which identifies a range of market and affordable properties are required over the next fifteen years.
- 5.18 The excellent accessibility of the transport network in the Town Centre will create further economic and employment opportunities to stem the flow of commuters out of the borough. Additional accessible housing adjacent to the Town Centre creates further guaranteed spend in the town and the use of its amenities.

6.0 ECONOMIC BENEFITS OF DEVELOPMENT

- 6.1 The procurement of new housing is acknowledged to contribute to all aspects of the economy, both in the short term through employment and construction, and in the longer term with significant local economic benefits.
- 6.2 Construction activity in the residential sector is a barometer of the local economy and can bring forward significant output in terms of regeneration and the delivery of affordable housing. All sectors of the economy benefit; the retail economy through increased expenditure, the construction sector and the Local Authority through increased revenues via rates and the Homes Bonus in the key main economic centre of Clitheroe.
- 6.3 Expenditure on goods and services equates to an average of £5,386 per person residing in Ribble Valley (Oxford Economics – Estimates in 2011 Prices – March 2013). By multiplying this figure by both household size (2.38 people) and the number of households to reside on Waddow View, (345 houses), it is estimated that the scheme would generate total household expenditure of £4.4 million per annum.



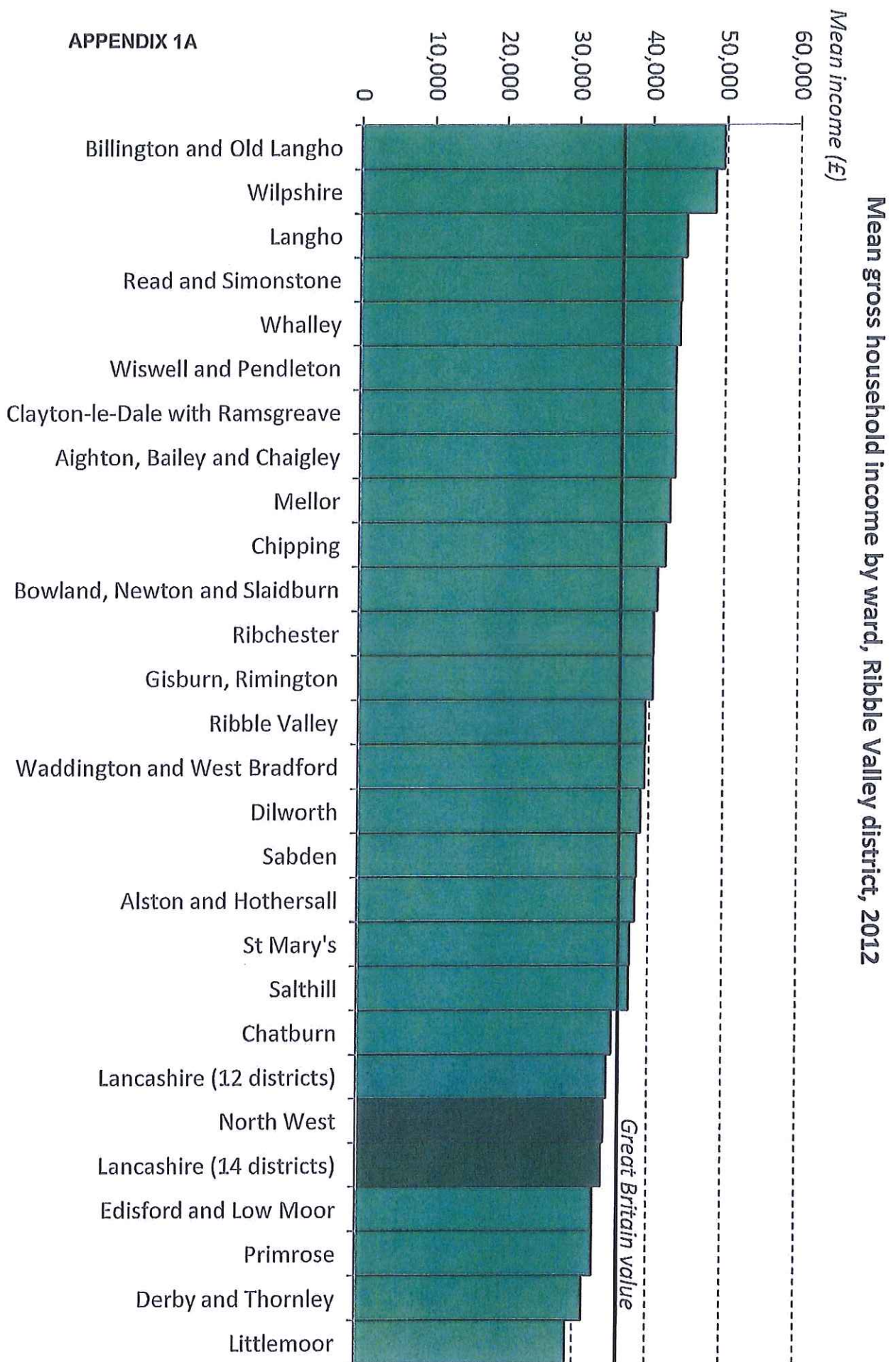
- 6.4 Based upon BCIS Residential Build Costs, construction expenditure associated with this scheme could be as much as £28 million, a significant contribution to the local economy.
- 6.5 We estimate, assuming a build period of seven years, that 252 construction jobs (full time) will be generated, which when converted into direct or indirect employment will create approximately 84 permanent new jobs.
- 6.6 It is acknowledged (Lancashire Telegraph 17th June 2013) (Appendix 1D) that Clitheroe Town Centre is facing a number of pressures which reflect not only the wider national retail scene but also the lack of opportunity for a range of speciality and national retailers. The mix of retailers is crucial for the long term character of the town, which will only fundamentally change if there is enhanced spending power.
- 6.7 This uplift in local expenditure will increase the trading performance of existing shops and services in the locality and provide opportunity for new facilities to be sustained, both locally and within the wider borough. This will help to sustain larger retail centres in Ribble Valley, such as Clitheroe, as well as enhancing appeal to retail investors.
- 6.8 New housing attracts an economically active population and will have direct benefits for the vitality of the Town Centre.
- 6.9 The inclusion of a 50 place crèche within the scheme plugs a gap in nursery provision in the St Mary's Ward which, along with adjoining wards, is under provided. Additionally it will provide 12 full time jobs.
- 6.10 Based upon the working age population of Ribble Valley, the development of housing at Waddow View could provide approximately 490 working age residents in the area.

7.0 CONCLUSIONS

- 7.1 The development of Waddow View delivers the most sustainable opportunities for economic growth in the Town Centre.
- 7.2 Its location is unrivalled in terms of proximity to existing services and transport infrastructure.
- 7.3 The subject site ranks highly in market demand terms when compared to alternative sites in the Ribble Valley and is within a ward which has capacity, both in terms of jobs and income growth.

- 7.4 The current level of new development in Clitheroe is lower than other areas, given its size and economic importance. A lack of new homes will hamper economic growth and prosperity. Clitheroe as the largest retail centre requires uplift in expenditure to provide new sustainable facilities.
- 7.5 Waddow View is readily available and deliverable quickly and effectively. The owners have jointly addressed the issue through public consultation, and brought forward a sustainable scheme.
- 7.6 The delivery of affordable housing is crucial to the economic and social strength of rural communities.
- 7.7 The Ribble Valley must build on its successful economic past for high value employment and ensure future prospects are maximized. Significant opportunities are available on the BAE site which must be maximized.
- 7.8 The development creates social amenity with open space and extended public links to the Town Centre on currently a privately owned site.
- 7.9 For all the above reasons outlined, this appeal should be allowed.

APPENDIX 1A



APPENDIX 1B

2012 EMPTY HOMES STATISTICS



County	Local Authority/Borough	Total Dwellings	Total Empty
Lancashire	Blackburn with Darwen UA	59,921	3,474
	Blackpool UA	70,890	3,932
	Burnley	40,440	2,978
	Chorley	47,140	1,752
	Fylde	36,783	1,784
	Hyndburn	36,490	2,565
	Lancaster	61,911	2,540
	Pendle	39,736	2,554
	Preston	60,515	2,478
	Ribble Valley	24,972	842
	Rosendale	30,943	1,585
	South Ribble	47,795	1,545
	West Lancashire	47,800	1,603
	Wyre	50,114	1,925
Lancashire Total		655,450	31,557

APPENDIX 1C

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UK house prices: October to December 2012

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Ribble Valley

Average house price
£206,719

Annual change in house price
-7.4%

Detached £316,060

Quarterly change

Semi-detached £205,615

-8.5%

Terrace £141,363

Flat £112,261

Total number of sales: 168

Comparison of neighbouring local authorities

Select the type of property you would like to view figures for:

-

ALL PROPERTIES: Click headings to re-order table

AREA	AV PRICE	QUARTER	ANNUAL	SALES
Ribble Valley	£206,719	-8.5%	-7.4%	168
Fylde	£193,458	3.1%	5.1%	270
West Lancashire	£178,471	-5.7%	-7.0%	267
Chorley	£174,063	5.4%	4.4%	384
Wyre	£157,954	0.1%	0.1%	360
Lancaster	£155,500	5.1%	9.2%	438
South Ribble	£146,102	-3.2%	-3.2%	337
Preston	£139,562	-1.1%	-0.2%	358
Rossendale	£119,887	5.3%	-5.5%	189
Pendle	£106,948	-6.0%	7.5%	263
Hyndburn	£100,267	-6.5%	0.2%	230
Burnley	£95,887	-0.6%	9.8%	218

Sources:

England and Wales

Land Registry of England and Wales, Crown copyright. The information above is based on figures provided by the Land Registry of England and Wales.

Figures for England and Wales are for the period October to December 2012.

Scotland

Registers of Scotland Executive Agency. All figures are simple averages based on all residential properties between £20,000 and £1,000,000 recorded in the four quarters of each year.

Figures for Scotland are for the period October to December 2012.

Northern Ireland

University of Ulster in partnership with Bank of Ireland. The information above is based on figures provided by the University of Ulster in partnership with Bank of Ireland.

Figures for N Ireland are for the period July to September 2012.

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YOUR HOME

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MONDAY, JUNE 17, 2013

BUSINESS

'We need more new retailers'

By DAN CLOUGH
daniel.clough@nqnw.co.uk

■ Chamber bosses appeal to fill empty shops in town centre

CONCERNS have been raised that small and new businesses are not being supported enough in the Ribble Valley.

More than 10 shops are currently lying vacant in Clitheroe town centre with concerns also being raised that too many chain stores are being allowed into the borough.

Clitheroe Chamber of Commerce, councillors and residents have said that empty shops in high streets harms the reputation of the area.

Clitheroe town councillor Kevin Horkin said: "We have got to tell the



I want to see new businesses coming in

Mary Parks

rest of the county that we are throwing open our doors to them and that we want new small businesses to come to our borough.

"The council have resurrected a sub-committee to report on the economic situation in the area and I hope that this time it will have teeth

because it didn't meet at all last year. Real change has to happen if we are ever going to promote the area and we need a new influx of shops in order to economically grow.

"This sub-committee should really be turned into a full-blown committee with real powers so that it can change things.

"I hope it's not just going to become a place where councillors can procrastinate.

Ian Lloyd, of the Clitheroe Chamber of Trade, said: "The borough council generally have been good at supporting businesses but empty shops harm the area and

more should be done to encourage businesses.

"The recession has hit Clitheroe hard and we need to work hard to rebuild our local economy."

Mary Parks, who lives in Gisburn, said: "Too many chain shops are coming into the borough at the moment.

"I want to see new businesses coming who offer something different than what everybody else gets in the country.

"Small local shops should be championed by the borough council.

"I hope that they support them in the future."