

Local
Development
Framework
for Pendle

Evidence Base



Employment
Land
Monitoring
Report



2010 / 2011



Adopted: 21st July 2011
£15



PENDLE EMPLOYMENT LAND MONITORING REPORT 2010-11

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1.0 Introduction

- 1.1 This report presents the results of the monitoring of employment land in Pendle for the period 1st April 2010 to the 31st March 2011 (the 2010-11 monitoring period).
- 1.2 It forms an important part of the evidence base for the 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. It will also inform future updates of the Pendle Employment Land Review which was adopted in March 2008.
- 1.3 This report lists all sites within the Borough that have been granted planning permission for development for employment uses (B1, B2 and B8 Use Classes) that have either not yet started or remain incomplete. Together these sites represent the amount of 'available' employment land within the Borough, i.e. land that is currently available for development for employment purposes.
- 1.4 The report also lists all developments for employment uses that were completed within the 2010–11 monitoring period. The completion figures are analysed in relation to historical completions data obtained from previous surveys. The requirement to monitor the supply of employment land is set out in the North West Regional Spatial Strategy (RSS). Although the Government's intention is to abolish RSS through the Localism Bill 2011, until this is enacted, the RSS derived figures as developed in the Pendle Employment Land Review, will continue to be used for monitoring purposes. The mechanism for setting local targets post-RSS is yet to be determined.
- 1.5 This monitoring report also considers performance against the local requirements identified in the Pendle Employment Land Review and includes analysis of the current position against the annual provision targets and uses past and current monitoring data to update the ELR findings regarding overall employment land requirements.

2.0 Background

- 2.1 The government has recently announced changes to the way local councils monitor the performance of their Development Plans¹. The government has indicated that it is for each individual authority to decide what to include in their monitoring reports. In Pendle the annual monitoring of housing, employment, retail and leisure land has been on going for several years and provides a useful record of development that has occurred in the borough. This information is used to see whether the aims and objectives of the local plan policies are being met.
- 2.2 Pendle Borough Council has produced Employment (formerly Industrial and Business) Land Availability Reports for many years. This monitoring report represents the sixth report that will contribute directly to the evidence base for the new Pendle LDF. The information contained in previous reports has

¹ Letter from Bob Neill MP to Local Authority Chief Planning Officers
<http://www.communities.gov.uk/publications/planningandbuilding/letterlocalplans>

informed the Employment Land Review, which in turn will inform the preparation of the Core Strategy and Land Use Allocations DPDs and Area Action Plans.

- 2.3 Monitoring is also essential in order to maintain an adequate supply of employment land. The RSS sets out the provision of new employment land for Lancashire. However, this requirement was not broken down to a district level. Work was being undertaken by 4NW (the regional planning body for the North West) to divide up the Lancashire employment allocation between districts. With the Government's announcements regarding their intention to abolish RSS and the disbandment of 4NW this is now not going to happen. Therefore the annual monitoring of both the stock of available permissions and completions will continue to be assessed against the anticipated local requirement identified in the Pendle Employment Land Review (ELR). It is acknowledged that if future monitoring is to continue to rely on the ELR then the ELR may need updating in the near future.
- 2.4 Planning Policy Statement 4: Planning for Sustainable Economic Growth published in 2009 set out a future requirement for Regional Planning Bodies to disaggregate minimum job targets to local authority levels. The intention was for a move towards providing land to help meet job creation targets rather than simply economic growth forecasts and commercial demand for land. At the current time we are awaiting further guidance from the Government as to whether this is the direction it wishes Local Planning Authorities to follow in the future. A National Planning Policy Framework, intended to replace the raft of Planning Policy Statements (PPS) and Planning Policy Guidance Notes (PPG), is scheduled to be published for consultation later this summer.

3.0 Methodology

- 3.1 A 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 employment sites in the Borough and this survey represents the eighth annual employment monitoring report to be produced using this system.
- 3.2 The development of this database has been guided by the monitoring requirements set at the national, regional, county and local level. Core Output Indicators and Local Output Indicators set out in the Annual Monitoring Report have been used to determine the data that needs to be collected. These requirements change over time and new fields are added to the database to record any new information where necessary.
- 3.3 Each site granted planning permission for employment use (Use Classes B1, B2 or B8 between 1st April 2010 and 31st March 2011) is logged as a new record in the database. Preliminary information obtained from the planning application files, along with details such as site area (based on a Geographic Information System (GIS) plot of each site) and floorspace are then added.
- 3.4 Site visits are undertaken as soon as possible after 1st April 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 record.
- **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 employment permission approved on it, the original record is set to 'superseded' status.

3.5 New sites and those sites from previous surveys that remain 'available' are assessed on site. In this way the survey maintains an accurate list of the rolling stock of current permissions. All completed sites are fully listed in the report. This allows an annual assessment of progress against land provision targets to be made.

4.0 Employment Land Availability Schedule (31st March 2011)

- 4.1 The updated Employment Land Availability Schedule at 31st March 2011 is shown in Table 1. The schedule highlights the current position with regard to 'available' employment land in the Borough of Pendle i.e. land which has a valid planning permission for employment use. Employment land is defined as sites in the use classes: B1 (offices and light industry), B2 (industrial) and B8 (storage and distribution).
- 4.2 Table 1 shows the key information required for the reporting and analysis of data at local and county levels. The following fields are included.
- **Ref. No.** – site reference number from the employment 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.** – Pendle Borough Council planning application reference number. This can be used with the online planning archive to view details of the application: (<http://bopdoccip.pendle.gov.uk/PlanApp/jsp/searchPlan.jsp>).
 - **Site** – site name and address taken from the planning decision notice.
 - **Permission** – description of work to be undertaken as detailed on the decision notice.
 - **Site Area (ha)** – total area of the site in hectares using the boundary from the approved plans (1:500).
 - **B1 (ha)** – element of the total site area (ha) approved for B1 development.
 - **B2 (ha)** – element of the total site area (ha) approved for B2 development.
 - **B8 (ha)** – element of the total site area (ha) approved for B8 development.
 - **Floorspace (m²)** – internal floorspace of the premises constructed on the site in square metres.
 - **Perm. Type** – identifies whether the planning permission granted is for Full or Outline permission or Reserved Matters.
 - **Class.** – indicates whether the development is on previously developed land (brownfield) or undeveloped land (greenfield).
 - **Emp. Area** – illustrates if the development is located within a designated Protected Employment Area (Policy 22, Replacement Pendle Local Plan 2001-2016).
- 4.3 The list of sites within the availability schedule (Table 1) is ordered by settlement or town (**Site** column), followed by Ref. No. This enables quick analysis of all the available sites within a particular location (e.g. Nelson) to be undertaken.
- 4.4 The Lomeshaye Industrial Estate is situated in both Nelson and Brierfield. Its significance, as an employment area, is borough-wide; therefore, sites located on the estate have their town name identified as 'Lomeshaye' (**Site** column).
- 4.5 Total figures are available at the end of the schedule and indicate that there is a total of **23.61 hectares of land** in Pendle regarded as being 'available' for employment use at 31st March 2011. 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 The figure of 23.61 hectares can be broken down into 13.90 hectares of land with planning permission allowing for immediate development (Full or Reserved

Matters planning permission approved). The remaining 9.70 hectares of land has Outline planning permission only and will therefore require a further planning application to be made and approved before any development can take place.

TABLE 1 - AVAILABILITY SCHEDULE (31st March 2011)

Ref. No.	App. No.	Site	Permission	Site Area (ha)	B1 (ha)	B2 (ha)	B8 (ha)	Floor space (sqm)	Perm. Type	Class.	Emp Area
164	13/06/0853	Land at Ravenscroft Way Ravenscroft Way Barnoldswick	Erect three storey industrial units (2,190m) with two secure courts, two 30m turning circles and 7 parking spaces.	0.915	0	0.915	0	2190	Full	Greenfield	<input type="checkbox"/>
168	13/07/0242	Former Barnsey Shed and adjacent field Long Ing Lane Barnoldswick	Erection of 2000sqm B1, 9300sqm B2 and 1100sqm B8 of industrial floorspace and formation of access road, parking and landscaping.	5.085	0.82	3.814	0.451	12400	Reserved Matters	Greenfield	<input checked="" type="checkbox"/>
225	13/10/0471	Rolls Royce Bankfield Site Skipton Road Barnoldswick	Full: Major: Erection of industrial building (5,520 sq.m.); operation of a circulation space; realign security fence and additional 52 car parking spaces	1.57	0	1.57	0	5520	Full	Brownfield	<input type="checkbox"/>
216	13/09/0552	Land at Barrowford Road Barrowford	Develop land as a Business Park (8.86 hec) to provide a maximum of 21,727 m ² B1 floorspace (access and layout details only) on land North of Barrowford Road, Barrowford	8.595	8.595	0	0	21727	Outline	Greenfield	<input checked="" type="checkbox"/>
219	13/10/0369	Land at Barrowford Road Barrowford Road Barrowford	Outline: Major: Erect 55 bedroomed hotel, Pub/Restaurant (768 sq m), Creche (500 sq m) and two office buildings (890 sq m each) (Access and Layout Only)	1.106	1.106	0	0	1781	Outline	Greenfield	<input type="checkbox"/>
228	13/10/0596P	Sugden Ltd Pasture Lane Barrowford	Full: Erection of extension (205m ²) to north west elevation of industrial unit.	0.0205	0	0.0205	0	205	Full	Brownfield	<input type="checkbox"/>
202	13/08/0121	1-4 Castle Street Castle Street Brierfield	Erection of new building (282 m ²) for use as motor repair garage.	0.043	0	0.043	0	562	Full	Brownfield	<input type="checkbox"/>
215	13/09/0383	44 - 50 Colne Road Brierfield	Change of use of first floor to office (B1) and second floor to function suite for meetings, seminars, conference and social functions.	0.024	0.024	0	0	238	Full	Brownfield	<input type="checkbox"/>
220	13/10/0294	Lob Lane Mill Clitheroe Road Brierfield	Conversion of warehouse and engine house (including external alterations) to 12 houses (9 to have a B1 use at lower ground floor); demolition of weaving shed, boiler house,	0.145	0.145	0	0	800	Full	Brownfield	<input type="checkbox"/>

TABLE 1 - AVAILABILITY SCHEDULE (31st March 2011)

Ref. No.	App. No.	Site	Permission	Site Area (ha)	B1 (ha)	B2 (ha)	B8 (ha)	Floor space (sqm)	Perm. Type	Class.	Emp Area
188	13/08/0217	Buildings and Land off Junction Street Colne	Full: Major: Erect meat processing and packing unit.	2.215	0.332	1.883	0	14852	Full	Brownfield	<input checked="" type="checkbox"/>
227	13/10/0440P	North Valley Retail & Business Park North Valley Road Colne	Full: Erection of two industrial units (512m2 in total) for B1 and B8 use (Including trade counters) and use as an autocentre (B2 use) and associated works	0.1539	0.051	0.051	0.051	521	Full	Brownfield	<input type="checkbox"/>
229	13/10/0264P	Shackleton Hall Church Street Colne	Full: Major: Change of use of mixed use building to form offices (B1) with public reception and 11 ground floor retail/office units for A1, A2, or B1 use and external alterations including alterations to and	0.08147	0.0815	0	0	1510	Full	Brownfield	<input type="checkbox"/>
230	13/10/0445	Lloyds Motors 1 Crown Way Colne	Full: Erection of 9m x 8.8m infill extension to the South West corner of service building and three extraction/intake flues with a maximum height of 3m above the ridge of the roof.	0.0185	0	0.0185	0	185	Full	Brownfield	<input type="checkbox"/>
232	13/09/0083P	Unit 17 Primet Business Centre Burnley Road Colne	Full: Erection of single storey extension to a vehicle maintenance workshop	0.0055	0	0.0055	0	55	Full	Brownfield	<input type="checkbox"/>
193	13/08/0140	Unit A West Craven Business Park West Craven Drive Earby	Construct mezzanine floor (154m2) within existing building to form office accommodation and storage area and form new door and window openings.	0.015	0	0	0.015	154	Full	Brownfield	<input checked="" type="checkbox"/>
206	13/10/0036	Unit 7 West Craven Business Park West Craven Drive Earby	Erection of building 3090m2 for warehouse and offices including vehicle workshop for (B8) storage and distribution.	1.197	0	0	1.197	3090	Full	Greenfield	<input checked="" type="checkbox"/>
211	13/09/0442	Unit 4 Station Yard Colne Road Earby	Change of use from B8 to B2 and erect extension to front (retrospective)	0.017	0	0	0.017	150.6	Full	Brownfield	<input type="checkbox"/>
222	13/10/0148	Albion Mill Albion Street Earby	Full: Major: Change of use to warehousing and distribution (B8) with offices at 1st floor	0.5597	0	0	0.5597	5829	Full	Brownfield	<input type="checkbox"/>

TABLE 1 - AVAILABILITY SCHEDULE (31st March 2011)

Ref. No.	App. No.	Site	Permission	Site Area (ha)	B1 (ha)	B2 (ha)	B8 (ha)	Floor space (sqm)	Perm. Type	Class.	Emp Area
201	13/09/0017	Wolfenden Ltd Edenworks Colne Road Kelbrook	Erect 390 m2 industrial building to side of existing crane building.	0.066	0	0.066	0	390	Full	Brownfield	<input type="checkbox"/>
194	13/08/0284	Ferguson Engineering Ltd Coulton Road Lomeshaye	Erect extension to existing works.	0.07	0.07	0	0	701	Full	Brownfield	<input checked="" type="checkbox"/>
221	13/11/0021	20 Lindred Road Lindred Road Lomeshaye	Full: Major: Change of use from engineering (B2) to call centre (B1) of 3968m2 floor area, insert windows to ground and first floor, block up windows, erect 3 external emergency staircases to North-West	0.7915	0.7915	0	0	3968	Full	Brownfield	<input type="checkbox"/>
179	13/07/0602	Land to rear of Riverside Works Brunswick Street Nelson	Erect industrial building	0.192	0	0.192	0	796	Full	Brownfield	<input type="checkbox"/>
192	13/08/0179	Land adjacent to Kingdom Hall Bradley Hall Road Nelson	Reserved matters: major: landscaping (outline application 13/07/0856p) for erection of 4 warehousing units (b8) 1760sq.M (as amended).	0.381	0	0	0.381	1760	Reserved Matters	Brownfield	<input type="checkbox"/>
205	13/08/0115	The Groves Hotel 144 Manchester Road Nelson	Major: Convert premises to community centre and outbuildings to business starter units; restore lodge; erect mosque in grounds.	0.016	0.016	0	0	160	Full	Brownfield	<input type="checkbox"/>
209	13/09/0371	21 Norfolk Street Nelson	Erection of single storey extension to side and rear to form store (Re-submission).	0.00675	0	0	0.0068	67.5	Full	Brownfield	<input type="checkbox"/>
217	13/09/0264	Land on Reedyford Road Nelson	Erect 795 m2 two storey office building.	0.204	0.204	0	0	795	Full	Brownfield	<input type="checkbox"/>
226	13/10/0537P	Land Adjacent to Lonsdale Street Works Lonsdale Street Nelson	Full: Erection of two B1 (B and C) industrial units (Re-Submission) and erection of fence along rear boundary.	0.0537	0.0537	0	0	321	Full	Brownfield	<input type="checkbox"/>

TABLE 1 - AVAILABILITY SCHEDULE (31st March 2011)

Ref. No.	App. No.	Site	Permission	Site Area (ha)	B1 (ha)	B2 (ha)	B8 (ha)	Floor space (sqm)	Perm. Type	Class.	Emp Area
204	13/08/0558	Lucas Sports Ground Colne Road Reedley	Erect 49 houses, 6 apartments, 8 live/work units, G.P. surgery(267m2), childrens nursery (278m2), office space (588m2) retail space (145m2), football pitch, cricket pitch and club	0.059	0.059	0	0	588	Full	Greenfield	<input type="checkbox"/>

	Site Area	B1	B2	B8	Floorspace
Total for Full Planning Permissions	8.4387	1.8277	4.7645	1.8465	43,648
Total for Outline Planning Permissions	9.701	9.701	0	0	23,508
Total for Reserved Matters Planning Permissions	5.466	0.82	3.814	0.832	14,160
Total for All Permissions	23.61	12.35	8.58	2.68	81316.10

5.0 Employment Land Completions (1st April 2010 – 31st March 2011)

- 5.1 All new completions within the 2010-11 monitoring period are listed in Table 2. The table shows the key information required for the reporting and analysis of data at local and county levels. These sites were classed as complete following site visits to assess each particular development.
- 5.3 The list of sites within the Completions schedule (Table 2) is ordered by settlement name or town (**Site** column), followed by Ref. No. This allows for a quick analysis of all the completed sites within a particular settlement (e.g. Colne). As per the availability schedule (Table 1), the Lomeshaye Industrial Estate has in effect been classified as its own settlement due to its location between both Nelson and Brierfield and its significance as an employment area within Pendle.
- 5.4 Total figures are provided at the bottom of Table 2 and demonstrate that a total of **0.67 hectares of new employment land** has been developed between the 1st April 2010 and the 31st March 2011. This consists of 0.01 hectares of new B1 employment land and 0.66 hectares of new B8 employment land. There has been no new B2 employment land developed in this monitoring period. In total, 6,661 square metres of new floorspace has been completed for employment purposes over the period. This includes the completion of new buildings as well as the change of use of buildings.

TABLE 2 - COMPLETIONS (1st April 2010 - 31st March 2011)

Ref. No.	App. No.	Site	Permission	Total Site Area (ha)	B1 (ha)	B2 (ha)	B8 (ha)	Floor Space (SqM)	Class.	Emp. Area?
176		542 Wheatley Lane Road Fence	Insert windows at first floor in storage building and use as offices	0.009	0.009	0	0	48	Brownfield	<input type="checkbox"/>
224	13/10/0464P	Unit 4 Pendleside Pendleside Lomeshaye	Full: Major: Change of Use from Engineering works (B2) to Wholesale Distribution & Warehousing (B8) and preparation of fruit and vegetables; Creation of 14 additional car parking	0.6587	0	0	0.6587	6613	Brownfield	<input type="checkbox"/>

TOTAL COMPLETIONS (2010-11) 0.67 0.01 0.00 0.66 6661.00

6.0 Analysis of 2010-11 Monitoring Results

- 6.1 The monitoring of employment land is undertaken annually to ensure that there is an adequate supply of land available for development for employment uses in Pendle. In addition, monitoring can help inform the preparation of policies in the emerging Core Strategy and other documents to be included in the Pendle Local Development Framework² (LDF).
- 6.2 This section will provide some analysis of the new monitoring data against past completion rates to provide some perspective on current activity in the Borough.

Past Trends Analysis

- 6.3 Table 3 shows the historical completion rates in Pendle since 1996, when regular local monitoring commenced. It shows the cumulative completions between 1996 and 2005 (pre-RSS period) to be 25.5ha, and subsequent completions (since the start of the RSS period in 2005) to be 12.74ha.
- 6.4 The average annual take-up of employment land is outlined at the bottom of Table 3. This shows that the average annual completion figure has fallen from 2.83ha per annum between 1996 and 2005 to 2.12ha per annum since 2005.
- 6.5 Looking at the historic trends in completion rates, Figure 1 demonstrates significant variability year on year, but in general it shows a gradual decline in the completion of new employment land between 2000 and 2011.
- 6.6 However, Table 1 (Section 4) demonstrates a significant amount of employment land on the availability schedule. Between 2007-08 and 2008-09 the amount of available employment land with planning permission increased from 19.54ha to 23.19ha. Since then this figure has remained reasonably constant and in the 2010-11 monitoring period stands at 23.61ha. The land removed from the availability schedule through completions or expired permissions has been replaced with new permissions. This is a positive sign as it means that there is potential for further, future completions.

² The Local Development Framework will replace the Replacement Pendle Local Plan (2001-2016) as the local element of the Development Plan for Pendle.

Table 3: Employment land take-up (completions by monitoring period)

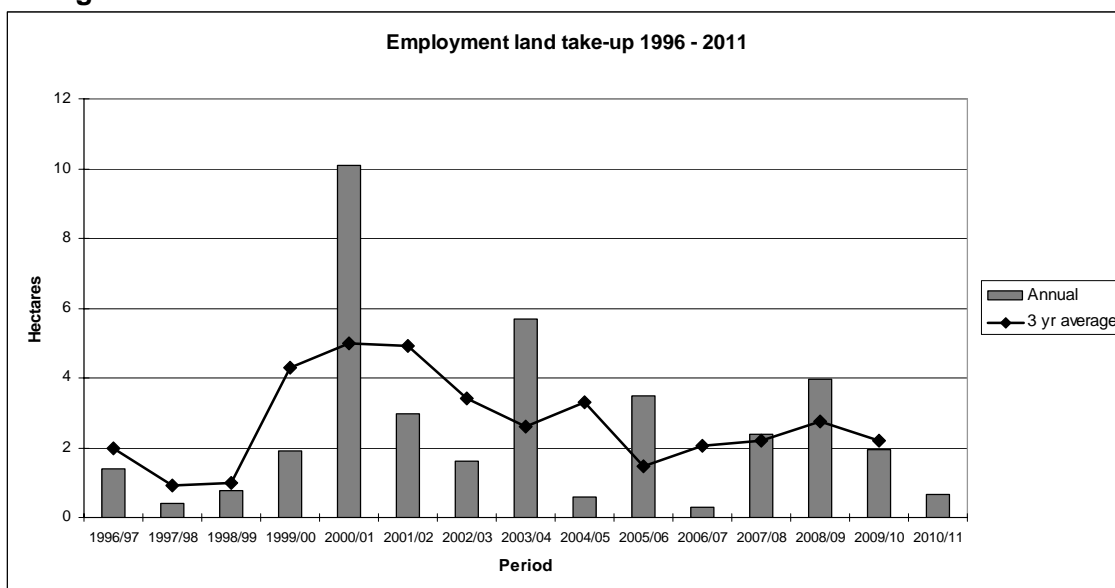
Pre – Regional Spatial Strategy (RSS) Period						
Monitoring Period	Area (Ha)					Floor Space (m ²)
	Total	B1	B2	B8	Other	
1996 – 97	1.40	0.60	0.80	0.00	0.00	2,053.00
1997 – 98	0.40	0.01	0.39	0.00	0.00	2,332.00
1998 – 99	0.78	0.20	0.50	0.05	0.03	6,328.00
1999 – 00	1.89	0.10	0.96	0.83	0.00	9,409.00
2000 – 01	10.11	1.88	6.42	1.71	0.10	46,147.00
2001 – 02	2.99	0.01	0.81	2.17	0.00	11,844.80
2002 – 03	1.63	0.09	0.26	1.28	0.00	18,902.00
2003 – 04	5.70	0.31	3.59	1.80	0.00	42,170.00
2004 – 05	0.60	0.28	0.08	0.24	0.00	3,925.00
Totals	25.5	3.48	13.81	8.08	0.13	143,110.80

Regional Spatial Strategy (RSS) Period						
Monitoring Period	Area (Ha)					Floor Space (m ²)
	Total	B1	B2	B8	Other	
2005 – 06	3.50	1.15	2.35	0.00	0.00	21,764.00
2006 – 07	0.28	0.21	0.03	0.05	0.00	2,021.00
2007 – 08	2.37	1.04	1.05	0.28	0.00	11,155.00
2008 - 09	3.96	3.57	0.00	0.39	0.00	11,597.00
2009 - 10	1.96	1.92	0.04	0.00	0.00	7,440.00
2010 - 11	0.67	0.01	0.00	0.66	0.00	6661.00
Totals	12.74	7.90	3.47	1.38	0.00	62,462.00

2.83	Average take-up per annum (1996-2005)
2.12	Average take-up per annum (2005-2011)

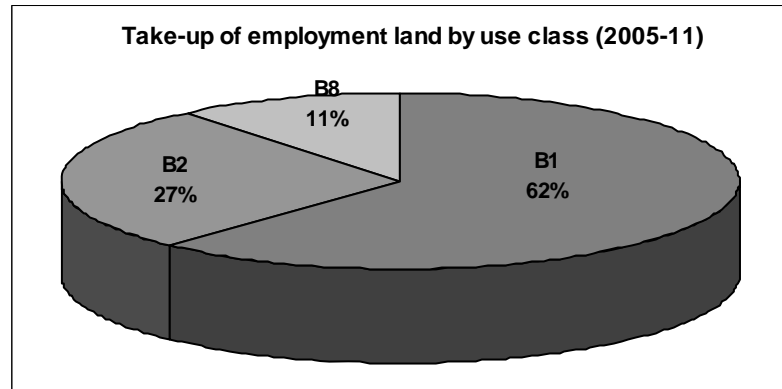
New floorspace (m ²)				
Monitoring Period	B1	B2	B8	Total
2010 – 11	48	0	6613	6661

Figure 1



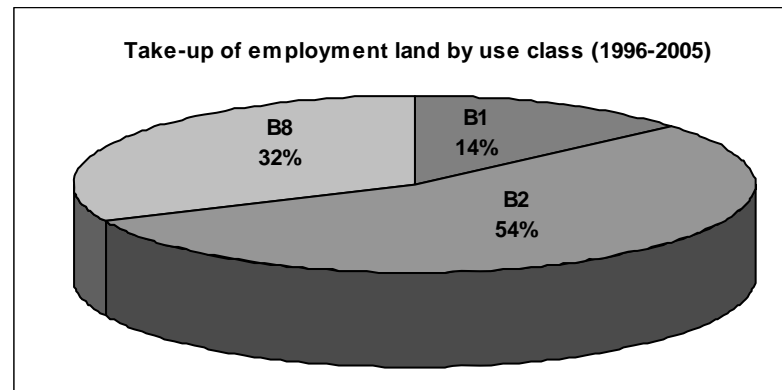
- 6.7 There were only two sites completed during the 2010-11 monitoring period, a small B1 use and larger B8 use. Figure 2 demonstrates that 62% of all completions since 2005 have been for B1 use, 27% for B2 use and 11% for B8. This move towards a more sustainable mix of employment uses is a key objective of the Pennine Lancashire Economic Strategy and the Pendle Sustainable Community Strategy (SCS). It is particularly important to the future health and vitality of the Pendle economy, which remains overly reliant on the manufacturing sector to generate wealth and provide local job opportunities.

Figure 2



- 6.8 Figure 3 shows that pre 2005 the majority of completions were for B2 and B8 uses, with over half of completions between 1996 and 2005 being for B2 development. The completions in the last six years (2005-2011) have helped to redress the mix of employment land with a significant increase in B1 uses.

Figure 3



7.0 The Pendle Employment Land Review – Update

7.1 The Pendle ELR forms a key part of the evidence base to help inform the preparation of the new Local Development Framework. The ELR (adopted March 2008) includes an analysis of supply and demand for employment land, including employing a range of demand assessment techniques³ which helped to determine the anticipated local requirement for employment land.

7.2 This section will use this years monitoring results, alongside previous years monitoring data, to update the ELR in two ways:

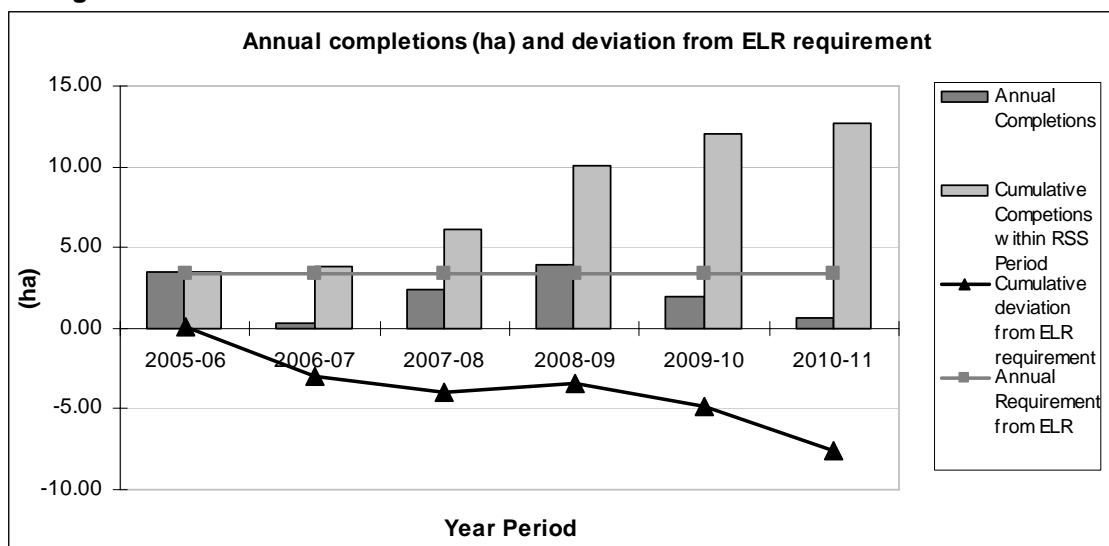
- A: To provide an assessment of current monitoring data i.e. completions, as progress against the annual provision targets set out in the ELR.
- B: To update the ELR findings with regards to overall employment land provision, taking into account new permissions and completions.

A: Performance against the annual employment land requirement

7.4 The employment land requirements identified in the RSS have superseded the requirements in the local plan. However, the RSS requirement is only provided on a sub-regional basis i.e. one figure for Lancashire as a whole and not individual district figures. The Pendle Employment Land Review therefore developed a Pendle figure, derived from the RSS figure for Lancashire and a combination of considering both the RSS methodology and historic sub regional targets from the Joint Lancashire Structure Plan.

7.5 The ELR demonstrates an anticipated demand for 54.16ha of new employment land in Pendle over the period 2005-2021, equating to 3.39ha per annum. Figure 4 demonstrates progress against this annual requirement using the completions to date, as presented in Table 3.

Figure 4



³ as per the ELR guidance note on preparing a local evidence base.

- 7.6 Although take-up in 2005-06 just exceeded the annual 3.39ha requirement set by the ELR, take-up in 2006-07 and 2007-08 fell far short of this figure. In 2008-09 the completion rate once again exceeded the annual requirement by 0.58ha, but this recovery was short lived with completions during the 2009-10 monitoring period falling to only 1.96ha and falling again during this monitoring period to 0.67ha (only 20% of the annual requirement).
- 7.7 As a result there is now a deficit of 7.57ha when assessing the provision rate against the employment land requirement – Pendle is approximately two and a quarter years behind the required level of provision at this point in the plan period.

B: Overall employment land provision

- 7.1 The annual monitoring of employment land completions and newly available sites also provides an opportunity to reassess the overall employment land supply position.
- 7.2 The ELR identified a portfolio of 34 sites of available land in Pendle which, if all were developed out for employment uses, would help to meet the anticipated requirement of 54.16ha.
- 7.3 The ELR identified a residual requirement (shortfall) of 7.121ha of land (Table 21 of the ELR) after taking into account:
1. the portfolio of available sites;
 2. completions which occurred between 2005-2007 and;
 3. available sites below the site size threshold (below 0.25ha) (as identified in the 2006-07 monitoring report)
- 7.4 In order to carry out an assessment of the current position with regards to meeting the 54.16ha land requirement, the following tasks need to be carried out:
1. Determine whether those sites included in the ELR from the 2006-07 monitoring report (that were under the size threshold) are still available.
 2. Assess the list of sites identified as available in previous monitoring periods (and not previously identified in the ELR) to see if these sites are still available.
 3. Determine if any new sites have come forward during the current monitoring period, that were not previously identified in the ELR portfolio of sites or previous Employment Land Monitoring Reports.
 4. Determine if any of the sites in the portfolio have been completed.
 5. Determine if any of the sites in the portfolio have been lost to non-employment uses during the monitoring period and therefore can no longer be counted towards the overall supply of sites.
 6. Assess total losses of employment floorspace through annual monitoring and any potential impact on residual land requirements.

1. Assessment of sites from the 2006-07 monitoring report

- 7.5 The portfolio of 34 sites of available land presented in the adopted ELR included sites over 0.25ha in size only. However, sites below this size threshold

with an existing planning permission at the time of the ELR assessment (taken from the 2006-07 employment land monitoring report) were also included in determining the 7.121ha shortfall.

- 7.6 It is important to reassess which of the sites from the 2006-07 Employment Land Monitoring Report (ELMR) are still available, and can be considered to form part of the current employment land supply (Table 4). Where a site has been completed, superseded or developed for an alternative use it has been removed from the list. Where a site is still available (a valid planning permission is still in place) or where the planning permission has lapsed but the site is still vacant, it is included in the list and continues to contribute towards the supply.

Table 4: Sites from the 2006-07 monitoring report included in the ELR that are still considered as part of the supply

Ref.	Site	Area (ha)	Status
Sites granted permission in 2006-07 included in the ELR (under size threshold)			
38	Zion Works, Exchange Street, Colne	0.015	Lapsed
61	Kenyon Road, Lomeshaye	0.011	Lapsed
65	Gissing and Lonsdale Ltd, Rookery Road, Barnoldswick	0.035	Lapsed
68	Duckworth Mill, Oak Street, Colne	0.028	Lapsed
69	Lindred Road, Lomeshaye	0.003	Lapsed
71	Acorn Stone Merchants, Kirby Road, Lomeshaye	0.028	Lapsed
101	Foot House Gate Farm, Barley	0.020	Lapsed
106	Lomeshaye Electrical, Kenyon Road, Lomeshaye	0.018	Lapsed
107	Timber Centre, Whitewalls Industrial Estate, Colne	0.030	Lapsed
123	Grains Barn Farm, Barrowford Road, Fence	0.013	Lapsed
128	Land adjacent to Edward Street / Ravenscroft Way, Barnoldswick	0.119	Lapsed
150	R Wellock & Co, Skipton Road, Trawden	0.004	Lapsed
Total (hectares) for 2006-07		0.3420	

- 7.7 Table 4 shows that a total of 0.34ha of land from the 2006-07 ELMR can still be considered as contributing to the current supply of employment land, although all these sites would now need new planning applications before any development could be carried out as previous permissions have all lapsed.

2. Assessment of sites identified as available in monitoring reports since the adoption of the ELR

- 7.8 As well as those sites from the 2006-07 ELMR, other sites identified in subsequent monitoring reports can also contribute to the employment land supply. It is important as part of the update of the ELR that these sites are reassessed to ensure that they can still be considered to be part of the current supply of employment land.

- 7.9 Each site is checked to see whether it has been completed, or developed for an alternative use. If the site is completed then it is removed from the list and added to the completion totals. If the site has been developed for an alternative use then it is removed from the list and no longer forms part of the employment land supply. Where the planning permission is still valid the site continues to count towards the current supply of employment land. Where the planning permission has lapsed the site will also continue to count towards the current supply of employment land provided it is still vacant.
- 7.10 Table 5 lists new planning permissions granted during the 2007-08, 2008-09 and 2009-10 monitoring periods, for employment sites not previously identified in the ELR. The table does not double count permissions (e.g. if a site was granted outline permission in 2007-08 and reserved matters in 2008-09 the site will only appear in the 2008-09 list). The table only shows those sites that are still available as completions have been removed and are counted separately.

Table 5: Sites identified in the 2007-08, 2008-09 and 2009-10 monitoring reports that are still considered as part of the supply

Ref.	Site	Area (ha)	Status
Sites granted permission in 2007-08			
173	New Street Yard, Colne	0.091	Lapsed
178	Yard adjacent 15 Brook St, Nelson	0.139	Lapsed
179	Land to rear of Riverside works, Nelson	0.192	Available
Total (hectares) for 2007-08		0.422	
Sites granted permission in 2008-09			
188	Buildings and Land off Junction Street, Colne	2.103	Available
193	Unit A West Craven Business Park, Craven Drive, Earby	0.015	Available
201	Wolfenden Ltd, Edenworks, Colne Road, Kelbrook	0.066	Available
202	1-4 Castle Street, Brierfield	0.043	Available
204	Lucas Sports Ground, Colne Road, Brierfield	0.029	Available
205	The Groves Hotel, 144 Manchester Road, Nelson	0.016	Available
Total (hectares) for 2008-09		2.272	
Sites granted permission in 2009-10			
209	21 Norfolk Street, Nelson	0.0068	Available
211	Unit 4 Station Yard, Colne Road, Earby	0.017	Available
215	44-50 Colne Road, Brierfield	0.024	Available
217	Land on Reedyford Road, Nelson	0.204	Available
Total (hectares) for 2009-10		0.2518	
Total (hectares) for 2007-10		2.9458	

- 7.11 The table demonstrates that between 2007-08 and 2009-10 a total of 2.95 ha of new employment land was granted planning permission on land not previously counted, and this will contribute to the overall availability of employment land.

3. New sites coming forward

- 7.12 It is important to identify any new sites which could contribute to the supply of employment land and help to reduce the shortfall. The availability schedule in the 2010-11 monitoring report is used to identify any sites that have not previously been identified in the ELR, or subsequent monitoring reports since the adoption of the ELR.
- 7.13 During the 2010-11 monitoring period five sites have been identified which can count towards the employment land supply (Table 6). In total these sites make up 1.7442ha of employment land.

Table 6: New sites identified from the 2010-11 monitoring report

Ref.	Site	Area (ha)	Status
Sites granted permission in 2010-11			
225	Rolls Royce Bankfield, Skipton Road, B'wick	1.57	Available
228	Sugden Ltd, Pasture Lane, Barrowford	0.0205	Available
229	Shackleton Hall, Church St, Colne	0.0815	Available
230	Lloyds Motors, Crown way, Colne	0.0185	Available
226	Land Adjacent to Lonsdale St Works, Colne	0.0537	Available
Total (hectares) for 2010-11		1.7442	

- 7.14 Looking at Tables 5 and 6 a total of 4.69ha of land, not previously identified, can now be considered to contribute to the current employment land supply.

4. Completions of sites within the portfolio

- 7.15 It is important to see which sites within the portfolio have been completed and should be moved into the completions section of Table 7.
- 7.16 During the 2010-11 monitoring period, neither of the two sites listed as complete in Table 2 of this monitoring report were part of the ELR site portfolio, therefore there has been no change in the portfolio due to completions.

5. Loss of sites identified in the portfolio to non-employment uses

- 7.17 During the 2010-11 monitoring period there have been no losses from the portfolio of vacant sites due to the commencement, or completion, of development for alternative uses.

Summary – update of Table 21 of the ELR

- 7.18 Table 7 updates the summary of employment land provision in Pendle (Table 21 of the ELR). It takes into account of the findings from the annual Employment Land Monitoring Reports for 2007-08, 2008-09 and 2009-10 as well as this years monitoring report.

- 7.19 In summary the availability schedule presented in this monitoring report identifies a further 1.74 hectares of employment land not previously counted, or recognised, as potential. Considering this additional 1.74 hectares, Table 7 demonstrates a reduction of the final shortfall in supply from 7.12ha to 0.803ha. This is a significant reduction in the final gap in provision. However, some caution must be applied to these figures as they include existing employment sites that are now available for redevelopment.

Table 7: ELR update – final gap in provision

	Area (ha)				
	ELR	2007-08 update	2008-09 update	2009-10 update	2010-11 update
Total Pendle Requirement 2005-2021	54.160	54.160	54.160	54.160	54.160
Portfolio of Sites in Employment Land Review	-35.329	-34.168	-31.307	-30.139	-30.139
Residual Requirement	18.831	19.992	22.853	24.021	24.021
Completions since 2005	-3.780	-6.150	-10.110	-12.090	-12.74
Sites shown in the 2006-07 employment land monitoring report (below size threshold) that are still available	-0.860	-0.730	-0.595	-0.446	-0.324
New sites available (taken from the 2007-08 employment land monitoring report)	N/A	-1.252	-0.643	-0.453	-0.422
New sites available (taken from the 2008-09 employment land monitoring report)	N/A	N/A	-2.480	-2.480	-2.272
New sites available (taken from the 2009-10 employment land monitoring report)	N/A	N/A	N/A	-0.630	-0.2518
New sites available (taken from the 2010-11 employment land monitoring report)	N/A	N/A	N/A	N/A	-1.7442
Proposed sites (supply) on PDL	-4.003	-4.003	-4.003	-4.003	-4.003
Proposed sites (supply) on greenfield land (within settlement boundary)	-3.067	-3.067	-3.067	-3.067	-3.067
Final gap in provision – shortfall of supply	7.121	4.790	1.955	0.852	0.803

6. Losses of employment floorspace to other uses

- 7.20 The ELR considered the supply and demand for existing vacant floorspace in Pendle separately to the supply and demand for vacant land available for new developments. The ELR identified 39 sites which were existing business premises with vacant floorspace, providing a total of 111,363m² of available floorspace. When considered alongside anticipated future demand (for example that highlighted in the business survey) this demonstrated an overall surplus of 12,693m² of existing floorspace (Table 11 of the ELR).
- 7.21 To help monitor changes in this position, the employment land monitoring report considers losses of employment floorspace; losses may reduce this surplus

position, which could indicate that additional employment land may be required in the future⁴.

- 7.22 Table 8 presents a summary of the total losses of employment floorspace in Pendle during the 2010-11 monitoring period. The table summarises losses of employment floorspace to new developments for housing, employment, retail and leisure uses.
- 7.23 Table 8 shows there have been no losses of B8 floorspace and therefore the completion of 6,613m² of new B8 space is also the net completion figure. This completion was a change of use from B2 and explains some of the B2 losses during this period, i.e. 6,613m² changed use between the two business classes, and does not therefore represent an actual loss of employment land. The majority of the remaining B2 loss was the demolition of Grove Mill in Colne for the erection of a new supermarket; this is only recorded as a loss this year with the completion of the retail development.

Table 8: Loss of employment floorspace (m²)

	B1	B2	B8
Losses to housing developments	-203	-270	0
Losses to employment developments	0	-6,613	0
Losses to retail & leisure developments	-270	-9,369	0
Losses to other uses	0	0	0
Total losses (2010-11)	-473	-16,252	0
Total new gross completions (2010-11) (Table 3)	48	0	6,613
Total new net completions (2010-11)	-425	-16,252	6,613

- 7.24 Last years employment land monitoring report concluded that the floorspace surplus identified in the ELR had been reduced from 12,693m² to 1,839m² by the end of that monitoring period. The surplus floorspace figure has been reduced significantly over recent years with the loss of employment floorspace outside of the borough's Protected Employment Areas. The loss of a further 16,725m² of floorspace during this monitoring period (2010-11) would reduce the surplus further and result in a deficit in floorspace, of -14,886m².
- 7.25 Table 8 includes losses between the employment use classes i.e. changes of use, as this can be important in understanding the overall provision as regards particular types of employment land and premises. However, with regards to assessing the current position against the surplus identified in the ELR we need to refine the analysis to consider only true losses of employment space to other non-employment uses. Table 9 shows the losses of employment floorspace to other uses over the last 4 monitoring periods, since the adoption of the ELR.

⁴ New floorspace created is not considered in this calculation as it is counted against the 'supply and demand of land and sites' part of the ELR.

Table 9: Cumulative losses of employment floorspace

	ELR surplus floorspace	2007-08	2008-09	2009-10	2010-11
Losses of employment floorspace (including changes of use between employment uses)		4,833	3,611	2,410	16,725
Losses of employment floorspace to non employment uses		3,790	864	937	10,112
ELR surplus – all losses	12,693	7,860	4,249	1,839	-14,886
ELR surplus – losses to non employment uses	12,693	8,903	8,039	7,102	- 3,010

7.26 Table 9 shows that the amount of existing vacant floorspace has been decreasing over the last 4 years and is now in a position of deficit, even when losses of floorspace between employment uses have been discounted. In other words it suggests that there is no surplus employment floorspace in existing premises. This is a rather crude analysis in the fact that it does not necessarily reflect the full picture, for example, it does not consider the current levels of vacant premises and floorspace. However, it may be an additional useful indicator of employment land requirement in the future i.e. that additional land may need to be identified.

7.27 Although this monitoring report provides an update of the supply side of employment land in Pendle, re-analysis of the demand side⁵ would be necessary to provide a fully accurate update of the ELR. As outlined in the monitoring and review section of the ELR, this will be undertaken at no more than five yearly intervals as part of the 'plan, monitor and manage' approach.

8.0 Conclusions

8.1 Including new permissions granted during the monitoring period 2010-11, the total amount of available employment land in Pendle i.e. land with a valid 'live' planning permission, is currently 23.61ha. These developments would provide for 81,316m² of employment floorspace.

8.2 A total of 0.67ha of employment land has been completed during the monitoring period 2010-11, providing an additional 6,661m² of employment floorspace. This is the lowest level of annual completions since 2006-7.

8.3 The level of completed floorspace (0.67ha) falls short of the annual requirement identified in the Employment Land Review, of 3.39ha per annum. This results in a 7.57ha cumulative deficit in provision at this point in the plan period.

8.4 Updating the employment land supply shortfall identified in the ELR (7.121ha) with this years monitoring data suggests the overall shortfall in employment land supply has been reduced to 0.803ha. However, the surplus vacant floorspace identified in the ELR would appear to have been cancelled out by

⁵ The floorspace element was based upon planned business expansion returns from the 2007 business survey, and accounted for any anticipated vacated premises from this survey.

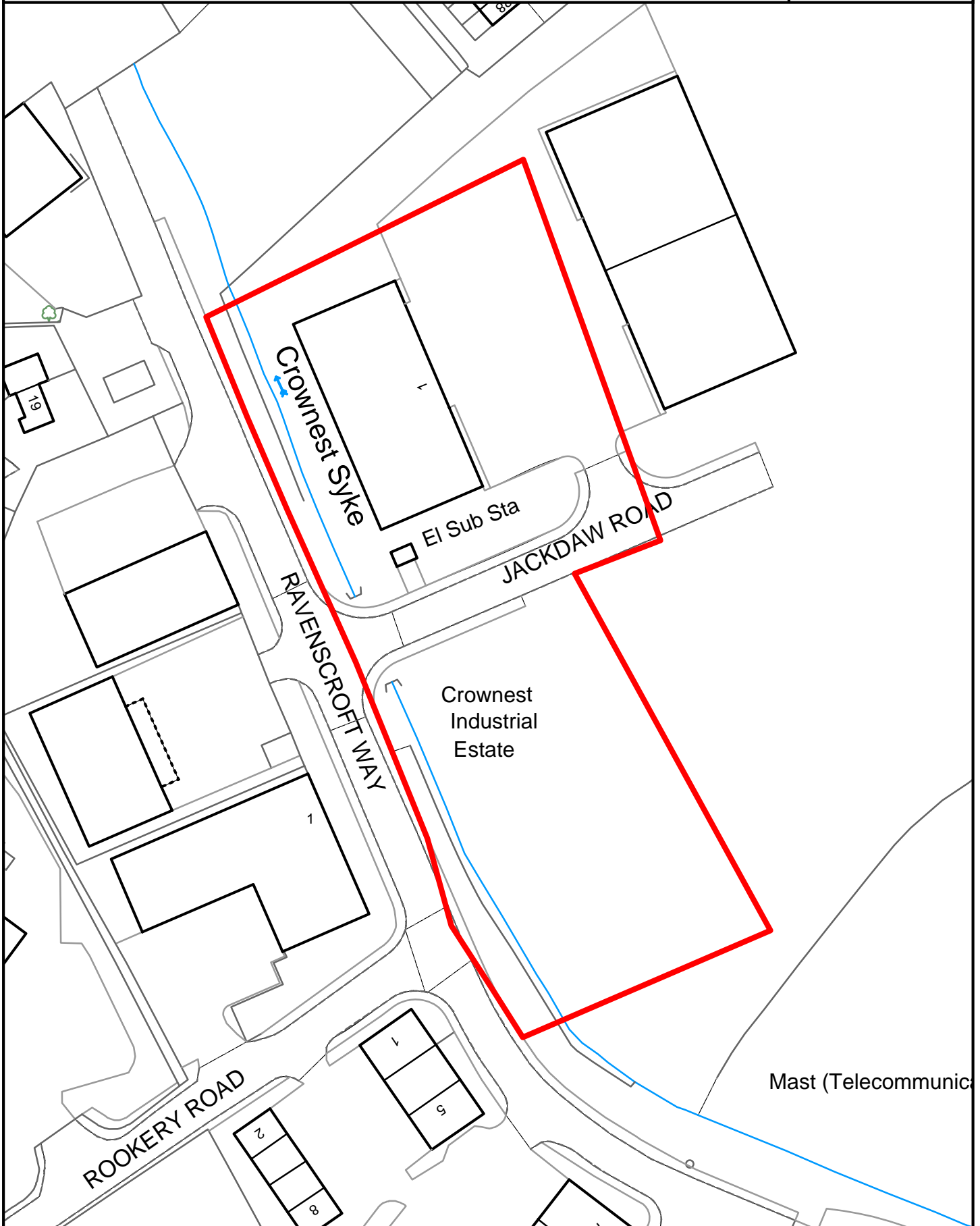
subsequent losses of employment floorspace, and overall monitoring data would suggest a possible shortage of vacant floorspace of 3,010m² and may suggest a future need for the identification of further employment land. A full review of the ELR considering employment land demand, as well as the supply position, would be needed to give a fully accurate update of the employment land position.

APPENDIX 1

SITE PLANS

AVAILABLE SITES

(ordered by Site Ref)



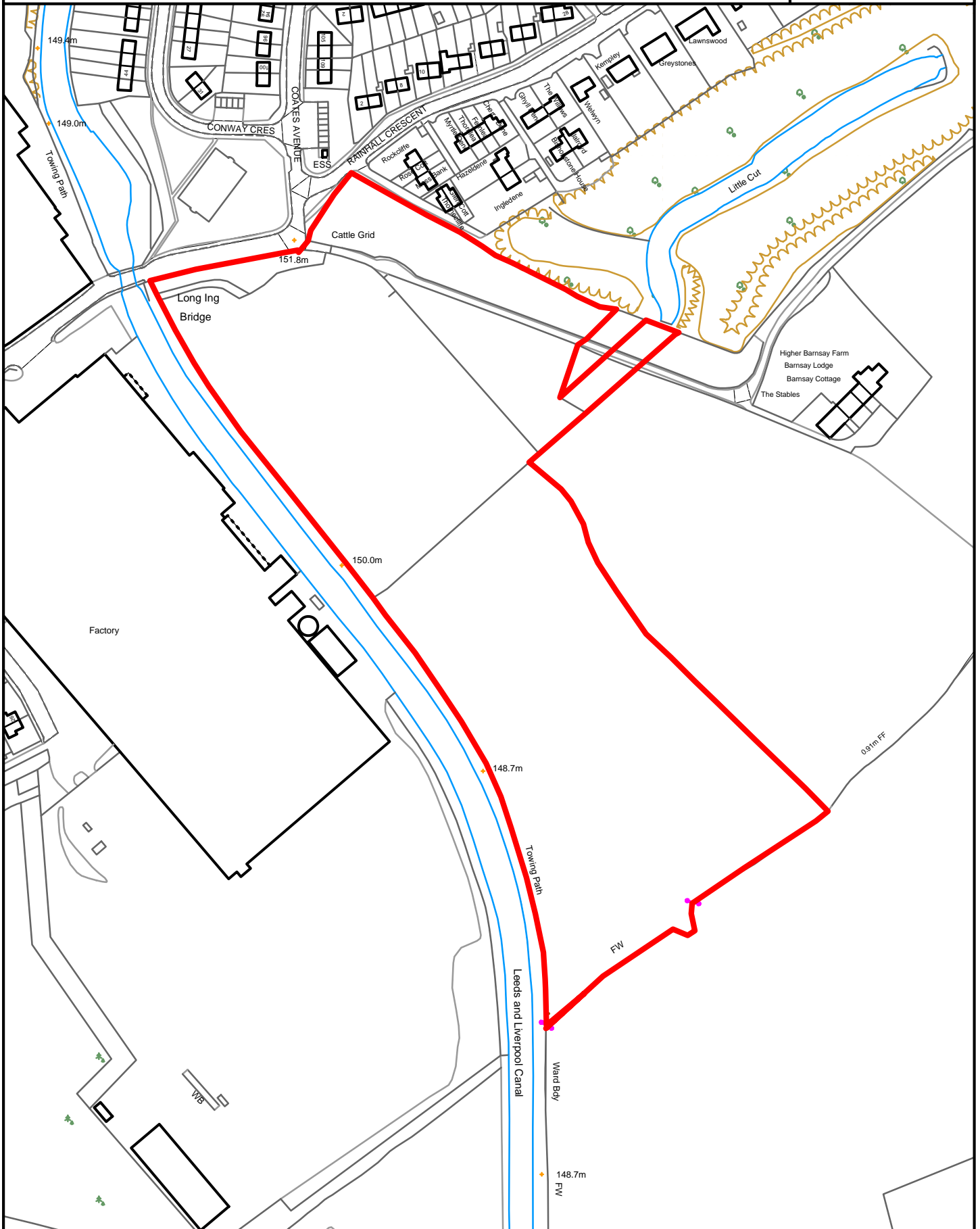
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Site boundary of planning permission



Former Barnsey Shed and adjacent field
Long Ing Lane



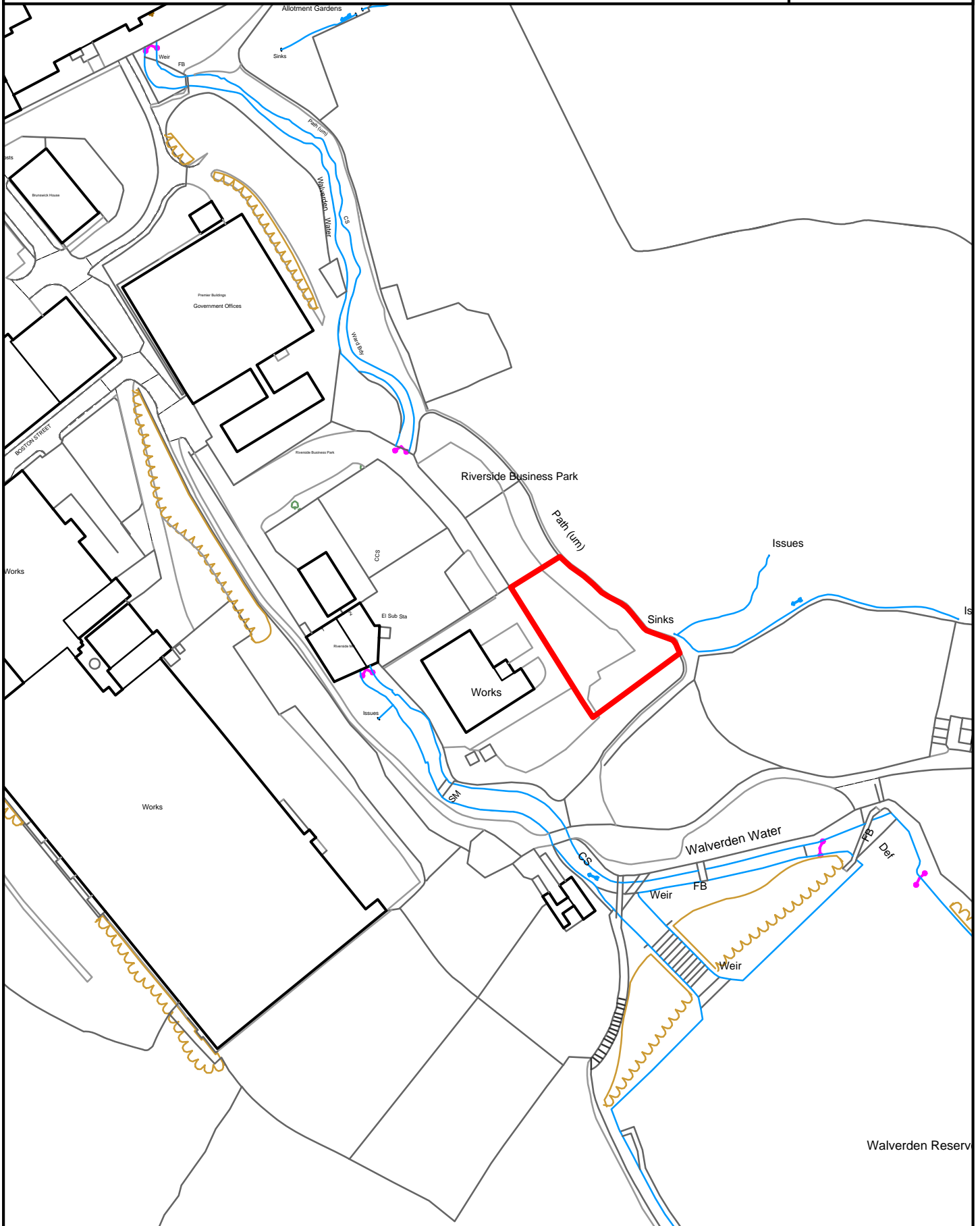
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Land at rear of Riverside Works
Brunswick Street



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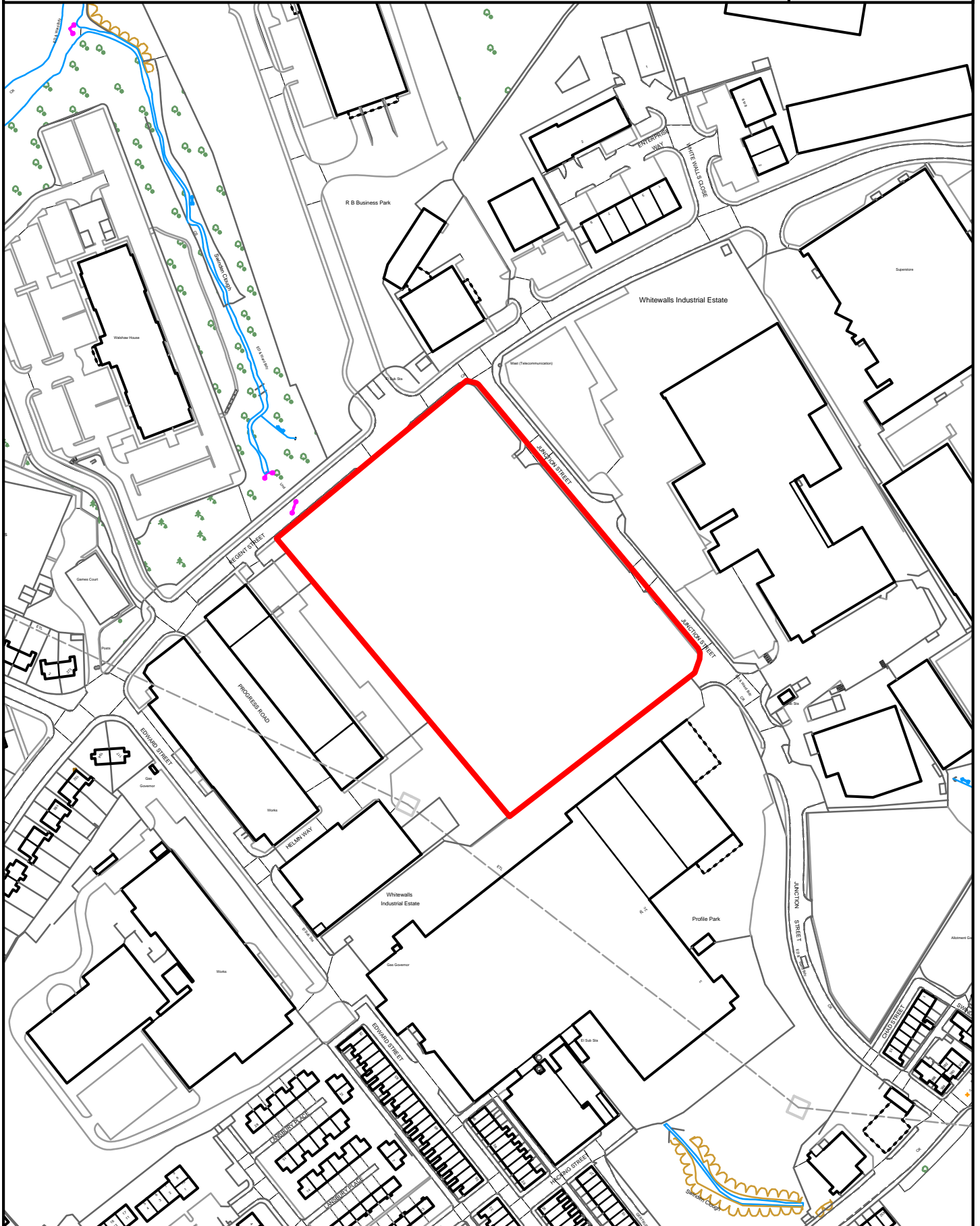
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Buildings and Land off Junction Street



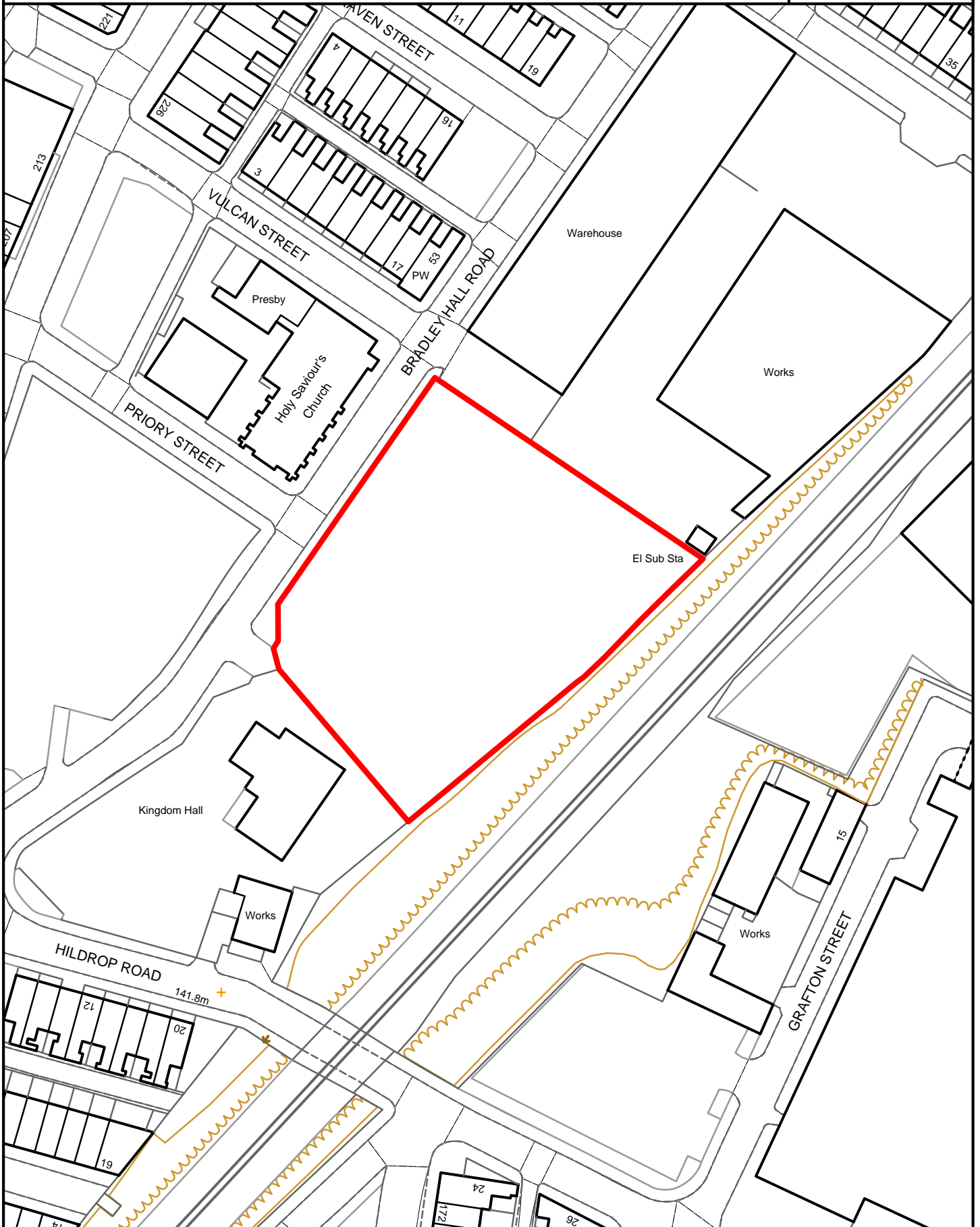
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Land adjacent to Kingdom Hall
Bradley Hall Road



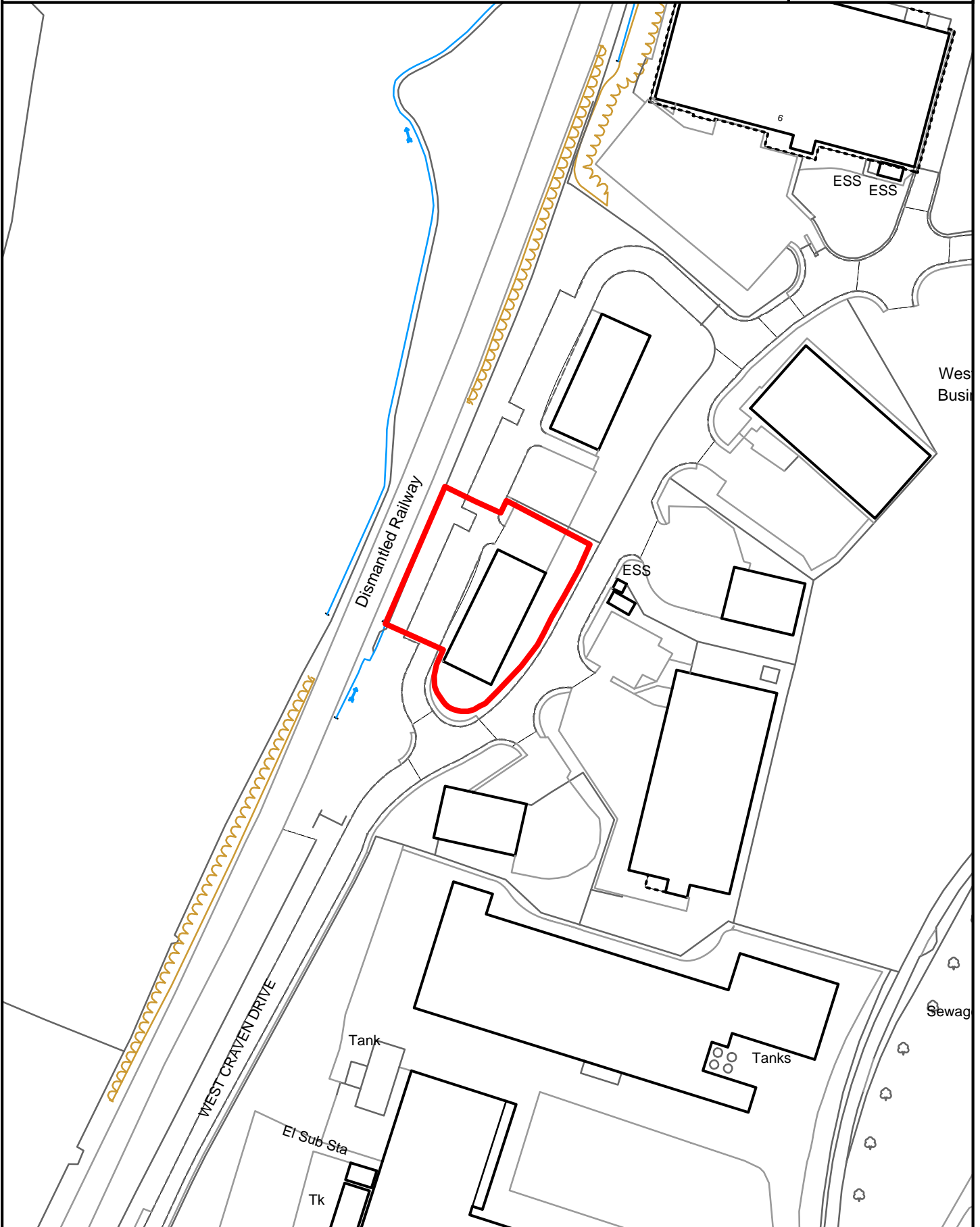
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Unit A West Craven Business Park
West Craven Drive

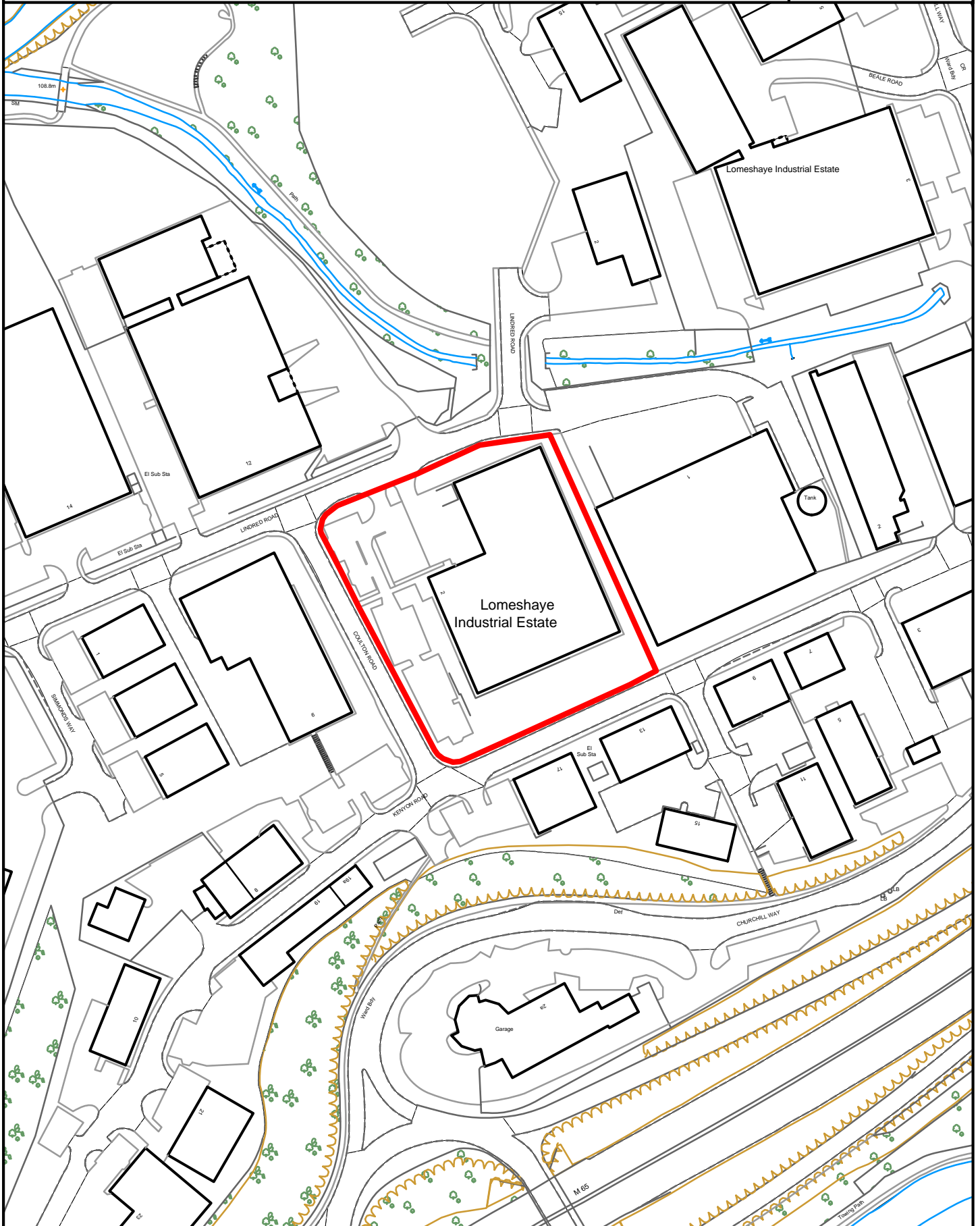


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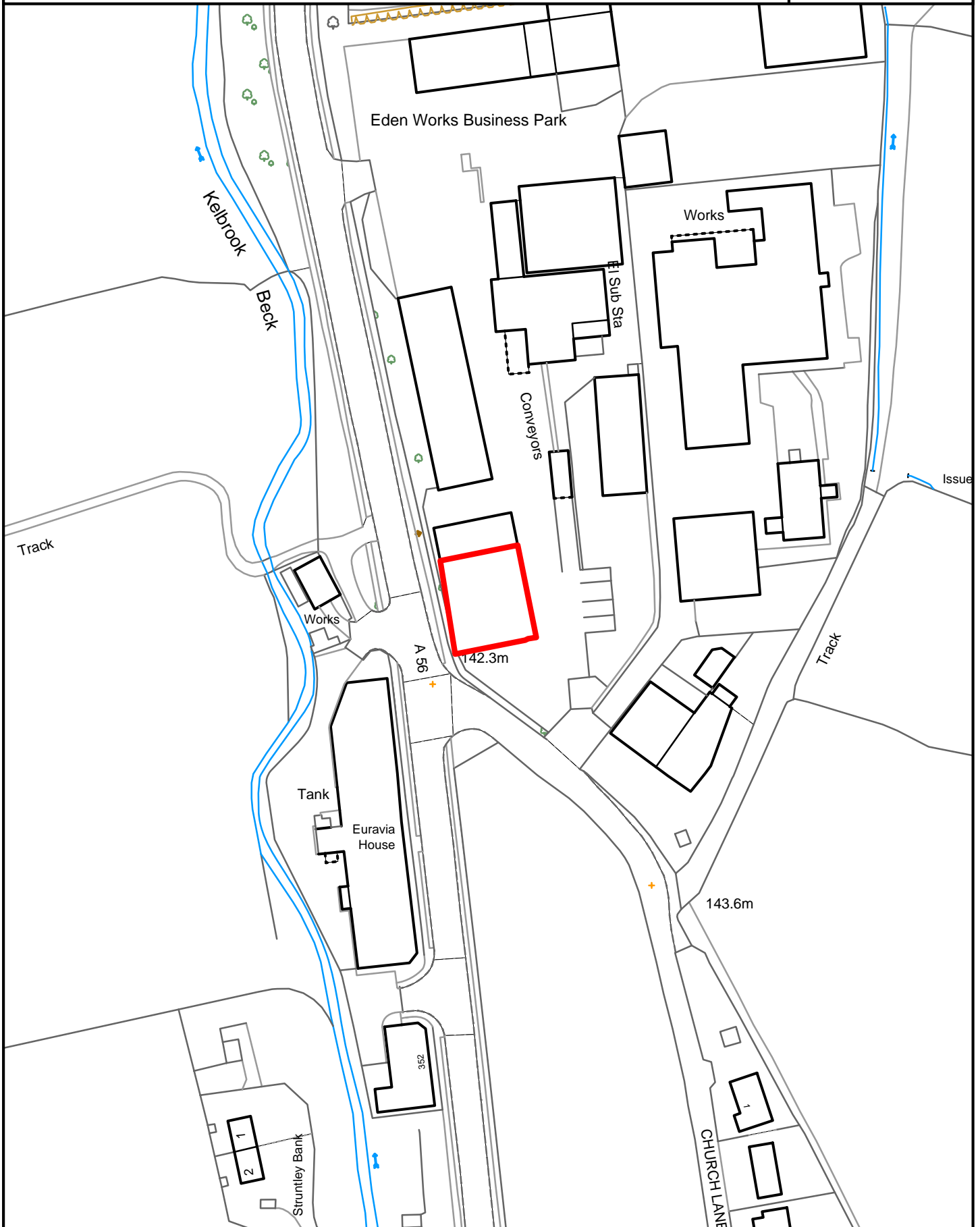
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Wolfenden Ltd, Edenworks
Colne Road



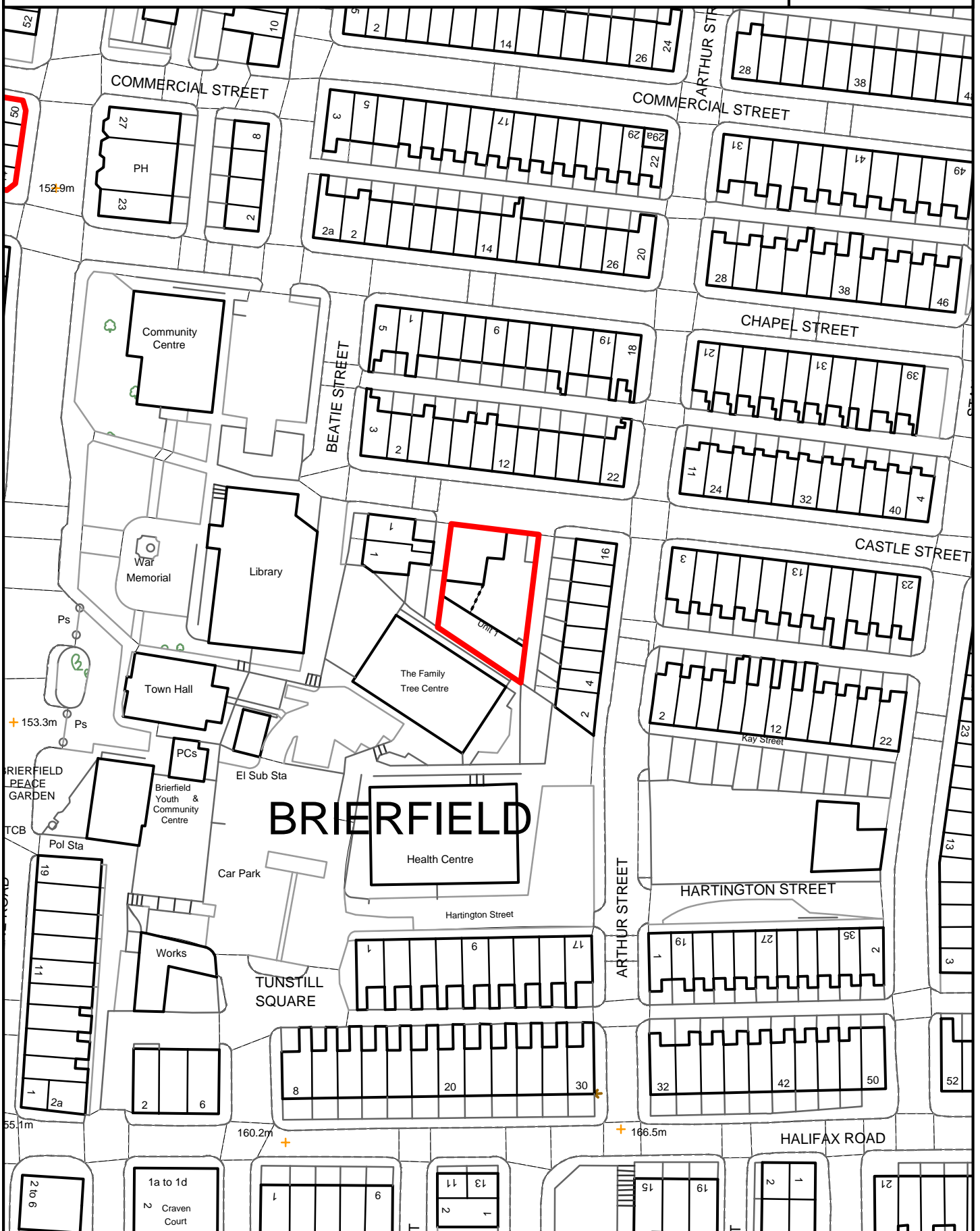
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BRIERFIELD

Unit 1



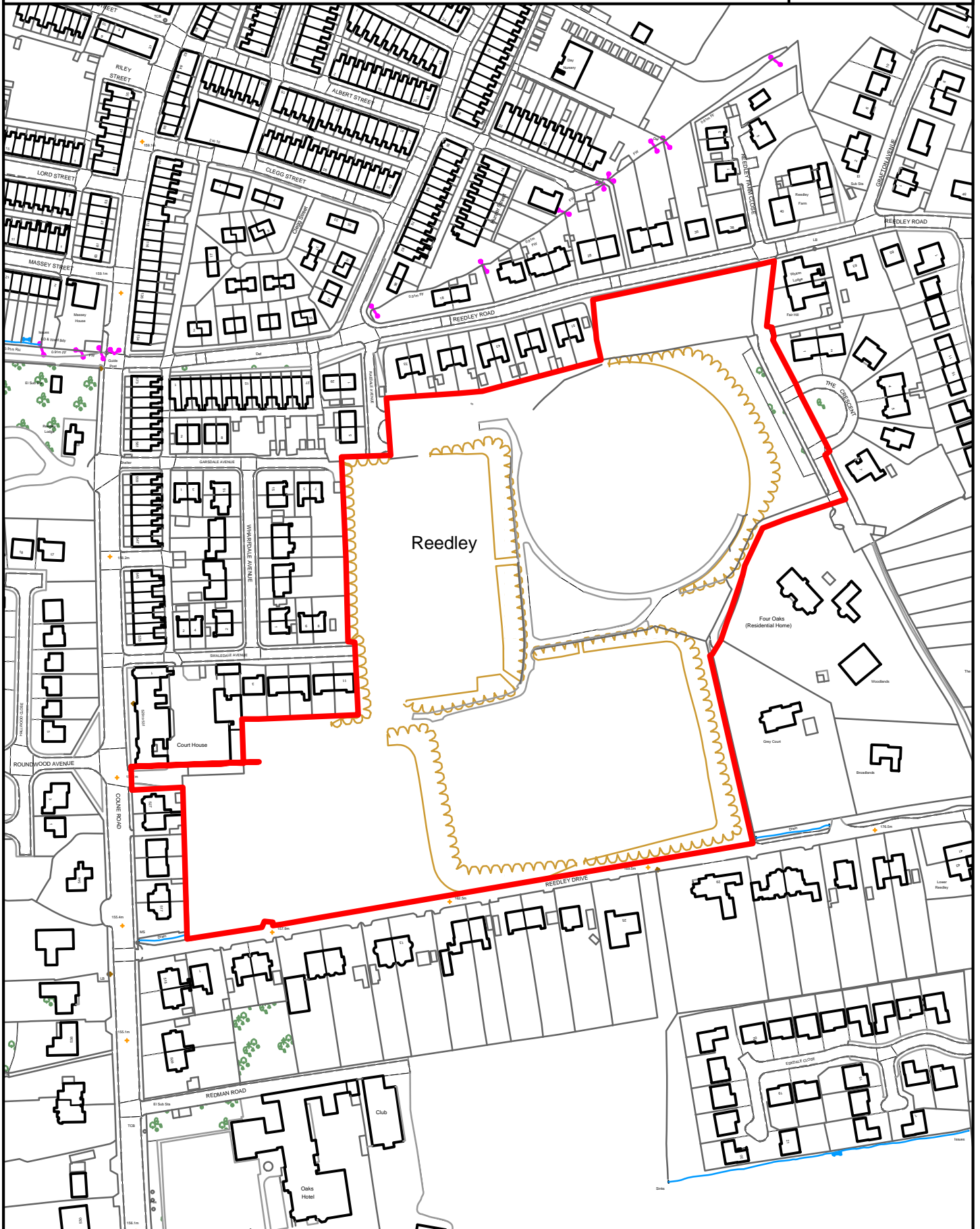
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Lucas Sports Ground
Colne Road



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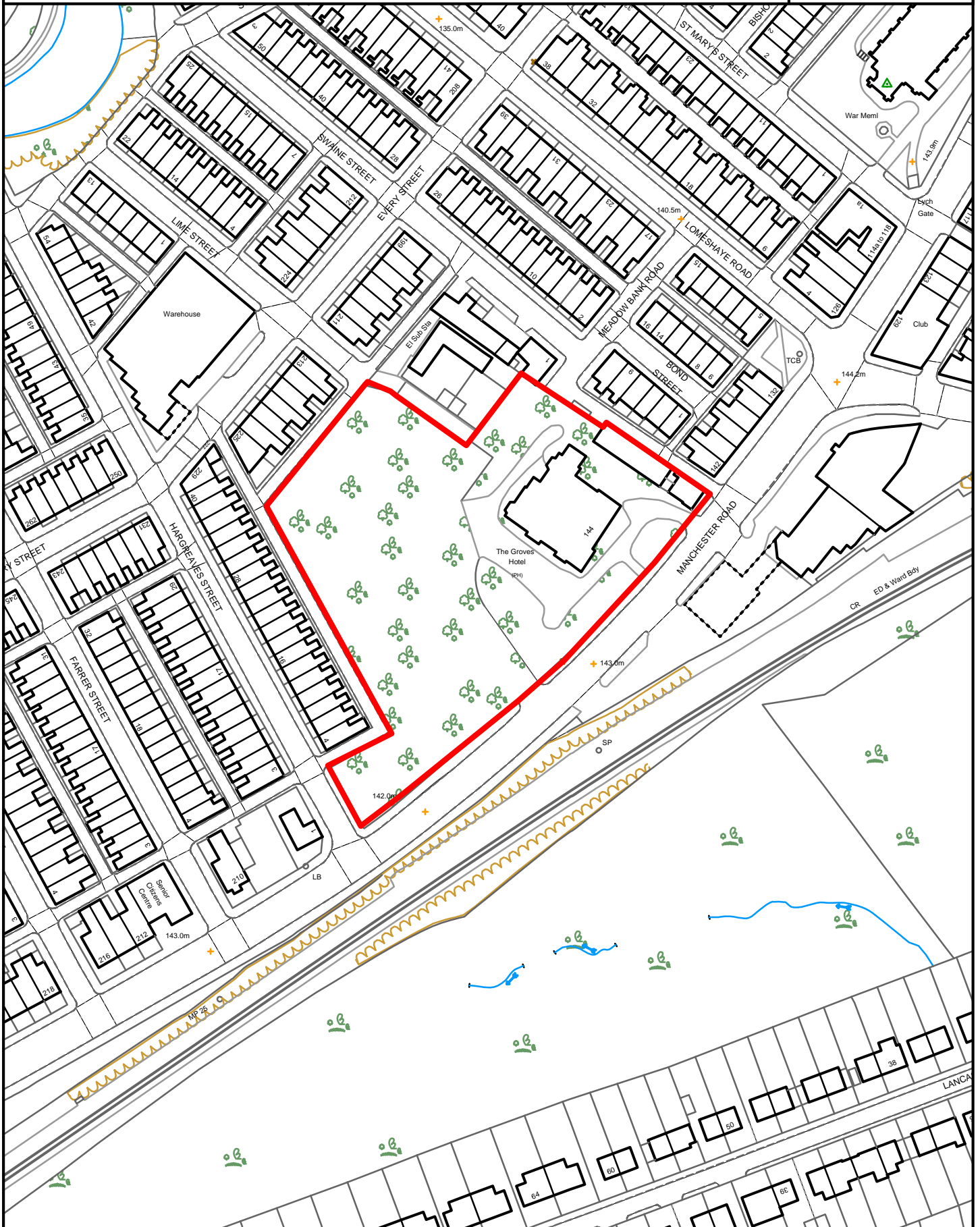


NELSON

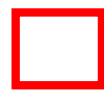
SITE REF:

205

The Groves Hotel
144 Manchester Road



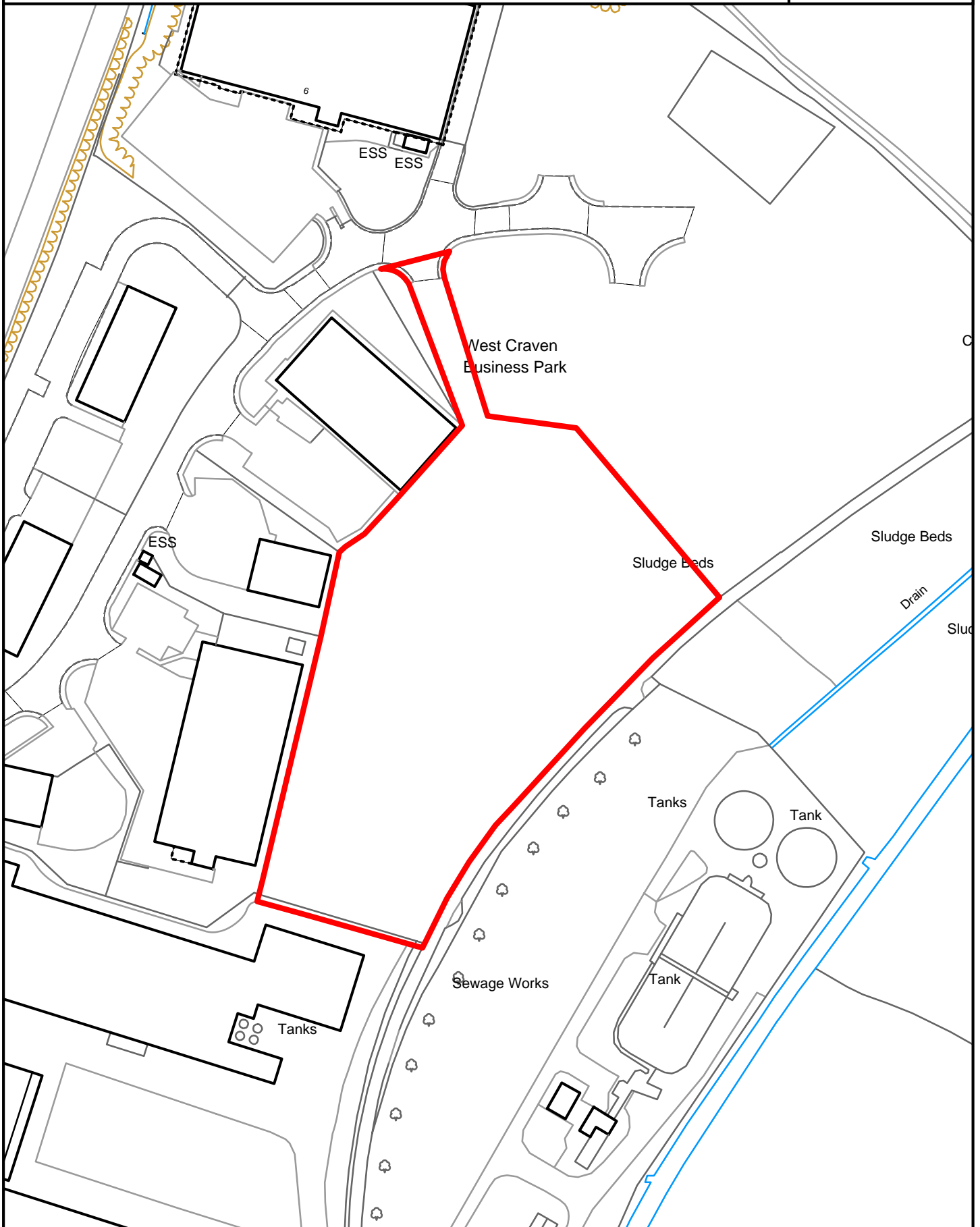
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Unit 7 West Craven Business Park
West Craven Drive



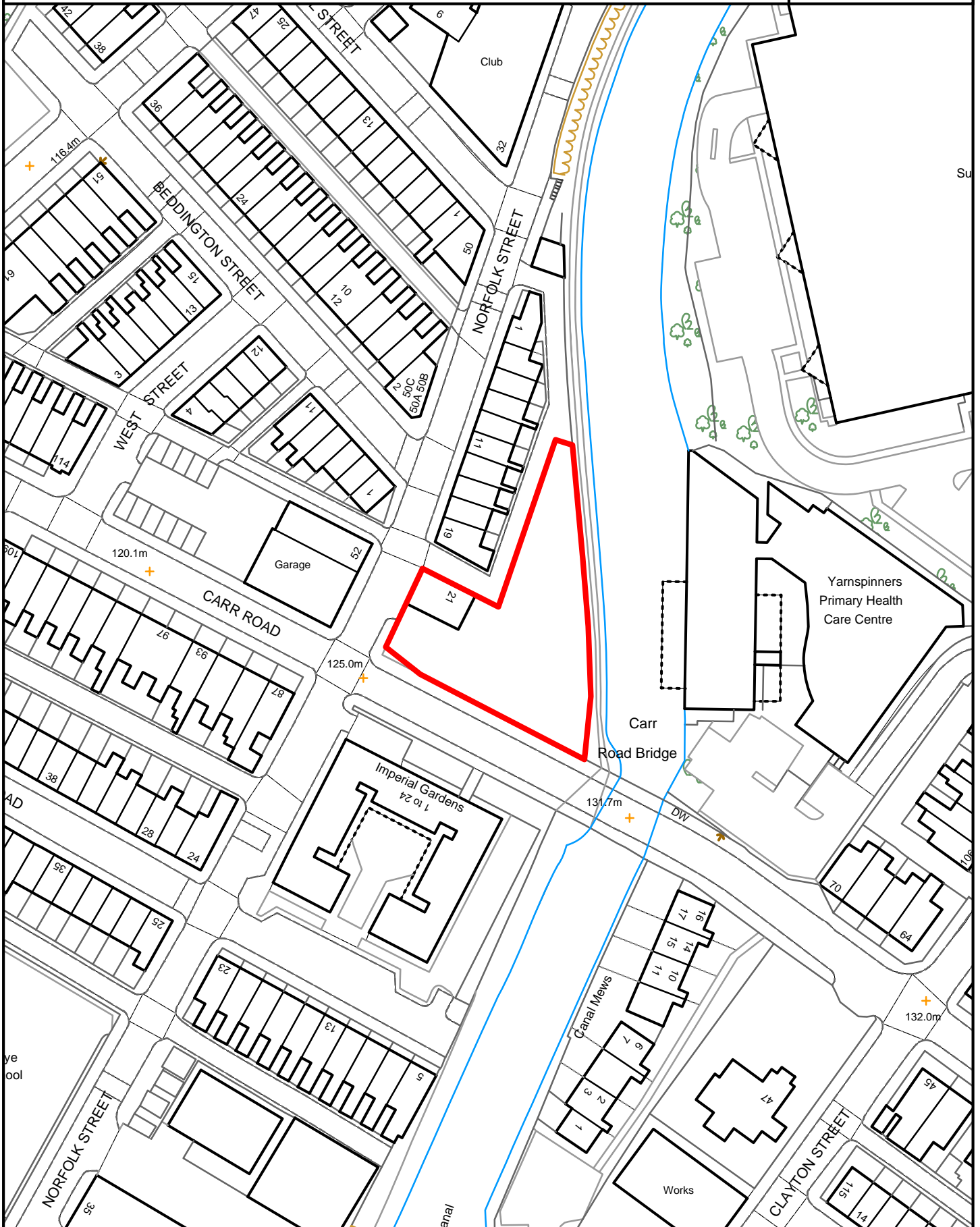
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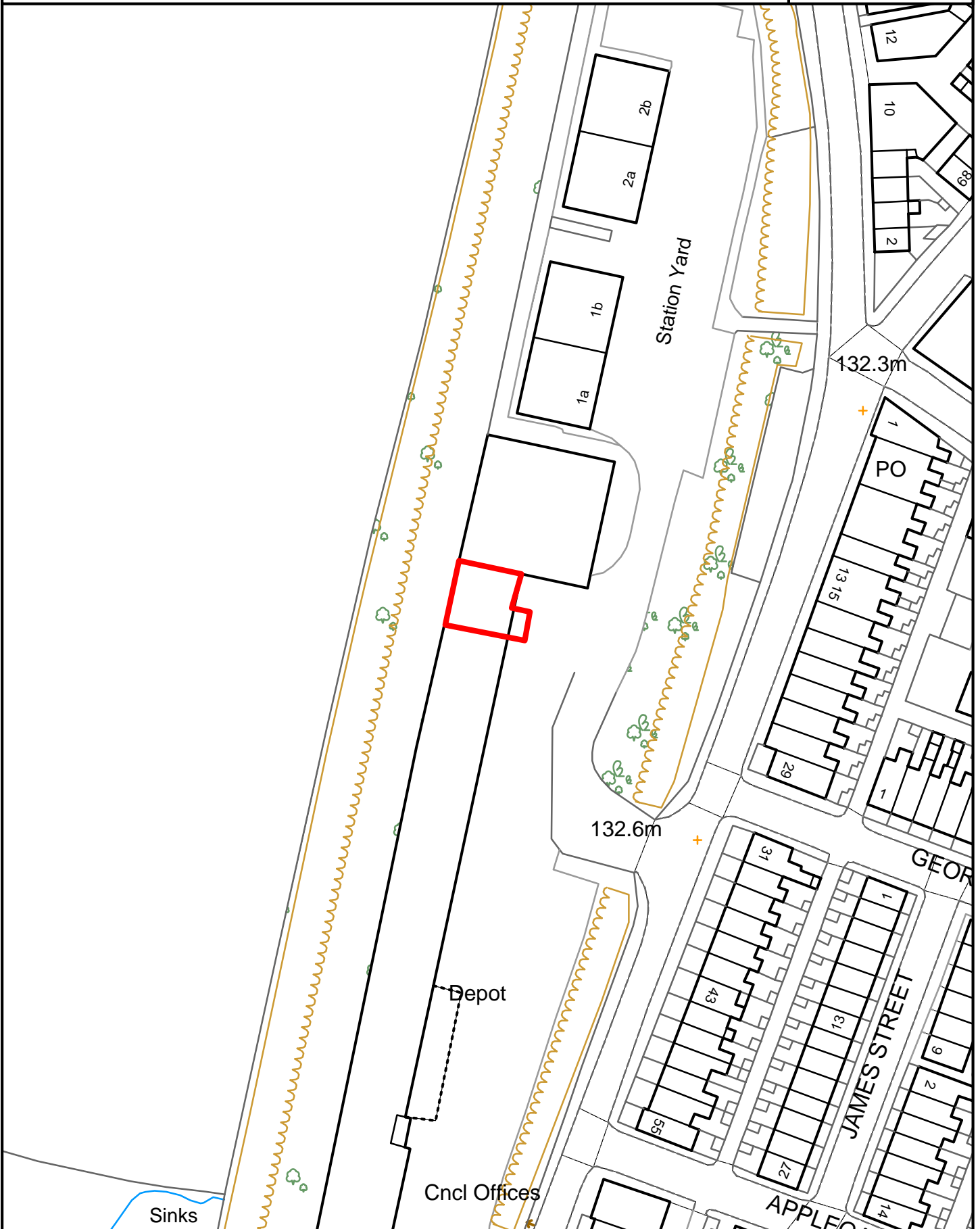


EARBY

SITE REF:

211

Unit 4 Station Yard
Colne Road

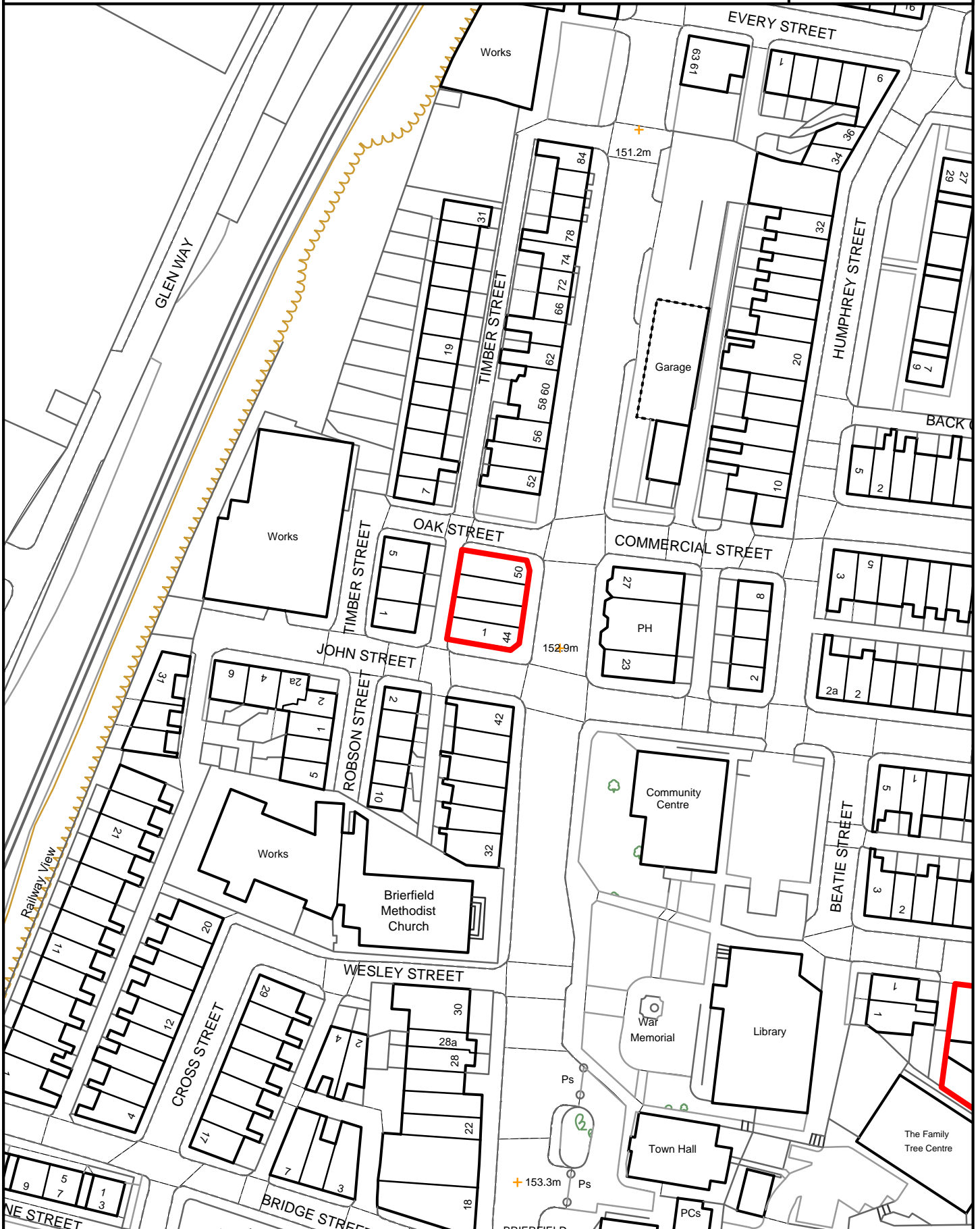


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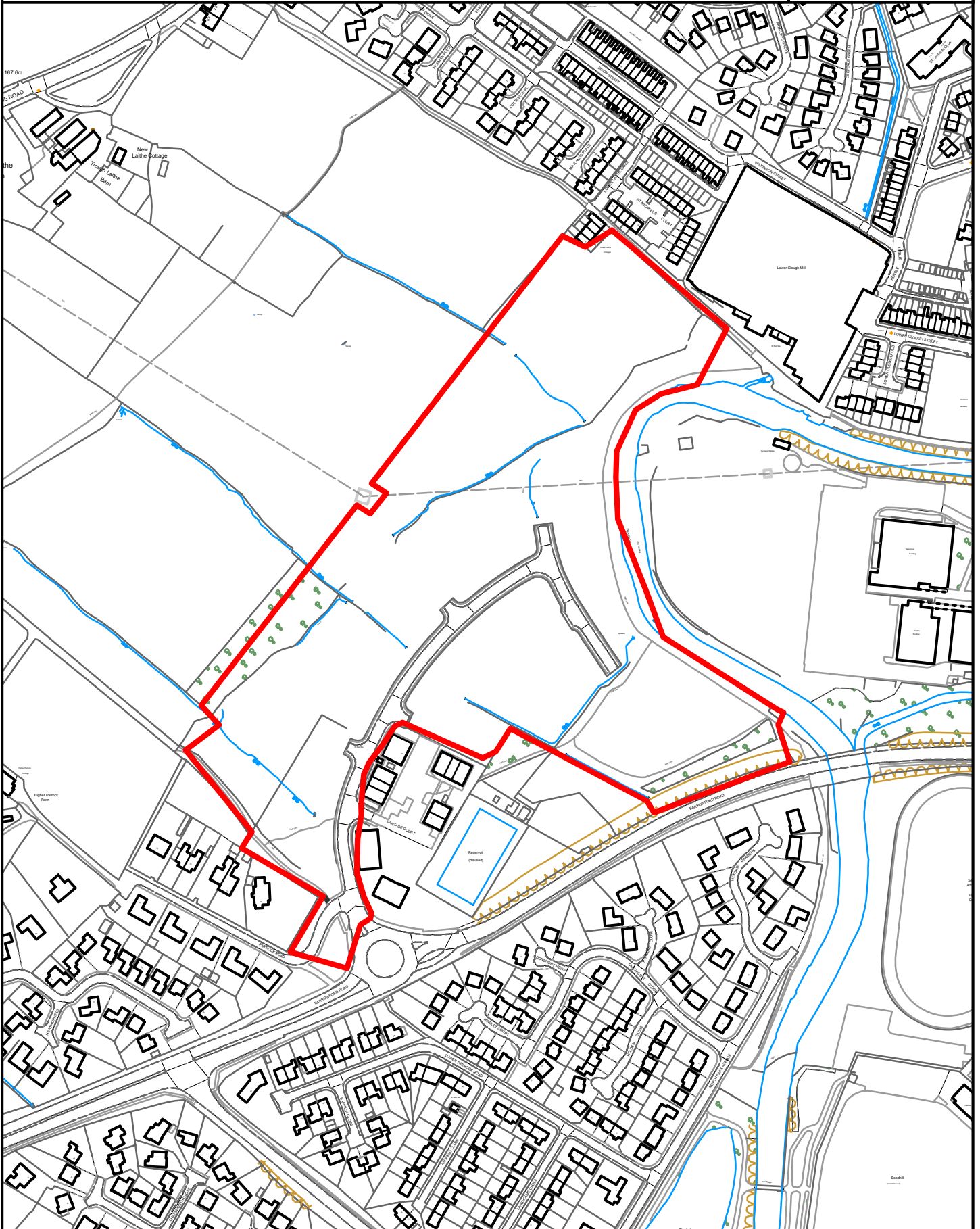
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Land at Barrowford Road



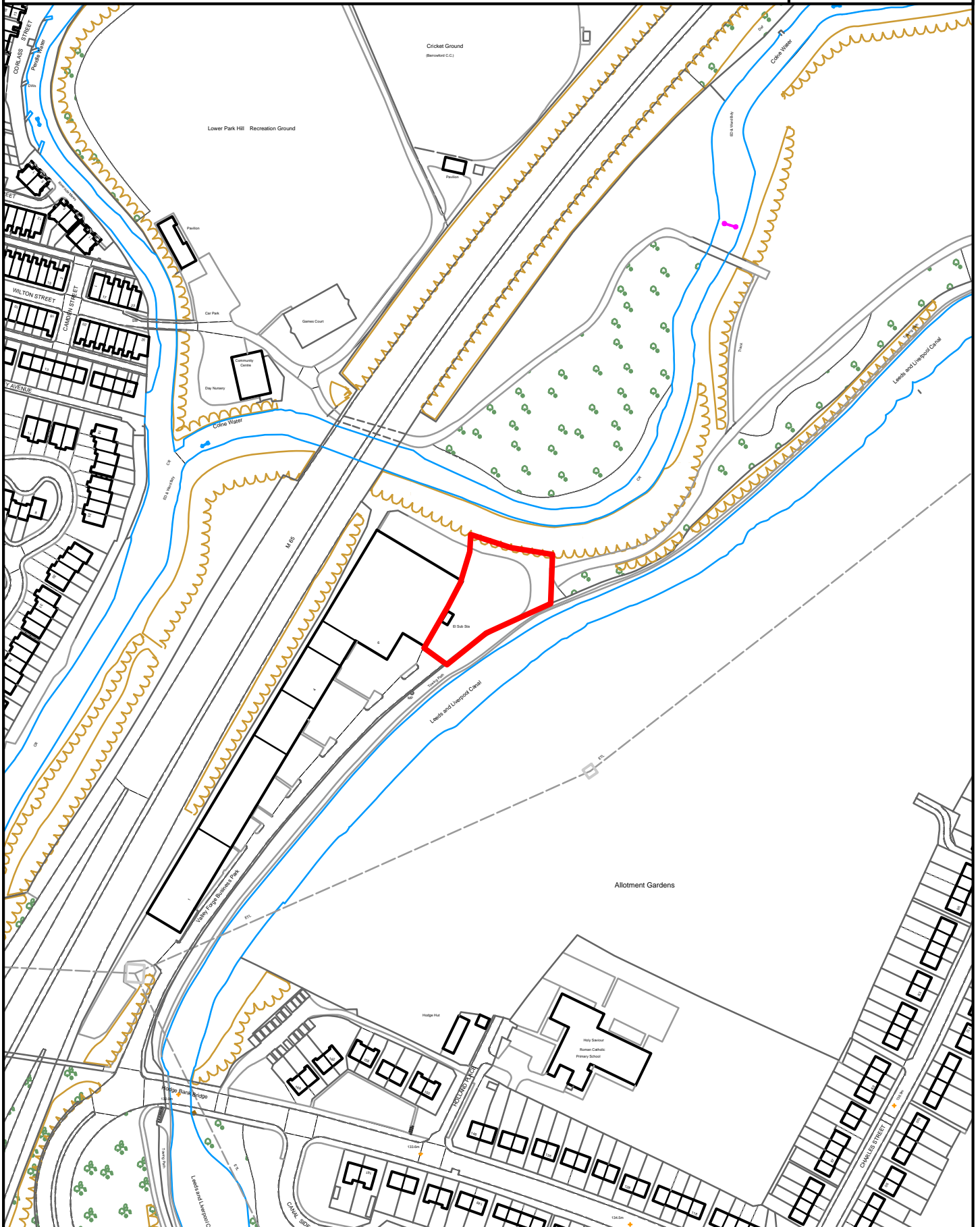
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Land on Reedyford Road



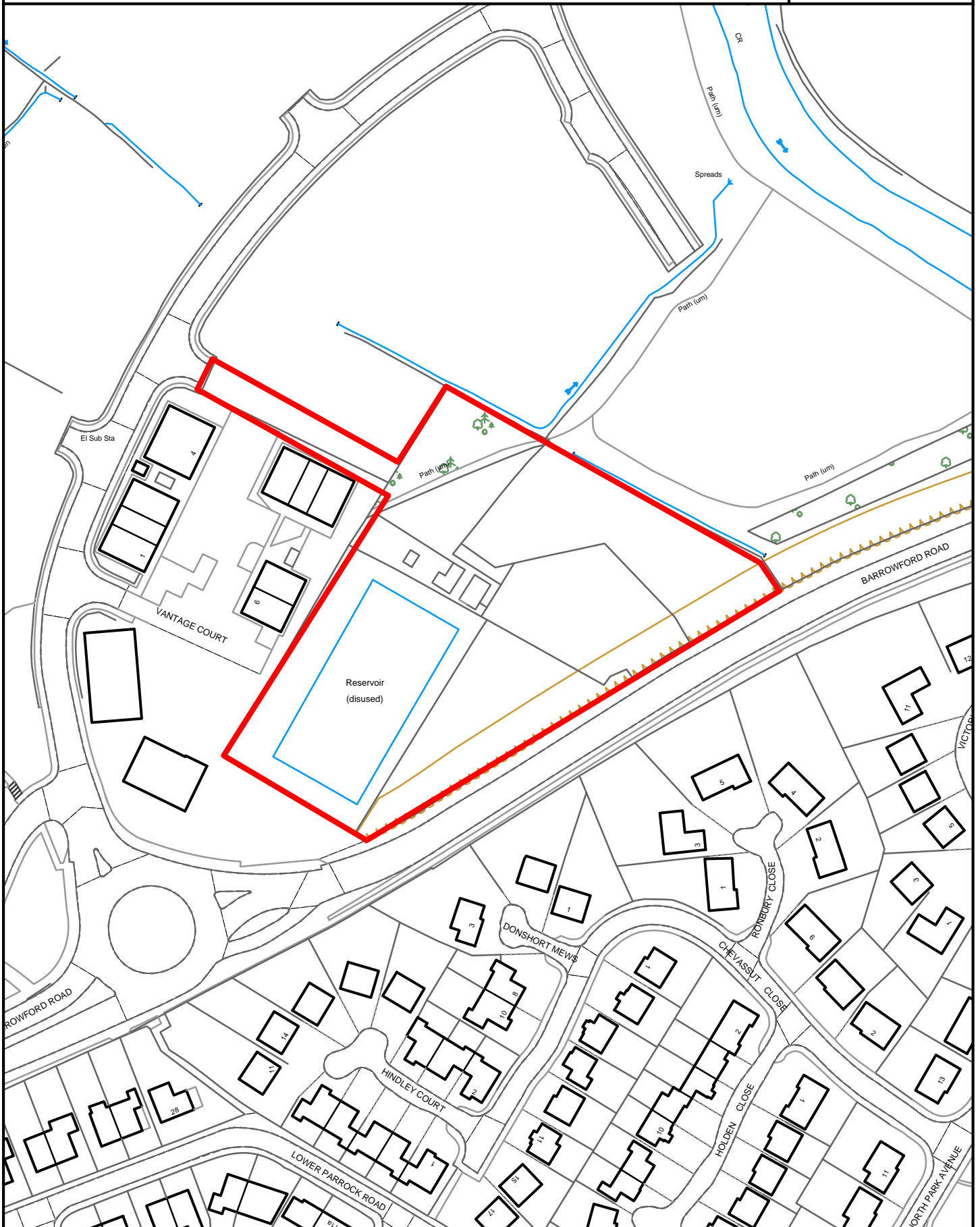
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Land at Barrowford Road



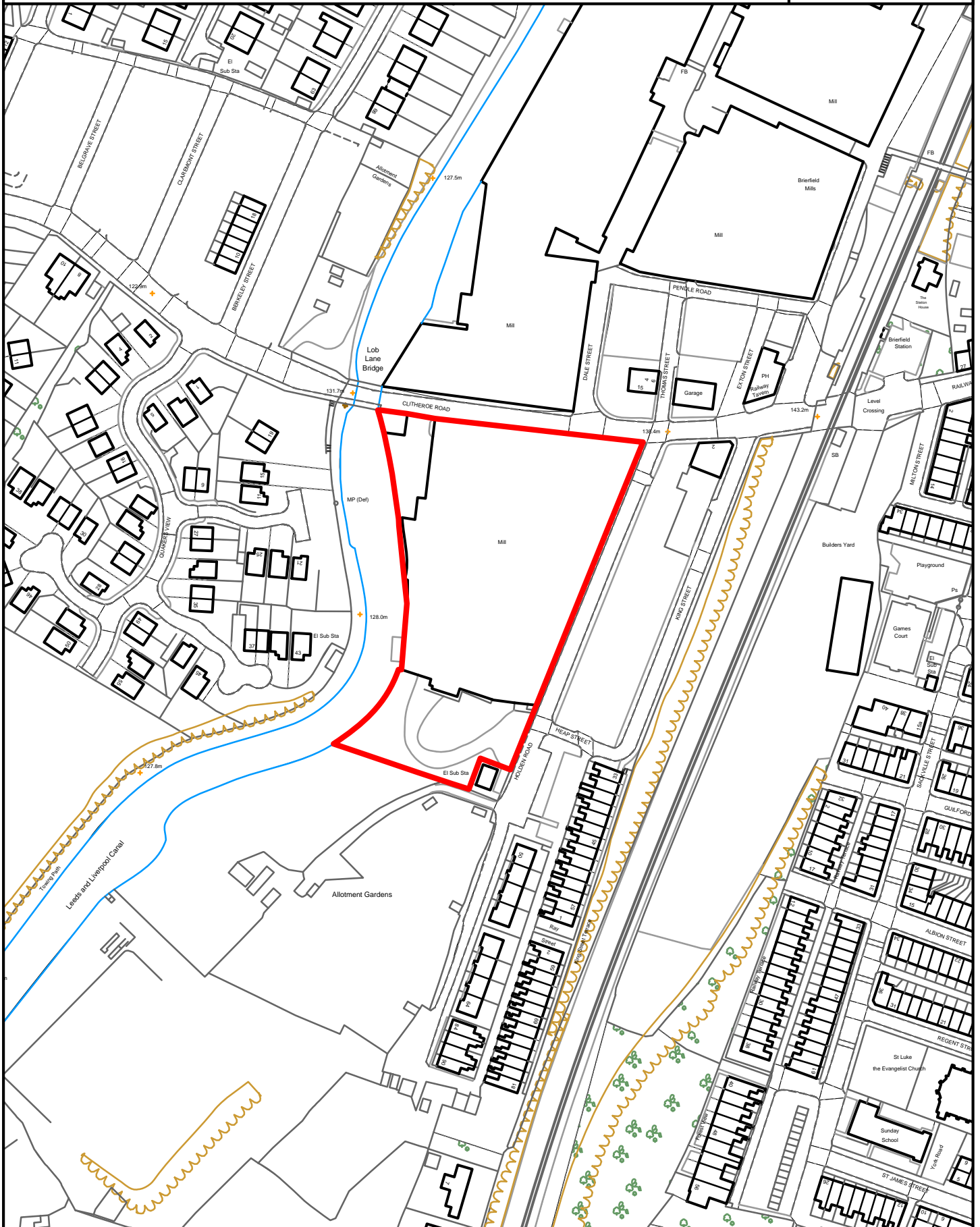
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Lob Lane Mill
Clitheroe Road



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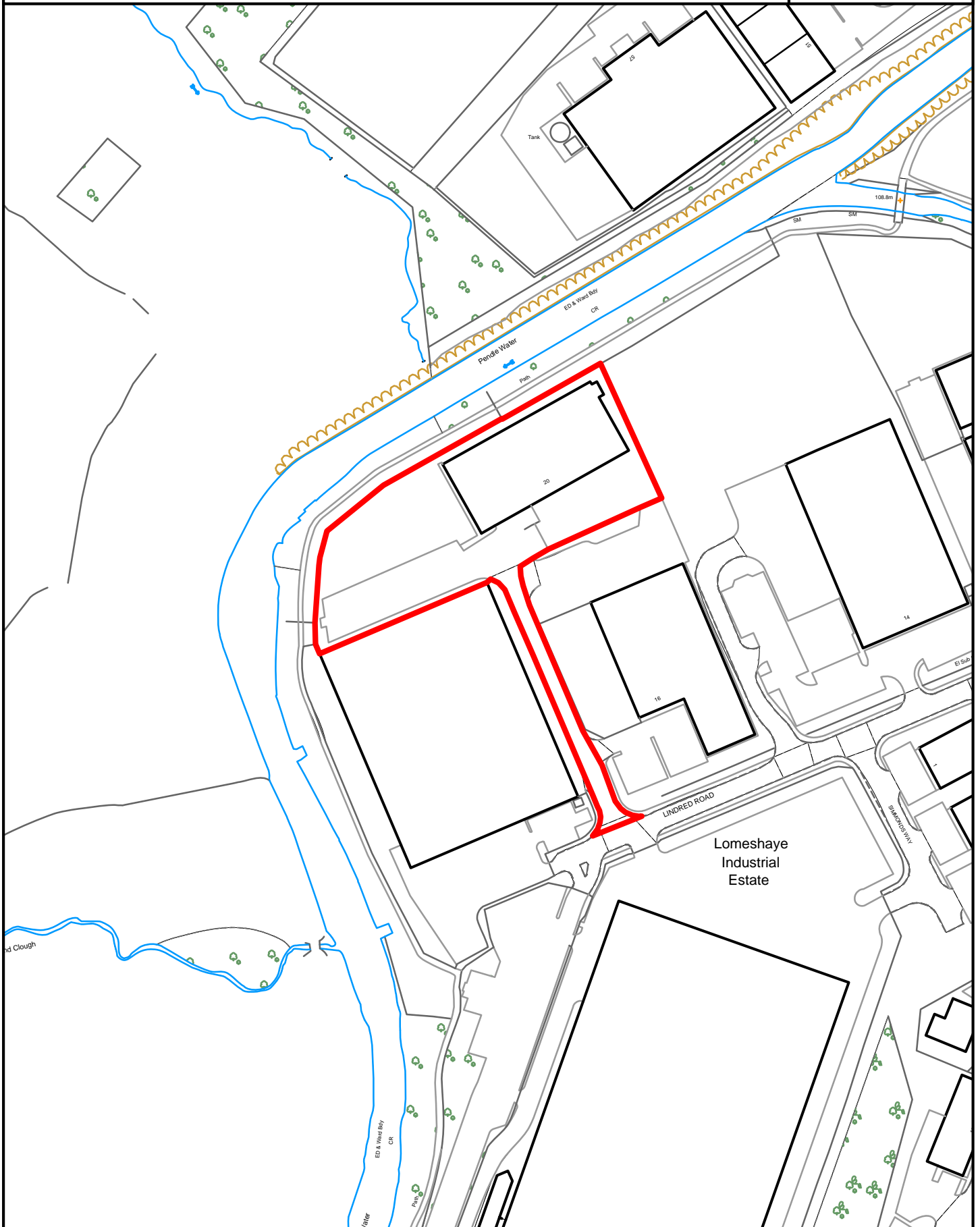


LOMESHAYE

SITE REF:

221

20 Lindred Road



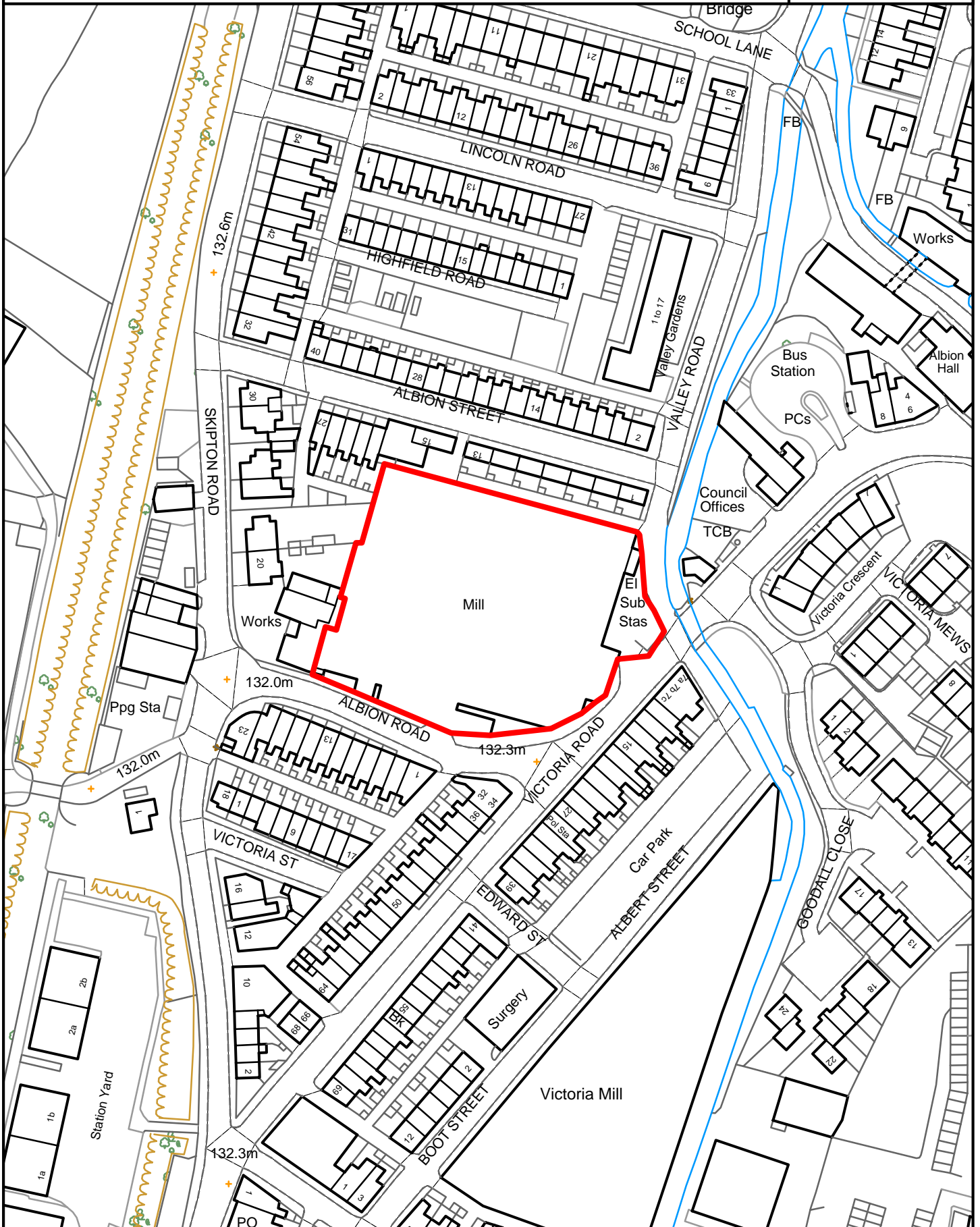
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Albion Mill
Albion Street



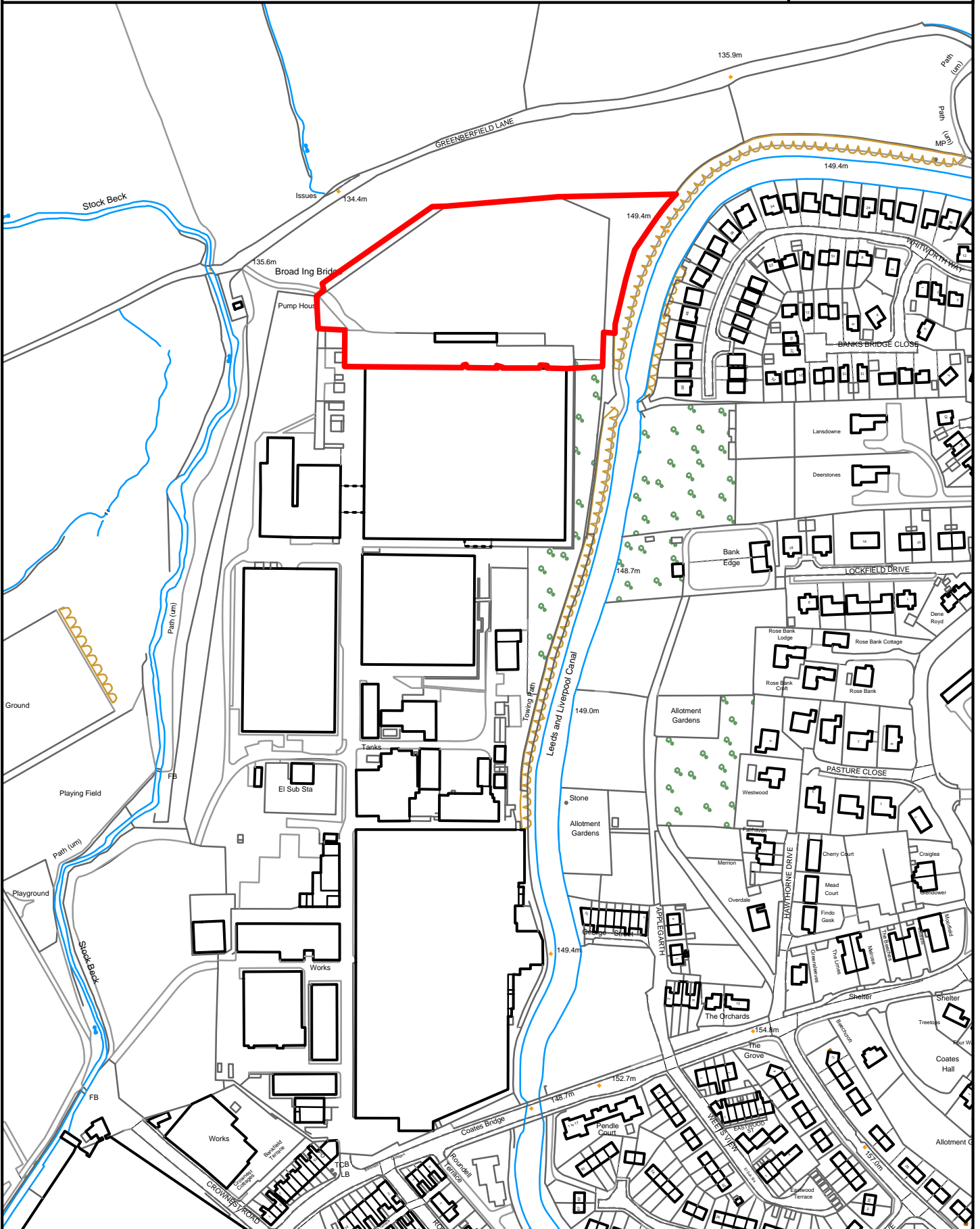
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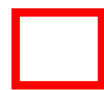
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Rolls Royce Bankfield Site
Skipton Road



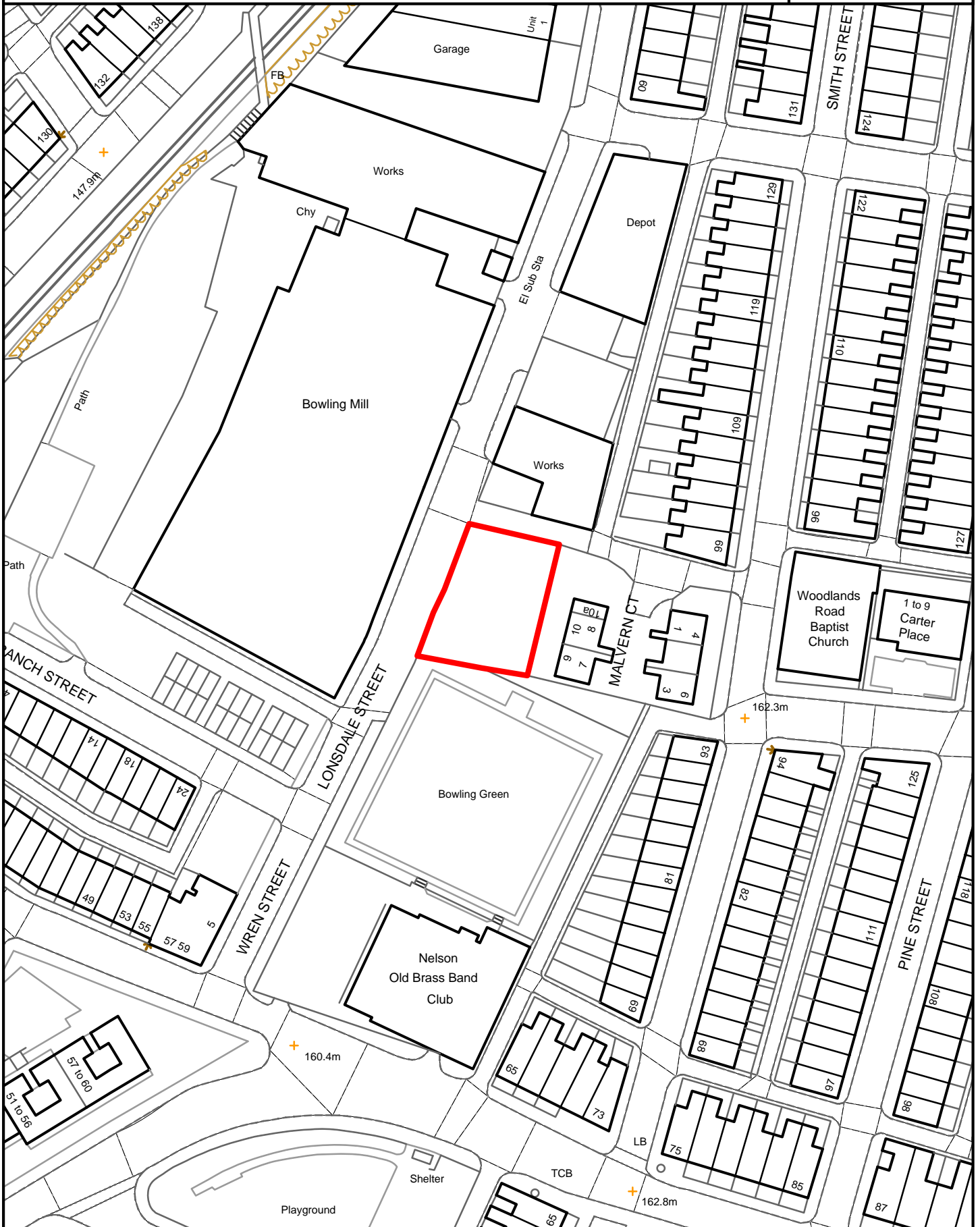
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Land adjacent to Lonsdale Street Works
Lonsdale Street



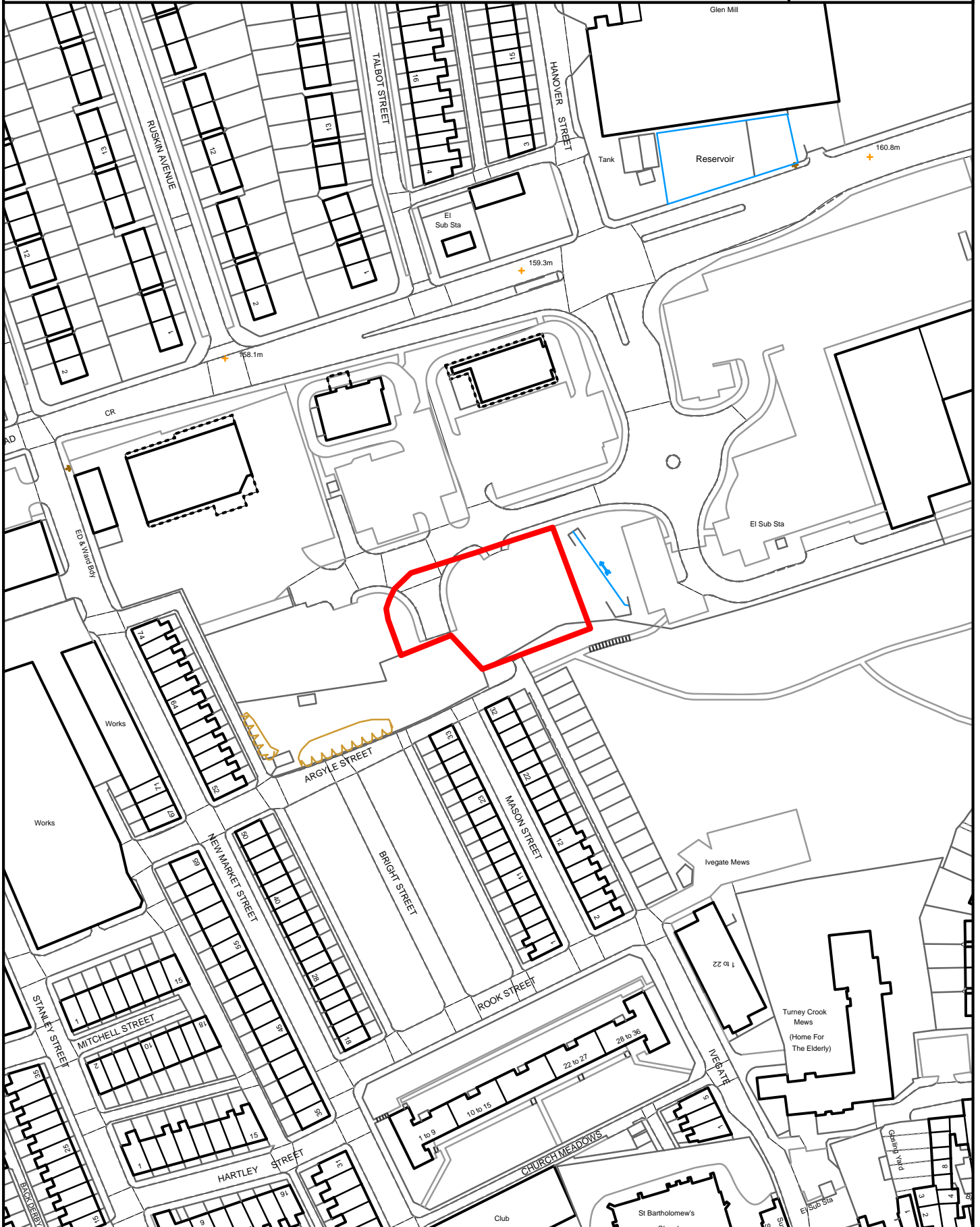
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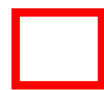
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North Valley Retail & Business Park
North Valley Road

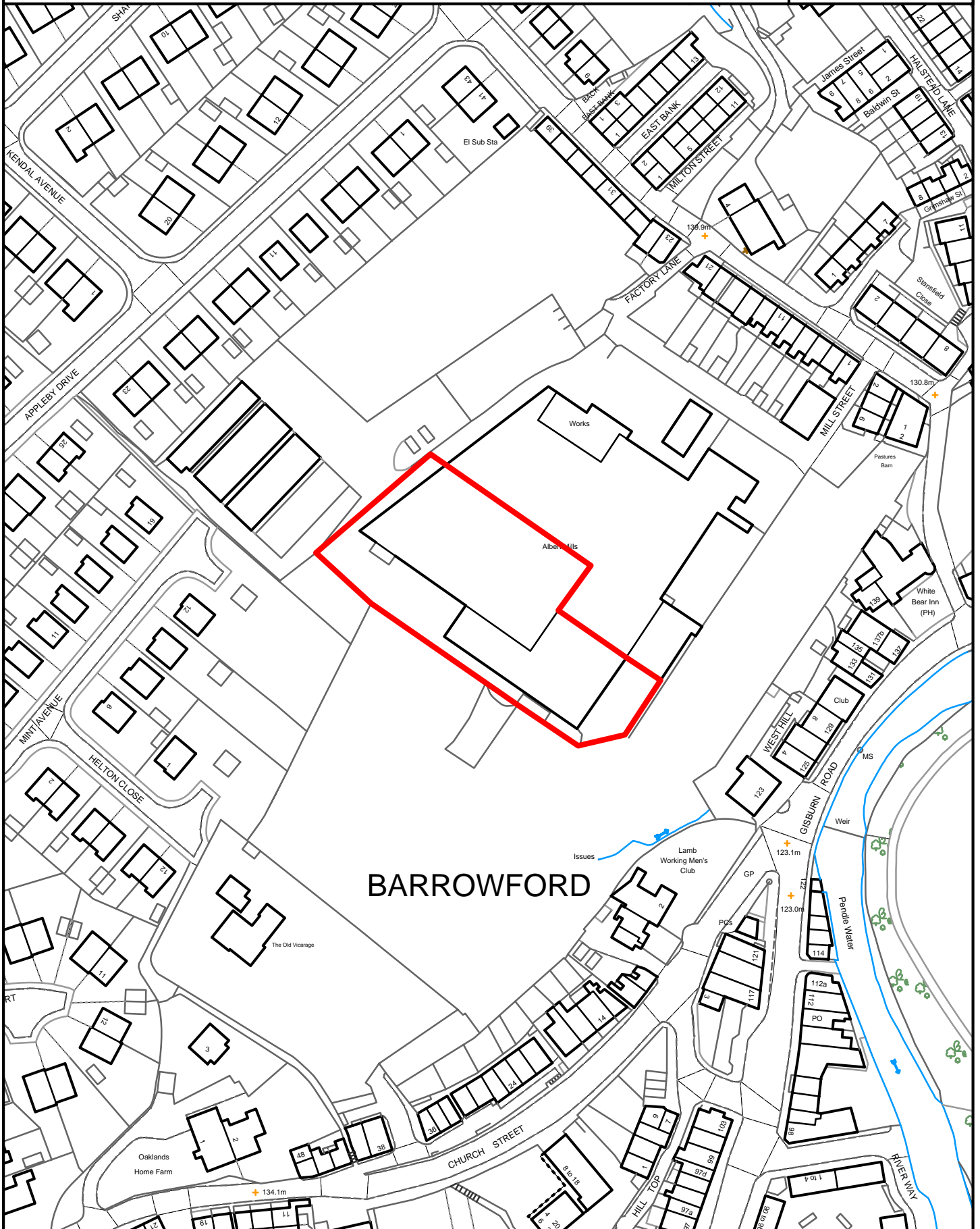


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BARROWFORD



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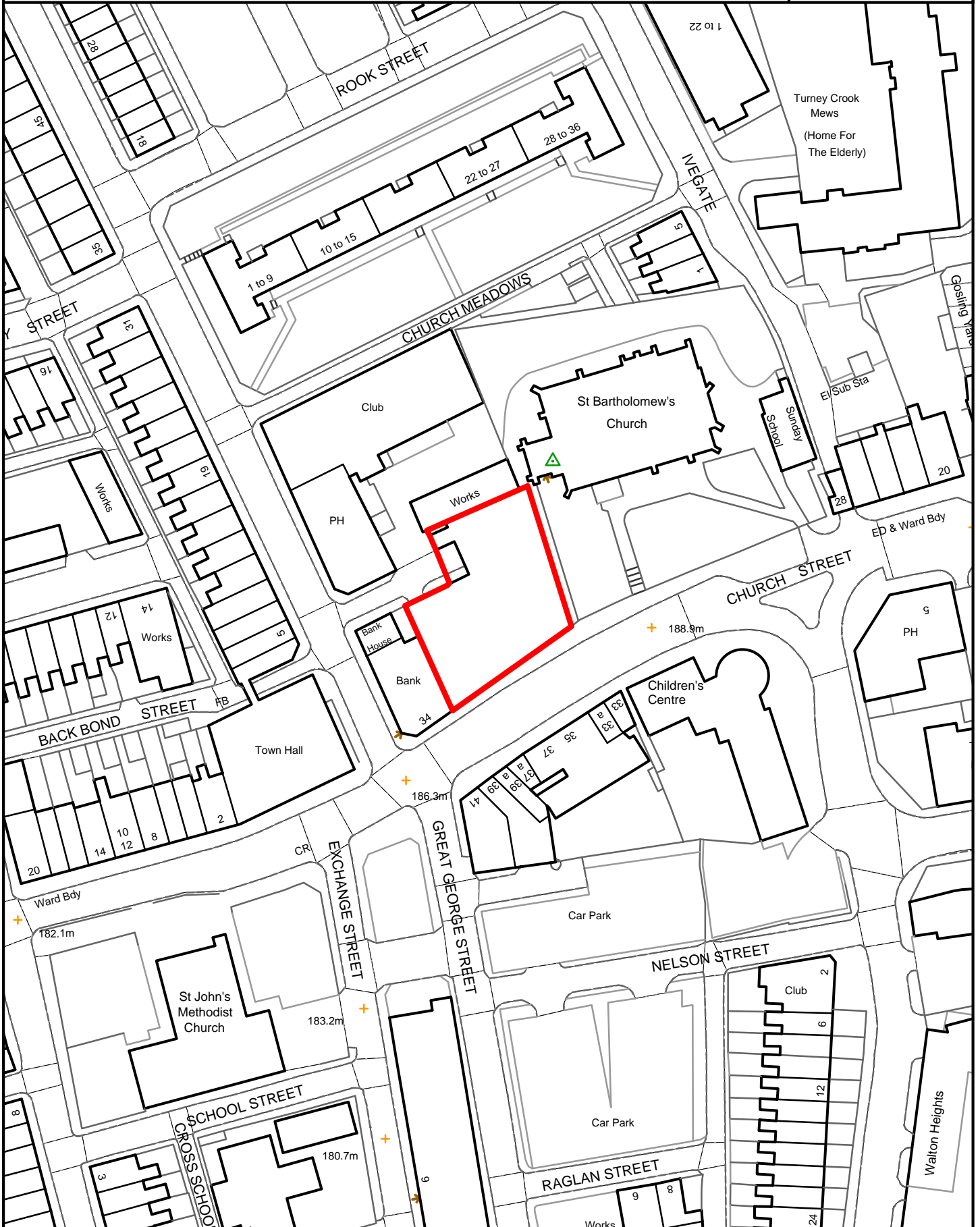
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Site boundary of planning permission



Shackleton Hall
Church Street



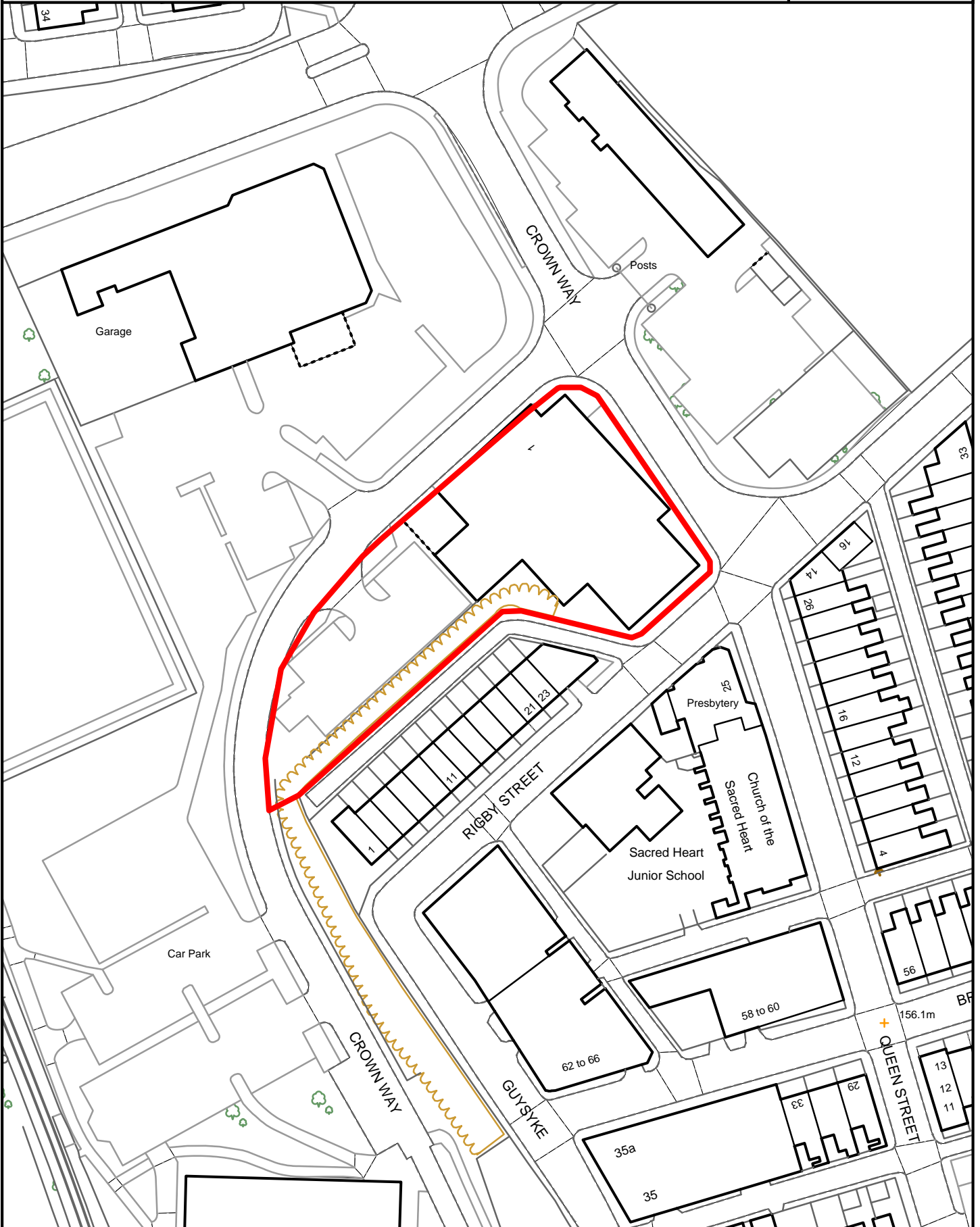
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Lloyds Motors
1 Crown Way



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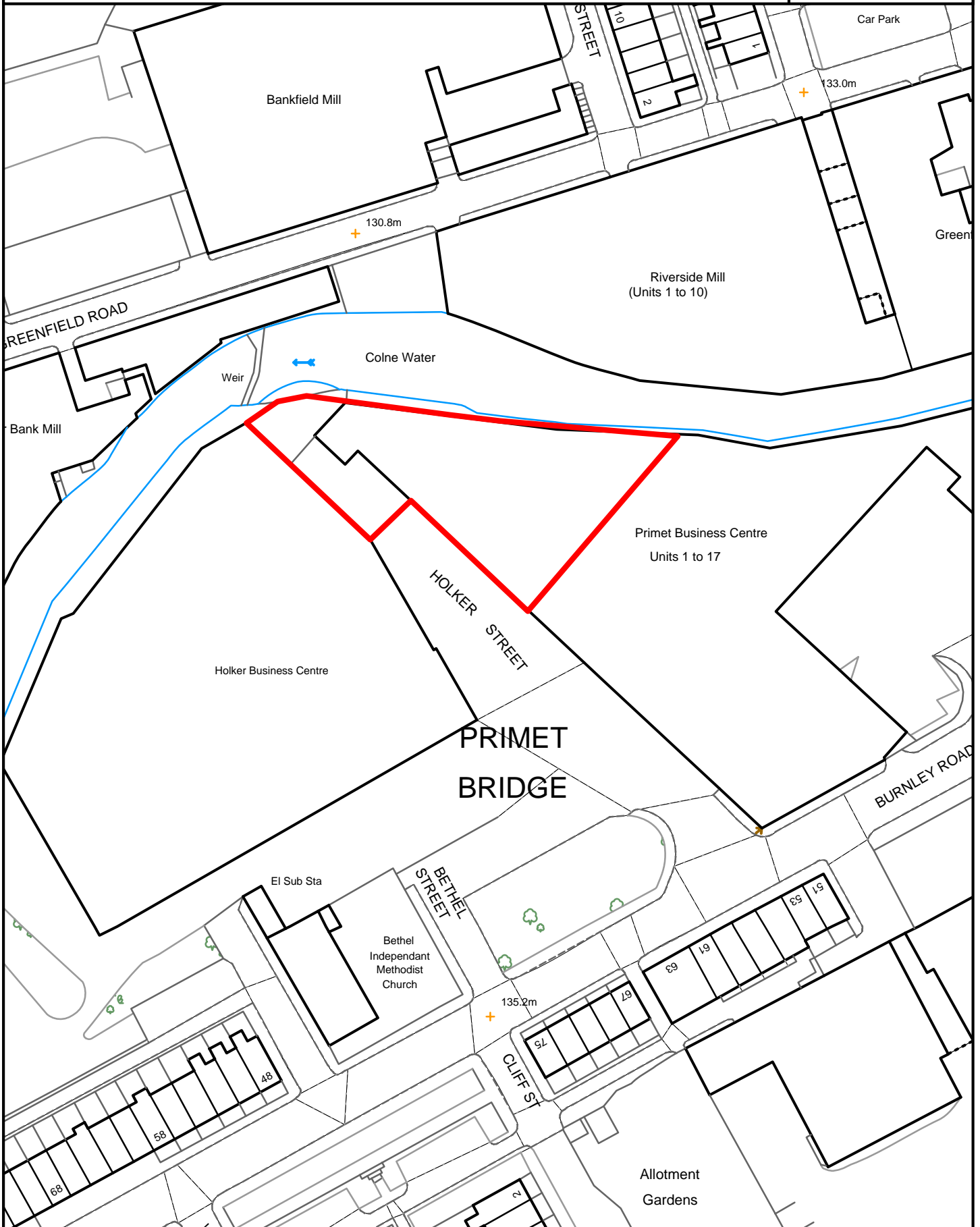


COLNE

SITE REF:

232

Unit 17 Primet Business Centre
Burnley Road



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APPENDIX 2

SITE PLANS

COMPLETED SITES

(ordered by Site Ref)

FENCE

SITE REF:

176

542 Wheatley Lane Road



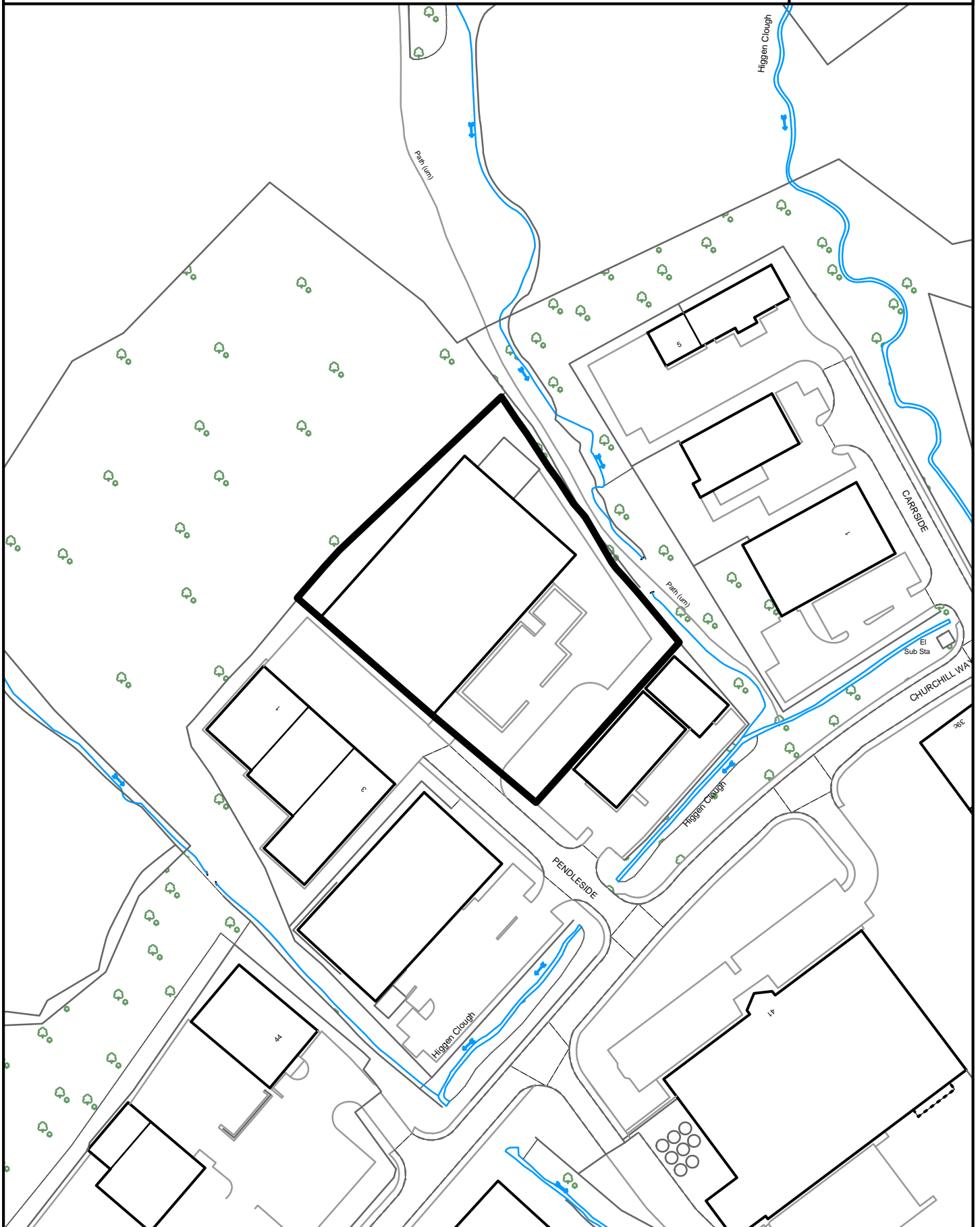
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Planning & Building Control Services
Planning Policy & Conservation
Town Hall
Market Street
Nelson
Lancashire
BB9 7LG

Tel: 01282 661723

Fax: 01282 699463

Email ldf@pendle.gov.uk

Website www.pendle.gov.uk/planning



If you would like this information
in a way which is better for you,
please telephone us.

اگر آپ یہ معلومات کسی ایسی شکل میں چاہتے ہیں، جو کہ
آپ کے لئے زیادہ مفید ہو تو برائے مہربانی ہمیں ٹیلیفون کریں۔



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Transforming the Delivery of
Services Through Partnerships

