

6 INDUSTRY/EMPLOYMENT

6.1 INTRODUCTION

- 6.1.1 The main employment centres in the Borough are Clitheroe, with major national and multi-national companies such as ICI, 3M, Tarmac and Castle Cement, and Longridge which lies on the western fringe of the Borough. In addition to these centres of employment a relatively high proportion of manufacturing takes place at the outer fringes of the Borough, indeed, British Aerospace at Samlesbury is the main employer.
- 6.1.2 There will no doubt be many changes to the economy of the Borough during the plan period. The impacts of agricultural diversification and the loss of employment through mill closures will be major issues since the agricultural and manufacturing sectors comprise about 28% of the workforce. Other major changes may arise in the mineral extractive industries where resources are finite and also through the effects of the peace dividend, which may affect the nature of operations at British Aerospace. Growth in the tourist sector will also have a major impact.
- 6.1.3 The vicinity of the large towns of Blackburn, Accrington, Burnley and Preston has a particular impact. Many Ribble Valley residents commute to these towns for employment. The district is an overall net exporter of approximately 5,000 workers. Consequently the economic wellbeing of the borough is related closely to that of its neighbours.
- 6.1.4 The workforce of the Borough is highly adaptable, with high proportions of people in professional and managerial occupations when compared to national and county levels. In addition to this the population has a higher proportion of people with educational qualifications.

6.1.5 The Lancashire Structure Plan requirement

The replacement Structure Plan for Lancashire covers the period mid 1991 to mid 2006. This corresponds with the local plan period. The Structure Plan places a requirement of 40 hectares of business and industrial land provision. This should be provided on a wide range of site types and sizes.

6.1.6 Completions to date

The rate of industrial land take up has been relatively slow over the plan period. Indeed only 2.07 hectares has been developed. This should be offset against the Structure Plan requirement. Leaving a need for 37.93 ha of land.

6.1.7 Consents to date

The following sites have the benefit of planning consent:

| | |
|------------|----------|
| Barrow | 14.00 ha |
| Simonstone | 1.40 ha |
| Whalley | 0.50 ha |
| Brockhall | 3.33 ha* |
| Salthill | 2.05 ha |
| TOTAL | 21.28 ha |

*This figure is the anticipated contribution of this site during the lifespan of the local plan.

The total land area with consent should be deleted from the Structure Plan requirement. This leaves a residual of 16.65 ha.

- 6.1.8 Outline planning permission has also been granted on appeal on land to the east of Simonstone Business Park, Simonstone. This amounts to 1.4 hectares. In granting full planning permission the Borough Council would require both a high quality design of building and landscaping for the Simonstone site given the sensitivity of the location.

6.1.9 Windfall provision

In addition to allocations and sites with consent an allowance for windfall developments has also been made. Based on past rates of such development a figure of 4 hectares is realistic. In addition to this British Aerospace, Samlesbury had a planning consent for 18 ha of land which has recently lapsed. This site remains likely to come forward during the plan period, however in view of the fact that the land forms part of an existing complex the Borough Council only intends to take 6 ha of development into account. This is an estimate of the floorspace of buildings on the site.

6.1.10 Total Supply

To summarise, the Borough's industrial land and supply consists of:

| | |
|----------------------------------|----------------|
| Completions | 2.07ha |
| Sites with consent | 21.28ha |
| Allocations in this plan | 9.17ha |
| Windfall (inc British Aerospace) | 10.00ha |
| TOTAL | 42.52ha |

6.1.11 Employment

It is considered that the sites at Brockhall and Calderstones offer considerable scope for employment and the industrial land supply of the Borough. The consent at Brockhall allows for 83,610 square metres floor space on 24.96 hectares. The development is proposed in phases and it is anticipated that the first two phases culminating in 11,150 square metres of floor space would result in 3.33 hectares being developed during the lifespan of the local plan. (It is not anticipated that industrial development would take place at Calderstones during the lifespan of the local plan). The detailed policies relating to the sites are contained within policies A2 and A3 and give an indication of the areas suitable for development.

6.2 ALLOCATED SITES

6.2.1 **POLICY EMPI**

2.87 hectares of land at Salthill Road, Clitheroe as shown on the proposals map is allocated for development falling within Use Class B1 or B2 of the Town and Country Planning (Use Classes) Order 1987.

6.2.2 This site is required to meet the Borough wide requirement for 50 hectares of industrial land set out in the Lancashire Structure Plan. The site comprises Phase 5 and Phase 6 of the land previously identified for industrial development in the Clitheroe District Plan, which remains undeveloped.

6.2.3 Planning permission for Phase 5 of the development has been granted in principle and the link road to service the development has been constructed.

6.2.4 The Salthill Industrial Estate is immediately accessible to the A59 via the Pimlico link road, and services are available. The allocation is suitable for a range of industries, however a high standard of development will be expected in order to reflect the adjacent open countryside.

6.2.5 The Town and Country Planning (Use Classes) Order 1987 defines Classes B1 and B2 as follows:

Class B1 Business.

Use for all or any of the following purposes:

- (a) as any office other than use within Class A2 (Financial and Professional Services);

(b) for research and development of products or processes; or

(c) for any industrial process;

being a use which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

Class B2 General Industrial.

6.2.6 POLICY EMP2

7 hectares of land to the north of the Salthill Industrial Estate as shown on the proposals map is allocated as a site suitable for uses within Class B1 and B2 of the Town and Country Planning (Use Classes) Order 1987 and also large scale office developments. Notwithstanding the provision of Policy EMP3, development on the 2 hectares of land adjoining Clitheroe Hospital shall be restricted to that falling within Use Class B1.

- 6.2.7 The Borough Council will continue to identify sufficient land including a range of site types and sizes to meet the needs of industry throughout the plan period.
- 6.2.8 The site lies on the edge of the town, and would have direct links to the A59 via the Pimlico link road. The land is separated from residential areas by school playing fields.
- 6.2.9 Due to the sites prominent location and proximity to the adjacent hospital it is important to ensure that the site is developed in an appropriate manner. It is the intention of the Council to prepare a planning brief for the site which will be the subject of a public consultation exercise and a Council resolution to formally adopt any brief.
- 6.2.10 In determining any proposals regard will be taken to Policy EMP3 which highlights the criteria to be used in assessing development proposals within the Class B8 (storage and distribution).

6.2.11 POLICY EMP3

Proposals for development within Use Class B8 (storage and distribution) at Salthill will be determined having regard to:

- (i) the likely scale and nature of traffic generation;**
- (ii) the effects on the visual qualities of the area; and**
- (iii) the impact of noise and fumes on neighbouring land uses.**

- 6.2.12 Planning consent for changes of use to Class B8 is required where it involves more than 235 sq m of floor space. Provision of storage and distribution uses may be acceptable in this area, however, priority must be given to protecting the environment and amenity of the surrounding area and those who live and work there. The policy applies to land which is currently in industrial/employment use at the Salthill Upbrooks Industrial Estate and also those areas covered by Policies EMP1 and EMP2.

6.2.13 POLICY EMP4

1.3 hectares of land at Chapel Hill, Longridge as shown on the proposals map is allocated for development falling within Use Class B1 of the Town and Country Planning (Use Classes) Order 1987.

- 6.2.14 The site lies within a worked-out quarry at the southern edge of Longridge. The site, which lies close to local schools, is bounded at its southern edge by the main road, Chapel Hill. There is a household waste disposal area at the site frontage and a new industrial unit, BKW Engineering, has recently been constructed adjacent to the allocated land.

- 6.2.15 The site has a good quality access on to Chapel Hill and main routes out of Longridge, avoiding the town centre.
- 6.2.16 Landfill has taken place on the quarry site, and its development would take advantage of an under-utilised area. The development of this site also safeguards the countryside surrounding the town from further encroachment.

6.3 **OFFICE USES**

6.3.1 **POLICY EMPS**

Within the settlement boundary of Clitheroe, office developments will be considered appropriate subject to the provisions of Policy GI and Policy S3.

- 6.3.2 The Lancashire Structure Plan identifies Clitheroe as a town suitable for office development, this is required in order to widen the choice of employment opportunities for individuals, and to achieve a more diversified employment structure.

6.4 **BAD NEIGHBOUR INDUSTRIES**

- 6.4.1 The Borough Council will actively encourage the relocation of bad neighbour industries and industries operating in obsolete premises or inappropriate locations.

6.4.2 **POLICY EMP6**

Development proposals involving the rehabilitation, re-use, clearance or environmental improvement of redundant commercial and industrial premises or sites will be approved. This is subject to the other policies of this plan.

- 6.4.3 Land suitable for industrial development is allocated as part of this plan. Firms which are operating from unsuitable sites are encouraged to move on to purpose built industrial estates.
- 6.4.4 When a site where environmental problems have occurred is vacated the re-use or environmental improvement of the land should be encouraged. This can often be aided through the use of a derelict land grant.

6.5 **EXTENSIONS/EXPANSIONS**

6.5.1 **POLICY EMP7**

The expansion of existing firms within the main settlement will be allowed on land within or adjacent to their existing sites, provided no significant environmental problems are caused and the extension conforms to the other policies of this plan.

- 6.5.2 The maintenance of existing sources of employment is essential to the continued economic viability of the area. Firms will benefit from the ability to expand their operations without necessitating a relocation. Where substantial environmental problems are caused by the expansion of firms the Borough Council will try to implement Policy EMP6 above. The general implementation of this policy will be via the development control process.

6.5.3 **POLICY EMP8**

The expansion of established firms on land outside main settlements will be allowed provided it is essential to maintain the existing source of employment and is not contrary to the other policies of this plan.

- 6.5.4 There are a number of firms in the Borough which are located outside the main settlements. The Council has no wish to restrict their continued prosperity and efficiency. This does not mean that harmful developments will be allowed. Enough industrial land is available in the Borough to prevent the need for any firm expanding to such an extent that it harms the landscape or residential amenities of the area.

6.6 THE CONVERSION OF BARNS AND OTHER RURAL BUILDINGS FOR EMPLOYMENT USES

6.6.1 POLICY EMP9

Planning permission will be granted for employment-generating uses in barns and other rural buildings, provided all of the following criteria are met:

- (i) The proposed use will not cause unacceptable disturbance to neighbours in any way;**
- (ii) The building has a genuine history of use for agriculture or other rural enterprise;**
- (iii) The building is structurally sound and capable of conversion for the proposed use without the need for major alterations which would adversely affect the character of the building;**
- (vi) The impact of the proposal or additional elements likely to be required for the proper operation of the building will not harm the appearance or function of the area in which it is situated;**
- (v) The access to the site is of a safe standard or is capable of being improved to a safe standard without harming the appearance of the area;**
- (vi) The design of the conversion should be of a high standard and be in keeping with local tradition, particularly in terms of materials, geometric form and window and door openings.**

- 6.6.2 There is a need to retain employment uses in the rural areas of the Borough. In addition to this employment uses are a more acceptable form of development than, for instance, dwellings.

- 6.6.3 Changes in farming practises reflect the reduced importance of agriculture as a local employer. Partly as a consequence of this the conversion of buildings to uses which will allow the maintenance of employment opportunities is generally to be encouraged and only where clear disturbance will be caused to neighbours, where the form of the building will be wholly inappropriate, where development control criteria cannot be met or where the proposed uses contrary to other policies in this plan, will such proposals be resisted.

- 6.6.4 The policy acknowledges the importance of design quality of the rural environment generally. The design guidance set out in section 5.13.19 of this plan applies equally to conversions to employment use. Indeed, changes such as extra window openings etc will not normally be permitted.

- 6.6.5 Rural buildings often provide roosting or breeding sites for protected rare species such as bats and barn owls. It is vital to ensure that in determining conversion schemes, due consideration is given to the need to afford protection for rare species of wildlife. Any proposal must conform to other policies of this plan and particularly ENV7.

- 6.6.6 In order to ascertain the conformity of any proposal to convert a building with the above criteria, the Council may require the submission of a detailed structural survey as part of any planning application.

6.7 EMPLOYMENT USES IN MAINLY RESIDENTIAL AREAS

6.7.1 POLICY EMP10

New employment development (Use Classes B1-B8, A2) will only be allowed in areas where housing is the principal land use, if there would be no detriment to the amenity of the area in terms of noise, nuisance, disturbance, environment and car parking.

- 6.7.2 The sites and areas allocated in the Plan may not cater for all employment uses, especially small businesses or the self-employed. The valuable contribution these types of uses make to the local economy is recognised in terms of the jobs created and investment in the area. In addition such uses can help reduce the need to travel which has associated environmental benefits. However, this has to be balanced against protecting existing uses and amenity, especially in residential areas.

6.8 LOSS OF EMPLOYMENT LAND

6.8.1 POLICY EMP11

Proposals for the conversion or redevelopment of industrial or employment generating sites in the Plan area will be assessed with regard to the following criteria:

- (i) The provisions of Policy G1.**
 - (ii) The compatibility of the proposal with other policies of this plan.**
 - (iii) The environmental benefits to be gained by the community.**
 - (iv) The potential economic and social damage caused by loss of jobs in the community.**
 - (v) Any attempts that have been made to secure an alternative employment generating use for the site.**
- 6.8.2 There is a need to increase the number and variety of employment opportunities in the plan area, including those arising from appropriate agricultural diversification. It is accepted that occasions may arise where the environmental benefits outweigh the loss of employment, however, the Council is aware of the damaging effects of the loss of floor space.
- 6.8.3 The availability of suitable alternative sites for employment generating purposes and the likelihood of other employment uses coming forward will be material considerations in deciding development proposals.

6.9 PROPOSED AGRICULTURAL DIVERSIFICATION

6.9.1 POLICY EMP12

Proposals for agricultural diversifications will be approved, subject to other policies within the Local Plan and provided they are appropriate in both scale and character to the rural areas of Ribble Valley and do not compromise its natural beauty.

- 6.9.2 The impact of changes in agricultural subsidies and decline is one of increasingly marginal farm enterprises. Subject to the other policies of this plan, developments which are

supportive of the main farming enterprise and which increase its viability will normally be approved.

- 6.9.3 The preparation and submission of a farm plan alongside an application for diversification is not essential, but helpful. The plan would be useful on occasions even just for the conversion of a building. Submission of such a document may also enable the Borough Council to weigh up all of the issues and make a decision promptly, as they will be better informed.
- 6.9.4 A farm plan is a supporting document to a planning application for a farm diversification scheme which provides additional information to a local planning authority to enable them to understand fully the reasons for the scheme and to judge the implications of it.
- 6.9.5 This information will enable the local planning authority to check that an application for diversification is not merely an attempt by an applicant to introduce normally unacceptable uses into the countryside, but that it would actually assist in maintaining farm income.
- 6.9.6 Generally, a farm plan should attempt to cover these basic areas:
- basic farm details that are not covered on the planning application form;
 - a description of current farming activities;
 - the reason why the farm needs to diversify into the proposed areas;
 - the proposal - including details of: existing and new buildings and their size; estimated car parking requirements and daily traffic generation; and a number of new employees;
 - statement of future intentions for the farm. This is where any future plans or ideas for a second phase of farm diversification are explained;
 - the implications for the farm and surrounding area if the diversification proposal is implemented.

An applicant may wish to submit economic/financial information if they think it will help demonstrate their case. The submission of a financial appraisal by an applicant to show viability of a scheme may help to show the planning authority that the scheme has been thought through, and is serious.

