

Ribble Valley Employment Land & Retail Capacity Study

Lancashire County Developments / Ribble Valley Borough Council / Ribble Valley Local Strategic Partnership

Brief

BE Group was commissioned by Lancashire County Developments and Ribble Valley Borough Council to undertake an employment land and retail capacity study for the Borough.

The aim of the employment study was to assess the scale and nature of demand for employment land in the Borough. It will influence the Council's emerging Local Development Framework and Local Regeneration Strategy, as well as the work of the Local Strategic Partnership.

The retail capacity study examined the Borough's key service centres and included undertaking healthchecks and retail capacity assessments in the three key towns of Clitheroe, Longridge and Whalley.

Activities

- Site visits to assess land and premises
- Strategy context review
- Survey of 200 businesses to identify local business needs
- Survey of 950 households to understand shopping patterns
- Consultation with retailers
- Market assessment including consultation with developers, investors and property market stakeholders
- Economic analysis and forecasting of future economic trends
- Prioritisation of employment sites, servicing and premises development.

Outcome

A further six ha of employment land is needed in the Borough to support forecasted business growth over the next ten years. This is primarily needed along the A59 and in Clitheroe. Sufficient land for office developments is already available.

An additional 14,919 sqm of retail floorspace is needed in the Borough, mostly in Clitheroe. The Borough currently captures only 29 percent of the available retail spend from its catchment area.

