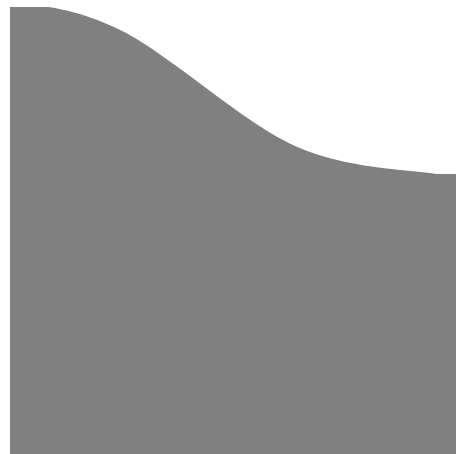


# Local Development Framework for Pendle

## Evidence Base



## Retail & Leisure Land Monitoring Report 2005/06



17<sup>th</sup> August 2006



For an alternative format of this  
document phone 01282 661330



# **RETAIL AND LEISURE LAND MONITORING REPORT 2005/06**

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## **APPENDICES**

Appendix 1 – Site Plans (Availability Schedule)

Appendix 2 – Site Plans (Completions)

## **1.0 Introduction**

- 1.1 This report presents the results of the monitoring of retail and leisure land in Pendle for the period 1<sup>st</sup> April 2005 to the 31<sup>st</sup> March 2006 (the 2005-06 monitoring period).
- 1.2 It forms an important part of the evidence base for the new Pendle Local Development Framework (LDF). The Pendle LDF is the emerging portfolio of planning policy documents that will outline the spatial planning strategy for the Borough of Pendle.
- 1.3 This report lists all sites within the Borough that have been granted planning permission for development for retail and leisure uses that have either not yet started or remain incomplete. Together these sites represent the amount of 'available' retail and leisure land within the Borough, i.e. land that is currently available for development for retail and leisure purposes.
- 1.4 The report also lists all developments for retail and leisure uses that were completed between the 1<sup>st</sup> January 2006 and the 31<sup>st</sup> March 2006. Completions are not covered for the whole monitoring period as site assessments were undertaken in December 2005 for the first Annual Monitoring Report. These site assessments therefore included completions from 1<sup>st</sup> April 2005 up to 31<sup>st</sup> December 2005.
- 1.5 As this is the first published retail and leisure land monitoring report these findings represent baseline data from which future analyses will be undertaken.

## **2.0 Background**

- 2.1 The Companion Guide to PPS12 Local Development Frameworks states that 'review, monitoring and survey work are crucial to the successful delivery of local development frameworks, as they will help authorities to develop comprehensive evidence bases for plan making'.
- 2.2 Although Pendle Borough Council has produced both Employment and Housing Land Availability Reports in previous years, this report is the first Retail and Leisure Land Availability Report. This report will contribute to the evidence base for the Pendle LDF and help inform the Issues and Options Consultation (Regulation 25) for the Core Strategy DPD, Land Use Allocations DPD and Proposals Map, due to take place in Spring 2007.
- 2.3 Monitoring of new retail and leisure land is also essential in order to be able to report on core indicators in the Pendle Annual Monitoring Report, as well as reporting to Lancashire County Council and the North West Regional Assembly.

### 3.0 Methodology

- 3.1 A Microsoft Access database, developed in-house by the Planning Policy Team, is used to record, query and report on the survey data contained in this report. The database allows for the continuous updating of records for retail and leisure sites in the Borough. This report is the first to be produced using this system.
- 3.2 Monitoring requirements of the Regional Planning body (North West Regional Assembly (NWRA)), Lancashire County Council, and indicators contained in the Pendle Annual Monitoring Report, have guided the development of the retail and leisure monitoring database.
- 3.3 Each site granted planning permission for retail or leisure use (Use Classes A1, A2, A3 or D2) is logged as a new record within the database. Preliminary information obtained from the planning application files, along with details such as site area and floorspace (based on a Geographic Information System (GIS) plot of each site) are then added.
- 3.4 Site visits are undertaken in April, May or June each year to assess the status of each active site included in the database. One of the following status options is assigned to each site.
- **Available** – no work has been started, or work remains incomplete
  - **Completed** – the planning permission granted has been finished
  - **Lapsed** – no work has been started and the expiration date for the permission has been exceeded
  - **Superseded** – if an active site has a new permission approved on it, the original record is set to ‘superseded’ status
  - **Withdrawn** – for removing invalid records, where for example they may have been added to the database incorrectly or duplicated
- 3.5 New sites and those sites from previous surveys that remain ‘available’ are assessed. In this way the survey maintains an accurate list of the rolling stock of current permissions. All completed sites are fully listed, along with the available ones, in this report. This allows an annual assessment of progress against previous years’ development, or land provision targets where required.

## 4.0 Retail and Leisure Land Availability Schedule (31<sup>st</sup> March 2006)

- 4.1 The updated Retail and Leisure Land Availability Schedule at 31<sup>st</sup> March 2006 is shown in Table 1 (page 4). The schedule highlights the current position with regard to 'available' retail and leisure land in the Borough of Pendle. Retail and leisure land is defined as sites in the use classes: A1 (shops), A2 (financial and professional services), A3 (restaurants and cafes) and D2 (assembly and leisure).
- 4.2 Table 1 shows the key information required for the reporting and analysis of data at local, county and regional levels. The following fields are included.
- **Ref. No.** – site reference number from the retail and leisure monitoring database. This field is included within the report to enable quick referral back to the database record and any further relevant information.
  - **App. No.** – planning application reference number.
  - **Site** – site name and address on the planning application form.
  - **Permission** – description of work to be undertaken as detailed on the application form.
  - **Site Area (ha)** – area of the site boundary in hectares as detailed on the submitted plans (1:500)
  - **Internal floor space (SqM)** – floorspace excluding all external and internal walls of the new development. Where this is not stated on the application form, 95% of the total buildings area is taken.
  - **Location of Dev.** – illustrates if the development is located within a relevant designated retail or town centre area. Possible options are Town Centre, Local Shopping Centre, Local Frontage, Edge of Centre and Out of Centre Shopping Area. If a site is located in none of these areas its location is set to Elsewhere.
- 4.3 The list of sites within the availability schedule (Table 1) is ordered by settlement or town (**Site** column). This enables quick analysis of all the available sites within a particular location (e.g. Nelson) to be undertaken.
- 4.5 Total figures are provided at the end of the schedule. These indicate that there is a total of 9.573 hectares of land in Pendle regarded as being 'available' for retail and leisure use at 31<sup>st</sup> March 2006. Maps for each of the sites making up this total area can be found in Appendix 1. These are ordered by the **Ref. No.** column of Table 1.
- 4.6 In terms of floorspace, Table 1 shows that there is 4778 sqm of A1 (shops) floorspace available with planning permission. In addition there is 307 sqm of A3 (restaurants and cafes) and 2395 sqm of D2 (assembly and leisure) available with planning permission. There is currently no A2 (financial and professional services) floorspace with planning permission available in the Borough.

**TABLE 1 - AVAILABILITY SCHEDULE (31st March 2006)**

Ref. No.	App. No.	Site	Permission	Site Area (ha)	Internal Floor Space (SqM)				Location of Dev.
					A1	A2	A3	D2	
29	13/04/1018P	Lower Clough Mill  Lower Clough Street  Barrowford	Change of use to showroom with external alterations	0.018	167	0	0	0	Elsewhere
53	13/05/0874P	147  Gisburn Road  Barrowford	Change of use from doctors surgery to a shop	0.014	80	0	0	0	Local Shopping Centre
5	13/03/0527P	421  Gisburn Road  Blacko	Extension to side elevation to increase shop floor area	0.001	12	0	0	0	Elsewhere
17	13/01/0712P	Bunkers Hill  South side of Vivary Way  Colne	Non-food retail unit with garden centre and builders merchants, light industrial/commercial (B1) units and access from J14 of M65	8.158	3500	0	0	0	Elsewhere
32	13/04/0219P	Prestige In-door Karting  Burnley Road  Colne	Change of use of part of lower ground floor to laser quest	0.056	0	0	0	532	Elsewhere
33	13/04/0979P	Simsons Garage Site  Knotts Lane  Colne	Erect part three, part four storey block for retail unit (459m2) with 18 apartments above, and 21 town houses with estate road access from Knotts Drive (Khyber Street)	0.401	459	0	0	0	Elsewhere
42	13/05/0954P	Land to rear of Mason St  & North Valley Retail Park  Colne	Multi use games arena	0.116	0	0	0	568	Elsewhere
21	13/04/0440P	84 Manchester Road    Nelson	Erection of 2 storey commercial extension to rear	0.007	0	0	92	0	Town Centre
34	13/05/0717P	Land off Market Street    Nelson	Erection of three storey building to provide offices and a call centre and two retail units and erection of single storey café building and associated mobility car parking and landscaping	0.567	533	0	215	0	Town Centre
43	13/05/0184P	Whitefield Mill  Victoria Street  Nelson	Use 2nd floor of warehouse as a gymnasium and judo room	0.051	0	0	0	485	Elsewhere

[illegible]

Ref. No.	App. No.	Site	Permission	Site Area (ha)	Internal Floor Space (SqM)				Location of Dev.
					A1	A2	A3	D2	
52	13/05/0747P	1  Turner Road  Nelson	Change of use from industrial unit to indoor childrens adventure play area with café	0.181	0	0	0	810	Elsewhere
12	13/03/0748P	Ebenezer Baptist Church  Chapel Hill  Salterforth	Change of use of part of chapel to use as Post Office	0.003	27	0	0	0	Elsewhere

<b>Total for All Permissions</b>	<b>9.573</b>	<b>4778</b>	<b>0</b>	<b>307</b>	<b>2395</b>
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## 5.0 Retail and Leisure Land Completions (1<sup>st</sup> January 2006 – 31<sup>st</sup> March 2006)

- 5.1 All new completions between the 1<sup>st</sup> January 2006 and 31<sup>st</sup> March 2006 are listed in Table 2 (page 7). The completions schedule shows the key information required for reporting and analysis of data to local, county and regional levels. These sites were classed as complete following site visits to assess each particular development.
- 5.2 In Table 2 all fields are identical to those in the availability schedule (Table 1). For an explanation of any of the fields in Table 2 please see paragraph 4.2 (page 3) of this report.
- 5.3 The list of sites on the completions schedule (Table 2) is ordered by settlement name or town (**Site** column). This allows for a quick analysis of all the completed sites within a particular settlement to be made (e.g. Barnoldswick).
- 5.4 Total figures are provided at the bottom of Table 2 and demonstrate that 1.719 hectares of new retail and leisure land have been completed between the 1<sup>st</sup> January 2006 and the 31<sup>st</sup> March 2006. This equates to a total of 5304 square meters of new floorspace. Maps for each of the sites making up this total area can be found in Appendix 2. These are ordered by the **Ref. No.** column of Table 2.
- 5.5 This can be further broken down into 3362 sqm of new A1 (shops) floorspace, 67 sqm of new A2 (financial and professional services) and 1875 sqm of new D2 (assembly and leisure) floorspace. No new A3 (restaurants and cafes) floorspace has been created.
- 5.6 Completions for the full 12 month monitoring period 2006/07 will be provided in the Retail and Leisure Land Monitoring Report next year. The shorter completions period included in this report reflects an adjustment to the monitoring cycle from the assessment made for the first Annual Monitoring Report in December 2005.

**TABLE 2 - COMPLETIONS (1st January 2006 - 31st March 2006)**

Ref. No.	App. No.	Site	Permission	Site Area	Internal Floor Space (SqM)				Location of Dev.
					A1	A2	A3	D2	
50	13/05/0576P	Roadfast  Skipton Road Business Centre  Barnoldswick	Change of use from office to aerobic studio	0.014	0	0	0	62	Elsewhere
36	13/05/0561P	104  Gisburn Road  Barrowford	Change of use from house to shop and flat	0.005	37	0	0	0	Town Centre
19	13/05/0020P	19-19A  Chapel Street  Brierfield	Change of use of 19A from dwelling to shop and erect extension to rear	0.004	40	0	0	0	Elsewhere
8	13/03/0057P	Regent House  Regent Street  Colne	Partial change of use from warehousing to retail outlet	0.092	824	0	0	0	Elsewhere
18	13/04/0882P	Asda Stores Ltd  Corporation Street  Colne	Erect extensions to warehouse and service area	0.473	2062	0	0	0	Out of Centre Shopping Area
26	13/04/0344P	North Valley Day Nursery  North Valley Road  Colne	Change of use of building to include D2 leisure use	0.131	0	0	0	460	Elsewhere
30	13/05/0057P	5A  Spring Lane  Colne	Change of use to A2 or B1 office	0.002	0	17	0	0	Elsewhere
37	13/05/0633P	15  Glenroy Avenue  Colne	Erection of single storey retail extension to east elevation	0.056	88	0	0	0	Elsewhere
48	13/05/0415P	7-9  Market Street  Colne	Use of first and 2nd floor as a hair salon	0.011	193	0	0	0	Town Centre

**TABLE 2 - COMPLETIONS (1st January 2006 - 31st March 2006)**

Ref. No.	App. No.	Site	Permission	Site Area	Internal Floor Space (SqM)				Location of Dev.
					A1	A2	A3	D2	
49	13/05/0449P	Arthur Garnett Model Supplies  2 Sun Street  Colne	Change of use to ballet studio at first floor	0.017	0	0	0	146	Elsewhere
51	13/05/0618P	80a  Albert Road  Colne	Use of first and second floors as beauty salon	0.016	98	0	0	0	Town Centre
35	13/05/0496P	317a  Leeds Road  Nelson	Use as estate agents with two bedroom flat above and car parking to rear and new shop front and external alterations	0.011	0	50	0	0	Elsewhere
40	13/05/0481P	Former Quarry  Marsden Hall Road South  Nelson	Formation of multi-use games area and two play grounds	0.861	0	0	0	1012	Elsewhere
46	13/05/0321P	55  Bracewell Street  Nelson	Change of use from dwelling to A1 retail (ground floor-front) and dwelling (ground-floor rear first floor)	0.006	20	0	0	0	Elsewhere
47	13/05/0414P	Famous Army Stores  17 Manchester Rd  Nelson	Use of first floor as a gymnasuim	0.02	0	0	0	195	Town Centre

<b>Total for All Permissions</b>	<b>1.719</b>	<b>3362</b>	<b>67</b>	<b>0</b>	<b>1875</b>
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## 6.0 Analysis

- 6.1 As this represents the first formal reporting of new and available retail and leisure land in Pendle, there is little historical data against which this year's data can be assessed. In addition, as discussed, the completions data in this report only cover the period from the 1<sup>st</sup> January 2006 to the 31<sup>st</sup> March 2006.
- 6.2 In future years when more surveys have been conducted covering the full 12 month monitoring periods from April to March, it will be easier to identify trends in the provision and completion of new retail and leisure land. Data from future reports will become more relevant to inform policy decisions for the Borough, as do the current employment and housing land availability reports that have been produced over a number of successive years.
- 6.3 The only figures that are currently available for comparison come from the Annual Monitoring report (AMR) of 2004/05 that demonstrate completions for the period 1<sup>st</sup> April 2004 to the 31<sup>st</sup> March 2005. However as this was the very first collection of such data, some completions prior to the 1<sup>st</sup> April 2004 may have been included in these figures. Therefore any comparisons must be treated with care as they cover significantly different periods of time.
- 6.4 Data on new retail and leisure completions from the AMR are shown in the table below along with this year's completions.

Gross Internal Floorspace (SqM)			
	AMR (2004/05)	(New) 2005/06	Change
<b>A1</b>	2263	3362	+ 1099
<b>A2</b>	188	67	-121
<b>A3</b>	0	0	0
<b>D2</b>	524	1875	+ 1351
<b>Total</b>	<b>2975</b>	<b>5304</b>	<b>+ 2329</b>

- 6.2 The table above demonstrates an increase in new retail and leisure land despite the monitoring period being significantly shorter. Future reports will demonstrate any significance of this increase and whether it is part of a trend or just a natural variation in completion rates. However the current lack of a significant period of data restricts any meaningful analysis from being undertaken.
- 6.3 An observation in regards to the 9.573 hectares of land in the availability schedule being undertaken is that a significant proportion of this area is from the one site at Bunkers Hill, the south side of Vivary Way in Colne (site ref. 17). This individual site is 8.158 hectares, over 85% of the total available land in the borough. However much of this is for car parking and landscaping. Planning permission at this site is also currently only Outline permission.

# **APPENDIX 1**

## **SITE PLANS**

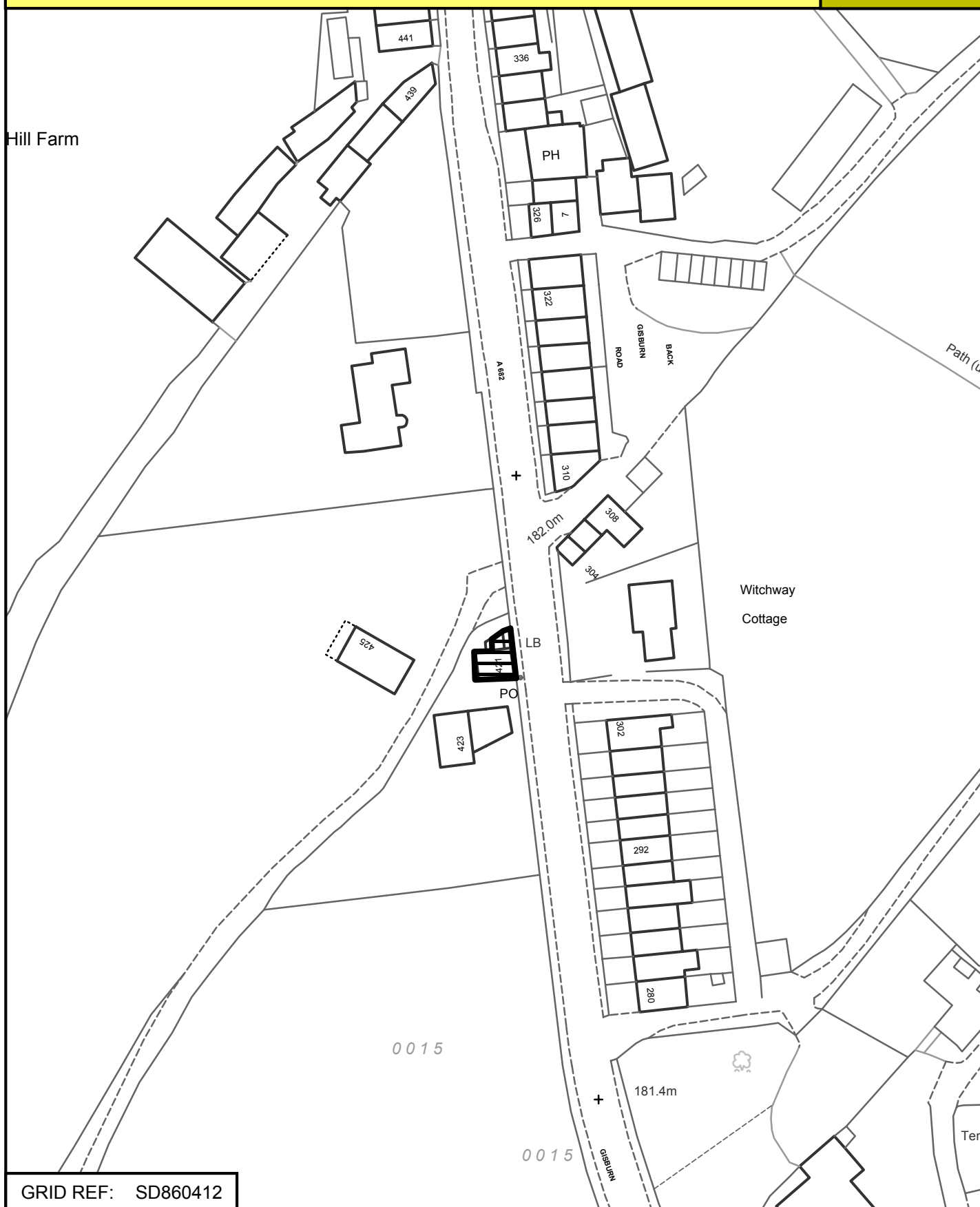
**(Availability Schedule)**

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SITE REF:

5

421 Gisburn Road



GRID REF: SD860412



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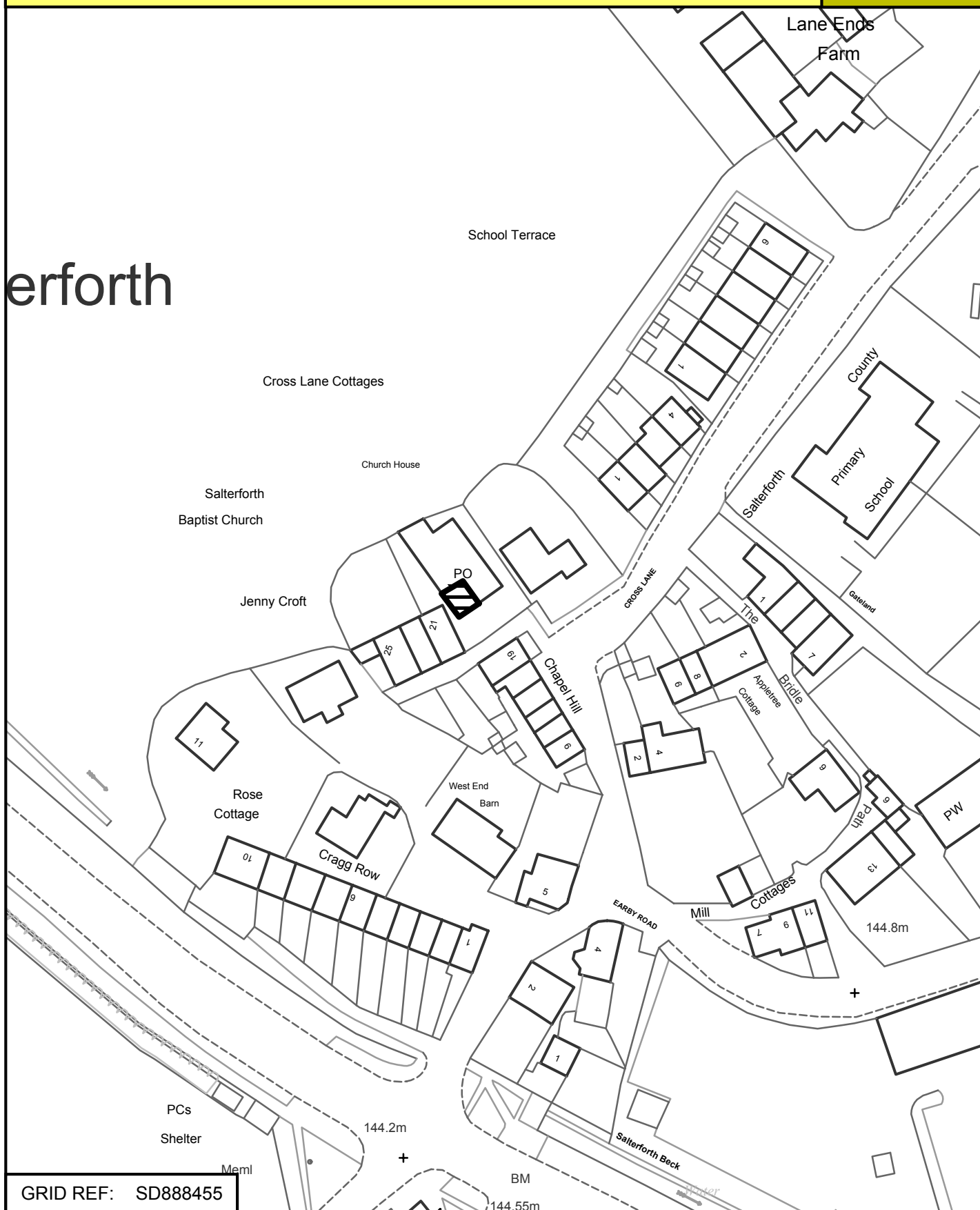


Site boundary of planning permission



**Ebenezer Baptist Church, Chapel Hill**

erforth



**GRID REF:** SD888455



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Site boundary of planning permission

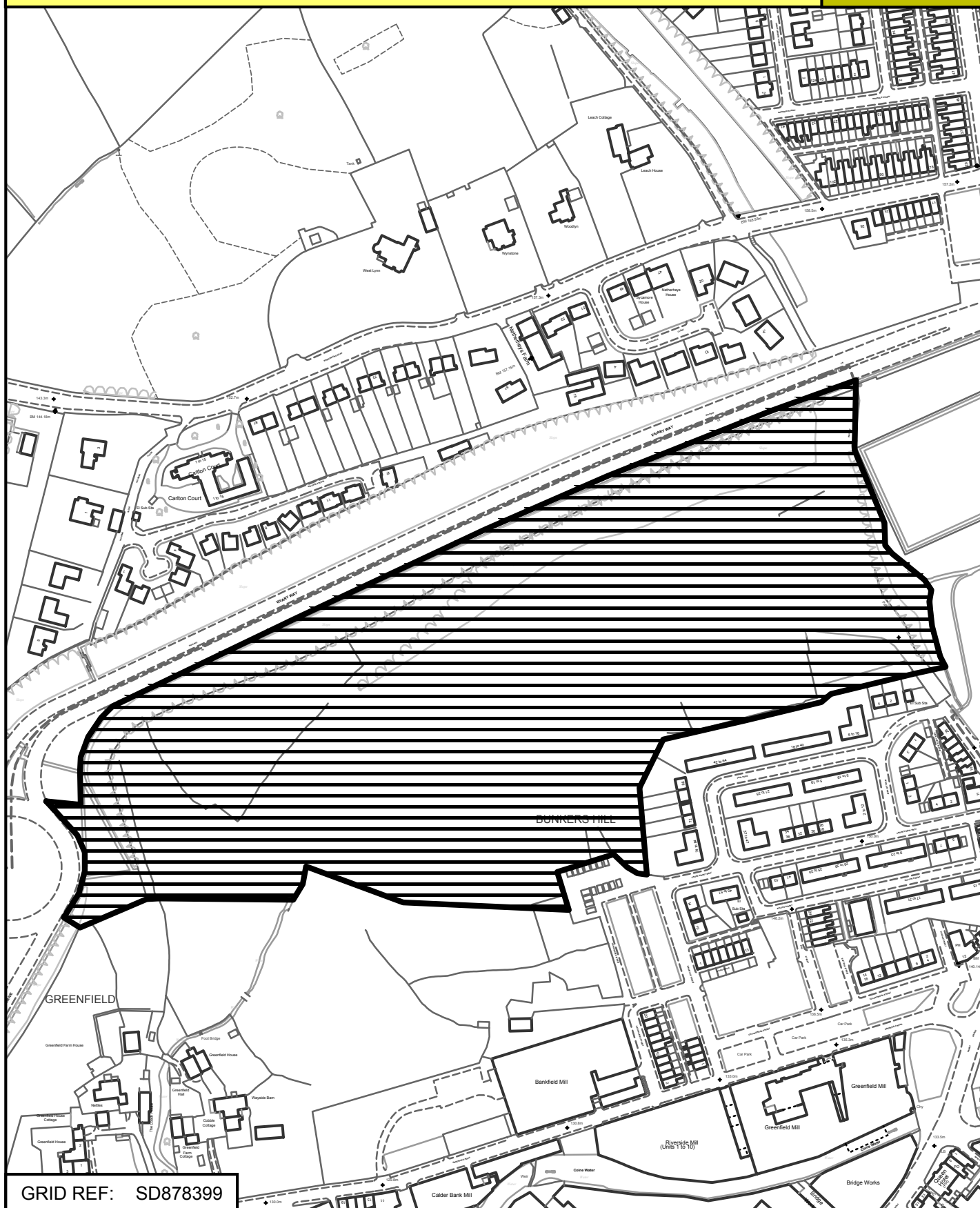


COLNE

SITE REF:

17

South Side of Vivary Way



GRID REF: SD878399



SCALE 1:3000

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Site boundary of planning permission

Borough of

Pendle





NELSON

SITE REF:

21

84 Manchester Road



GRID REF: SD857377



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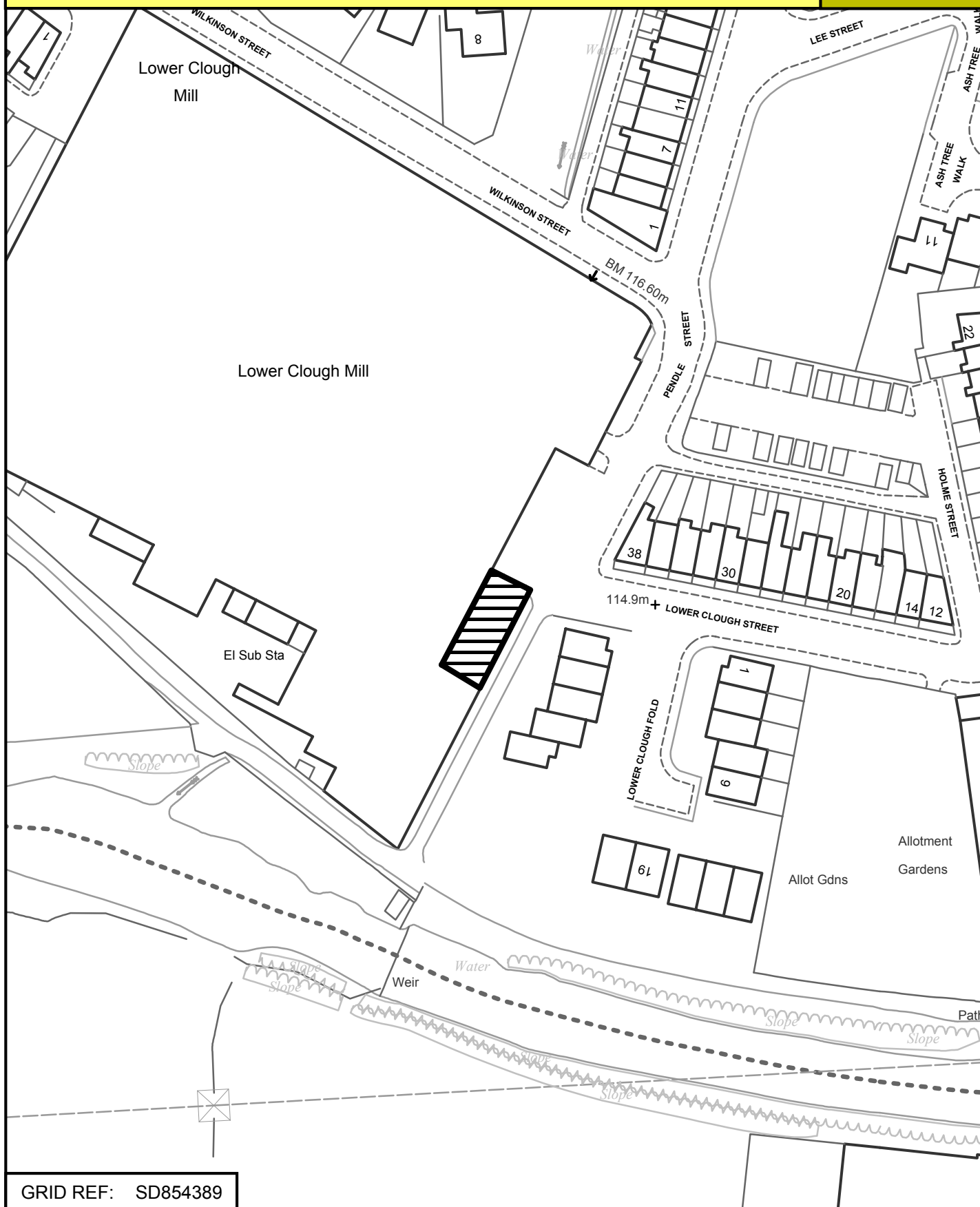
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Borough of

Pendle



Lower Clough Mill, Lower Clough Street



GRID REF: SD854389



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Site boundary of planning permission

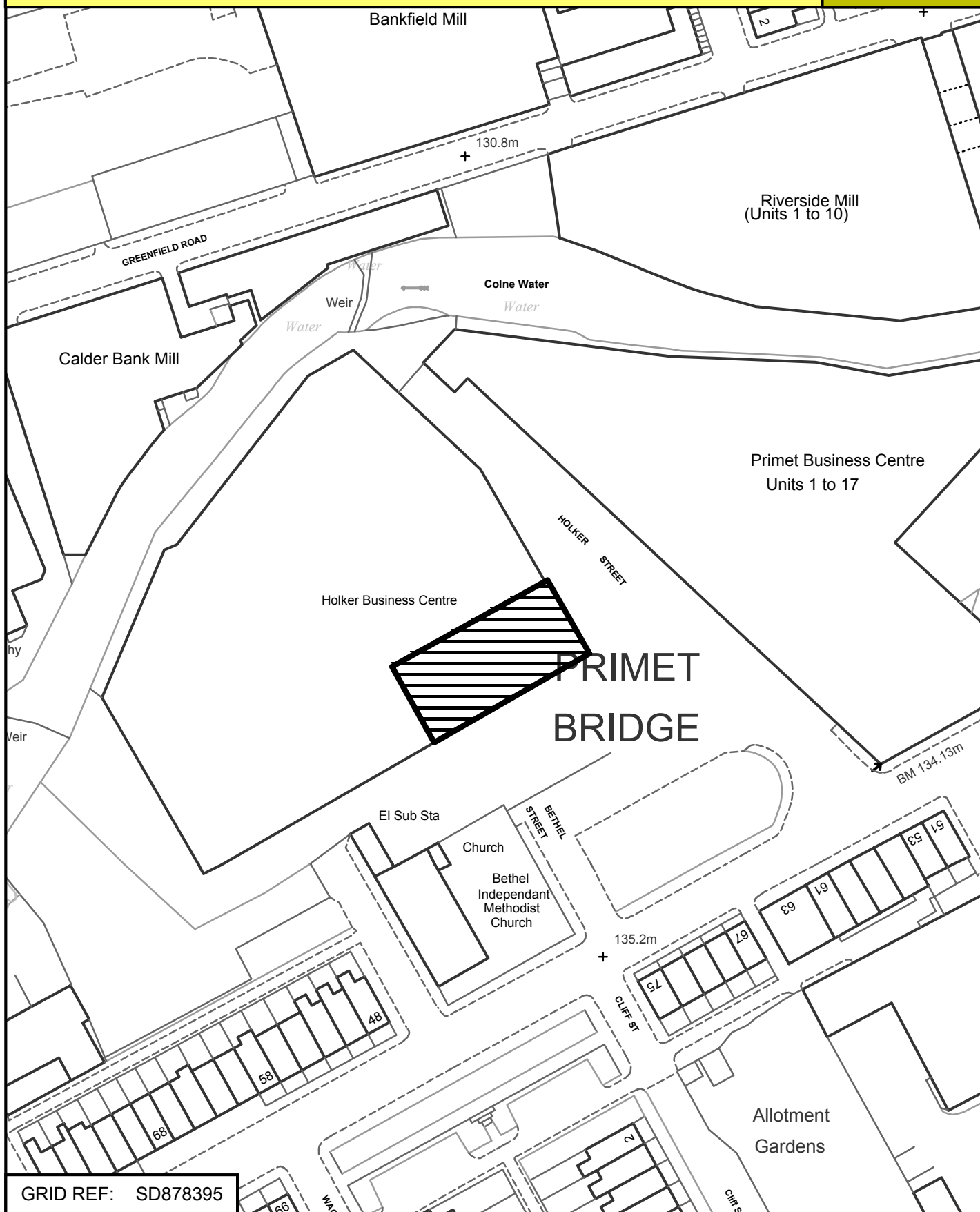


COLNE

SITE REF:

32

Prestige In-door Karting, Burnley Road



GRID REF: SD878395



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Site boundary of planning permission

Borough of

Pendle

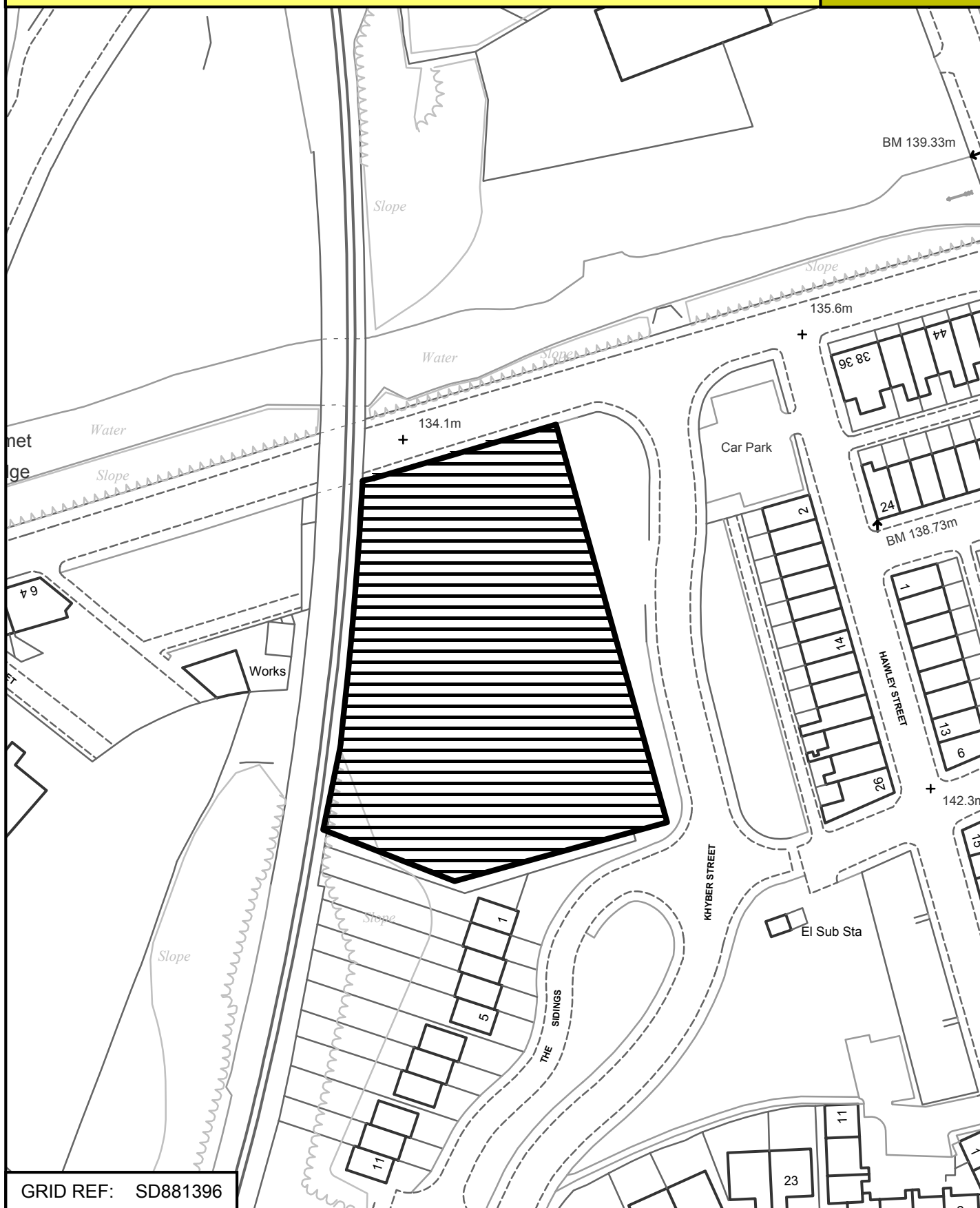


COLNE

SITE REF:

33

Simpsons Garage Site, Knotts Lane



GRID REF: SD881396



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Site boundary of planning permission







GRID REF: SD859379



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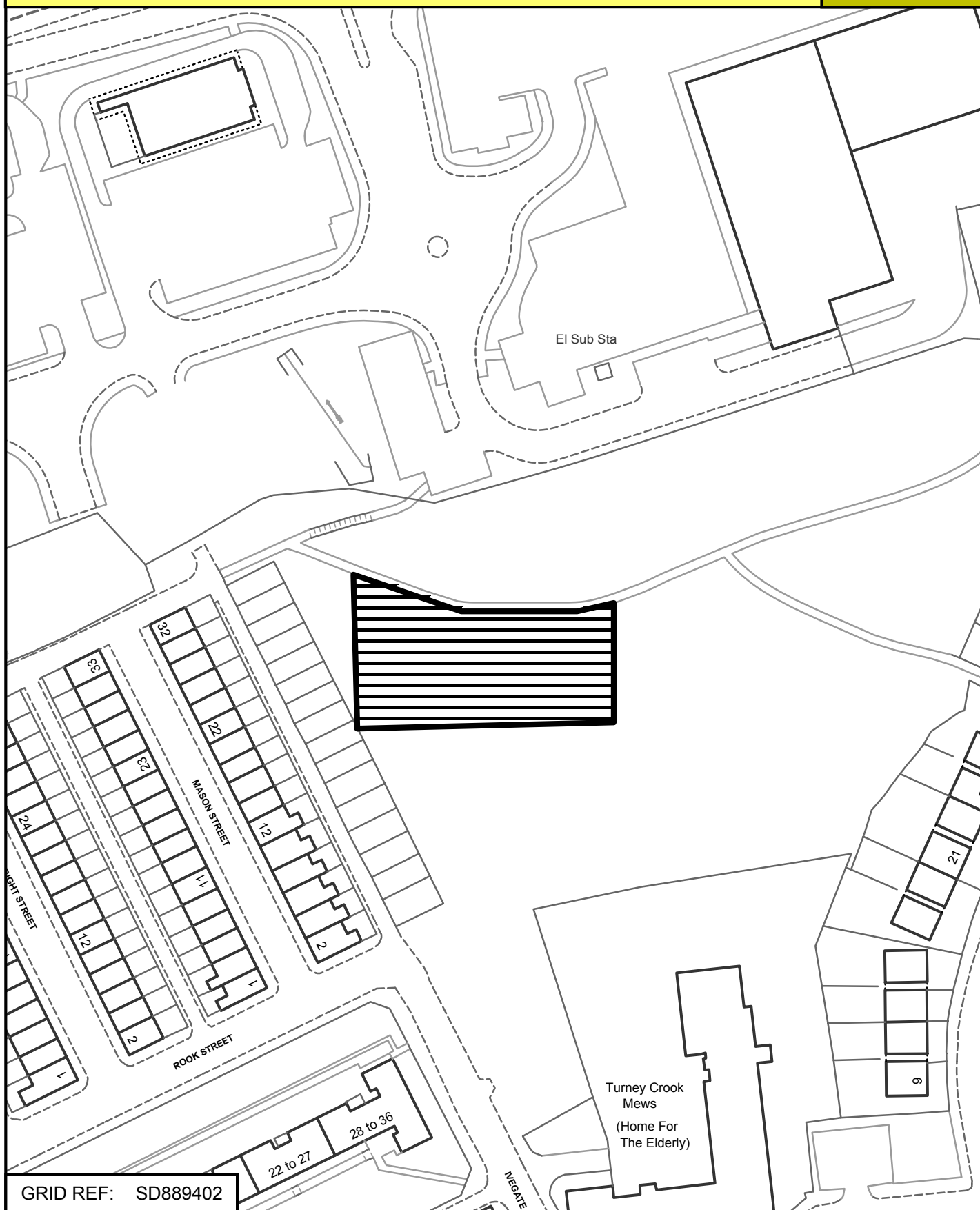
Site boundary of planning permission

COLNE

SITE REF:

42

Land at Rear of Mason Street & North Valley Retail Park



GRID REF: SD889402



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NELSON

SITE REF:

43

Whitefield Mill, Victoria Street



GRID REF: SD854378



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Site boundary of planning permission

Borough of  
**Pendle**

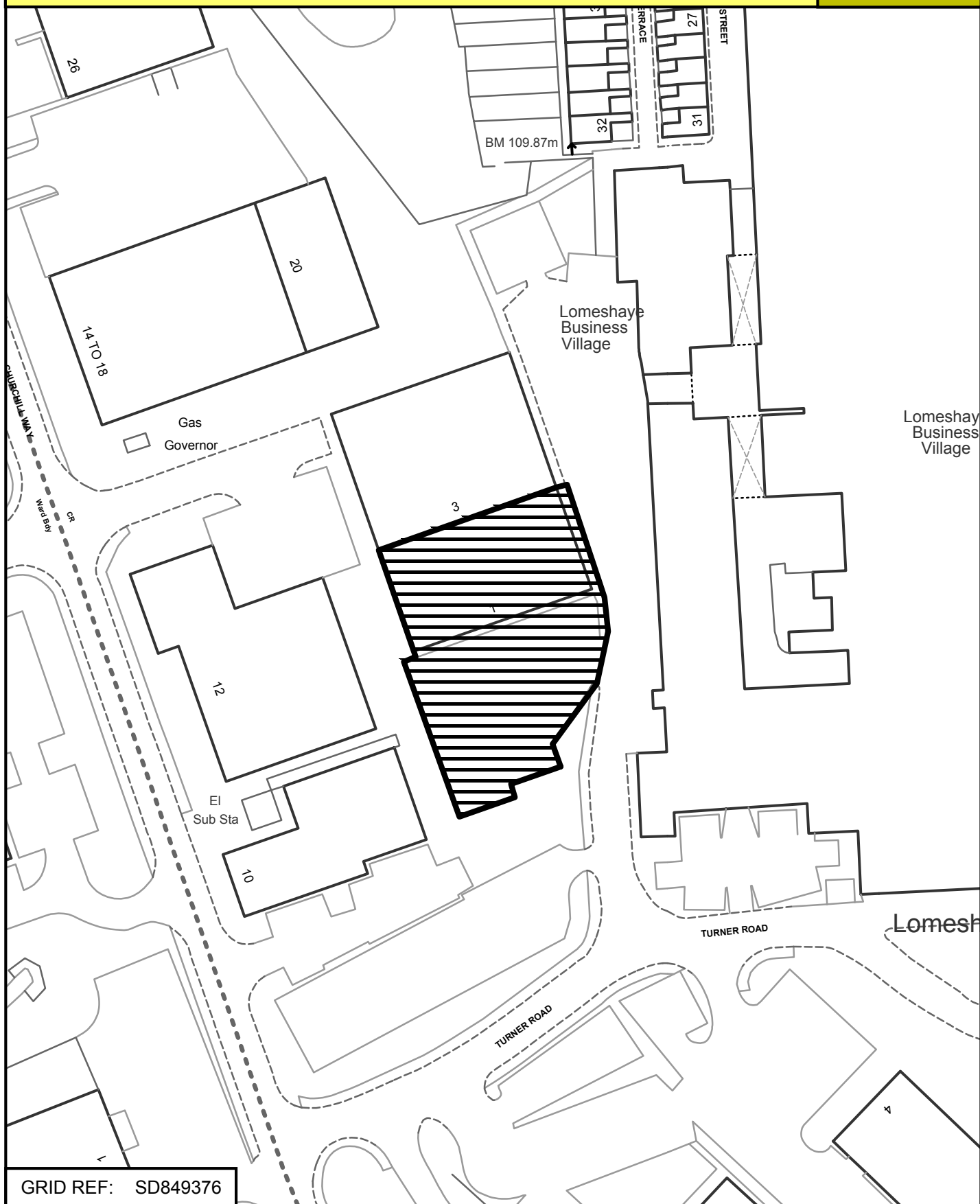


NELSON

SITE REF:

52

1 Turner Road



GRID REF: SD849376



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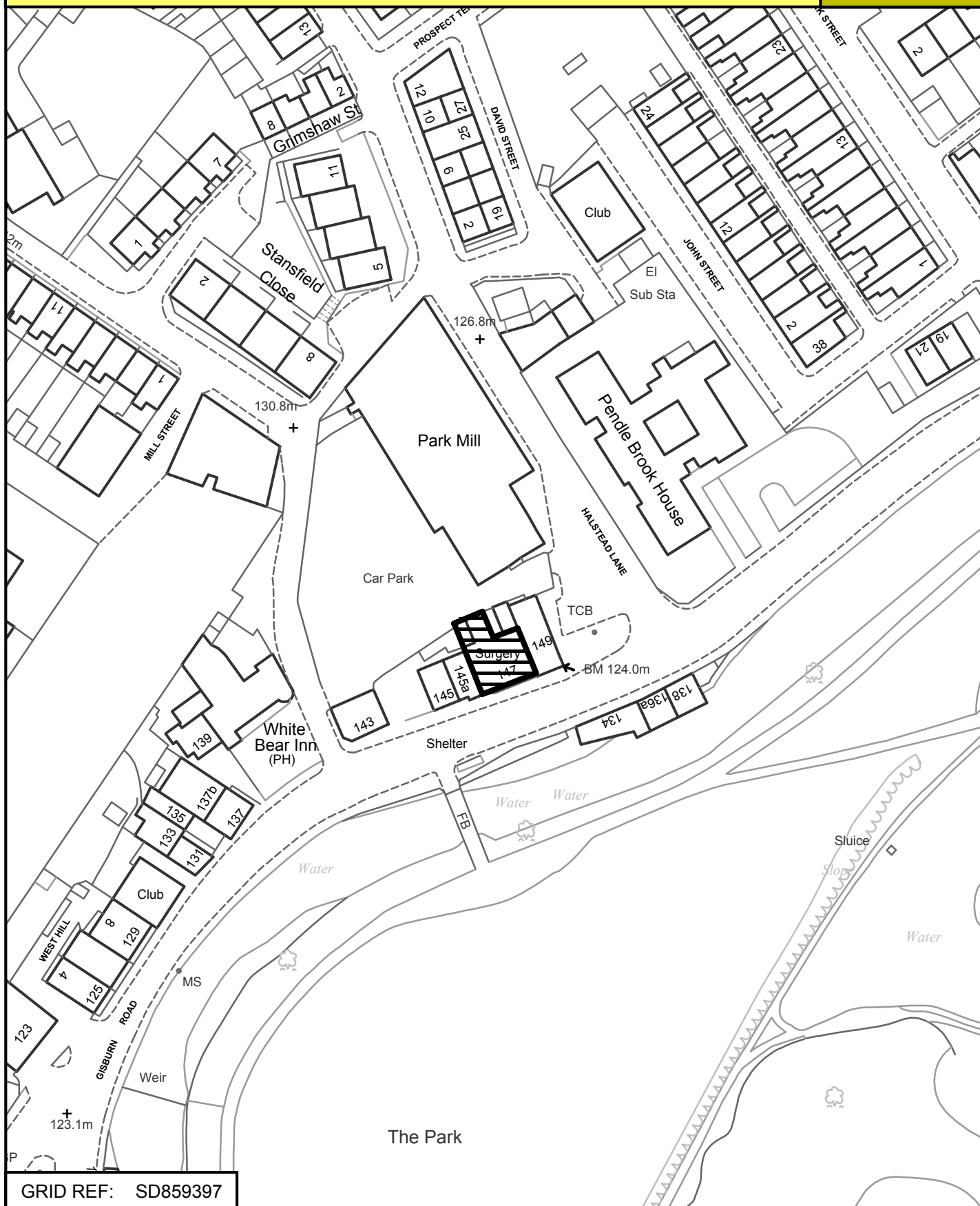


BARROWFORD

SITE REF:

53

147 Gisburn Road



GRID REF: SD859397



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Borough of

Pendle





# **APPENDIX 2**

## **SITE PLANS**

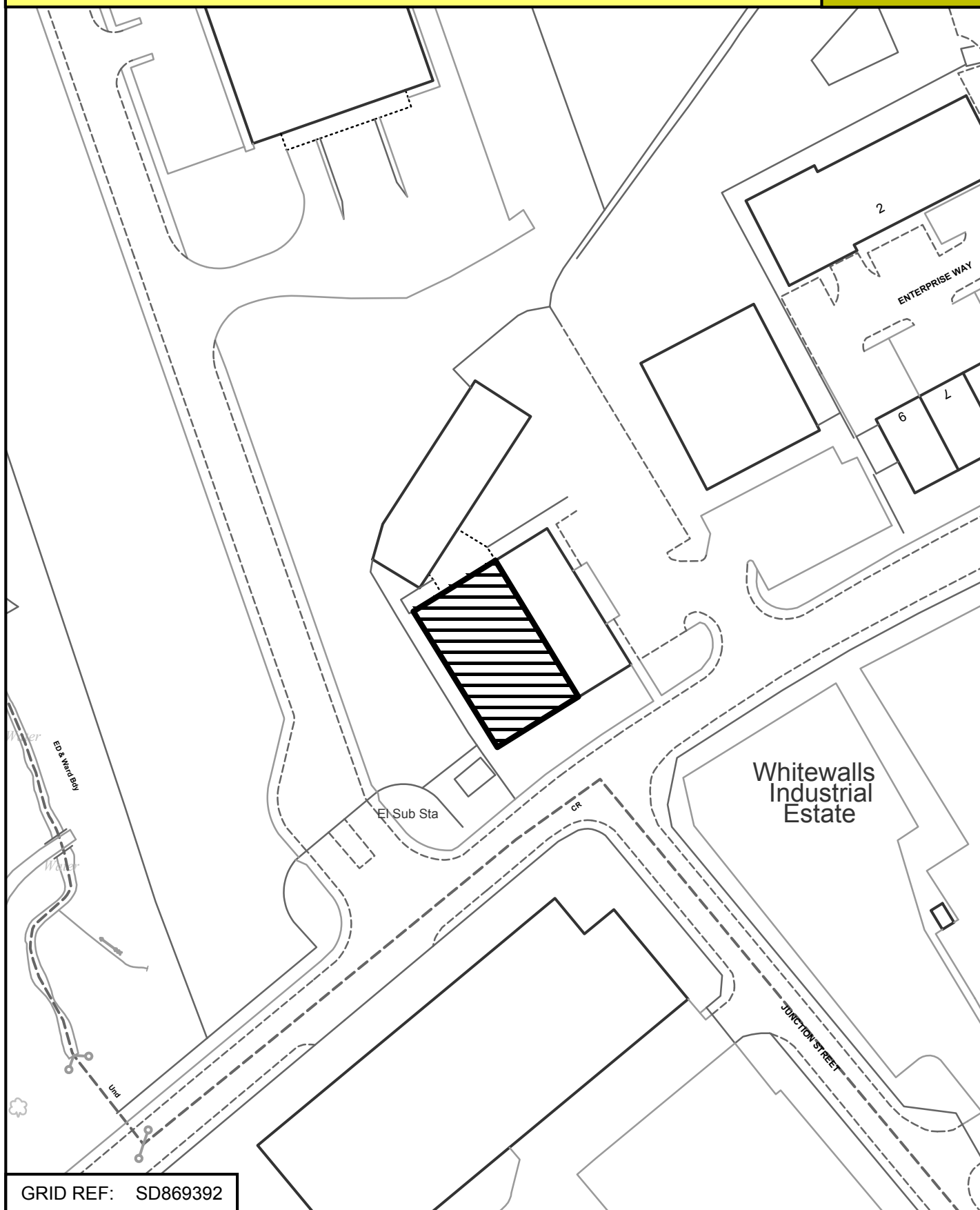
**(Completions)**

COLNE

SITE REF:

8

Regent House, Regent Street



GRID REF: SD869392



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Site boundary of planning permission

Borough of

Pendle

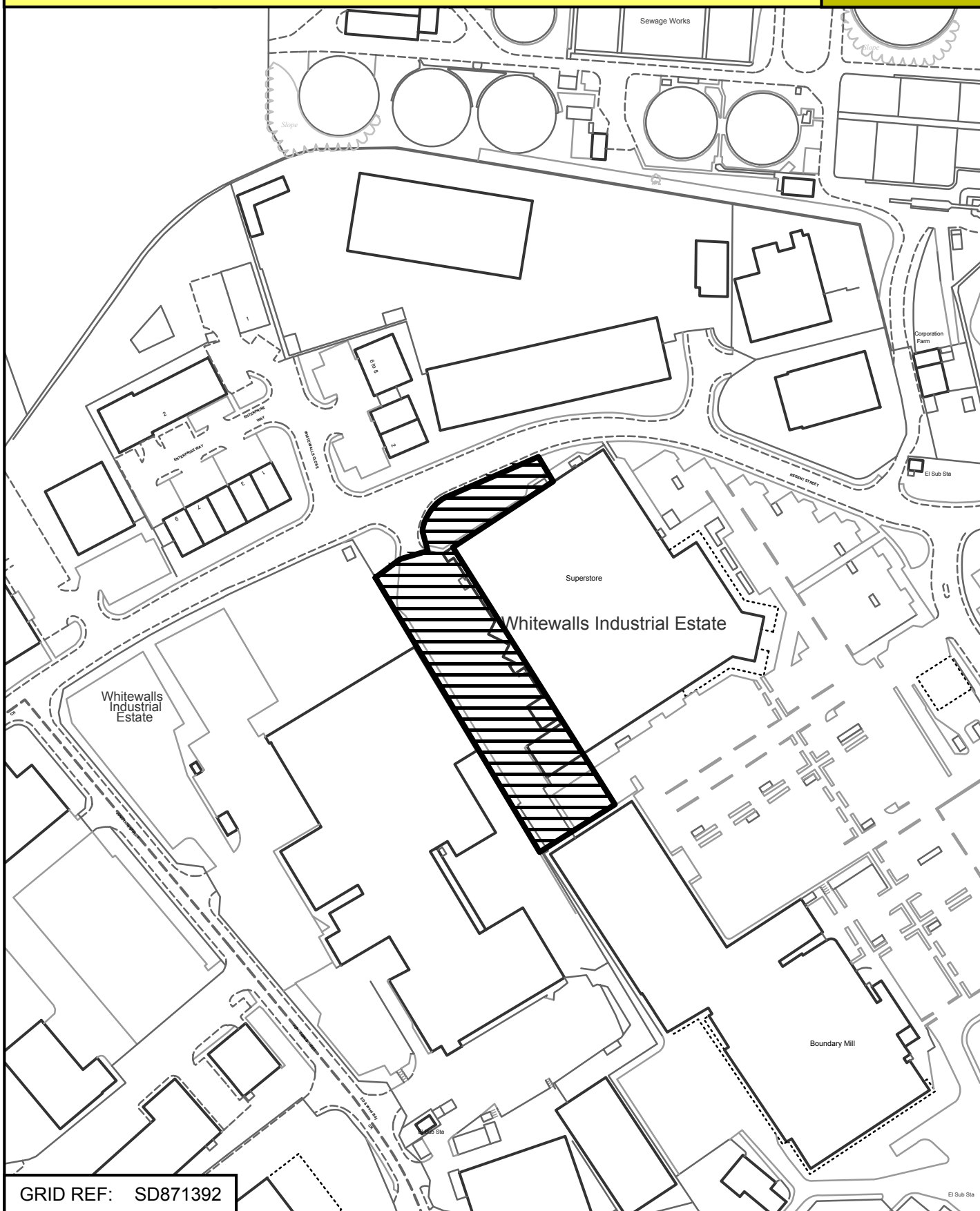


COLNE

SITE REF:

18

Asda Stores Ltd, Corporation Street



GRID REF: SD871392



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Site boundary of planning permission

Borough of  
**Pendle**



**BRIERFIELD**

**SITE REF:**

**19**

**19-19A Chapel Street**



**GRID REF:** SD848366



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Site boundary of planning permission

**Borough of**

**Pendle**



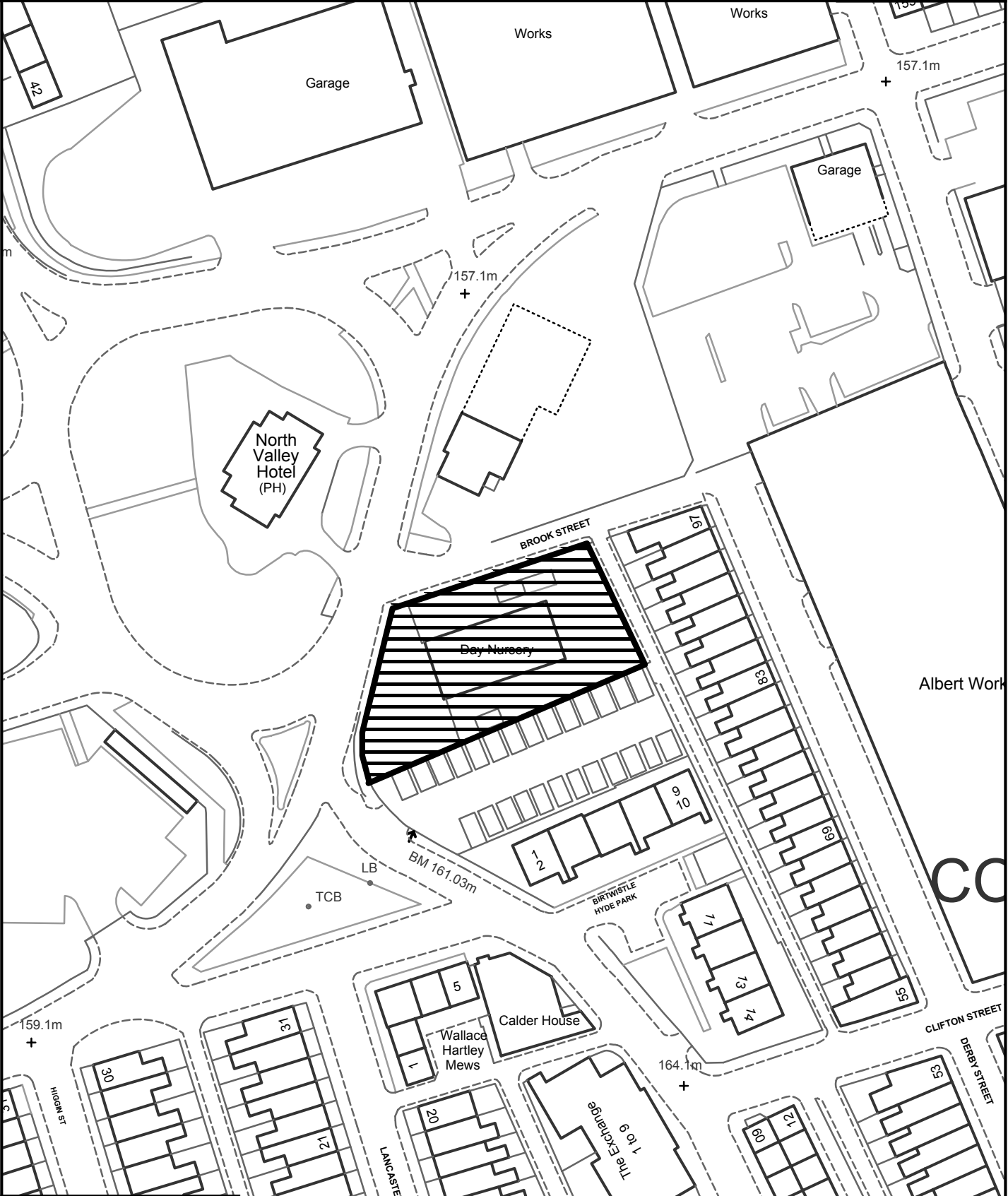


COLNE	SITE REF:	36
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COLNE	SITE REF:	36
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COLNE	SITE REF:	36
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**North Valley Day Nursery, North Valley Road**



GRID REF: SD886402

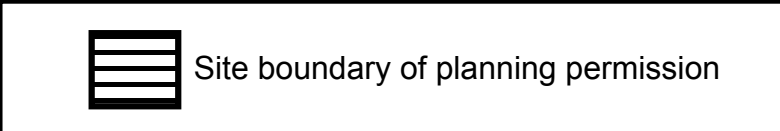



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**N**  


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 Site boundary of planning permission

**Borough of**  
**Pendle**

**Borough of**  
**Pendle**



COLNE

SITE REF:

30

5A Spring Lane



GRID REF: SD887400



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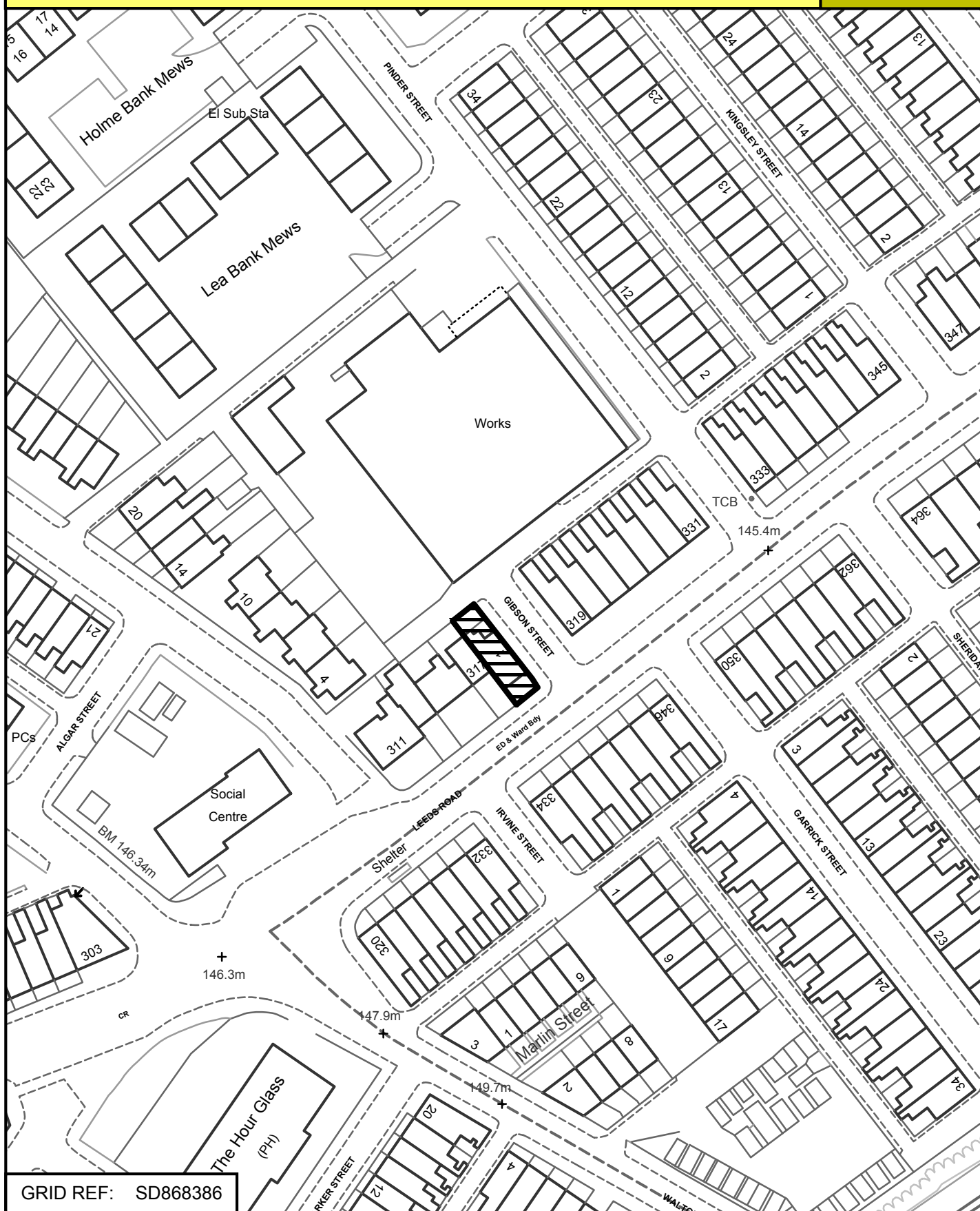
Site boundary of planning permission

Borough of

Pendle







GRID REF: SD868386



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**Site boundary of planning permission**

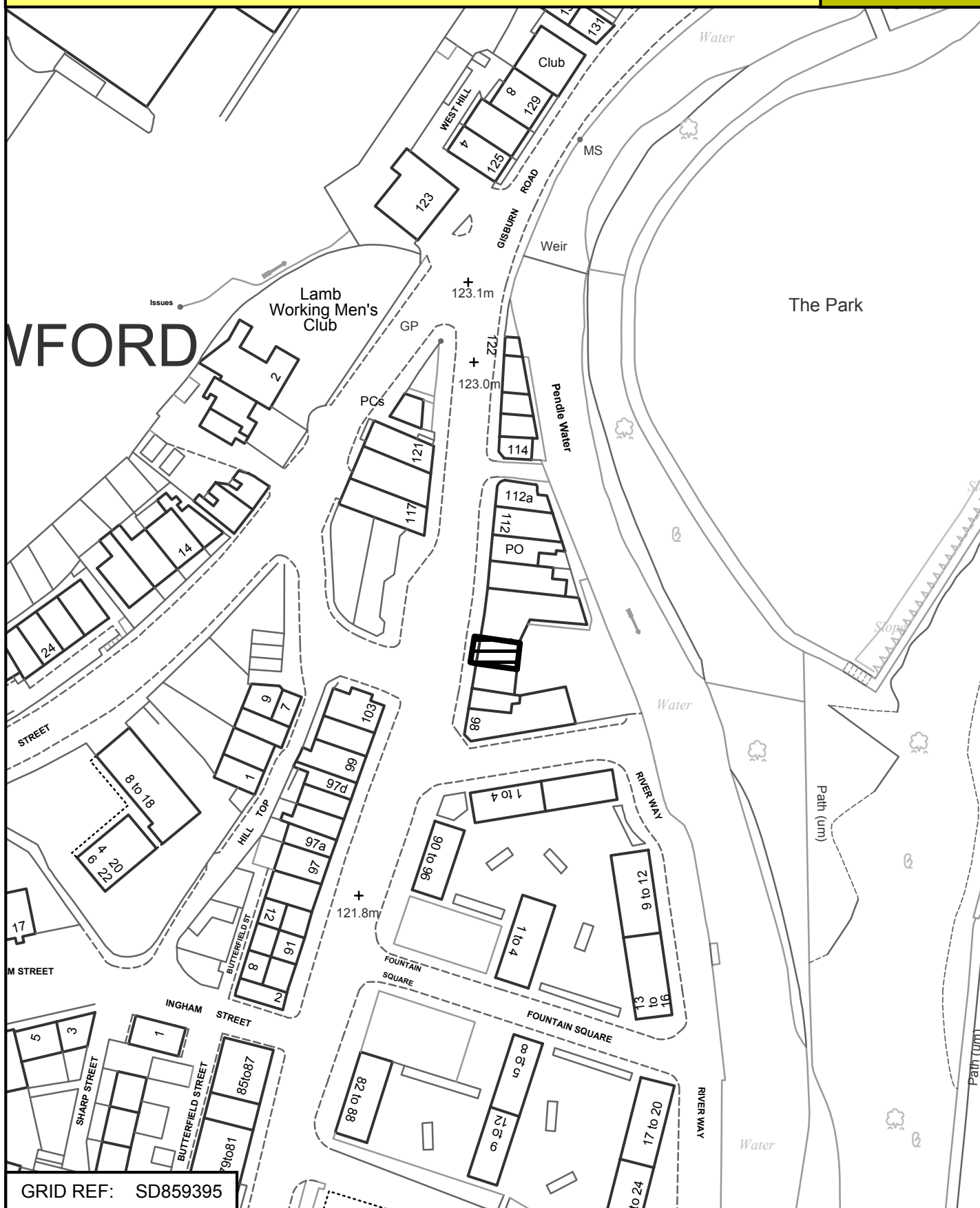


BARROWFORD

SITE REF:

36

104 Gisburn Road



GRID REF: SD859395



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Site boundary of planning permission

Borough of

Pendle



COLNE

SITE REF:

37

15 Glenroy Avenue



GRID REF: SD890407



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Site boundary of planning permission

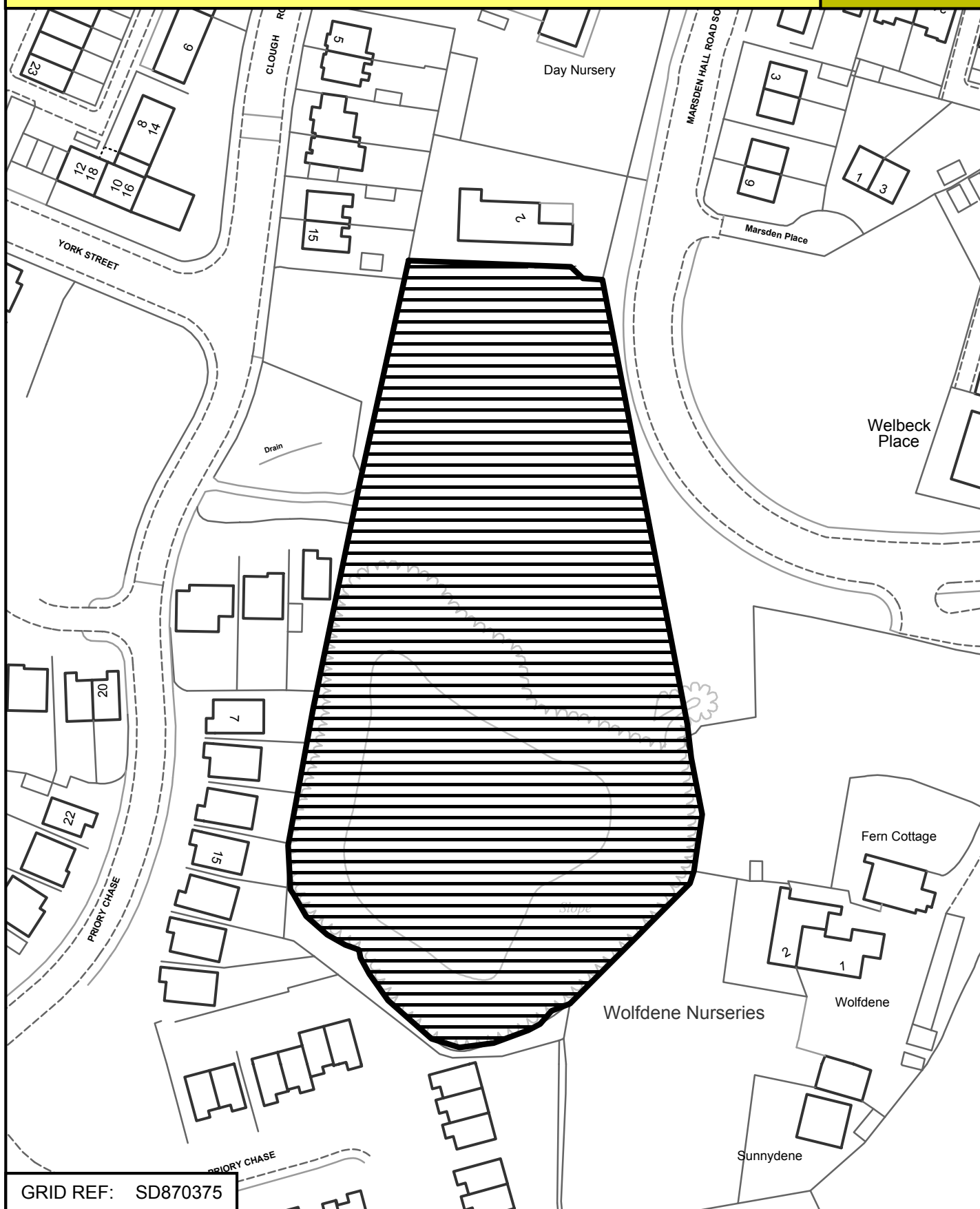


NELSON

SITE REF:

40

Former Quarry, Marsden Hall Road South



GRID REF: SD870375



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Site boundary of planning permission



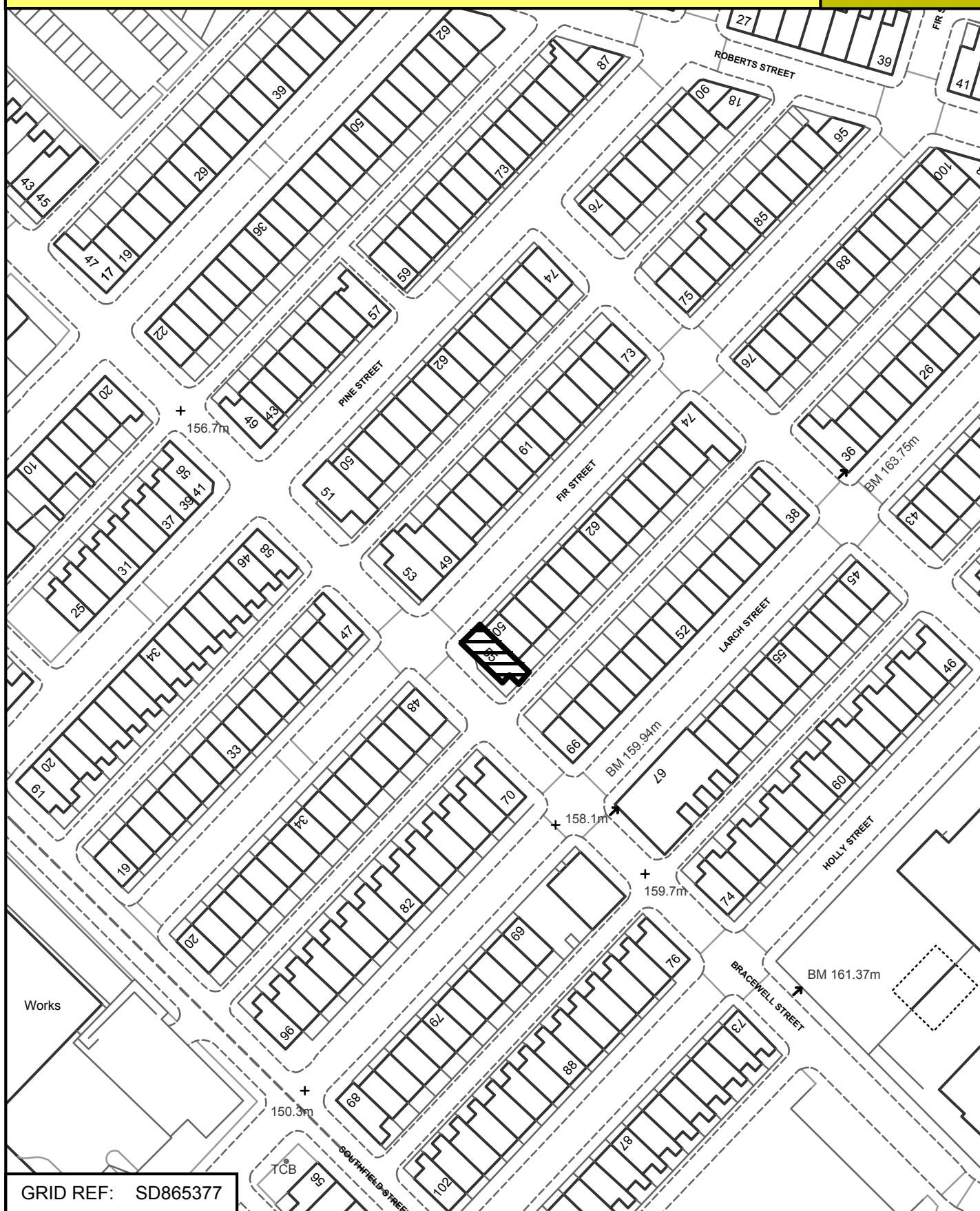


NELSON

SITE REF:

46

55 Bracewell Street



GRID REF: SD865377



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Borough of

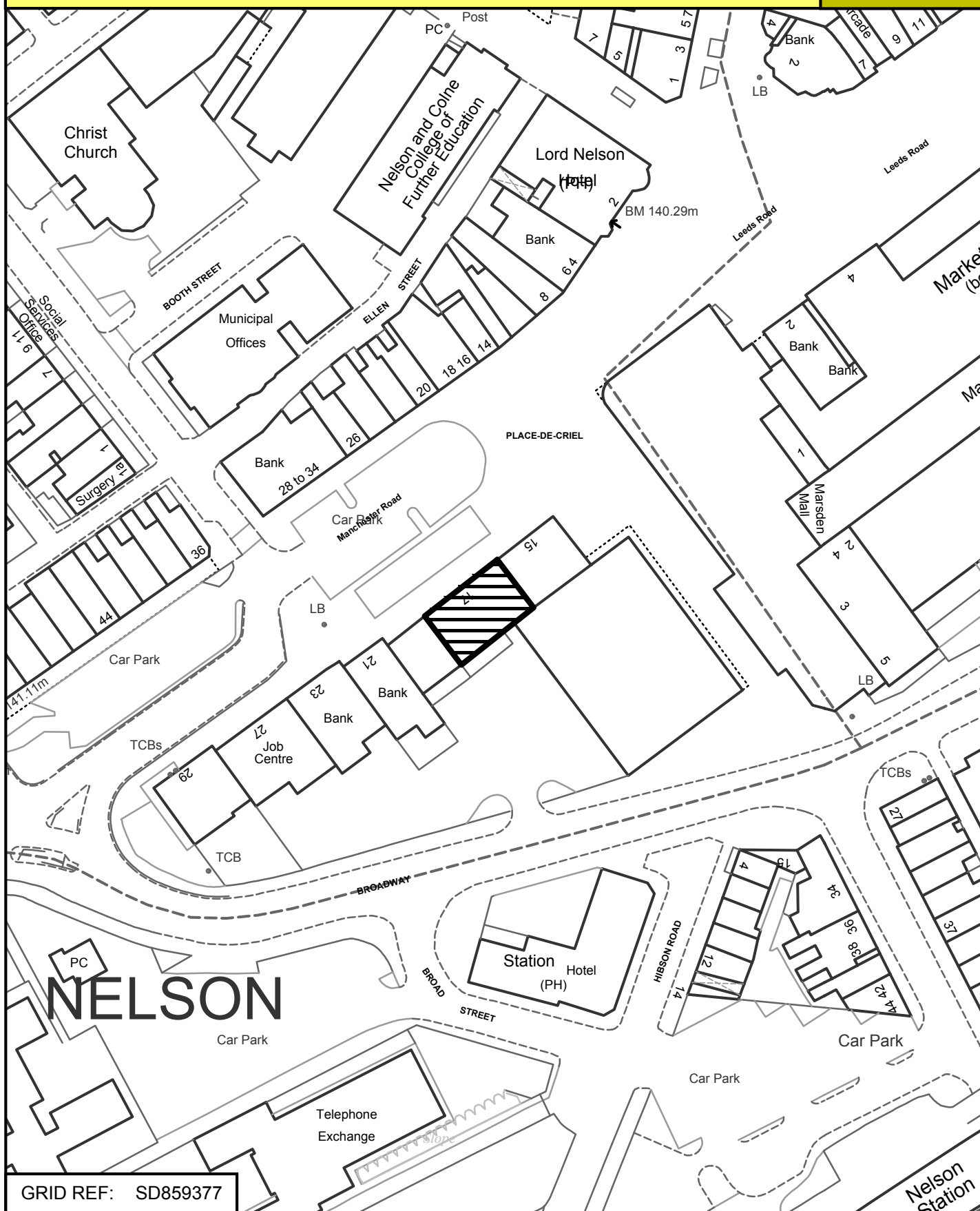


NELSON

SITE REF:

47

Famous Army Stores, 17 Manchester Road



GRID REF: SD859377



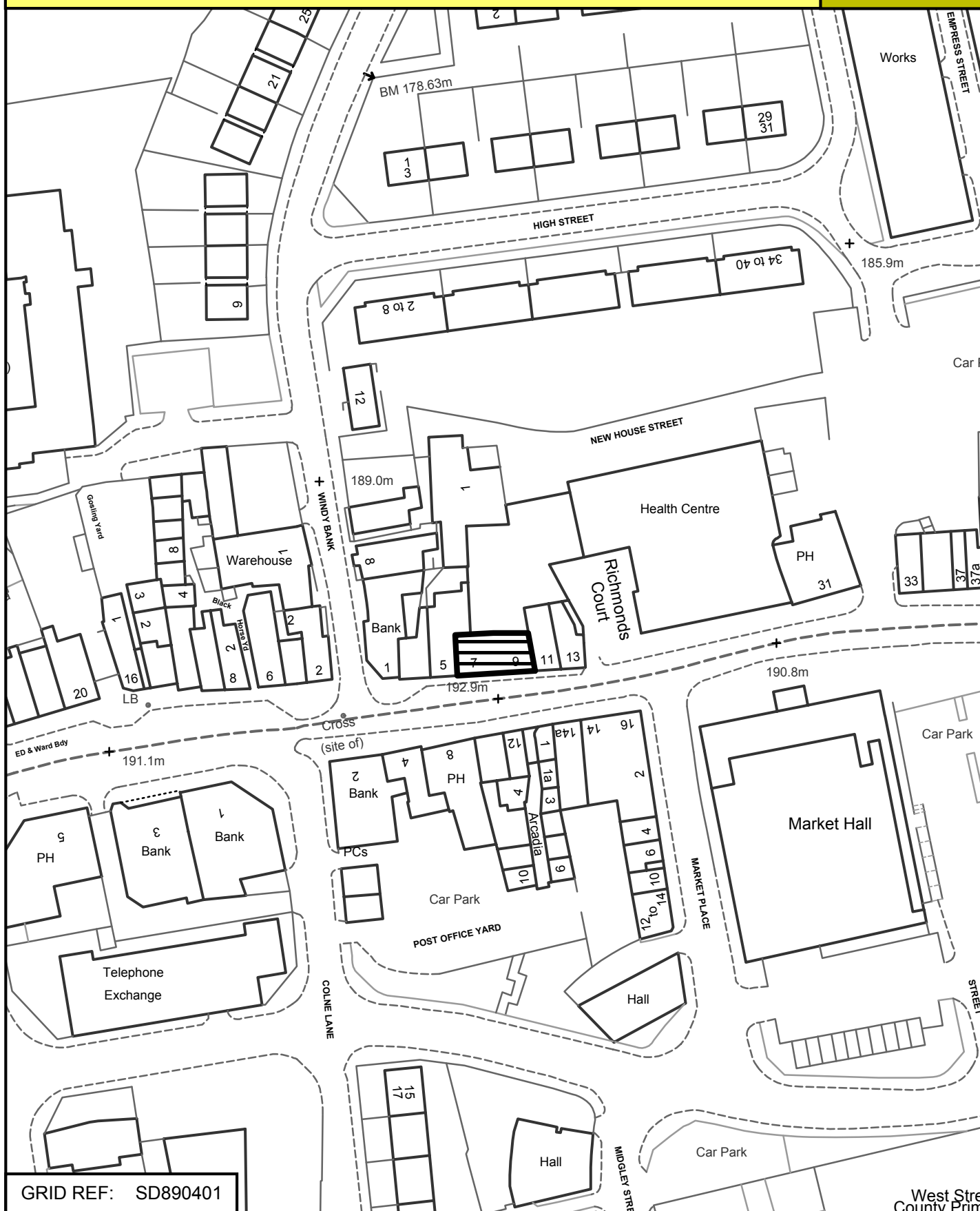
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GRID REF: SD890401



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Pendle

West Street  
County Primary

COLNE

SITE REF:

49

Arthur Garnett Model Supplies, 2 Sun Street



GRID REF: SD893440



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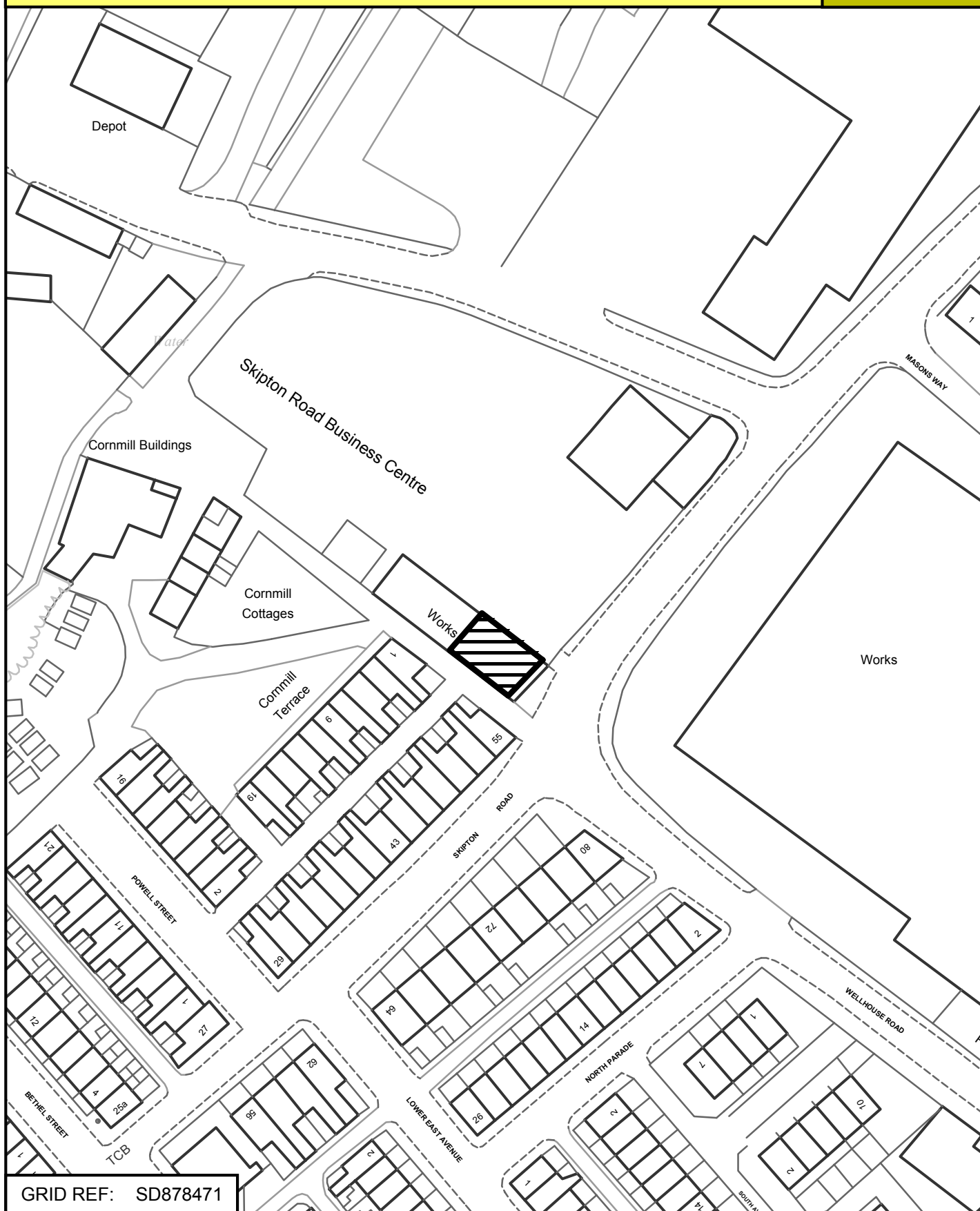
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Pendle





## Roadfast, Skipton Road Business Centre



GRID REF: SD878471



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COLNE

SITE REF:

51

80A Albert Road



GRID REF: SD883399



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## Planning & Building Control Services

Planning Policy & Conservation

Town Hall

Market Street

Nelson

Lancashire

BB9 7LG

Tel: 01282 661716

Fax: 01282 661720

Email [ldf.consultation@pendle.gov.uk](mailto:ldf.consultation@pendle.gov.uk)

Website [www.pendle.gov.uk/planning](http://www.pendle.gov.uk/planning)

اگر آپ اس دستاویز کو بڑے پرنٹ میں، آڈیو کیسٹ پر  
یا اردو زبان میں لینا چاہیں تو براہ مہربانی ہمیں بتائیے، ہم  
آپ کے لئے ایسا انتظام کرتے ہوئے خوشی محسوس کریں  
گئے۔



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