

# Brockhall Hospital Feasibility Study

Brockhall Village / Ribble Valley Borough Council

## Brief

The site of the former hospital in Brockhall has been part of the Borough's employment infrastructure since 1993. Since then the site has been substantially developed, predominantly for residential use, although employment activity has been achieved through Blackburn Rovers Football Training Academy and a restaurant, hotel, offices and children's nursery. Five percent of the land remains undeveloped.

BE Group and Rural Innovation were commissioned to review whether there was potential for the land to be developed and occupied by B1 use, consistent with the existing planning consent; and if not, what alternative proposals might be more valid and achievable in both commercial and policy contexts.



## Activities

Strategic policy was reviewed in terms of the North West, East Lancashire, subregional and Ribble Valley context.

Market demand and viability was assessed against the site's characteristics through a site development appraisal and a review of market supply and demand of employment land and premises within the Ribble Valley.



Ribble Valley  
Borough Council



## Outcome

The research and analysis established that in market terms the land was inappropriate for B1 development and occupiers. It was found that it was not viable to develop B1 space, as costs (exacerbated by abnormal ground conditions) are uneconomic in market terms.

The report concluded that in contrast to the existing 'employment' consent, proposals for live/work development is contextually aligned with new and emerging spatial planning policy. This would deliver tangible improved local and subregional economic performance, within the context of sustainable development.

The report findings were accepted by Ribble Valley Borough Council, and planning permission was granted in March 2006 for 26 live-work units.

