

# RIBBLE VALLEY BOROUGH COUNCIL

## REPORT TO ECONOMIC DEVELOPMENT COMMITTEE

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Agenda Item No. 10

meeting date: THURSDAY, 15 NOVEMBER 2018  
title: DEVELOPMENT ACTIVITY UPDATE  
submitted by: DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING  
principal author: CRAIG MATTHEWS

### 1 PURPOSE

1.1 To receive an update on a range of new developments taking place across Ribble Valley, contributing towards the continuing economic growth of the area.

1.2 Relevance to the Council's ambitions and priorities:

- Council ambitions – In addition to Ribble Valley Borough Council striving to meet its three ambitions, it also recognises the importance of securing a diverse, sustainable economic base for the borough.
- Community objectives – The issues highlighted in this report contribute to the objectives of a strong and sustainable economy in the borough.
- Corporate Priorities – Delivery of services to all.
- Other Considerations – None.

### 2 BACKGROUND

2.1 The Council's Corporate Strategy highlights the continued need for development of the economy in Ribble Valley as an important factor towards the overall aim of building a strong, prosperous and sustainable borough. This report provides a summary of some of the headline economic development activity taking place in Ribble Valley.

### 3 INFORMATION

3.1 Previous reports on employment land and site activity have been presented to Committee regarding a number of key developments that have been progressed within the borough that will contribute to local employment and economic growth. Whilst many are still at the planning stages some are nearing completion. This acts as an important monitoring tool to enable the Council to assess economic growth in the area as well as ensuring there will be future property and land availability. Examples of these are detailed below.

3.2 **Samlesbury Enterprise Zone & BAE Systems Site:** As previously reported to Committee a number of developments have already taken place at the Enterprise Zone site situated next to BAE Samlesbury, adjacent to the A59, such as the new Academy for Skills and Knowledge Training Centre and Wincanton Defence Logistics Facility. Now the new road development (Sir Frederick Page Way) is now open to traffic across the site. The 1.25mile road connects the A677 (Preston New Road) and the A59 (Myerscough Smithy Road). The road will relieve pressure on Branch Road, which allows drivers to get from the A677 to the A59 via Mellor Brook without needing to go further away to the Samlesbury Hotel turn. An aerial view of the site is attached at **Appendix A**.

3.3 **Salthill Industrial Estate Expansion:** Following the completion of phase 1 of the new Twin Brooks Business Park on Lincoln Way in Clitheroe (developed by local company

James Alpe Ltd) a planning application has now been submitted to the Council for the development of a further 27 light industrial units, 8 office units, parking and associated works for phase 2 of the scheme. These new build high specification light industrial units are being marketed by AC Surveyors both on a for sale or to let basis. The units vary in size from 1000 to 14,000 square feet with parking, allowing new businesses to move and established businesses to relocate and expand in the area. Images of the site are attached at **Appendix B**.

- 3.4 **Barrow Enterprise Site:** The construction of Barrow Brook Trade Park has progressed. The overall development will see 9 business / industrial units at Barrow, signalling a turning point for the site as take up is implemented with the completion of the first 3 units (2 currently let with the new Screwfix store now open). The site is being marketed by agents Taylor Weaver and images of the site are attached at **Appendix C**.
- 3.5 Other businesses at the Barrow Enterprise Site include the Total Foodservice Solutions Limited building to the west and the Co-Op Food store, petrol station and McDonald's restaurant to the east. Completed in 2017 are the two new drive-through restaurants and two food units by Euro Garages (KFC, Starbucks, Greggs and Subway) and a Children's Nursery. The Council have also now formally approved planning permission at Barrow Brook for the new 1380sq m, two-storey Love Furniture store, a new retail venture developed by Oswaldtwistle Mills. An illustration is attached at **Appendix D**.
- 3.6 **Thwaites Headquarters:** Building work has now also been completed at Thwaites new head office, brewery and stables and heritage centre at Sykes Holt on the A59 near Mellor Brook. Thwaites workforce have now relocated to the new development from the previous site in Blackburn. As well as the offices and brewery buildings, the site also incorporates a heritage centre, tap room and training facility. Illustrations of the site are attached at **Appendix E**.
- 3.7 **Simonstone:** Work has started for a new business park development on land adjacent to the Time Technology Park on Blackburn Road in Simonstone. The development will comprise 18 high quality business / workshop units for B1 (offices & light industry) and B8 (storage & distribution) uses from 1550sq ft upwards. These will be on either a sale or to let basis. The site is being marketed by agents Taylor Weaver and images of the site are attached at **Appendix F**.
- 3.8 **Mitton Road Business Park:** This is a new development of terraces of industrial / business units located off Mitton Road (B6246) approximately one mile north of Whalley. The 1st Phase of the development is now completed and fully let with units on the 2nd Phase set to be completed in 2019. The site is being marketed by agents Taylor Weaver and images of the site are attached at **Appendix G**.
- 3.18 **Ongoing Delivery:** Further sites to meet the future needs of business growth, have currently been identified through the Council's recently submitted Housing and Economic Development Plan Document (HED DPD), through which the Council is allocating land to help address this. Also work with the County Council and other providers to improve the local infrastructure continues in order to help facilitate these ambitions.

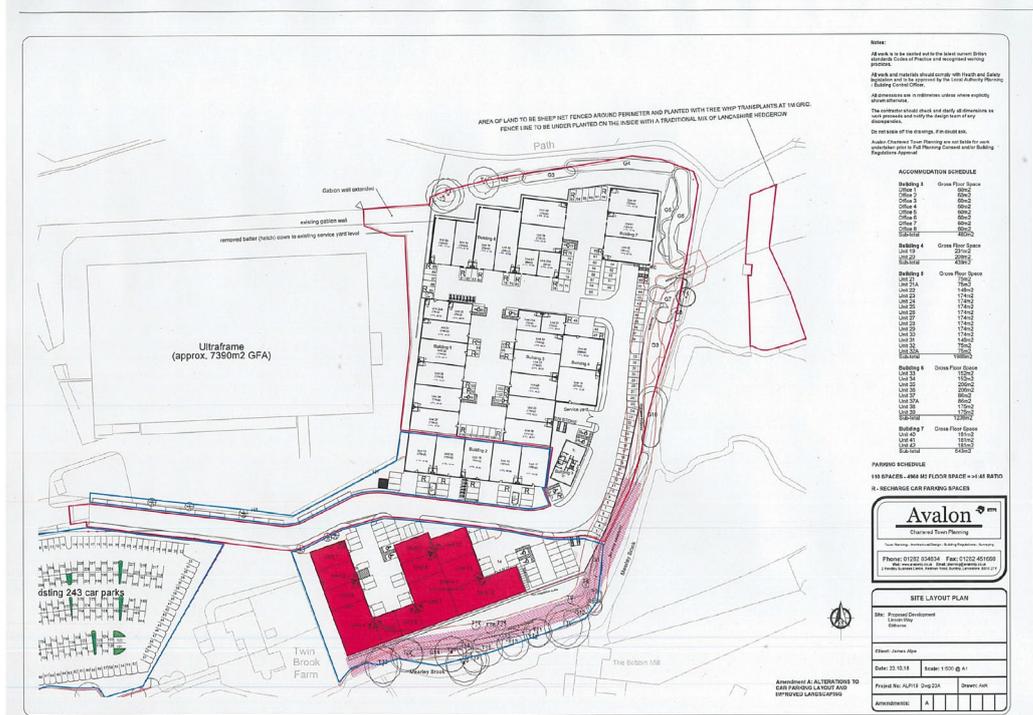
CRAIG MATTHEWS  
REGENERATION OFFICER

NICOLA HOPKINS  
DIRECTOR OF ECONOMIC  
DEVELOPMENT AND PLANNING

For further information please ask for Craig Matthews, extension 4531



APPENDIX B



BEFORE COMPLETION



COMPLETED









