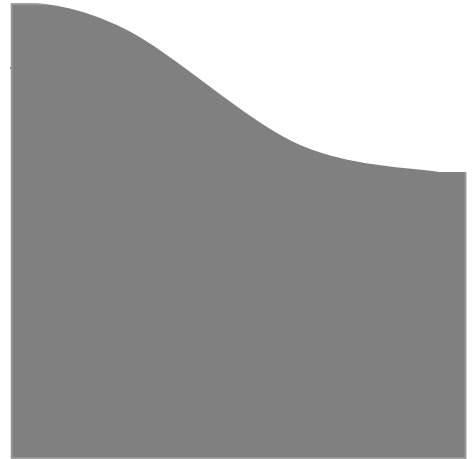
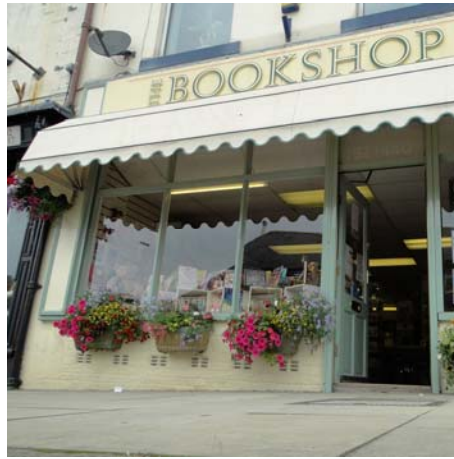


Local
Development
Framework
for Pendle

Evidence Base



Pendle
Retail Survey



Base date:
September 2010



Adopted: 21st July 2011
£25.00





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1. Introduction

- 1.1 This report presents the results of the Pendle Retail Survey carried out in September 2010. It seeks to highlight recent changes in our town and local shopping centres¹ and to identify long-term trends in vacancy levels.
- 1.2 The main part of the report looks at the occupancy of ground floor units in the six town and local shopping centres defined in the Replacement Pendle Local Plan (2001-2016) – Nelson, Colne, Barnoldswick, Brierfield, Barrowford and Earby. Brief consideration is also given to the Borough's out-of-centre retail developments and those local shopping frontages that either support activity in a nearby centre, or have an important neighbourhood role.
- 1.3 Information on new retail development in Pendle is reported in the Council's *Retail and Leisure Land Monitoring Report*, which is published annually in August.

¹ See Appendix 4 for a description of the terms commonly used throughout this report.

2. Background and Policy

- 2.1 The Town Centres team in the Council's Economic Development Unit have collected occupancy data for premises in the Borough's six (town and local) shopping centres on an annual basis for several years. Prior to this data was collected on a three-yearly basis by the Council's Planning Department.
- 2.2 The results of the survey provide the basis for this report, which has been published by the Council's Planning Department every three years since 1990 (with the exception of 2004). The report takes an in-depth look at town centre uses and vacancy levels, providing a regular health check for our key shopping centres. The findings help to monitor the effectiveness of our retail planning policies and provide baseline data for the preparation of documents to be included in the Pendle Local Development Framework (LDF). This edition will inform a proposed update of the Pendle Retail Capacity Study (Nathaniel Lichfield and Partners, 2007), which is due to be commissioned later this year.
- 2.3 The results are also used in the determination of retail planning applications and to help target grant assistance where it is most needed, subject to funding being available.

Planning Policy Objectives

- 2.4 Town centres are important to our quality of life. As centres of retail activity they represent a significant concentration of economic activity and a place of work. They play a key role in delivering sustainable development and are a focus for leisure and entertainment, helping to facilitate social and cultural interaction.
- 2.5 An important role of planning policy is to help maintain vibrant town centres that offer a wide range of shops and provide an attractive shopping experience. Promoting complementary uses maintains the economic viability of town centres, reduces the loss of retail and other spend from the area, attracts new investment and maximises local employment opportunities. To achieve this two policy tools are widely used.
1. A retail hierarchy is used to promote sustainable patterns of development in a particular area. This seeks to avoid any adverse impact on other shopping centres by ensuring that new retail development is in keeping with the scale and function of the centre in which it is to be located.
 2. Within a particular settlement, new retail development is guided towards town centre locations by use of a sequential test. This town centre first approach is set out in government guidance² and reflected in Policies 25 and 27 of the Replacement Pendle Local Plan (2001-2016).

² PPS4 Planning for Sustainable Economic Growth (Communities and Local Government, 2009)

National Policy

- 2.6 In December 2009, Planning Policy Statement 4: Planning for Sustainable Economic Growth (PPS4) brought four national planning documents together into a single streamlined statement on economic development. Included in this new document were policies on retail development, which had previously been set out in PPS6: Planning for Town Centres.
- 2.7 PPS4 acknowledges the importance of regular monitoring (Policy EC9) in order to assess the vitality and viability of town centres. It requires local authorities to collect a range of information (Annex D) about town centres in order to consider the impact that planning policies and planning applications have on:
- the network and hierarchy of centres
 - the need for further development and
 - the vitality and viability of centres

Regional and Sub-Regional Policy

- 2.8 A hierarchy of town centres, to help promote sustainable patterns of retail development in Lancashire, was first established in the Joint Lancashire Structure Plan (JLSP) (Lancashire County Council, 2005). This designated Nelson and Colne as Tier 2 centres and included Barnoldswick within Tier 3. No other towns or villages in Pendle were identified, as they were considered to be of minor significance in terms of their retail function.
- 2.9 The JLSP was superseded by the North West of England Plan: Regional Spatial Strategy to 2021 (RSS) (Government Office for the North West, 2008). Although the new coalition Government has clearly stated its intention to abolish the RSS, it remains part of the statutory Development Plan³ for Pendle at the time of writing.
- 2.10 RSS Policy W5: Retail Development identifies two City Centres and 25 other centres where comparison retailing⁴ facilities should be enhanced and encouraged, to ensure a sustainable distribution of high quality retail facilities. Blackburn and Burnley, both of which had previously been classified as Tier 1 centres in the JLSP, are the only Pennine Lancashire towns identified in Policy W5.
- 2.11 Whilst the supporting text for Policy W5 acknowledges that the 27 centres identified will be the primary focus for future retail growth in the North West, the policy is clear that they are not the only centres that should receive development through to 2021. The policy states that “investment, of an appropriate scale, in centres not identified in the policy, will be encouraged where it helps to maintain and enhance their vitality and viability, supports wider regeneration initiatives and helps to meet the needs of the local community, as identified by Local Authorities.”

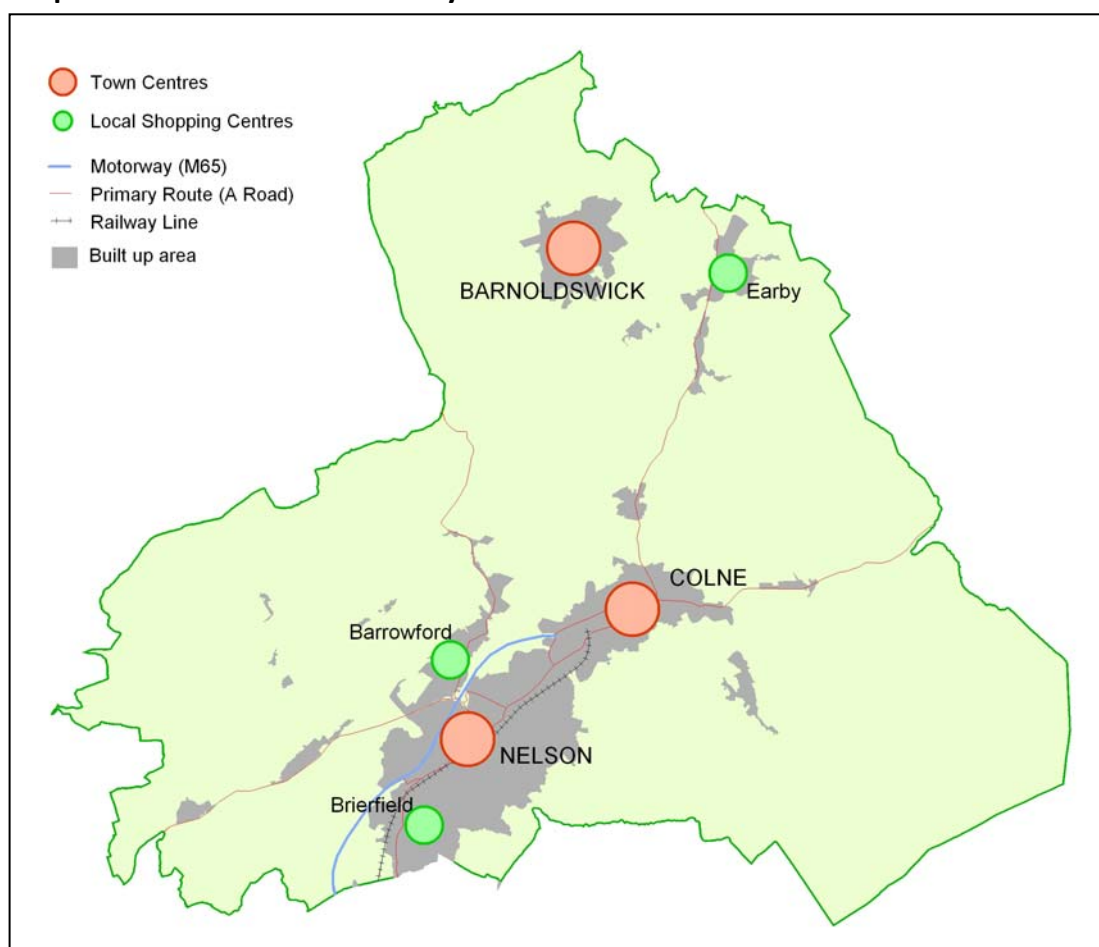
³ Development Plan is the collective name for those statutory documents which set out the policies and proposals for the development and use of land in a particular area.

⁴ See Appendix 3 for the distinction between comparison and convenience goods.

Local Policy

- 2.12 At the local level retail planning policy is currently set out in the Replacement Pendle Local Plan (2001-2016). Its main focus is to encourage more sustainable patterns of living. Recognising that not every centre can support a broad range of uses, it defines a local hierarchy of centres. This takes account of the different role that individual centres play in the local community, recognising that a mutually supportive network of centres should influence the location of new retail and service provision (Map 2.1).

Map 2.1 – Pendle Retail Hierarchy



- 2.13 Policy 25: Location of Service and Retail Development sets out a sequential approach for the location of new retail development within the Borough. This approach looks to focus retail activity within the defined town centres, local shopping centres and local shopping frontages, in order to help improve their vitality and viability and to promote more sustainable patterns of movement both within, and between, our individual communities. The policy also employs a hierarchical approach by giving priority to locating major developments in Nelson and Colne. It also notes that Barnoldswick can support larger-scale development than Brierfield, Barrowford and Earby.

- 2.14 Policy 26: Non-Shopping Uses in Town Centres and Local Shopping Areas seeks to retain and concentrate retail activity within specific areas of each centre, by restricting the amount of non-shopping uses that can locate within certain designated frontages. In Nelson the establishment of a retail core is further reinforced by the establishment of a Primary Shopping Area.
- 2.15 Again the intention is to improve the vitality and viability of Pendle's key retail centres, and to improve the overall shopping experience for visitors. The relevant thresholds are set out in Table 2.1.

Table 2.1 – Planning Policy Definitions

Frontage Type	Definition / Policy Description
Primary Shopping Frontage	Likely to include a high proportion of retail uses. <i>Policy 26: No more than 25% of units to be in non-shopping uses.</i>
Secondary Shopping Frontage	Likely to provide greater opportunity for a diversity of uses. <i>Policy 26: No more than 50% of units to be in non-shopping uses.</i>
Primary Shopping Area	Defined area where retail development is concentrated. Typically comprising of Primary Shopping Frontages and contiguous Secondary Shopping Frontages. <i>Only Nelson has a Primary Shopping Area shown on the Proposals Map.</i>
Town Centre	Defined area including the primary shopping area and adjacent areas of predominantly social, leisure, cultural and business use. <i>PPS4 Planning for Sustainable Economic Growth: Main town centre uses should be focussed in existing centres.</i>

Sources: Based on Annex B of PPS4: Planning for Sustainable Economic Growth (CLG, 2009) and Policy 26 of the Replacement Pendle Local Plan (2001-2016).

- 2.16 Whilst the three town centres are at the same level in the retail hierarchy, they primarily perform a role and function that reflects the needs of their local community. Local shopping centres are important in providing sustainable smaller scale shopping and community facilities to local residents and their continued vitality is important.
- 2.17 The retail hierarchy provides the basis for resisting significant out-of-centre shopping developments whilst pro-actively supporting developments within existing centres and retail parks. Existing town and local shopping centres will continue to be the main focus for retail development and service provision as they are in the most accessible locations and already contain a broad range of facilities.

- 2.18 Where edge-of-centre or out-of-centre sites are considered to be the only viable option applicants must demonstrate the need for their proposal, assess its impact on nearby centres and ensure that it is accessible by various means of transport. Similar provisions are made in Policy 28, which is concerned with the provision of land and premises for retail and service uses in rural areas.
- 2.19 The Pendle Retail Survey helps to monitor the delivery and effectiveness of both these policies, as it identifies the number of units and the different type of uses within each centre or designated frontage. This information is then used to review the continued validity of the designated boundaries and frontages intended to protect and promote retail activity in Pendle.

3. Methodology

Monitoring

- 3.1 Policy EC9 of PPS4: Planning for Sustainable Economic Growth (CLG, 2009) requires local planning authorities to measure the vitality and viability and to monitor the health of their town centres over time, to help inform judgements about the impact of policies and development.
- 3.2 Annex D of PPS4 sets out key town centre health check indicators. In particular the Pendle Retail Survey addresses the following indicators:
- A1 Diversity of main town centre uses (by number, type and amount of floorspace): the amount of space in use for different functions – such as offices; shopping; leisure, cultural and entertainment activities; pubs, cafes and restaurants; and, hotels.
 - A2 The amount of retail, leisure and office floorspace in edge-of-centre and out-of-centre locations.
 - A6 Proportion of vacant street level property and the length of time properties have been vacant: vacancies can arise even in the strongest town centres, and this indicator must be used with care. Vacancies in secondary frontages and changes to other uses will also be useful indicators.

Pendle Retail Survey 2010

- 3.3 A survey of the six town and local shopping centres defined on the Replacement Pendle Local Plan (2001-2016) Proposals Map, was conducted in September 2010.
- 3.4 The 2010 Pendle Retail Survey follows a methodology that is broadly similar to that used in previous studies. The most notable change is that the main findings of the study focus on premises situated with a designated town or local shopping centre. The results of earlier surveys, which included details of premises beyond the boundary of our main shopping centres, have been adjusted to allow for direct comparisons to be made with the latest survey. The intention of this change is two-fold.
1. To allow the reader to better assess the vibrancy and vitality of a particular shopping centre over time, by excluding details of premises beyond the periphery of the defined centre.
 2. To better monitor the effectiveness of planning policies, which seek to influence the distribution of retail activity within clearly defined shopping centres and retail frontages.

- 3.5 A few minor additions and amendments have been made to the narrative and maps included in the report, to aid clarity and better establish the context in which the survey results for each centre should be considered. These include:
- A brief consideration of cross boundary issues, including an indication of the retail offer available in town centres, city centres and major out-of centre developments within approximately one hour travel time of Pendle.
 - A list of the major superstores and supermarkets in Pendle.
 - An assessment of each primary and secondary shopping frontage, including comments on the occurrence of hot-food takeaways.
 - Details of local shopping frontages outside our town and local shopping centres, which are either:
 - (a) complimentary, but ancillary to the centre; or
 - (b) locally important and provide top-up shopping opportunities for a particular neighbourhood.
 - Simplified colour coding on the maps to help make the distinction between shops; non-shopping uses and vacant premises clearer (see Table 3.1).
 - Renaming the town centre use category previously entitled 'Food and Drink' to 'Eating and Drinking' to reflect that it does not include shops that sell food and drink products.

Units

- 3.6 The survey records the current usage and planning use class⁵ for all units at ground floor level; noting which units are located within the primary shopping area, or designated shopping frontage. This data is also used to calculate the relevant vacancy rates.
- 3.7 Outside the six designated town and local shopping centres, units within a defined local shopping frontage, edge-of-centre, or out-of-centre retail location have also been surveyed and are reported on separately.
- 3.8 The results of the survey are entered into a spreadsheet which holds data from the surveys carried out in 1990, 1993, 1996, 1999, 2000, 2001, 2006 and 2008. The results are also plotted on a GIS⁶ map base to give a geographical representation of the spread of different uses and the possible clustering of vacant units.

⁵ As defined by the Town and Country Planning (Use Classes) Order 1987, as amended.

⁶ GIS is the common abbreviation for geographical, or geospatial, information systems. These are used to capture, store, analyse, manage, and present data linked to a specific location.

- 3.9 To help ease comparison and simplify analysis, the different planning use classes have been grouped into a smaller number of town centre functions, as shown in Table 3.1. The colour coding used on the maps in this report also reflects these groupings.

Table 3.1 – Town Centre Functions

Function	Use Class	Function	Use Class
Shops	A1	Residential	C1, C2, C3
Financial & Professional	A2	Community / Leisure	D1, D2
Eating & Drinking	A3, A4, A5	Other	Sui Generis
Employment	B1, B2, B8	Vacant	N/A

- 3.10 Within the primary, secondary and local shopping frontages further analysis is carried out to assess how much of each frontage is occupied by hot-food takeaways (A5 use class).

Floorspace

- 3.11 As part of the regular monitoring of town centres, Annex D of PPS4 states that local planning authorities should collect data on the amount of floorspace in use for different functions to help assess the diversity of main uses in town centres, edge-of-centre and out-of-centre locations.
- 3.12 This survey uses figures for floorspace at ground floor level⁷ to allow comparisons to be made between the number of units in a particular use class and the amount of floorspace occupied by businesses within that use class. This also provides a figure for the amount of vacant retail floorspace in Pendle.

Vacancy Rates

- 3.13 The proportion of residential units varies significantly between different centres, from a high of 44.9% in Earby⁸ to just 1.7% in Brierfield. As a consequence any analysis of vacancy rates that included residential properties in the calculation would not give a true representation of those premises that could reasonably be expected to be occupied by shops or other employment generating uses. As such residential premises have been excluded when calculating the vacancy rate for individual centres.



Left to right: Barnoldswick, Brierfield, Colne, Nelson and Barrowford

⁷ Few retail premises in Pendle's town and local shopping centres occupy more than one floor.

⁸ The completion of 47 new homes on the site of a store built, but never occupied, by Kwik Save increased the residential content in this small local shopping centre from 17% to almost 45% between 2006 and 2008.

- 3.14 When interpreting Policy 26 (Non-Shopping Uses in Town Centres and Local Shopping Areas) of the Replacement Pendle Local Plan (2001-2016), in relation to applications for change of use, it is important to note that the following criteria have been used for the purposes of monitoring retail and non-retail uses in Pendle:
1. The use assigned to each frontage is determined by the use occupying the ground floor of the premises – i.e. shop, take-away, office etc. Where the ground floor contains a primary and ancillary use(s), the use class assigned to the property is determined by the primary use.
 2. Where premises have more than one shop frontage (e.g. corner shops), so there is no double-counting of frontage length, each shop frontage can only feature in the calculations for one retail frontage.
 3. Any premises within a defined shopping frontage, which are not in use class A1, are considered to be in non-retail use.
 4. Any premises that include both retail and non-retail uses will be considered to be in retail use if the A1 element comprises 50% or more of the floorspace on the ground floor and occupies the total frontage of the property⁹.
 5. Where planning permission is granted for change of use from A1 to A2, A3, A4 or A5 uses, the premises are considered to be in non-retail use **from the date that the permission is issued** until the date it expires. This avoids the possibility of exceeding any ceiling for non-retail use within a specified frontage, should further applications for non-retail uses be submitted before the implementation of these existing permissions.
 6. Where planning permission for a change of use from A1 is not implemented before the date of expiry, the use assigned to the premises will revert back to A1, even if they remain unoccupied.
 7. In considering temporary uses, the legal interpretation of whether the previous use is extinguished will be considered for the purposes of monitoring.
 8. If an unauthorised use has become lawful, or the Council has resolved to take no further action, then the premises will be classified under their current use when calculating the proportion of the shopping frontage in non-retail use.
 9. In the 1990 Survey any vacant premises were assumed to have previously been in A1 (Shopping) use, as there was no earlier data. This designation is retained in subsequent years until the premises are occupied, and the relevant use class is assigned.

⁹ Excluding any doorways affording access to the first floor or basement levels.

Data Limitations

- 3.15 After the completion of the first Pendle Retail Survey in 1990, there was a steady increase in the number of units included in the Pendle Retail Survey up to 2006 (Table 3.2). Following the adoption of the Replacement Pendle Local Plan (2001-2010) in May 2006, all the units within a town or local shopping centre boundary defined on the accompanying Proposals Map, have been included in the survey.
- 3.16 The number of units can also vary between surveys due to the sub-division, amalgamation or demolition of premises. These changes can have minor influences on the data when analysing changes overtime.
- 3.17 Earlier editions of the Pendle Retail Survey included data for units adjacent to, but outside, the defined town and local shopping centre boundaries, in the overall figures. Whilst some of these units are still monitored the data is no longer included in the findings of the Pendle Retail Survey, which now concentrates on activity within the borough's six designated town and local shopping centres. The figures in Table 3.2 have been adjusted to reflect this change in focus and only refer to properties surveyed within a town or local shopping centre.

Table 3.2 – Number of Premises Surveyed, Pendle 1990-2010

Year	Nelson	Colne	Brierfield	Barrowford	Barnoldswick	Earby	Pendle
1990	200	192	37	34	149	54	666
1993	205	215	42	36	155	53	706
1996	237	204	50	40	153	54	738
1999	282	207	50	42	154	53	788
2000	286	236	52	44	155	53	826
2001	295	242	54	44	187	55	877
2006	424	285	58	53	207	53	1,080
2008	412	286	57	57	206	78	1,096
2010	426	292	60	68	208	78	1,132

4. National and Regional Context

Introduction

- 4.1 This chapter offers a brief introduction to town centres and retailing, providing the context for the detailed results that follow by:
- Evaluating national trends in town centre retailing.
 - Looking at the retail offer in those shopping destinations outside Pendle (Table 4.3), which are regularly visited by people living in the Borough, resulting in a loss of retail spend from the area – commonly referred to as leakage.

National Trends

- 4.2 The last 25 years has witnessed the growth of high street multiple stores, able to exert considerable purchasing power on a global scale in terms of product procurement and distribution. Coupled with increased personal mobility, this has led to a strengthening of the retail offer in most UK city centres and considerable growth in out-of-centre retail parks. The move towards larger stores in fewer locations has been to the detriment of many towns and villages across the country.
- 4.3 Recent business failures heralded by the collapse of Woolworths in January 2008, reflect a culmination of a number of factors that have been evolving over the last 10 years. Foremost amongst these has been the growth of out-of-town retail (+36%) and the major supermarket's overall increase in the share of sales; up from 35% to 43%.
- 4.4 The Local Data Company's end of year shop vacancy report for 2010¹⁰ shows a continued increase in the number of vacant shops in the nation's town centres – town centre vacancy rates in Great Britain increased from 12.0% at the end of 2009 to 14.5% by the end of 2010. In large towns average vacancy increased by 4.8% in 2010, the figures for medium and small towns being slightly less at 4.5% and 3.0% respectively. According to the Local Data Company's bi-annual surveys of over 700 town centres, the number of vacant shops has tripled in England and Wales since 2007¹¹.

Table 4.1 – Town Centre Vacancy Rates, Great Britain 2010

Area	Size of Town Centre			All Centres
	Large	Medium	Small	
North West	19.0%	18.5%	17.5%	16.5%
South East	14.0%	12.0%	10.5%	12.3%
Great Britain	16.9%	14.2%	11.5%	14.5%

Source: End of Year Vacancy Report 2010 (Local Data Company, 2011)

Note: Large = 400+ shops Medium = 200-399 shops Small = 50-199 shops

¹⁰ Terminal Illness or Gradual Decline (Local Data Company, February 2011)

¹¹ Weathering the Storm (Local Data Company, June 2011)

- 4.5 Two further trends are noticeable. The first is a North-South divide, which shows that vacancy levels in the northern and midland regions are two percentage points higher than the national average (16.5%), whilst the southern regions are well below this at 12.3%. The second shows that large centres (those with over 400 shops) are experiencing much higher vacancy rates than smaller centres (those with fewer than 200 shops), at 16.9% compared to 11.5%. Amongst the smaller centres the North West has the highest average vacancy level at 17.5% (Table 4.1). Each of the six town and local shopping centres in Pendle contain between 50 and 199 shops, so all are categorised as small town centres.
- 4.6 Vacancy is just one aspect of our town centres. The occupancy of town centre premises is also changing, with a greater number of leisure uses taking over the high street, along with pound-shops, bookmakers, charity stores and hairdressers. Locally the growth of hot-food takeaways has changed the character of several shopping frontages.
- 4.7 The retail sector is currently undergoing a revolution and as a result so is the make up of our high streets. Whilst it is a relatively straightforward task to report on their current state, fundamental changes in the way we shop, will make it difficult, if not impossible for them to return to the way they once were.
- 4.8 The role and health of the 'high street' is very much on the Government's agenda, with Mary 'Queen of Shops' Portas appointed to lead on a report that will look into the state of the high street and see what can be done to revive it (May 2011).
- 4.9 The key task is to make our high streets fit for purpose. But to reinvigorate the high street, and once again place it at the heart of the local community, will require a different approach in each location.
- 4.10 Another significant shift in shopping behaviour is the move towards online shopping, which now accounts for almost 10% of all retail sales nationally. Internet shopping is now well established, but still continues to grow at rates in excess of 20% per annum. Recent forecasts suggest that they could account for 35% of all retail sales by 2020. Furthermore internet shopping is influencing the type and frequency of shopping trips.
- 4.11 The challenge for local planning authorities and local neighbourhoods (through emerging Neighbourhood Development Plans) is to review retail policies in order to sensibly manage this transition. We will need to be creative in looking for new roles and uses for empty shops, as a new broader mix of uses will redefine the High Streets' sense of place in the community.
- 4.12 Ultimately the direction of travel for town centres appears to be in one direction – a reduction in the overall number of shops, with the average store size likely to increase.

Sub-Regional Offer

- 4.13 Pendle residents do not confine their spending to shops located within the Borough. Whilst it is possible to cater for almost all convenience¹² retail needs locally, for those people living close to the Borough boundary, or working outside the area, it may be more convenient to shop outside Pendle. In addition, an increasing number of people now do their 'weekly shop' on the internet.
- 4.14 For comparison goods the importance of nearby centres to provide additional choice has become increasingly important, as many high street retailers consolidate their operations into bigger stores in larger centres, or out-of-town locations.
- 4.15 In Pennine Lancashire, Burnley and Blackburn offer the most comprehensive shopping experience. Burnley is visited by many Pendle residents living in the M65 Corridor towns of Brierfield, Nelson and Colne, as it is easily accessible by both car and public transport. The Charter Walk Shopping Centre in Burnley contains a wide range of national high street chains, many of whom do not have a presence in Pendle, but it does not have a department store.

Table 4.2 – Main Shopping Destinations within Travelling Distance of Pendle

Centre	Travel Times ¹		Draw for Pendle Residents			
	Car	Rail	Convenience	Comparison	Services ²	Leisure
Burnley	13	10	✓	✓	✓	✓
Blackburn	25	30		✓		✓
Keighley	27	-		✓	✓	✓
Skipton	28	-	✓	✓	✓	✓
Bury	34	-		✓		✓
Preston	39	70		✓		✓
Trafford Centre	45	-		✓		✓
Bolton	46	100		✓		✓
Manchester	48	123		✓		✓
Bradford	48	-		✓		✓
Leeds	71	-		✓		✓

¹ Travel times calculated from Colne using www.transportdirect.info

² Services includes non-shopping functions such as banking, hairdressing etc.

- 4.16 The nearest department stores to Pendle are to be found in Blackburn and Skipton. However, many Pendle residents elect to travel further afield to Manchester and Leeds, destinations that offer larger branches of the main national high street stores and a choice of department stores. Similarly the Trafford Centre, to the west of Manchester, is a popular destination for those with access to a car.

¹² See Appendix 3 for the distinction between convenience and comparison goods.

- 4.17 A summary of the retail offer in centres considered to be within a reasonable travelling distance of Pendle is provided in Table 4.2.
- 4.18 In recent years shopping for comparison goods online has become increasingly widespread with eBay and online retailers such as Amazon becoming household names. But, it would appear that their rapid growth does not necessarily herald the imminent demise of the retail outlet.
- 4.19 A survey conducted by marketing group Colloquy in March 2011 reveals that young people in the 18-25 years age bracket, still regard face to face recommendations as their preferred method of finding out about new products and services. They then tend to use their multi-media devices to find out where they can get the best price either online, or more commonly on the high street. So, whilst the future for social media marketing is already assured, how far it will affect independent retailers and town centres is, as yet, unclear.



Left to right: Harvey Nicholls, Manchester; HMV, Charter Walk, Burnley and the Trafford Centre, Manchester

Results and Analysis

- 4.20 The following chapters represent the main element of the report. Their purpose is to:
- Present the findings of the latest survey.
 - Provide a brief analysis of the results.
 - Compare the results with those of earlier surveys in order to draw some broad conclusions.
- 4.21 The survey results in the following chapters are, with the exception of Chapter 5, presented individually by town:

Chapter 5: Pendle – provides a brief overview of the retail offer in the Borough, including a list of major superstores and supermarkets.

Chapter 6: M65 Corridor – considers the retail offer in the densely populated urban corridor in the south of the Borough, which includes Nelson, Colne, Brierfield and Barrowford.

Chapter 7: West Craven – looks at the retail offer in the predominantly rural area of West Craven, in the north of the Borough, which is centred on Barnoldswick and Earby.

5. Pendle

Town and Local Shopping Centres

Current Position

- 5.1 Shopping activity in Pendle is focussed on the town centres in Nelson, Colne and Barnoldswick and the local shopping centres in Brierfield, Barrowford and Earby. Of these Barnoldswick and Earby cater for the shopping needs of residents in rural West Craven in the north of the Borough, whilst the four remaining centres principally serve the needs of over 60,000 people living in the densely populated M65 Corridor to the south.
- 5.2 Occupancy information was recorded for 1,532 units in the 2010 Pendle Retail Survey. Of these 1,132 were located within a town or local shopping centre boundary, as defined on the Proposals Map for the Replacement Pendle Local Plan (2001-2016), with 186 (16.4%) being in a primary shopping frontage and 279 (24.7%) in a secondary shopping frontage (Table 5.1).

Table 5.1 – Key Statistics, Pendle Town and Local Shopping Centres 2010

Location	Units Surveyed	Estimated Floorspace	Vacancy Rate ¹
	No.	m ²	%
Town / Local Shopping Centre	1,003	142,599	16.3
Primary Shopping Area ²	177	22,926	19.8
Primary Shopping Frontages	186	16,729	8.1
Secondary Shopping Frontages	279	23,900	16.1

¹ Figures exclude residential units.

² Only Nelson has a defined Primary Shopping Area.

- 5.3 Table 5.2 breaks down the total number of units by town centre use category and shows these figures as a percentage of the total number of units surveyed. It also includes an estimate¹³ of the ground-floor floorspace occupied by the businesses in each category and shows this as a percentage of the total for the town centre. These results are presented in Figures 5.1 and 5.2.
- 5.4 Figure 5.1 shows that shops are the main use found in Pendle's town centres accounting for 34.7% of all units recorded. Residential uses come next with a 20.2% share, followed by financial and professional services (e.g. banks, building societies, estate agents etc.), eating and drinking establishments, and community and leisure uses.

¹³ Floorspace figures in this survey, and previous surveys, are based on GIS measurements. It is proposed to replace these with figures from the Valuation Office Agency in future surveys (see Chapter 9).

Table 5.2 – Survey Results, Pendle 2010

Town Centre Use Category	Units Surveyed		Estimated Floorspace	
	No.	%	m ²	%
Shops	412	36.4	44,016	30.9
Financial & Professional	110	9.7	12,849	9.0
Eating & Drinking	91	8.0	11,133	7.8
Business	28	2.5	8,026	5.6
Residential	228	20.1	15,566	10.9
Community & Leisure	80	7.1	22,269	15.6
Other	36	3.2	9,436	6.6
Vacant	147	13.0	19,304	13.5
Total	1,132	100.0	142,599	100.0

Figure 5.1 – Units by Town Centre Use Category, Pendle 2010

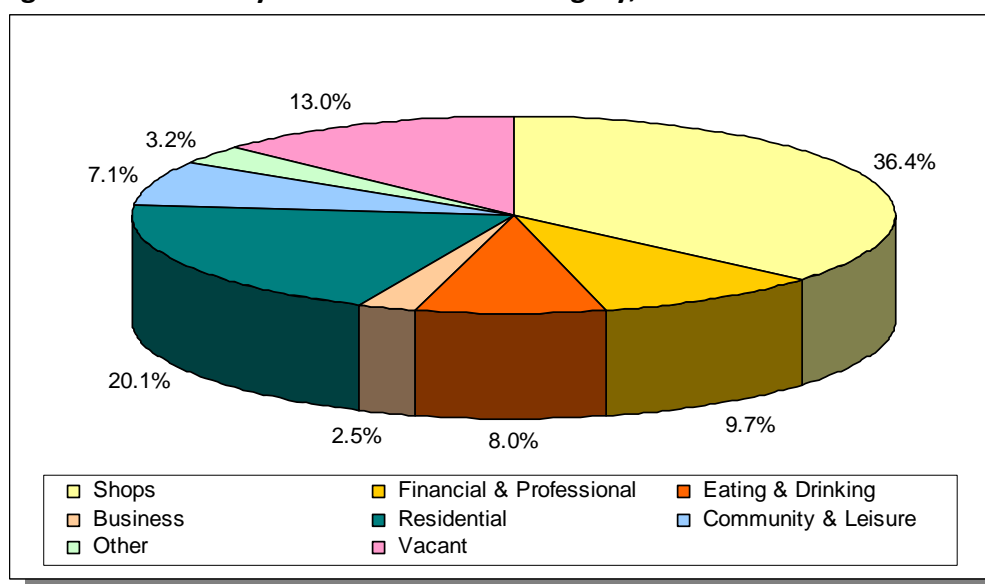
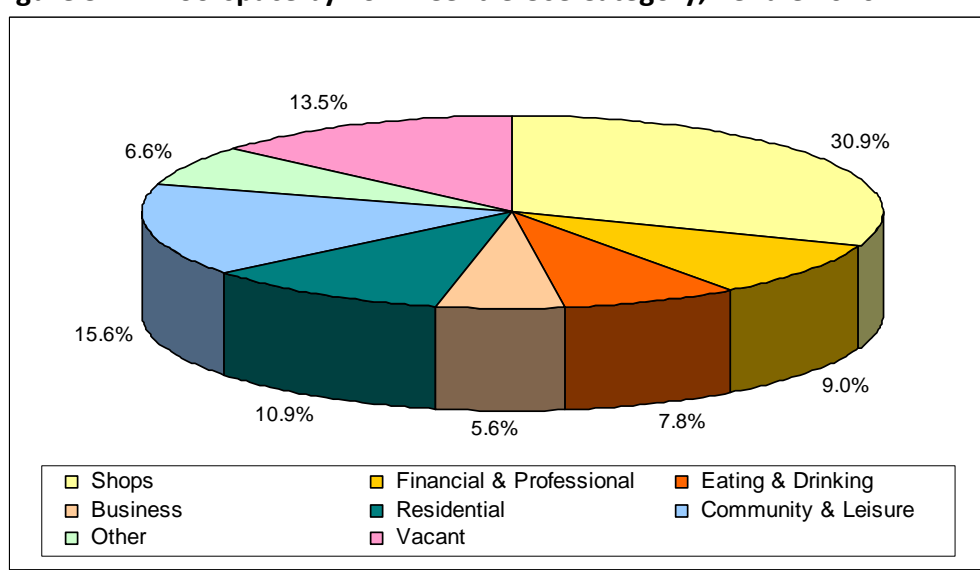
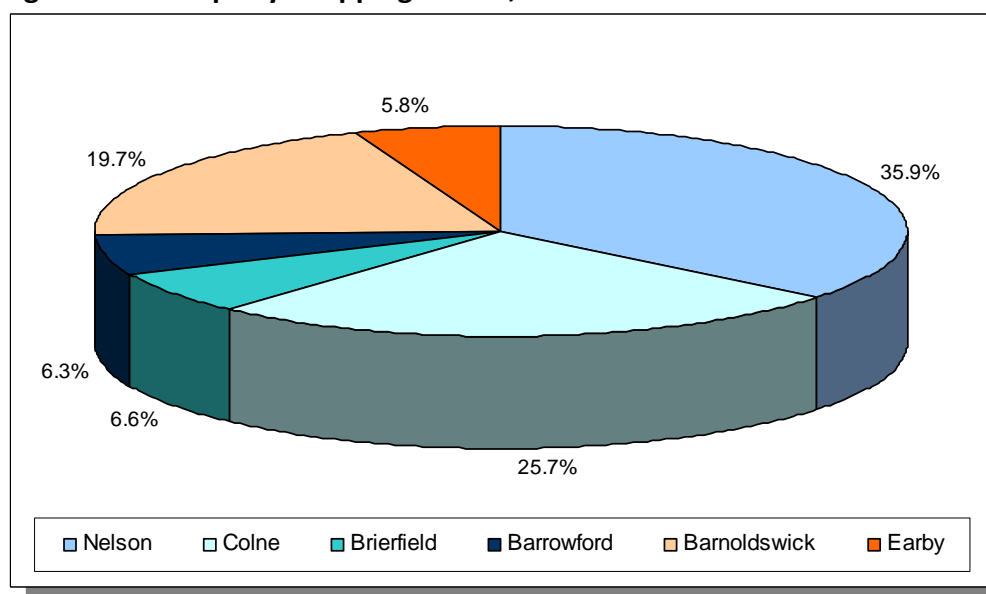


Figure 5.2 – Floorspace by Town Centre Use Category, Pendle 2010



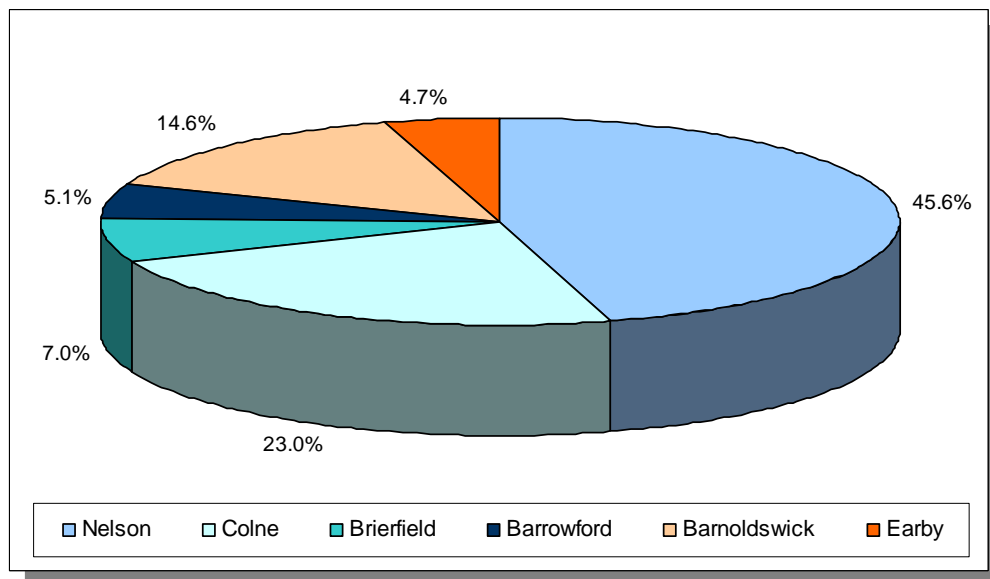
- 5.5 Residential units need to be taken out of the vacancy calculation to allow for a rough comparison with national data produced by the Local Data Company. When this is done the vacancy rate for Pendle increases from 13.0% to 16.3%, a figure roughly comparable with the North West average of 16.5%; but below the 17.5% average for small town centres, the category that all Pendle's town and local shopping centres are considered to fall within.
- 5.6 When town centre uses are considered in terms of floorspace (Figure 5.2) shops together with community and leisure and business uses, both of which tend to require larger premises, have a greater representation, but residential uses have a much lower overall share.
- 5.7 The geographical concentration of shops in the M65 corridor (blue segments) is apparent in Figure 5.3, with almost three-quarters located in Nelson, Colne, Brierfield and Barrowford (74.5%). It also illustrates the pre-eminence of the three town centres, with approximately one-third of all shops being located in Nelson town centre, one-quarter in Colne and one-fifth in Barnoldswick (81.3% in total).

Figure 5.3 – Shops by Shopping Centre, Pendle 2010



- 5.8 Nelson's importance in terms of retail provision is even more apparent when measured in terms of retail floorspace (Figure 5.4), with almost half of all provision in Nelson town centre (45.6%). As would be expected the next largest concentrations of retail floorspace are in Colne (23.0%) and Barnoldswick (14.6%), with the three local shopping centres accounting for the remaining 16.8%. In total 80.7% of the retail floorspace in Pendle's town and local shopping centres is located in the M65 Corridor.

Figure 5.4 – Retail Floorspace by Shopping Centre, Pendle 2010

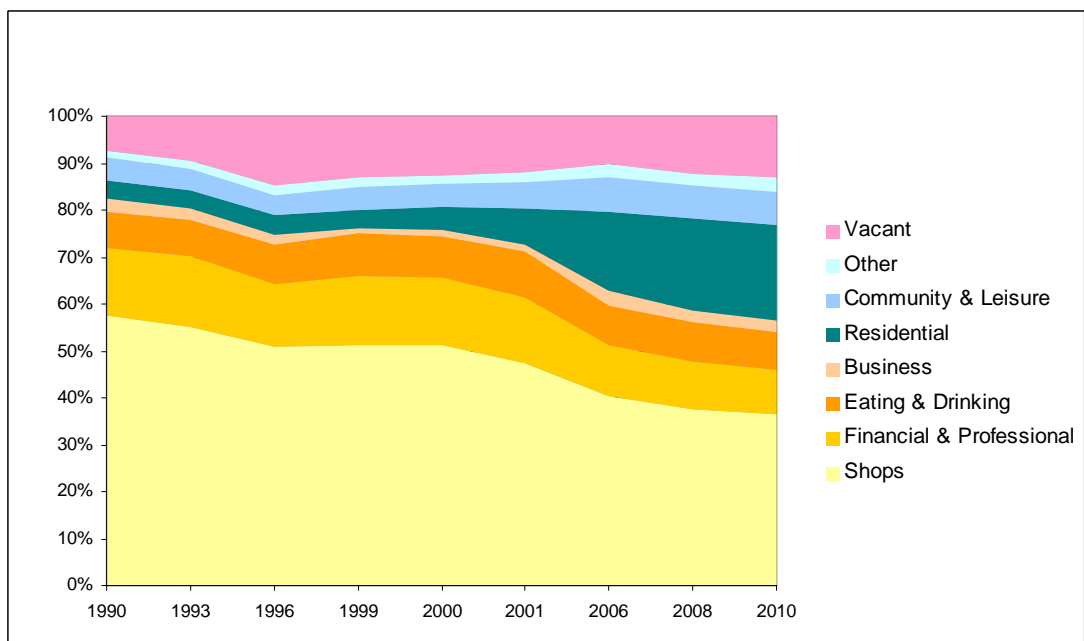


5.9 The fact that Nelson has a far greater share of retail floorspace (45.6%) than shop units (35.9%), suggests that the largest stores are most likely to be found here. Conversely many of the shops in the West Craven (orange segments) are likely to be relatively small. Overall, the average size of a shop in Pendle’s town and local shopping centres is 106.8m².

Recent Trends

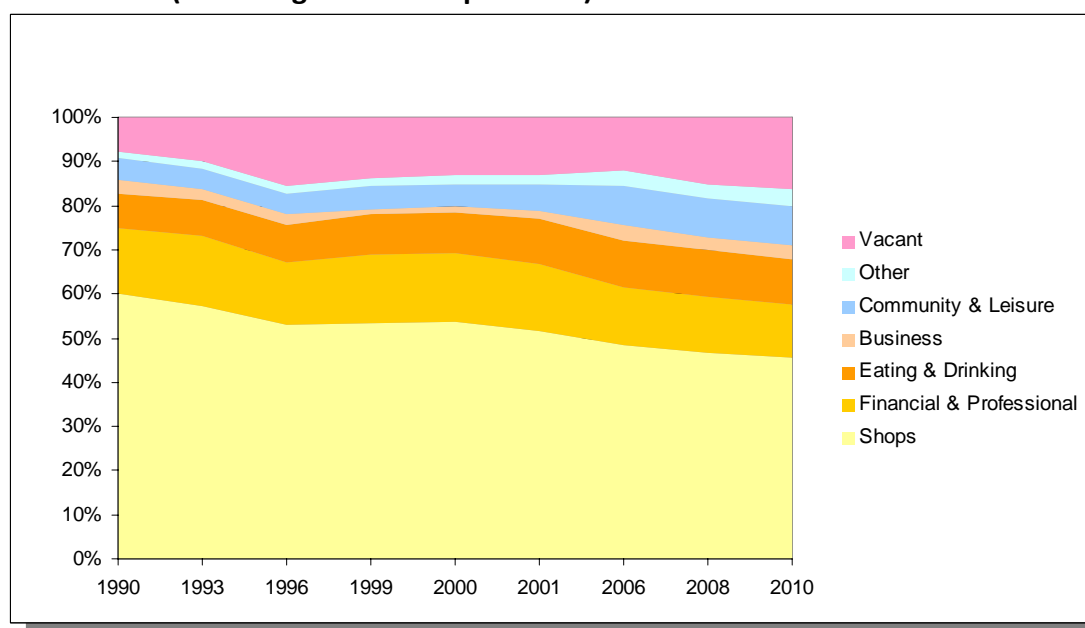
5.10 Figure 5.5 shows the changing trends in the occupancy of units in Pendle’s town and local shopping centres for the 20 year period between 1990 and 2010. It demonstrates that there has been a steady decline in the percentage of units occupied by shopping uses, from 58.0% in 1990 to 41.2% in 2010.

Figure 5.5 – Town / Local Shopping Centre Occupancy, Pendle 1990-2010



- 5.11 It also illustrates that the vacancy rate has fluctuated throughout this period. A sharp rise in the early 1990s saw the rate more than double in the six year period from 1990 to 1996. From the 1996 peak of 15.0%, the vacancy rate then fell steadily to 10.6% by 2006, before increasing once again to stand at 13.6% in 2010. The prevailing economic circumstances suggest that this increase in the vacancy rate is likely to continue for the next few years.
- 5.12 Other trends include a notable increase in the proportion of units occupied by residential and leisure and community uses since 2000.
- 5.13 The increase in residential properties can, in part, be attributed to ever more comprehensive surveys and the conversion of former retail and business premises, close to the periphery of our town and local shopping centre into new homes.
- 5.14 The growth in community and leisure uses is arguably more significant. It is also more apparent when residential uses are removed from the data (Figure 5.6). Many national studies of town centre activity, suggest that this growth is likely to continue for the foreseeable future, and that it will have a significant influence on the future make-up of the high street.

**Figure 5.6 – Town / Local Shopping Centre Occupancy, Pendle 1990-2010
(excluding residential premises)**



- 5.15 The dramatic rise in bookmakers that is being experienced nationally¹⁴ has also been evident in Pendle, serving to counterbalance the loss of banks within the financial and professional sector (A2 Use Class).

¹⁴ Gamblers Ubiquitous (Article in Planning, 3rd June 2011)

- 5.16 Whilst the survey results show no evidence of substantial growth in eating and drinking establishments, there is growing concern both nationally and locally about the health implications and negative impacts – poor appearance, litter and anti-social behaviour – associated with hot-food takeaways (A5 uses).
- 5.17 The London Borough of Waltham Forest is one of several local planning authorities to have written a supplementary planning document (SPD) outlining that planning permission will not be granted for new hot-food takeaways within close proximity to a school, youth facility or park. The policy aims to limit the opportunities that young people have to eat fast food and reduce levels of childhood obesity.
- 5.18 For each town and local shopping centre, the retail survey monitors the proportion of a primary, secondary or local shopping frontage occupied by hot-food takeaways.

Edge-of-Centre and Out-of Centre Retailing

- 5.19 There are also a significant number of shopping destinations outside our core retail areas. These include:
- Five locally significant superstores/supermarkets (see Table 5.3)
 - Two out-of-centre retail allocations at White Walls, Colne and Junction 12, Brierfield (see Chapter 8)
 - North Valley Retail Park, Colne (see Chapter 8)
 - Boundary Mill factory outlet, Junction 14, Colne (see Chapter 8)

Table 5.3 – Superstores and Supermarkets¹, Pendle 2010

Town	Town / Local Shopping Centre	Edge of Centre	Out of Centre
Nelson ²	Lidl	Morrison's	-
Colne ²	Tesco Express Co-operative	Aldi Sainsbury's	Asda
Brierfield	Co-operative	-	-
Barrowford	Spar	Booths ³	-
Barnoldswick	Co-operative	-	-
Earby	Co-operative	-	-

Notes:

1. PPS4 definitions:

Superstore – Self-service store selling food and non-food goods, with a trading floorspace in excess of 2,500m².
Supermarket – Self-service store selling mainly food, with a trading floorspace less than 2,500m².

2. The Kwik Save stores in Nelson and Colne town centres closed in 2007. Tesco Metro refurbished and occupied the Nelson store in February 2008, but it closed in August 2010.

3. The Booths supermarket in Barrowford is due to open in 2012.

- 5.20 In Easter 2008, Boundary Mill relocated a short distance from White Walls to a new 11,782 m² purpose built store off Junction 14, at the end of the M65 in Colne. This heralded the start of a period of significant investment in edge-of-centre and out-of-centre retail provision in the Borough.
- 5.21 In 2007 a block of four new retail units was erected on the site of the former Boundary Mill warehouse and overflow car park off Corporation Street in Colne. With the closure of the M&S Outlet in May 2011, only two of the units are currently occupied by Next and Argos Extra¹⁵.
- 5.22 More recently two edge-of centre stores have been granted planning permission. In July 2010 a Sainsbury's superstore opened on the former Grove Mill site to the north of Colne town centre. This has a gross floor area of 7,552m² and includes a significant element of comparison retail floorspace. In Barrowford, construction work on a smaller (1,516m²), but locally significant, food store for Booths commenced in late 2010.

Local Shopping Frontages

- 5.23 Beyond the Borough's key retail destinations there are also a number of shopping frontages that are important to the Borough's retail offer, either because they compliment activity in a town or local shopping centre, or because they play an important role in a particular neighbourhood.
- 5.24 The Replacement Pendle Local Plan (2001-2016) identifies six local shopping frontages and these contain a total of 41 units. Details of these are set out in Chapter 9.

¹⁵ In June 2011 furniture retailer DFS started to recruit staff for their new store in Colne, which will occupy the two units vacated by the M&S Outlet.

6. M65 Corridor

Introduction

- 6.1 This section considers the results for four contrasting centres. Foremost are the Borough's two largest towns – Nelson and Colne.
- 6.2 A major regeneration programme is currently underway in Nelson, which is focussing on attracting new employment into the town centre. In addition the re-opening of Manchester Road and Leeds Road to traffic, together with a significant investment in renewal of the public realm with high quality traditional stone paving and granite sets will hopefully help to attract new investment to the town centre and help to arrest the recent decline in retail activity.
- 6.3 The retail offer in the nearby market town of Colne has remained much stronger. A range of independent and specialist retailers is supported by a well-established night-time economy, focussed on a number of high quality restaurants located along the busy high street.
- 6.4 This section also considers the local shopping centres in Brierfield and Barrowford. Again there are noticeable differences between the two centres. Whilst Brierfield predominantly offers convenience retailing for a local catchment, in Barrowford you are more likely to find chic designer shops, specialising in high-end designer fashion, or specialist food and drink stores, which attract visitors from across the north of England.



Left to right: Ruby Slippers, Colne; Pendle Rise Shopping Centre, Nelson and Scruples Menswear, Barrowford.

Nelson Town Centre

Current Position

- 6.5 Nelson has a population of 28,998 and forms part of the Burnley-Nelson-Colne urban area, which has a total population of 149,796. It is the largest town in Pendle and the administrative centre for the Borough.

Table 6.1 – Key Statistics, Nelson 2010

Location	Units Surveyed	Estimated Floorspace	Vacancy Rate ¹
	No.	m ²	%
Town Centre	426	68,378	16.2
Primary Shopping Area	177	22,926	19.8
Primary Shopping Frontages	37	3,290	16.2
Secondary Shopping Frontage	83	8,721	14.5

¹ Figures exclude residential units. The borough average is 16.3%.

(a) Occupancy

- 6.6 A total of 426 units were surveyed in Nelson town centre in 2010. Of these 177 (41.6%) are located in the primary shopping area¹⁶; with 37 (20.9%) in a primary shopping frontage and 83 (46.9%) in a secondary shopping frontage (see Table 6.1).
- 6.7 Table 6.2 breaks down the total number of units by town centre use category and shows these figures as a percentage of the total number of units surveyed. It also includes an estimate¹⁷ of the floorspace at ground floor level occupied by the businesses within each category and shows this as a percentage of the total for the town centre. The results are presented in Figures 6.1 and 6.2.
- 6.8 Figure 6.1 illustrates that 34.7% of the town centre premises in Nelson are occupied by shops; which is slightly lower than the borough average (36.4%). In part, this can be attributed to its role as the Borough's administrative and financial centre. More significant is the fact that in Nelson a much larger area beyond the retail core (primary shopping area) is surveyed. This also accounts for the relatively high proportion of residential properties (20.2%) in the town centre, which brings down the overall percentage of shopping uses.
- 6.9 But, within the primary shopping area over half of all units (59.3%) are occupied by shops (see Figure 6.4).

¹⁶ The Pendle Rise Shopping Centre is included in the primary shopping area, but the frontages along its main thoroughfare (Marsden Mall) are not designated at this time.

¹⁷ Floorspace figures in this survey, and previous surveys, are based on GIS measurements. It is proposed to replace these with figures from the Valuation Office Agency in future surveys (see Chapter 10).

Table 6.2 – Survey Results, Nelson 2010

Town Centre Use Category	Units Surveyed		Estimated Floorspace	
	No.	%	m ²	%
Shops	148	34.7	20,066	29.3
Financial & Professional	50	11.7	6,414	9.4
Eating & Drinking	26	6.1	3,313	4.8
Business	12	2.8	4,548	6.7
Residential	86	20.2	8,200	12.0
Community & Leisure	28	6.6	9,342	13.7
Other	9	2.1	4,220	6.2
Vacant	67	15.7	12,275	18.0
Total	426	100.0	68,378	100.0

Figure 6.1 – Units by Town Centre Use Category, Nelson 2010

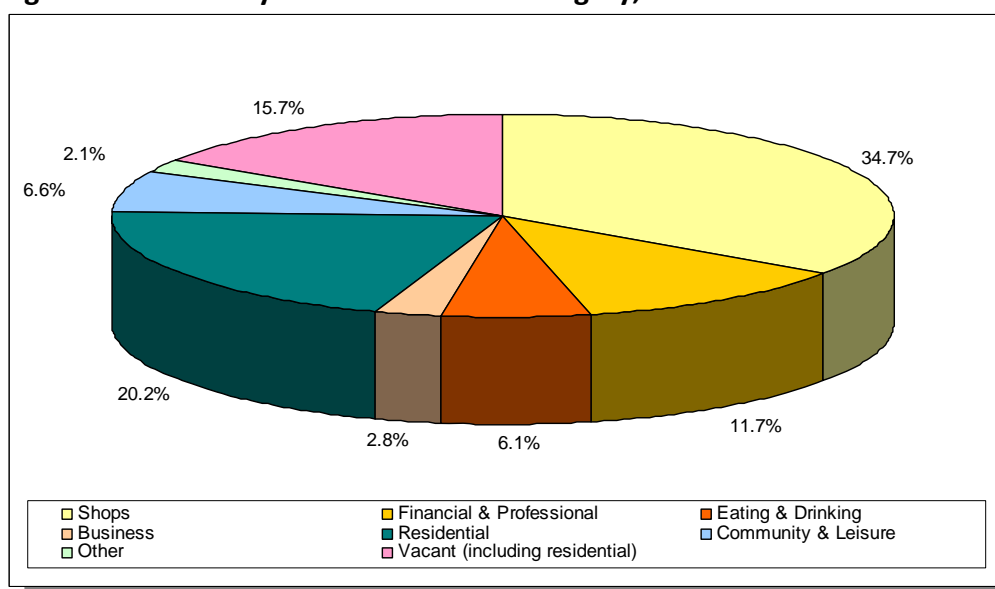
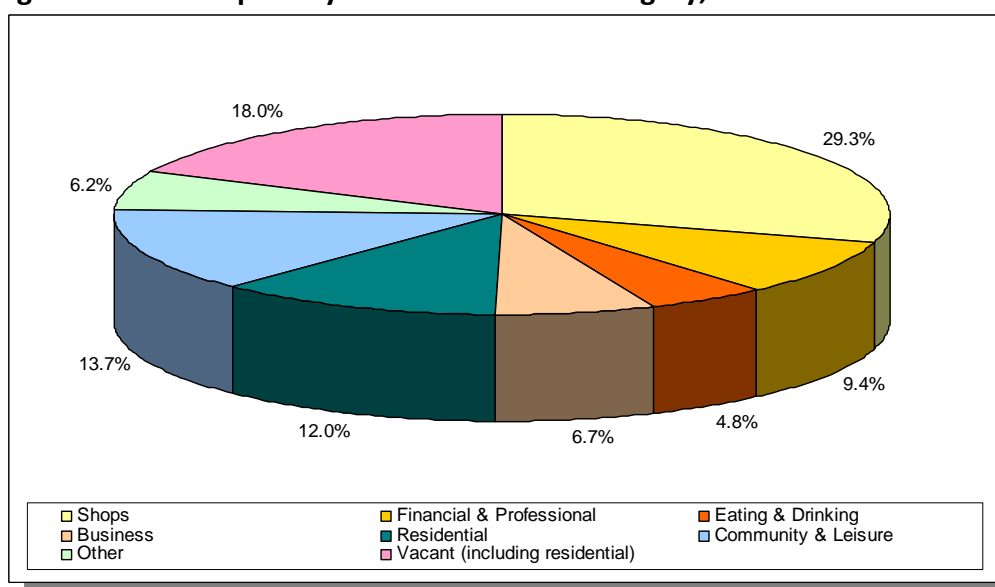


Figure 6.2 – Floorspace by Town Centre Use Category, Nelson 2010



- 6.10 Eating and drinking establishments account for only 6.1% of town centre premises. Only Barnoldswick (5.9%) has a smaller concentration, suggesting that there may be an opportunity to further develop the night-time economy.
- 6.11 Figure 6.2 shows that the proportion of ground floor floorspace currently occupied by shops (29.3%) is marginally lower than the borough average (30.9%).
- 6.12 The average size of shop premises in Nelson town centre (135.6m²) is by far the largest for any town or local shopping centre in Pendle, some 27% higher than the Borough average (106.8m²). This is not unexpected as Nelson is the only shopping centre in the Borough with a significant number of national high street retailers, who tend to occupy larger premises. Excluding supermarket chains and service providers (e.g. banks, estate agencies and travel agents) national high street stores present in Nelson include: Argos (closure announced for 2011), Boots the Optician, Select and Store Twenty One; with Boots, Card Factory, Home Bargains, Poundland, Superdrug, Specsavers and Wilkinsons occupying units in the Pendle Rise Shopping Centre.

(b) Vacancy

- 6.13 Almost half of all the vacant units recorded in the 2010 survey are located in Nelson town centre, and these account for approximately 63.6% of the Borough's vacant town centre floorspace.
- 6.14 In 2010 the vacancy rate¹⁸ for Nelson town centre stood at 19.7%. This is the second highest figure recorded in Pendle's six town and local shopping centres, and the highest of the three town centres. This rate is significantly higher than the borough average (16.3%) and the 2010 figures for small-sized shopping centres in the North West (17.5%) and Great Britain (11.5%).
- 6.15 Map 6.1 indicates that there are two significant concentrations of vacant units.
1. Several large premises in a triangle bounded by the Victory Centre and the primary and secondary shopping frontages along Scotland Road and Leeds Road were acquired by Pendle Council in 2003/04, with funding from English Partnerships. These units face an uncertain future as the proposed redevelopment of this site failed to proceed, when the Joint Investment Plan between the North West Development Agency and the six Pennine Lancashire authorities was not taken forward.
 2. The Pendle Rise Shopping Centre (formerly the Arndale Centre) has changed ownership several times in recent years and in November 2010 the current owners, Shropshire-based 4D Properties, went into receivership. This lack of stable ownership and investment has contributed to the fact that just over one-quarter of the units and retail floorspace within the centre are vacant. In addition there are a number of voids in the Admiral's Market Place, which is located in the same complex.

¹⁸ Residential units are excluded from the vacancy rate calculation.

- 6.16 Both of these locations are within the primary shopping area, helping to explain the high vacancy figure (19.8%) recorded in this area. It also provides the context for ongoing regeneration initiatives in the heart of the town centre, which include the re-imagining of the public realm in the town centre, including the re-paving of Market Street and Market Square with traditional materials and the re-opening of Manchester Road and Leeds Road to traffic.
- 6.17 Of the 67 vacant units recorded in Nelson town centre, 47 (70.1%) were last occupied by shopping uses.
- 6.18 Six stores in excess of 300m² are vacant at this time. Unit B in the Pendle Rise Shopping Centre has not been occupied since it was constructed in 2004, whilst the other units were last occupied by Tesco Metro, Poundstrecher¹⁹, Ethel Austin, Iceland and M. Shafi (clothing).

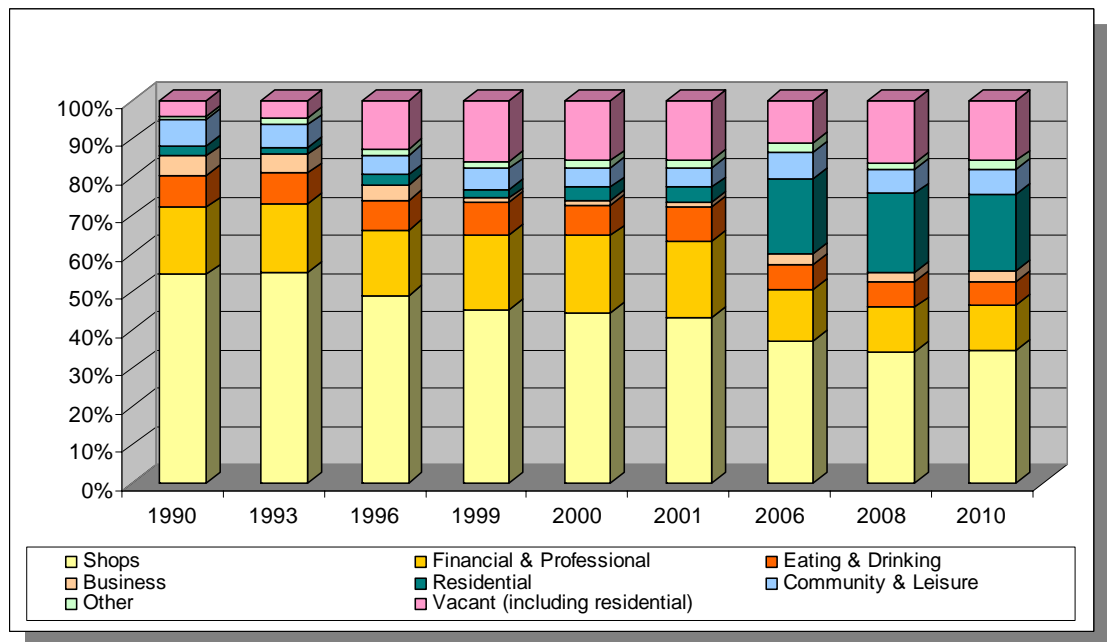
Recent Trends

(a) Occupancy

- 6.19 Between 2006 and 2010 the number of shop premises has fallen from 157 units to 148, a reduction of almost 6%. These losses are primarily associated with:
- The demolition of properties in the secondary frontages along Hibson Road and Railway Street, to make way for the new Nelson Bus-Rail interchange which opened in December 2008.
 - The demolition of properties in an area bounded by Market Street, Cross Street, Russell Street and Jude Street, to make way for a new mixed-use development including the new Arts and Cultural Entertainment (ACE) Centre and offices for business process outsourcing company Liberata (Number One Market Street), which includes ground floor shops along Market Street.
- 6.20 These demolitions have been offset by a mixture of new provision (e.g. on the Market Street site) and the subdivision of larger premises. In 2010 the former Woolworths store in the Place de Creil was split to create three new units, all of which are now occupied. As a result there has been an increase in the number of shops from 141 to 148 between 2008 and 2010.
- 6.21 Figure 6.3 illustrates changing trends in the occupancy of premises in Nelson town centre over the 20 year period from 1990 to 2010. It shows that there has been a year-on-year decline in the percentage of shop premises in the town centre from a high of 55.1% in 1993 to just 34.7% in 2010.

¹⁹ These premises will be occupied, on a temporary basis, by an Asian Bazaar from June 2011.

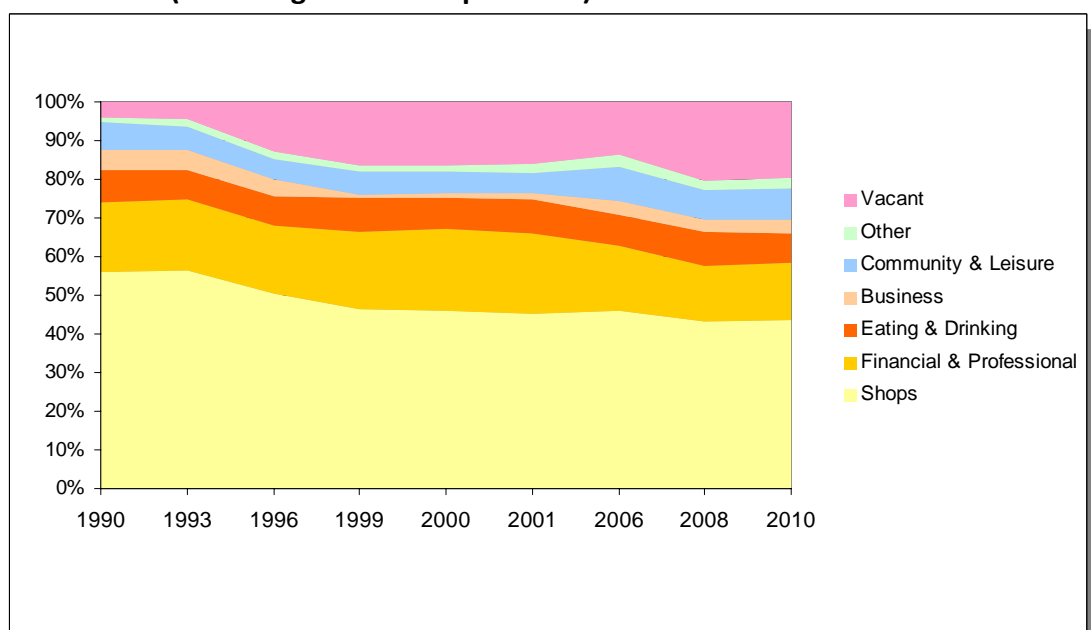
Figure 6.3 – Units by Town Centre Use Category, Nelson 1990-2010



6.22 However, survey coverage has been gradually expanded since 1990 and from 2006 all premises within the town centre boundary, as defined on the Replacement Pendle Local Plan (2001-2016) Proposals Map, have been included in the survey to assist with the implementation planning policies for town centres and retailing.

6.23 As would be expected, beyond the retail core many of the additional units surveyed each year are in non-shopping uses. In Nelson this has brought a large number of residential premises within the scope of the survey and served to exaggerate the reduction in the proportion of shops.

Figure 6.4 – Units by Town Centre Use Category, Nelson 1990-2010 (excluding residential premises)

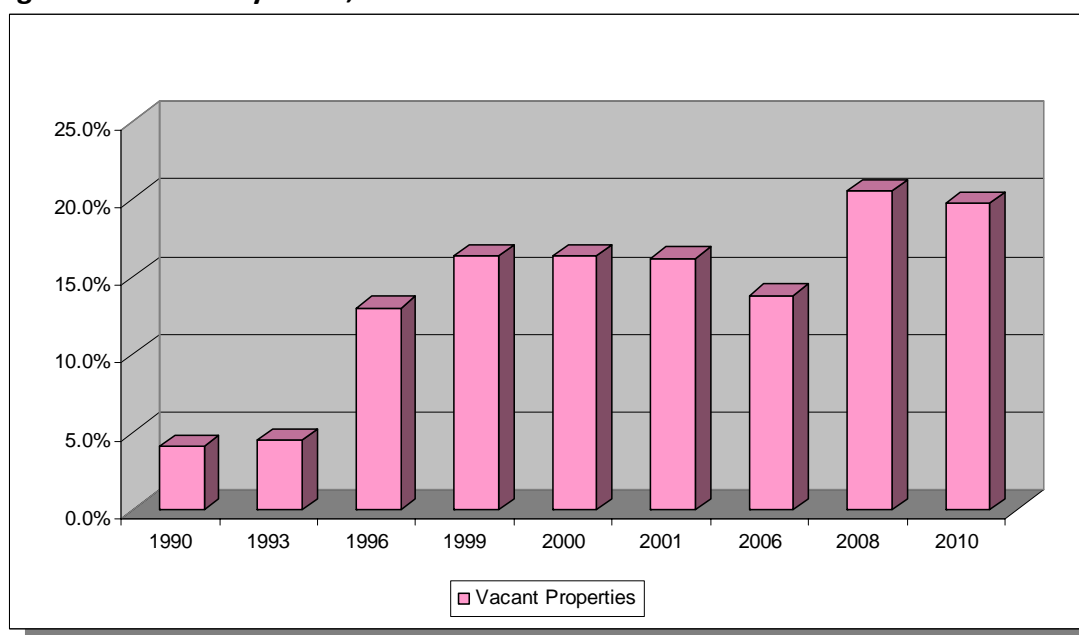


- 6.24 To make the identification of long-term trends in occupancy for 'core town centre uses' clearer Figure 6.4 excludes all residential units.
- 6.25 The results confirm that in the 20 year period from 1990 to 2010 there has been a decline in shopping, but that this has been fairly steady since 1999. The proportion of financial and professional services has also fallen over this period. Limited growth in community and leisure facilities and 'other uses' has been insufficient to make up for this decline. As a result, and particularly since 2006, there has been a marked increase in the proportion of vacant units in Nelson town centre.

(a) Vacancy

- 6.26 Figure 6.5 shows that the vacancy rate in the town centre rose sharply following the economic downturn of the early 1990s, increasing more than three-fold between 1990 (4.1%) and 1996 (13.0%). This upward trend continued until 1999 when it reached 16.3%. The vacancy rate fell steadily until 2006 (13.8%), before the onset of the current economic recession marked the start of another upward trend. In 2010 the vacancy rate stands at 19.7%, marginally lower than the 20.5% recorded in 2008.

Figure 6.5 – Vacancy Rates, Nelson 1990-2010



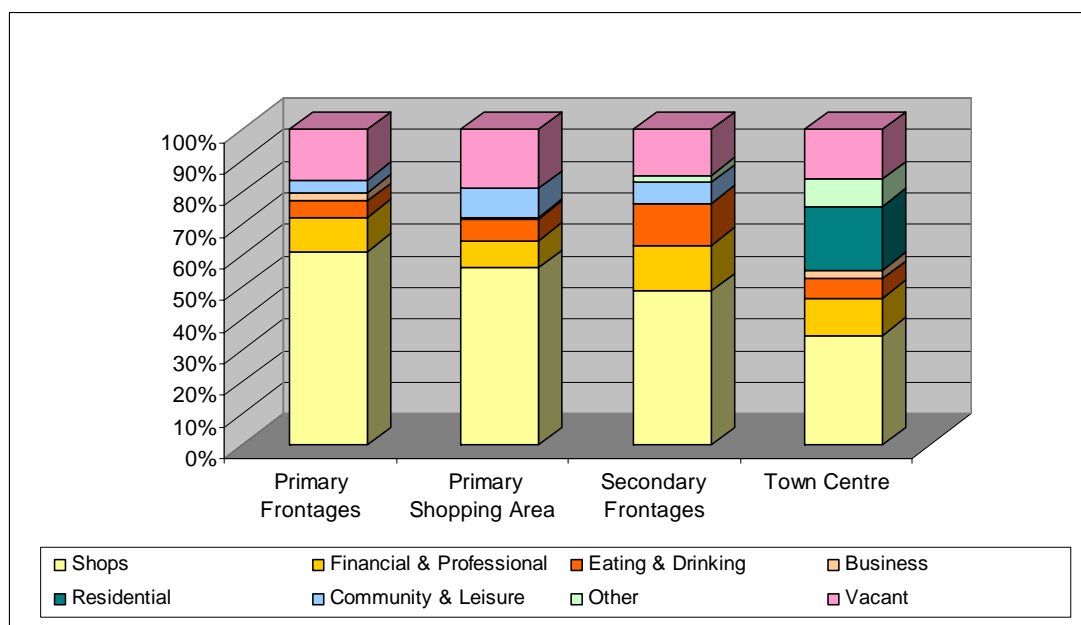
- 6.27 However, as noted previously, in recent years the vacancy rate for Nelson has been inflated by the inclusion of several units off Scotland Road and Leeds Road, acquired by Pendle Borough Council, that require funding to be secured before they can be refurbished and made ready for occupation.

6.28 From the turn of the century the vacancy rate for Nelson town centre has remained high, but relatively stable. In this ten year period the number of vacant units has varied around a mean average of 53 units – the highest figure being the 67 units recorded in 2008 and 2010 and the lowest 45 units in 2000²⁰.

Designated Shopping Areas and Frontages

- 6.29 Further analysis of the number and types of units within clearly defined areas and designated shopping frontages can help to indicate whether:
- Retail activity and services are becoming more centralised.
 - Peripheral areas are becoming more run down – i.e. showing high levels of vacancy.
 - Retail planning policies are helping to achieve their desired outcomes.
- 6.30 The results of this analysis are used to inform new regeneration initiatives and future amendments or adjustments to planning policy, including the re-designation of area boundaries and frontages.
- 6.31 Figure 6.6 shows the percentage of units in each town centre use category in 2010, for the following planning policy designations.
- Primary Shopping Frontage
 - Primary Shopping Area
 - Secondary Shopping Frontage
 - Town Centre

Figure 6.6 – Units in Key Shopping Frontages and Primary Shopping Area, Nelson 2010



²⁰ The lower vacancy rate recorded in 2006 reflects the larger number of units included in this survey – 424 as opposed to 286.

- 6.32 Planning policy seeks to maintain and, where necessary, improve the vitality and viability of our town and local shopping centres. One of the ways it does this is by focussing shopping activity in the primary shopping area, by restricting non-shopping uses in primary and secondary shopping frontages.
- 6.33 An indication of whether this objective is being met is provided by comparing the proportion of shops in the town centre, primary shopping area and designated shopping frontages. If retail planning policy is working effectively, the highest proportion of shops should be recorded in the primary shopping frontages, followed by the primary shopping area, then the secondary shopping frontages²¹ and finally the town centre.
- 6.34 Figure 6.6 reflects this expected pattern and Map 6.1, at the end of this section on Nelson, also illustrates that shopping activity is becoming increasingly concentrated in the heart of the town centre.
- 6.35 However, a closer analysis of the survey results (Table 6.3) reveals some localised issues.

Table 6.3 – Primary and Secondary Shopping Frontages, Nelson 2010

Frontage		Units		Frontage Length		
		Total (No)	Vacant (%)	Total (m)	A1 Use (%)	Other (%)
P1	1-47 Scotland Road	20	5.0	128.0	73.8	26.2
P2	4-38 Scotland Road	17	29.4	101.8	86.0	14.0
Total – Primary Shopping Frontages		37	16.2	229.8	79.3	20.7
S1	49-87 Scotland Road	20	10.0	113.8	58.5	41.5
S2	8-90 Manchester Road / 7-17 Leeds Road / Units 1-3 and 9-11 Victory Centre	32	18.8	214.5	62.1	37.9
S3	15-17 Manchester Road / Units 1-3 Place de Creil	5	20.0	98.9	74.4	25.6
S4	27-47 Railway Street	10	10.0	68.8	34.0	66.0
Total – Primary Shopping Area¹		104	15.4	725.8	53.1	46.9
S5	96-106 Every Street / 2-18 Market Square	10	10.0	128.7	89.0	11.0
S6	62-72 Leeds Road	6	16.7	27.1	47.6	52.4
Total – Secondary Shopping Frontages		83	14.5	651.8	51.6	48.4

Notes:

1. Figures exclude 69 units in Marsden Mall and the Admirals Market Place, which although part of the primary shopping area are not included within a designated shopping frontage.

²¹ In accordance with the PPS4 definition, the two secondary shopping frontages that are not contiguous with the primary shopping frontages do not form part of the primary shopping area (see Table 4.1).

Primary Shopping Area²²

At present Nelson is the only town in Pendle with a defined primary shopping area. This represents the town's retail core where shopping is the main activity. All the premises within the primary shopping area have been surveyed since 1999, which allows more accurate long-term comparisons to be made.

In 2010 there were 177 units in the primary shopping area.

Between 2000 and 2010 the number of units in the primary shopping area has increased from 141 units to 177. Over the same period:

- The percentage of units occupied by shops has remained fairly constant at around 58%. In 2010 there were 105 shops, equivalent to 59.3% of the total number of units.
- The vacancy rate has varied around a mean average of 19.0%. The lowest figure recorded was 13.2% in 2006 with the highest being 23.1% only two years later. In 2010 the level of vacancies stands at 19.8%.

- 6.36 Non-shopping uses occupy 21.6% of all units (8 of 37) in the two primary shopping frontages, down from 24.3% (9 of 37 units) in 2008. The 25% limit on non-shopping uses, as measured by frontage length, has been exceeded marginally on one of the two frontages:
- P1 (1-47 Scotland Road) – Non-shopping uses occupy 25.0% of the units (5 of 20) and account for 26.2% of the frontage length. These units are occupied by businesses in use classes A2 (Financial and Professional Services) and A3 (Restaurants and Cafes).
- 6.37 Non-shopping uses occupy 39.8% of all units (33 of 83) in the six secondary shopping frontages, marginally lower than the 43.2% (35 of 81 units) recorded in 2008. The 50% limit on non-shopping uses, as measured by frontage length, has been exceeded on two of the six frontages:
- S4 (27-47 Railway Street) – This frontage is currently part of the primary shopping area. Non-shopping uses occupy 60.0% of the units (6 of 10) and account for 66.0% of the frontage length. These units are occupied by businesses in use classes A2 (Financial and Professional Services) and A5 (Hot Food Takeaways), D1 (Non-residential Institutions) and D2 (Assembly and Leisure).
 - S6 (62-72 Leeds Road) – This frontage is no longer well related to the primary shopping area due to a combination of demolition, highways improvements and new leisure development. Non-shopping uses occupy 50.0% of the units (3 of 6) and account for 52.4% of the frontage length. The units are occupied by

²² These figures exclude stalls in the Admirals Market Place, Nelson's indoor market, which have only been recorded since 2006.

businesses in use classes A2 (Financial and Professional Services) and A5 (Hot Food Takeaways) and D1 (Non-residential Institutions).

- 6.38 The high vacancy rate recorded in Nelson's primary shopping frontages and primary shopping area in recent years can, as previously noted, be partly attributed to ongoing regeneration initiatives in Nelson town centre.
- 6.39 Concerns have been raised both locally and nationally about the increasing number of hot-food takeaways (A5 use-class) in both town centre and out-of-centre locations.
- 6.40 In Nelson town centre 14 hot-food takeaways were recorded in 2010, two fewer than 2006, when the A5 use-class was first introduced. Of these units, six were located in the primary shopping area, with one occupying a unit within a primary shopping frontage, and five were located in secondary shopping frontages.
- 6.41 Hot-food takeaways account for over 10% of the frontage length in two secondary shopping frontages. Almost one-fifth of frontage S6 (62-72 Leeds Road) is taken-up by businesses within the A5 use class (19.6%). This frontage, as noted above, is now somewhat isolated and located on the periphery of the town centre.
- 6.42 The three hot-food takeaways in frontage S1 (49-87 Scotland Road), which forms part of the primary shopping area, may be of greater concern. In total they occupy 13.7% of the frontage length, but the overall frontage length occupied by non-shopping uses remains below the 50% policy threshold at 41.5%.

Key Points

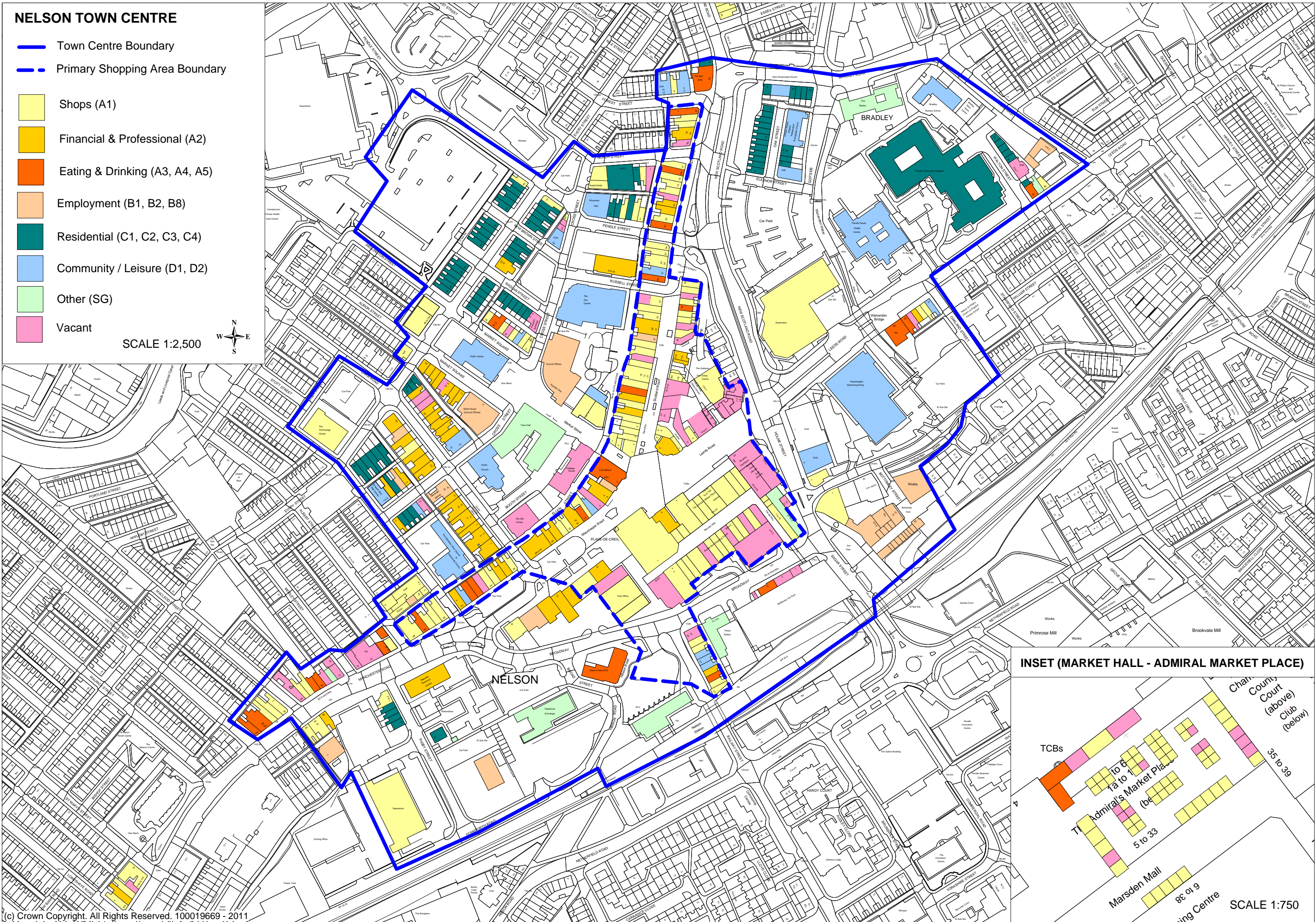
- 6.43 Nelson has suffered from high levels of vacancy since 1996, when compared to the town centres in Colne and Barnoldswick. With 67 units currently unoccupied, the vacancy rate stands at 19.7%, and accounts for 12,275m², equivalent to 18.0% of the ground floor floorspace available in the town centre.
- 6.44 The vacancy rate is higher than the regional average for small-sized centres²³ (17.5%), and in Pendle only Brierfield has consistently recorded higher vacancy levels.
- 6.45 The proportion of non-shopping uses in designated primary and secondary shopping frontages has remained within the limits established by Policy 26 of the Replacement Pendle Local Plan (2001-2016), with just three exceptions.

²³ Defined by the Local Data Company as centres with 50-199 shops.

NELSON TOWN CENTRE

-  Town Centre Boundary
-  Primary Shopping Area Boundary
-  Shops (A1)
-  Financial & Professional (A2)
-  Eating & Drinking (A3, A4, A5)
-  Employment (B1, B2, B8)
-  Residential (C1, C2, C3, C4)
-  Community / Leisure (D1, D2)
-  Other (SG)
-  Vacant

SCALE 1:2,500



INSET (MARKET HALL - ADMIRAL MARKET PLACE)



Colne Town Centre

Current Position

- 6.46 Colne is the second largest town in Pendle, with a population of 20,118. Like its larger neighbour Nelson it forms part of the Burnley-Nelson-Colne urban area, which has a population of 149,796. It is situated at the end of the M65 motorway with the A56 and A6068 taking traffic through the town and across the Pennines towards the nearby Yorkshire towns of Skipton and Keighley respectively.

Table 6.4 – Key Statistics, Colne 2010

Location	Units Surveyed	Estimated Floorspace	Vacancy Rate ¹
	No.	m ²	%
Town Centre	292	37,764	17.3%
Primary Shopping Frontages	79	8,172	3.8%
Secondary Shopping Frontage	53	4,550	19.2%

¹ Figures exclude residential units. The borough average is 16.3%.

(a) Occupancy

- 6.47 A total of 292 units were surveyed in Colne town centre in 2010. Of these 79 (27.1%) are located in a primary shopping frontage and 53 (18.2%) in a secondary shopping frontage (see Table 6.4). A primary shopping area for Colne has not been defined on the Replacement Pendle Local Plan (2001-2016) Proposals Map.
- 6.48 Table 6.5 breaks down the total number of units by town centre use category and shows these figures as a percentage of the total number of units surveyed. It also includes an estimate²⁴ of the floorspace on the ground floor occupied by the businesses within each category and shows this as a percentage of the total for the town centre. The results are presented in Figures 6.7 and 6.8.
- 6.49 Figure 6.7 illustrates that 38.8% of all town centre premises in Colne are currently occupied by shops. Like Nelson, this is lower than the Borough average (41.2%) and can again be attributed to the fact that a large number of properties outside the core shopping area (only Nelson has a defined primary shopping area) are monitored. In Colne, this is due to the elongated nature of the high street, which extends approximately 1.2km downhill from the market hall to the railway station.

²⁴ Floorspace figures in this survey, and previous surveys, are based on GIS measurements. It is proposed to replace these with figures from the Valuation Office Agency in future surveys (see Chapter 10).

Table 6.5 – Survey Results, Colne 2010

Town Centre Use Category	Units Surveyed		Estimated Floorspace	
	No.	%	m ²	%
Shops	106	36.3	10,120	26.8
Financial & Professional	30	10.3	4,293	11.4
Eating & Drinking	29	9.9	3,970	10.5
Business	13	4.5	1,918	5.1
Residential	32	11.0	2,373	6.3
Community & Leisure	21	7.2	6,152	16.3
Other	16	5.5	4,239	11.2
Vacant	45	15.4	4,699	12.4
Total	292	100.0	37,764	100.0

Figure 6.7 – Units by Town Centre Use Category, Colne 2010

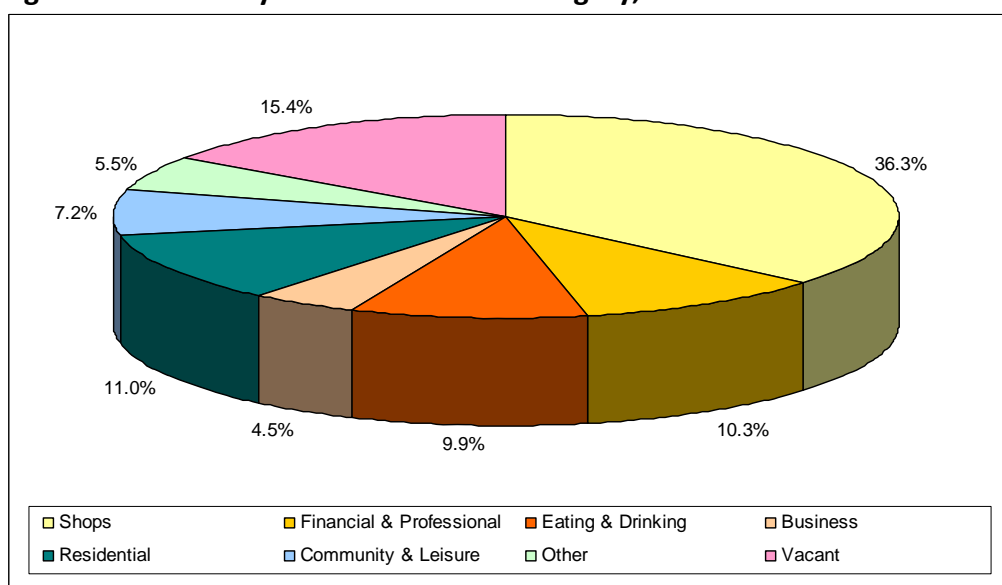
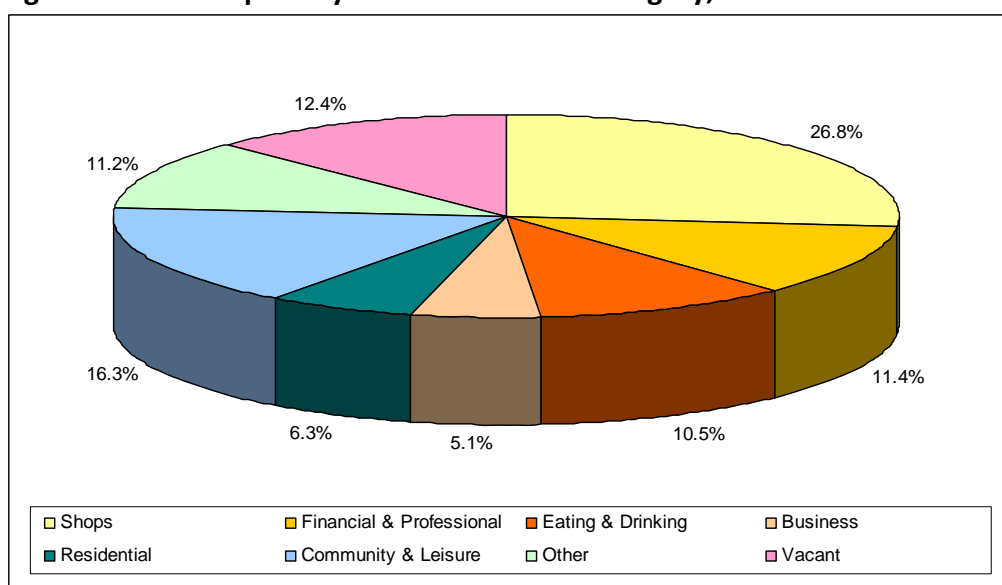


Figure 6.8 – Floorspace by Town Centre Use Category, Colne 2010



- 6.50 Colne is the oldest town in Pendle dating back to medieval times. It has been a major centre since the woollen trade developed in the 15th Century. Despite the rapid growth of Nelson, with the arrival of the cotton industry in the 19th Century, it has continued to function as a financial and administrative centre. This is reflected in the relatively high number of commercial premises within the town centre associated with financial and professional services, business use and public administration.
- 6.51 In more recent times Colne has developed a mature night-time economy. This is primarily based on a number of high quality restaurants and cafes to be found along Albert Road and its many side streets. Eating and drinking establishments account for just over 10% of all town centre premises, the highest figure recorded in the borough's three town centres.
- 6.52 Figure 6.8 indicates that the proportion of ground floor floorspace currently occupied by shops (26.8%) is lower than the borough average (30.9%). It is also significantly lower than the equivalent share of units (36.3%) (Figure 6.7). There are two contributing factors.
- 6.53 Firstly, Colne has above average floorspace provision for financial and professional services, eating and drinking establishments, business premises, and community and leisure uses.
- 6.54 Secondly, the shopping offer in Colne town centre is founded on local independent retailers. Excluding supermarket chains and service providers (e.g. banks, estate agencies and travel agents) the only national high street retailers present in Colne are Boots and Blockbuster. As a consequence the average size of a shop unit in Colne town centre is 95.5m², which is lower than the Borough average (106.8m²).
- 6.55 In particular community and leisure facilities and 'other uses' occupy a disproportionately high amount of floorspace when compared with the number of units occupied. This is largely accounted for by the presence of two theatres in the town centre – the Municipal Hall and the Hippodrome – together with several community halls.
- 6.56 It is probably no coincidence that the largest concentration of restaurants is to be found clustered along the short stretch of Albert Road between these two theatres and a third theatre – the Little Theatre on River Street – which is situated nearby, but just outside the town centre boundary.

(b) Vacancy

- 6.57 Just under one-third of all the vacant units and one-quarter of vacant floorspace recorded in the 2010 survey are located in Colne town centre.

- 6.58 In 2010 the vacancy rate²⁵ for Colne town centre stood at 17.3%, the third largest figure in Pendle after Brierfield (20.3%) and Nelson (19.7%). Whilst this vacancy rate is higher than the Borough average (16.3%) and the 2010 national average for small-sized shopping centres (11.5%), it is slightly below the comparable figure for the North West (17.5%).
- 6.59 Maps 6.4 and 6.5 indicate that there are two significant concentrations of vacant units in Colne, and both have similar backgrounds:
1. Eight of the eleven units in the Arcade off Church Street are currently vacant. At the present time the rear of the arcade is not accessible due to repair works being carried out to the roof.
 2. The roof structure at the Shackleton Hall Arcade off Albert Road has been dangerous for a number of years. In 2010, Pendle Enterprise and Regeneration Limited (PEARL 2), a joint venture company established by Pendle Council and Barnfield Construction, secured funding and started work on the refurbishment of this listed building.
- 6.60 As noted earlier the vacancy rate for Colne town centre (17.3%) is currently inflated by the refurbishment work taking place at these two town centre arcades. If the 17 units affected by this work are removed from the calculation, the vacancy rate for Colne town centre would fall to just 10.8%, which is significantly lower than the borough average (16.3%).
- 6.61 The eight units located in the Arcade off Church Street also form part of a secondary shopping frontage. Similarly, if these units are removed from the calculation, the vacancy rate in secondary shopping frontages (30.8%) would fall to 15.4%.
- 6.62 Of the 45 vacant units recorded in Colne town centre, 32 (71.1%) were last occupied by shopping uses.
- 6.63 Two stores in excess of 300m² are vacant at the present time: the former Ethel Austin unit on Market Street and the former Kwik Save building on Craddock Road. The latter has been acquired by the local primary care trust for future conversion to a health centre.

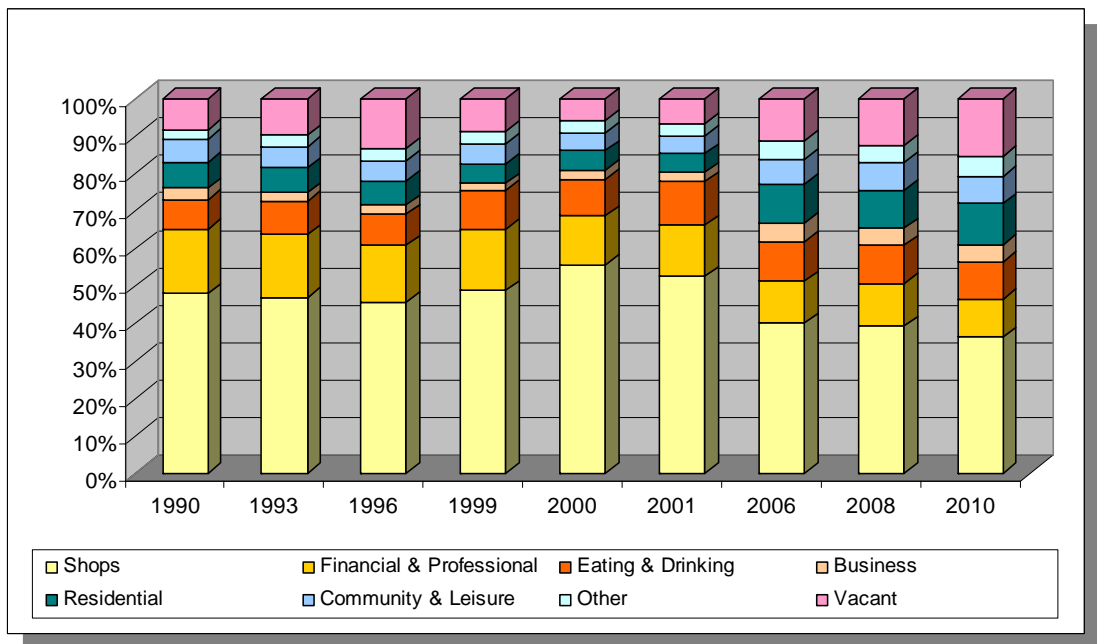
Recent Trends

(a) Occupancy

- 6.64 Between 2006 and 2010 the number of shop premises has fallen from 114 units to 106, a reduction of approximately 7%. With no new build, or demolitions, in this period these losses can be attributed to smaller units being combined to form larger premises (e.g. Tesco Express).

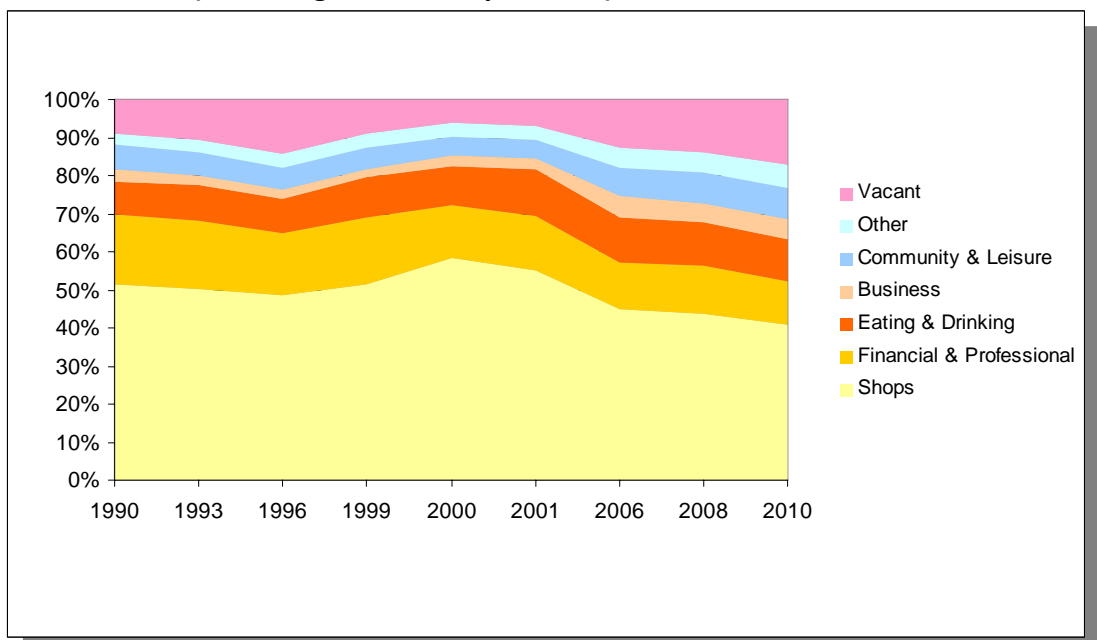
²⁵ Residential units are excluded from the vacancy rate calculation.

Figure 6.9 – Units by Town Centre Use Category, Colne 1990-2010



6.65 Figure 6.9 illustrates changing trends in the occupancy of premises within Colne town centre over the 20 year period from 1990 to 2010. It shows that there has been a year-on-year decline in the percentage of shop premises in the town centre from a high of 55.5% in 2000 to 36.3% in 2010.

Figure 6.10 – Units by Town Centre Use Category, Colne 1990-2010 (excluding residential premises)



6.66 However, survey coverage has been gradually expanded since 1990 and from 2006 all premises within the town centre boundary, as defined on the Replacement Pendle Local Plan (2001-2016) Proposals Map, have been included in the survey to assist with the implementation planning policies for town centres and retailing.

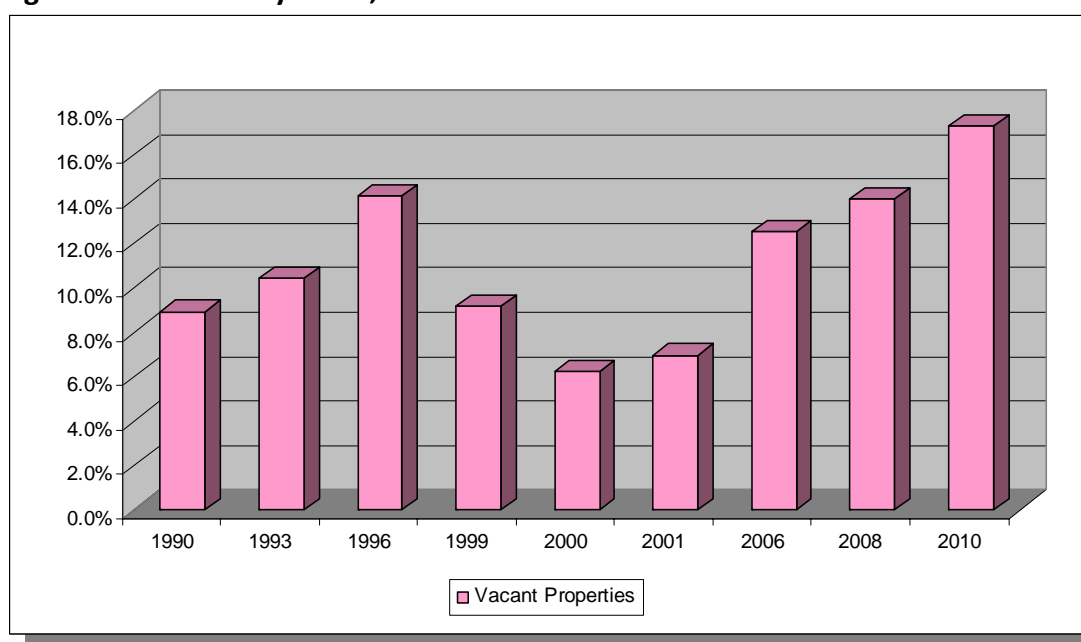
6.67 As would be expected, beyond the retail core many of the additional units surveyed each year are in non-shopping uses. Like Nelson this has brought additional residential premises within the scope of the survey and served to exaggerate the reduction in the proportion of shops.

6.68 Figure 6.10 shows that the decline in the proportion of shopping uses has been gradual and that the reduction between 1993 and 1999 although noticeable, is not as severe as that experienced in Nelson. It also reveals that growth in community and leisure facilities and business premises and 'other uses' although significant has not been sufficient to offset decline in other town centre uses. As a result the proportion of vacant premises has increased since the turn of the century.

(a) Vacancy

6.69 Figure 6.11 shows that the vacancy rate in the town centre increased sharply during the economic downturn of the early 1990s, rising from 8.9% to 14.1% between 1990 and 1996. The vacancy rate then fell back to a low of 6.3% in 2000. The vacancy rate for Colne town centre has risen steadily since this date as has the number of vacant units, from just 14 in 2000 to 45 in 2010. The onset of the latest economic recession in 2006/7 witnessed an acceleration in vacancy levels and they had reached a high point of 17.3% in 2010.

Figure 6.11 – Vacancy Rates, Colne 1990-2010



Designated Shopping Areas and Frontages

6.70 Further analysis of the number and types of units within designated shopping frontages can help to indicate whether:

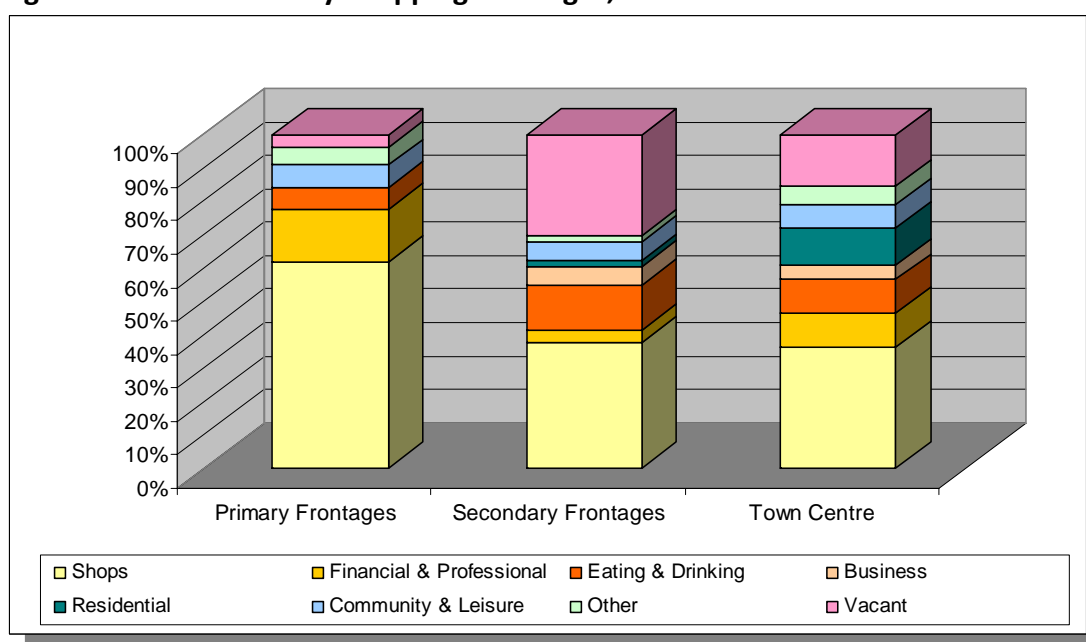
- Retail activity and services are becoming more centralised.
- Peripheral areas are becoming more run down – i.e. showing high levels of vacancy.
- Retail planning policies are helping to achieve their desired outcomes.

6.71 The results of this analysis are used to inform new regeneration initiatives and future amendments or adjustments to planning policy, including the re-designation of area boundaries and frontages.

6.72 Figure 6.12 shows the percentage of units in each town centre use category in 2010, for the following planning policy designations.

- Primary Shopping Frontage
- Secondary Shopping Frontage
- Town Centre

Figure 6.12 – Units in Key Shopping Frontages, Colne 2010



6.73 Planning policy seeks to maintain and, where necessary, improve the vitality and viability of our town and local shopping centres. One of the ways it does this is by restricting non-shopping uses in primary and secondary shopping frontages.

6.74 An indication of whether this objective is being met is provided by comparing the proportion of shops in the town centre and designated shopping frontages. If retail planning policy is working effectively, the highest proportion of shops should be recorded in the primary shopping frontages, followed by the secondary shopping frontages and finally the town centre.

6.75 Figure 6.12 reflects this expected pattern and Map 6.2, at the end of this section on Colne, also illustrates that shopping activity is becoming increasingly concentrated at the upper end of Albert Road and Church Street/Market Street.

6.76 However, a closer analysis of the survey results (Table 6.6) reveals some localised issues.

Table 6.6 – Primary and Secondary Shopping Frontages, Colne 2010

Frontage		Units		Frontage Length		
		Total (No)	Vacant (%)	Total (m)	A1 Use (%)	Other (%)
P1	3-15 Albert Road	7	0.0	41.5	85.5	14.5
P2	2-20 Albert Road	8	0.0	44.0	39.1	60.9
P3	36-60b Albert Road	12	25.0	106.6	50.0	50.0
P4	2-26 Church Street	12	0.0	60.1	50.4	49.6
P5	1-63 Market Street	19	5.3	126.7	71.1	28.9
P6	2-16 Market Street & 1 Arcadia	8	0.0	58.1	64.9	35.1
P7	42-78 Market Street	13	15.4	137.2	79.2	20.8
Total – Primary Shopping Frontages		79	7.6	574.2	64.9	35.1
S1	17-33 Albert Road	9	11.1	45.9	40.3	59.7
S2	91-129 Albert Road	16	22.4	108.6	64.1	35.9
S3	74-82 Albert Road	5	40.0	42.6	83.3	16.7
S4	33-41 Church Street	6	0.0	37.9	31.1	68.9
S5	4-22 Dockray Street	8	12.5	56.7	74.6	25.4
S6	Units 1a-10 Arcadia, Church Street	9	88.9	45.8	84.7	15.3
Total – Secondary Shopping Frontages		53	30.2	337.5	73.6	26.4

6.77 Within the seven primary shopping frontages non-shopping uses now occupy 35.4% (28 of 79 units), up from 31.7% (25 of 79 units) in 2008. The 25% limit on non-shopping uses, measured by frontage length, is exceeded on five of the seven frontages.

- P2 (2-20 Albert Road) – Non-shopping uses occupy 62.5% of the units (5 of 8) and account for 60.9% of the frontage length. These units are occupied by businesses in use classes A2 (Financial and Professional Services) and D1 (Non Residential institutions).
- P3 (36-60b Albert Road) – Non-shopping uses occupy 41.7% of the units (5 of 12) and account for 50.0% of the frontage length. These units are occupied by businesses in use classes D1 (Non Residential institutions) and D2 (Assembly and Leisure). Two vacant units were last occupied by businesses in the A2 (Financial and Professional Services) use class.
- P4 (2-26 Church Street) – Non-shopping uses occupy 50.0% of the units (6 of 12) and account for 49.6% of the frontage length. These units are occupied by businesses in use classes A2 (Financial and Professional Services), A5 (Hot Food Takeaways), D1 (Non Residential institutions) and D2 (Assembly and Leisure).

- P5 (1-63 Market Street) – Non-shopping uses occupy 26.3% of the units (5 of 19) and account for 28.9% of the frontage length. These units are occupied by businesses in use class A2 (Non Residential institutions), or are classified as Sui Generis²⁶.
 - P6 (2-16 Market Street & 1 Arcadia) – Non-shopping uses occupy 25.0% of the units (2 of 8) and account for 35.1% of the frontage length. These units are occupied by businesses in use classes A2 (Non Residential institutions) and A4 (Drinking Establishments).
- 6.78 Within the six secondary shopping frontages non-shopping uses now occupy 30.2% of all units (16 of 53), down from 35.8% (19 of 53) in 2008. The 50% limit on non-shopping uses, measured by frontage length, has been exceeded on two of the six frontages:
- S1 (17-33 Albert Road) – Non-shopping uses occupy 55.6% of the units (5 of 9) and account for 59.7% of the frontage length. These units are occupied by businesses in use classes A2 (Non Residential institutions) and A4 (Drinking Establishments).
 - S4 (33-41 Church Street) – Non-shopping uses occupy 50.0% of the units (5 of 9) and account for 68.5% of the frontage length. These units are occupied by businesses in use classes A4 (Drinking Establishments), B1 (Business) and D2 (Assembly and Leisure).
- 6.79 As noted previously, the eight vacant units in the Arcade off Church Street (S6), which is currently undergoing refurbishment, have a significant influence on the high vacancy rate recorded in the secondary shopping frontages (30.2%). If these units are omitted from the calculation the vacancy rate in these frontages falls by half to 15.1%.
- 6.80 Concerns have been raised both locally and nationally about the increasing number of hot-food takeaways (A5 use-class) in both town centre and out of centre locations.
- 6.81 In Colne town centre seven hot-food takeaways were recorded in 2010, the same number as the surveys held in 2008 and 2006, when the A5 use-class was first introduced. Of these units, two occupied premises within a primary shopping frontage and three were located in a secondary shopping frontage.
- 6.82 Hot-food takeaways do not account for more than 10% of the length in any primary or secondary shopping frontage.

²⁶ Sui generis is a Latin expression used to refer to something that is unique in character. In planning it is used to categorise a number of uses that do not fall within a particular use class. Any proposed change of use for a building classified as sui generis will require planning permission.

Key Points

- 6.83 The number of shops within the town centre fell for the fifth successive survey. Since 2000, the number of shopping units has reduced year-on-year from 131 to 106 in 2010. Over the same 10 year period the proportion of shops has reduced from 55.5% to 36.3%, whilst residential, business and community and leisure uses have roughly doubled their percentage share.
- 6.84 The high proportion of non-shopping uses in several primary and secondary shopping frontages in Colne town centre is a cause for concern. This could indicate that:
1. Relevant policy thresholds had been exceeded prior to the adoption of the first Pendle Local Plan in January 1999.
 2. Officers and/or Elected Members have allowed material considerations to override the relevant planning policy²⁷ in order to avoid vacant units in an otherwise active frontage, and to help re-introduce activity into frontages that contain units that have experienced prolonged periods of vacancy.
- 6.85 Revisiting records for the 1993 and 1996 retail surveys suggests that the thresholds for non-shopping uses had already been exceeded in several of the Colne frontages that were subsequently designated as key shopping frontages in Policy S6 of the Pendle Local Plan (1999).
- 6.86 The frontages designated in the first Pendle Local Plan (1999) were reviewed during the preparation of the Replacement Pendle Local Plan (2001-2016), which took place between 2002 and 2006. No representations were received objecting to the proposed designation of the frontages identified.
- 6.87 The continued designation of frontages, where the policy limit on non-shopping uses has already been exceeded, may still be a legitimate course of action where it is considered that a high shopping content is desirable within that frontage.
- 6.88 In such circumstances, planning policy cannot become effective until such time that sufficient non-shopping uses have been replaced by A1 uses, bringing the total frontage length below the relevant policy threshold. In shopping frontages that contain few units this could happen relatively quickly, but in frontages where there are a large number of units this is likely to take a considerable amount of time.
- 6.89 The preparation of the newly merged Development Management Principles and Land-use Allocations DPD (Development Plan Document) represents the next opportunity to review these designations. A key issue will be to question whether the continued designation of these frontages is still appropriate and whether the current policy thresholds are still valid (see Chapter 9).

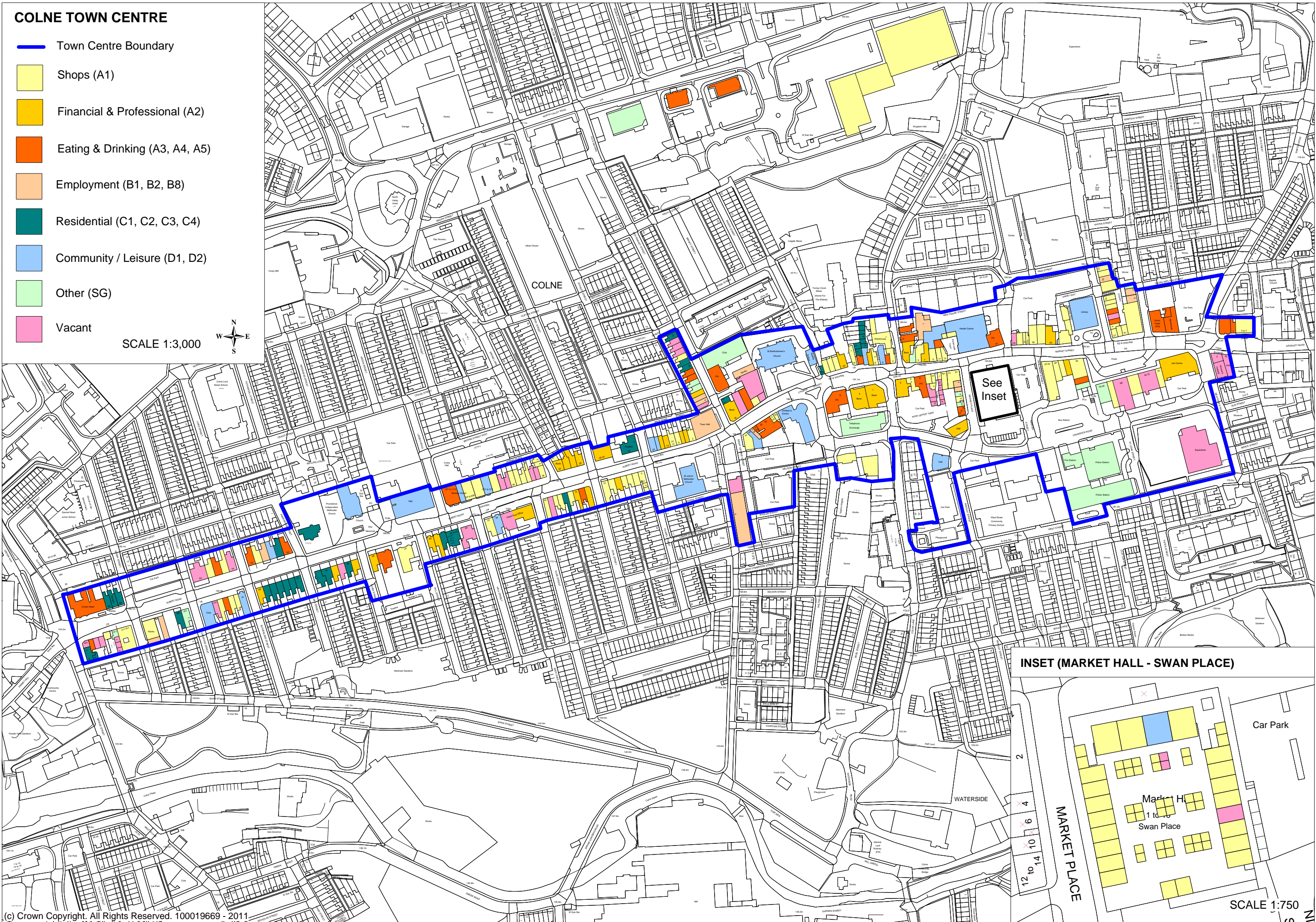
²⁷ Policy S6 in the Pendle Local Plan adopted in January 1999 and Policy 26 in the Replacement Pendle Local Plan (2001-2016), adopted in May 2007.

- 6.90 In the immediate future annual monitoring will provide an indication as to whether Policy 26 is working effectively.

COLNE TOWN CENTRE

-  Town Centre Boundary
-  Shops (A1)
-  Financial & Professional (A2)
-  Eating & Drinking (A3, A4, A5)
-  Employment (B1, B2, B8)
-  Residential (C1, C2, C3, C4)
-  Community / Leisure (D1, D2)
-  Other (SG)
-  Vacant

SCALE 1:3,000



INSET (MARKET HALL - SWAN PLACE)



SCALE 1:750

Brierfield Local Shopping Centre

Current Position

- 6.91 Brierfield is a small town (population 8,199) located 4km north-east of Burnley and 1.6km south-west of Nelson. The main shopping area is situated along the A682 (Colne Road) immediately north of the crossroads with the B6248 (Railway Street/ Halifax Road).

Table 6.7 – Key Statistics, Brierfield 2010

Location	Units Surveyed	Estimated Floorspace	Vacancy Rate ¹
	No.	m ²	%
Local Shopping Centre	60	7,902	20.3
Primary Shopping Frontages	15	1,505	20.0
Secondary Shopping Frontage	17	1,255	23.5

¹ Figures exclude residential units. The borough average is 16.3%.

(a) Occupancy

- 6.92 A total of 60 units were surveyed in Brierfield local shopping centre in 2010. Of these 15 (25.0%) are located in a primary shopping frontage and 17 (28.3%) in a secondary shopping frontage (see Table 6.7).
- 6.93 Table 6.8 breaks down the total number of units by town centre use category and shows these figures as a percentage of the total number of units surveyed. It also includes an estimate²⁸ of the floorspace on the ground floor occupied by the businesses within each category and shows this as a percentage of the total for the town centre. The results are presented in Figures 6.13 and 6.14.
- 6.94 Figure 6.13 illustrates that 45.0% of all premises in Brierfield local shopping centre are currently occupied by shops. This is noticeably higher than the Borough average (36.4%) and can be attributed to the following:
- The fact that the primary function of the centre is to provide convenience (top-up) shopping for local residents.
 - A tightly drawn local shopping centre boundary – this recognises that future retail growth in Pendle is intended to be focussed on its three town centres: Nelson, Colne and Barnoldswick.

²⁸ Floorspace figures in this survey, and previous surveys, are based on GIS measurements. It is proposed to replace these with figures from the Valuation Office Agency in future surveys (see Chapter 9).

Table 6.8 – Survey Results, Brierfield 2010

Town Centre Use Category	Units Surveyed		Estimated Floorspace	
	No.	%	m ²	%
Shops	27	45.0	3,102	39.3
Financial & Professional	2	3.3	107	1.4
Eating & Drinking	7	11.7	607	7.7
Business	0	0.0	0	0.0
Residential	1	1.7	74	0.9
Community & Leisure	10	16.7	2,830	35.8
Other	1	1.7	154	1.9
Vacant	12	20.0	1,028	13.0
Total	60	100.0	7,902	100.0

Figure 6.13 – Units by Town Centre Use Category, Brierfield 2010

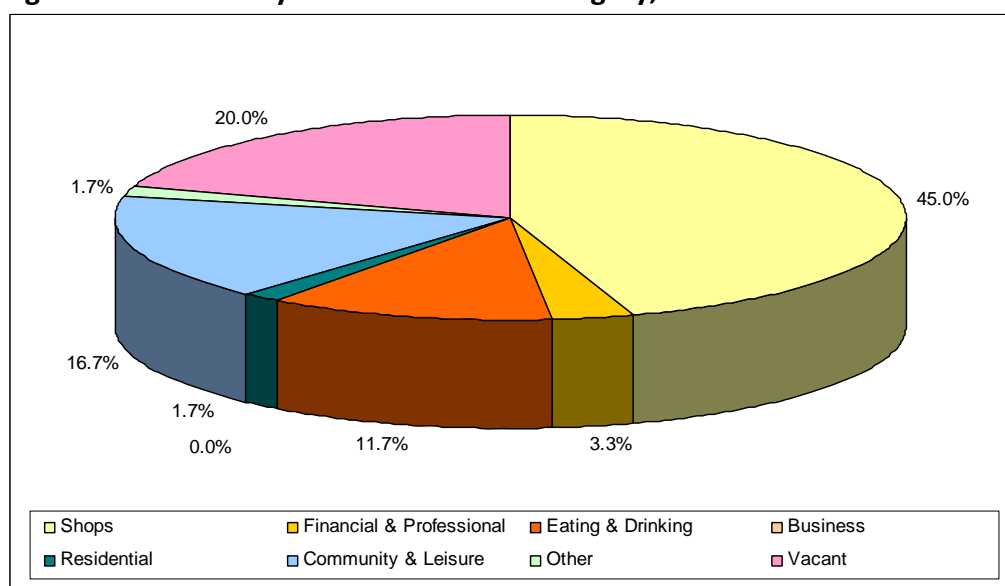
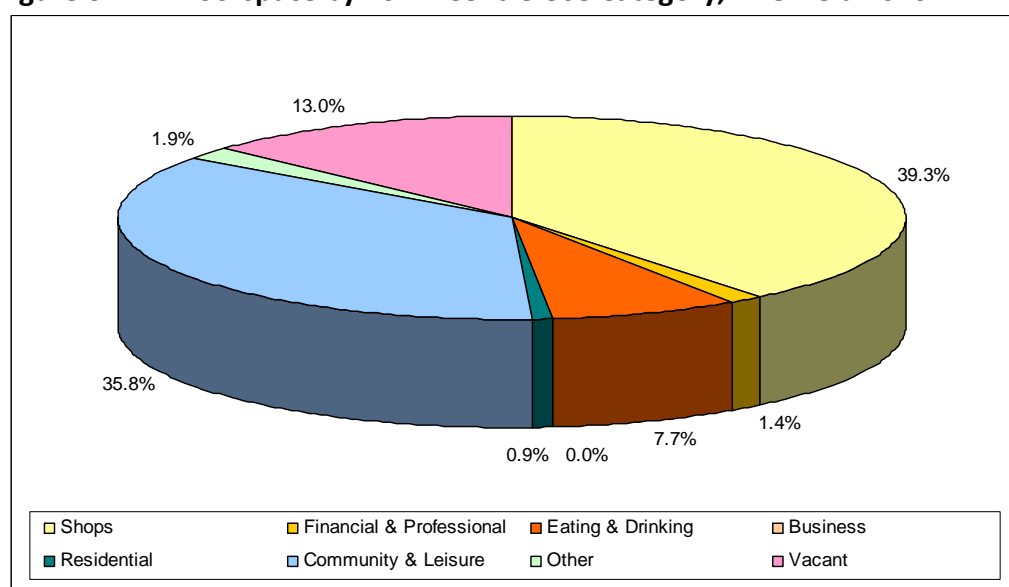


Figure 6.14 – Floorspace by Town Centre Use Category, Brierfield 2010



- 6.95 The proximity and ease of access to the larger town centres in Burnley and Nelson has seen the gradual loss of comparison retail outlets. As a result the centre of Brierfield has become increasingly focussed on providing convenience (top-up) shopping for local residents.
- 6.96 Community and leisure accounts for 16.7% of all units, a figure more than double the borough average (7.1%). In part this is a legacy of retaining a separate identity, and administrative functions, as the town developed alongside Nelson in the late 19th century. It is also due to the opening of a new community centre, health centre and children's centre in recent years.
- 6.97 The proportion of eating and drinking establishments (11.7%) is also the highest recorded in Pendle. But, this provision is largely accounted for by hot-food takeaways, which occupy 10.0% of all town centre premises and almost one-quarter of the frontage length in one of the three secondary shopping frontages (see below).
- 6.98 The high proportion of shop units in Brierfield is reflected in the higher than average proportion of ground floor floorspace currently occupied by shops – 39.3% compared to the borough average of 36.4% (Figure 6.6).
- 6.99 The shopping offer in Brierfield is almost exclusively provided by local independent retailers. If supermarket chains and service providers (e.g. banks, estate agencies and travel agents) are excluded there are no national high street retailers present in the centre of Brierfield.
- 6.100 The lack of national retailers normally equates to a smaller than average shop size. This is not the case in Brierfield, where the average size of a shop is 114.9m². This is higher than the Borough average (106.8m²) and second only to Nelson town centre. The principal reason for this is the presence of several larger stores within a relatively small sample size. A number of these are the result of retailers re-occupying redundant buildings within the local shopping centre, including a chapel (J.H. Blakey & Sons Locksmiths) and public house (Right Way DIY).
- 6.101 Figure 6.12 highlights the disproportionate amount of floorspace occupied by community and leisure uses (35.8%), which is more than double the borough average (15.9%). Several large public buildings including the town hall, library, community centre, health centre and children's centre account for the majority of this provision.

(b) Vacancy

- 6.102 In 2010 the vacancy rate²⁹ in Brierfield local shopping centre stood at 20.3%, the highest figure recorded in Pendle and considerably higher than the Borough average (16.3%). It is also higher than the 2010 national average for small-sized shopping centres (11.5%) and the comparable figure for the North West (17.5%).

²⁹ Residential units are excluded from the vacancy rate calculation.

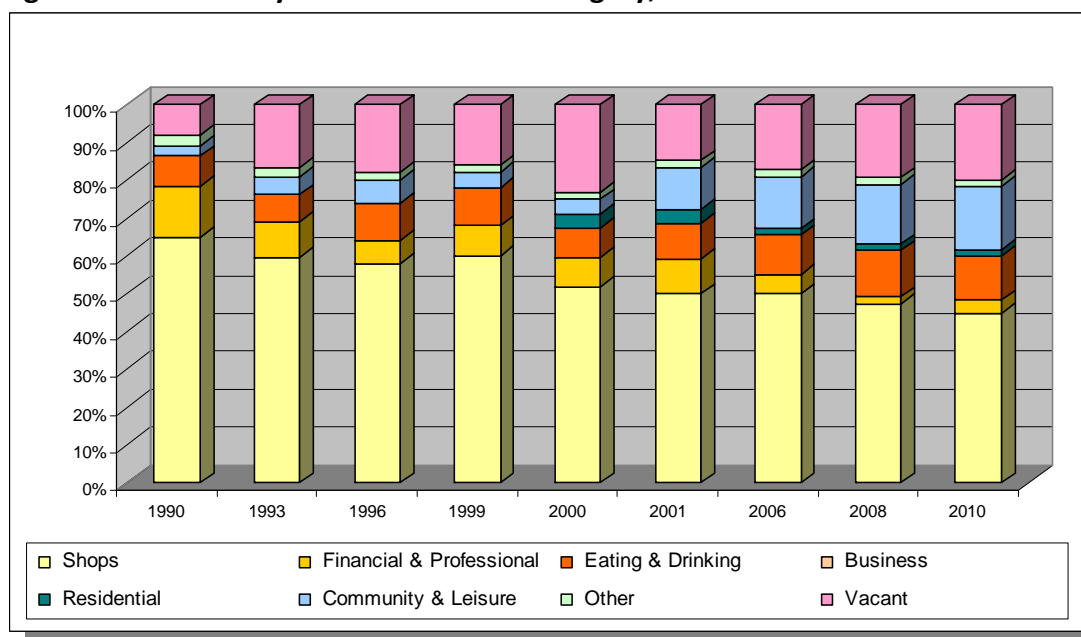
- 6.103 The high proportion of shop units together with the diminishing role of the centre of Brierfield for comparison shopping goes some way towards explaining the high vacancy rate. In addition the recent loss of major employers located close to the local shopping centre boundary (notably BSN Medical (formerly Smith & Nephew)) has reduced the level of 'passing' trade.
- 6.104 Of the 12 vacant units recorded in Brierfield, nine (75.0%) were last occupied by shopping uses.
- 6.105 The amount of vacant floorspace (13.0%) is lower than the comparable figure for vacant units, suggesting that it is smaller shops that are empty at this time.

Recent Trends

(a) Occupancy

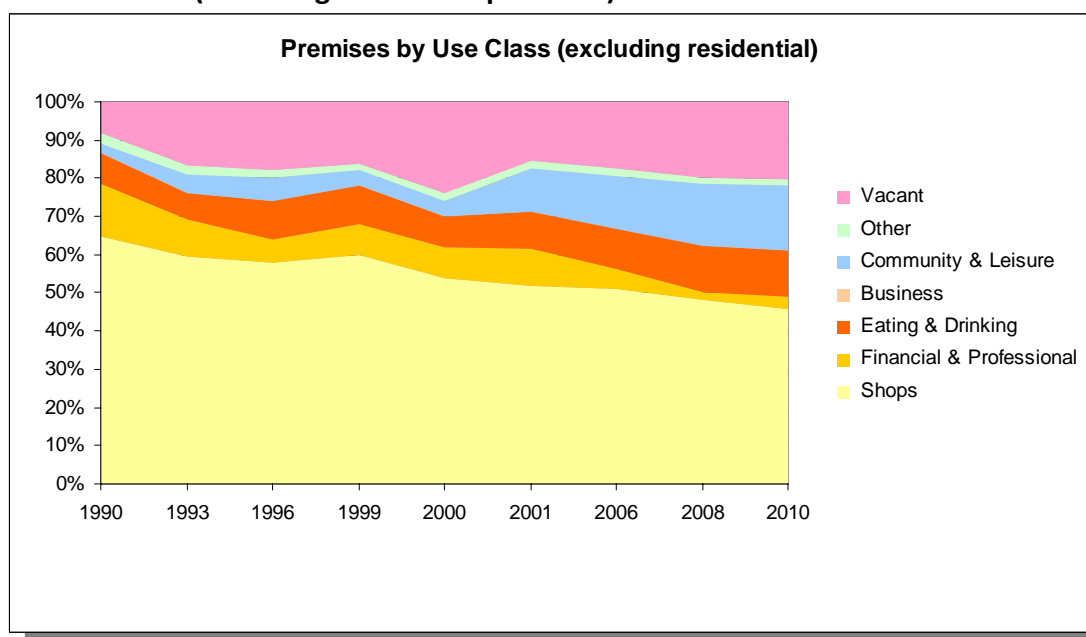
- 6.106 The number of shops within the local shopping centre has remained fairly stable over time around a mean average of 27 units. Between 2006 and 2010 the number of shop premises has fallen from 29 units to 27, a reduction of approximately 6.9%.

Figure 6.15 – Units by Town Centre Use Category, Brierfield 1990-2010



- 6.107 Figure 6.15 illustrates changing trends in the occupancy of premises within Brierfield local shopping centre over the 20 year period from 1990 to 2010. It shows that there has been a year-on-year decline in the percentage of shop premises in the town centre from a high of 64.9% in 1990 to 45.02% in 2010.

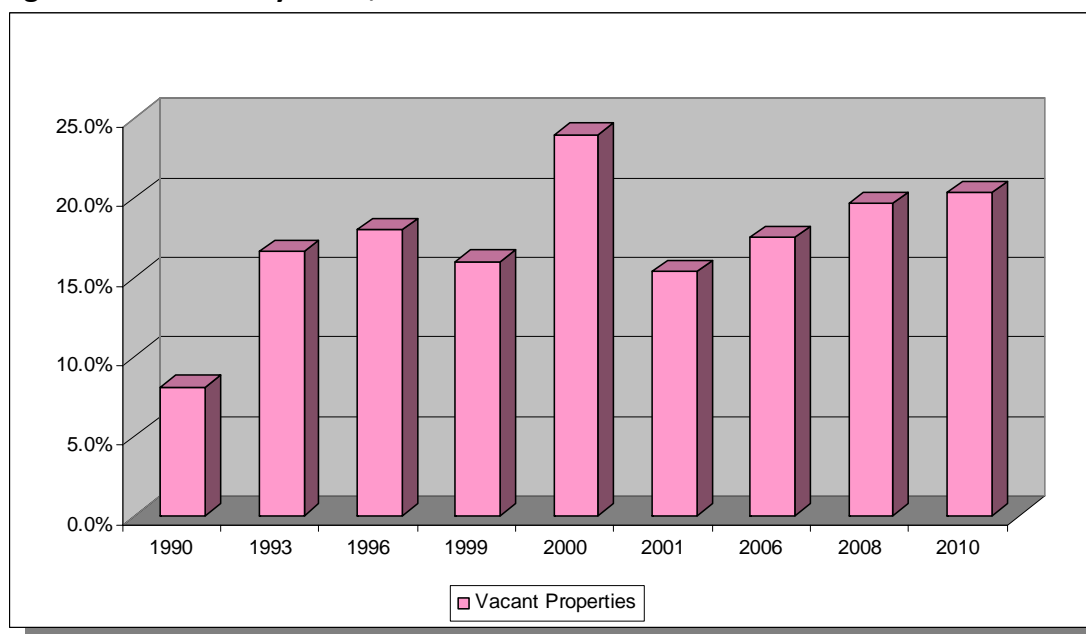
**Figure 6.16 – Units by Town Centre Use Category, Brierfield 1990-2010
(excluding residential premises)**



- 6.108 This decrease is largely due to the decline of comparison shopping, which is not simply a local problem, but one that has affected many small town centres across the country. Given the prevailing retail climate, where comparison retailers are increasingly looking to acquire larger stores in larger town centres, or out-of-centre retail parks, it is probably a situation that is irreversible. There are few residential premises within the local shopping centre boundary.
- 6.109 Figures 6.15 and 6.16 clearly show that there has been a decline in financial and professional services. Again the tendency has been for banks and building societies in particular, to close down branches in smaller centres and to replace them with cash machines (ATMs).
- 6.110 The increase in community and leisure uses apparent after 2000 can be attributed to the opening of several new community facilities within the local shopping centre. These include, but are not limited to a new youth and community centre, a children's centre (D2 use class) and a health centre (D1).

(b) Vacancy

- 6.111 Figure 6.17 shows that the vacancy rate in the local shopping centre increased rapidly during the economic downturn of the early 1990s, rising from 8.1% to 18.0% between 1990 and 1996. Following a large increase to 24.0% in 2000, the vacancy rate fell back to 15.4% just one year later, before the onset of the latest economic recession in 2006/7 saw the vacancy level start to climb once again, reaching 20.3% in 2010.

Figure 6.17 – Vacancy Rates, Brierfield 1990-2010

6.112 For a small centre such as Brierfield, with just 60 units, the percentage figures can show a dramatic increase when in reality only a few additional units have become vacant. In terms of the number of vacant premises in Brierfield, these have increased from just three units in 1990 to 12 units today, which represents the highest number recorded in the town³⁰.

Designated Shopping Areas and Frontages

6.113 Further analysis of the number and types of units within designated areas and shopping frontages can help to indicate whether:

- Retail activity and services are becoming more centralised.
- Peripheral areas are becoming more run down – i.e. showing high levels of vacancy.
- Retail planning policies are helping to achieve their desired outcomes.

6.114 The results of this analysis can help to inform new regeneration initiatives and future amendments or adjustments to planning policy, including the re-designation of area boundaries and frontages.

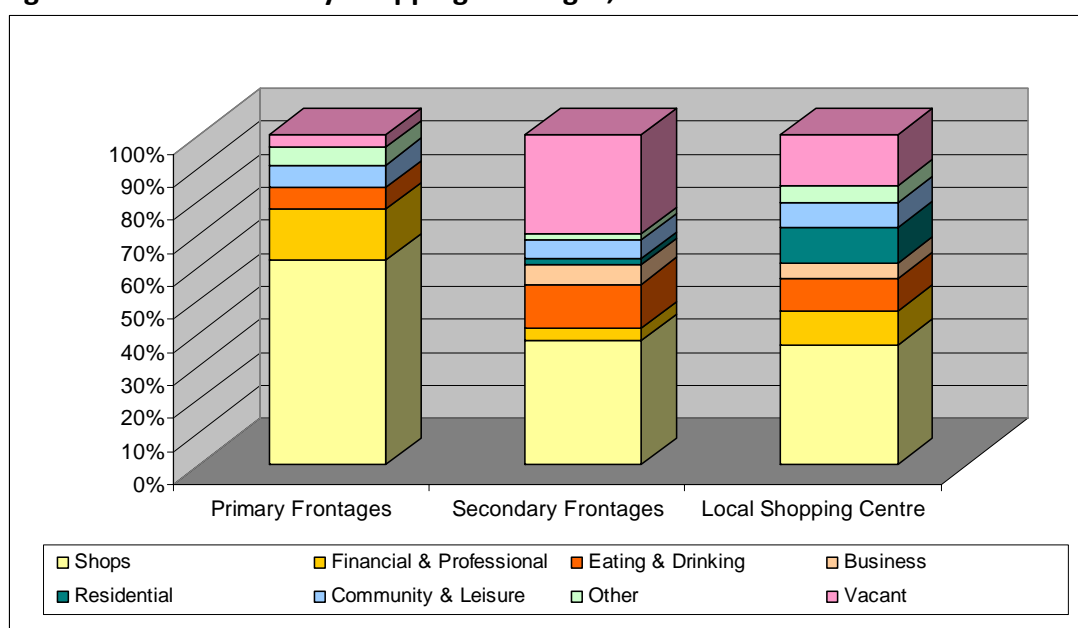
6.115 Figure 6.18 shows the percentage of units in each town centre use category in 2010, for the following planning policy designations.

- Primary Shopping Frontage
- Secondary Shopping Frontage
- Local Shopping Centre

³⁰ In 2006 12 vacant units were recorded in Brierfield, the higher vacancy rate resulting from a smaller sample size – i.e. 52 rather than 60 units.

- 6.116 Planning policy seeks to maintain and, where necessary, improve the vitality and viability of our town and local shopping centres. One of the ways it does this is by restricting non-shopping uses in primary and secondary shopping frontages.
- 6.117 An indication of whether this objective is being met is provided by comparing the proportion of shops in the local shopping centre and designated shopping frontages. If retail planning policy is working effectively, the highest proportion of shops should be recorded in the primary shopping frontages, followed by the secondary shopping frontages and finally the local shopping centre.

Figure 6.18 – Units in Key Shopping Frontages, Brierfield 2010



6.118 Figure 6.18 reflects this expected pattern and Map 6.3 at the end of this section on Brierfield, also illustrates that shopping activity is becoming increasingly concentrated along the A682 (Colne Road) north of the junction with Halifax Road.

6.119 Closer analysis of the survey results (Table 6.9) reveals no specific concerns.

Table 6.9 – Primary and Secondary Shopping Frontages, Brierfield 2010

Frontage		Units		Frontage Length		
		Total (No)	Vacant (%)	Total (m)	A1 Use (%)	Other (%)
P1	6-42 Colne Road	15	20.0	108.7	78.7	21.3
Total – Primary Shopping Frontages		15	20.0	108.7	78.7	21.3
S1	2 Burnley Road – 19 Colne Road	11	27.3	65.5	52.8	47.2
S2	2-10 Railway Street	3	0.0	29.6	100.0	0.0
S3	2-6 Halifax Road	3	33.3	16.6	100.0	0.0
Total – Secondary Shopping Frontages		17	23.5	111.7	72.3	27.7

- 6.120 Within the only primary shopping frontage non-shopping uses occupy 26.7% (4 of 15 units), which is the same as 2008. The 25% limit on non-shopping uses, measured by frontage length, has not been exceeded.
- 6.121 Within the three secondary shopping frontages non-shopping uses now occupy 29.4% of all units (5 of 17), which is the same as 2008. The 50% limit on non-shopping uses, measured by frontage length, has not been exceeded on any of these frontages, although it is only just below this threshold in frontage S1.
- 6.122 Concerns have been raised both locally and nationally about the increasing number of hot-food takeaways (A5 use-class) in both town centre and out of centre locations.
- 6.123 In Brierfield local shopping centre six hot-food takeaways were recorded in 2010, which is one more than in 2006, when the A5 use-class was first introduced. Of these five premises, one is in the primary shopping frontage, which also includes a vacant unit last occupied by a hot-food takeaway, and two are located in secondary shopping frontages.
- 6.124 Hot-food takeaways account for almost one-quarter (23.7%) of frontage S1, when measured in terms of frontage length, and 13.9% of all secondary shopping frontages.

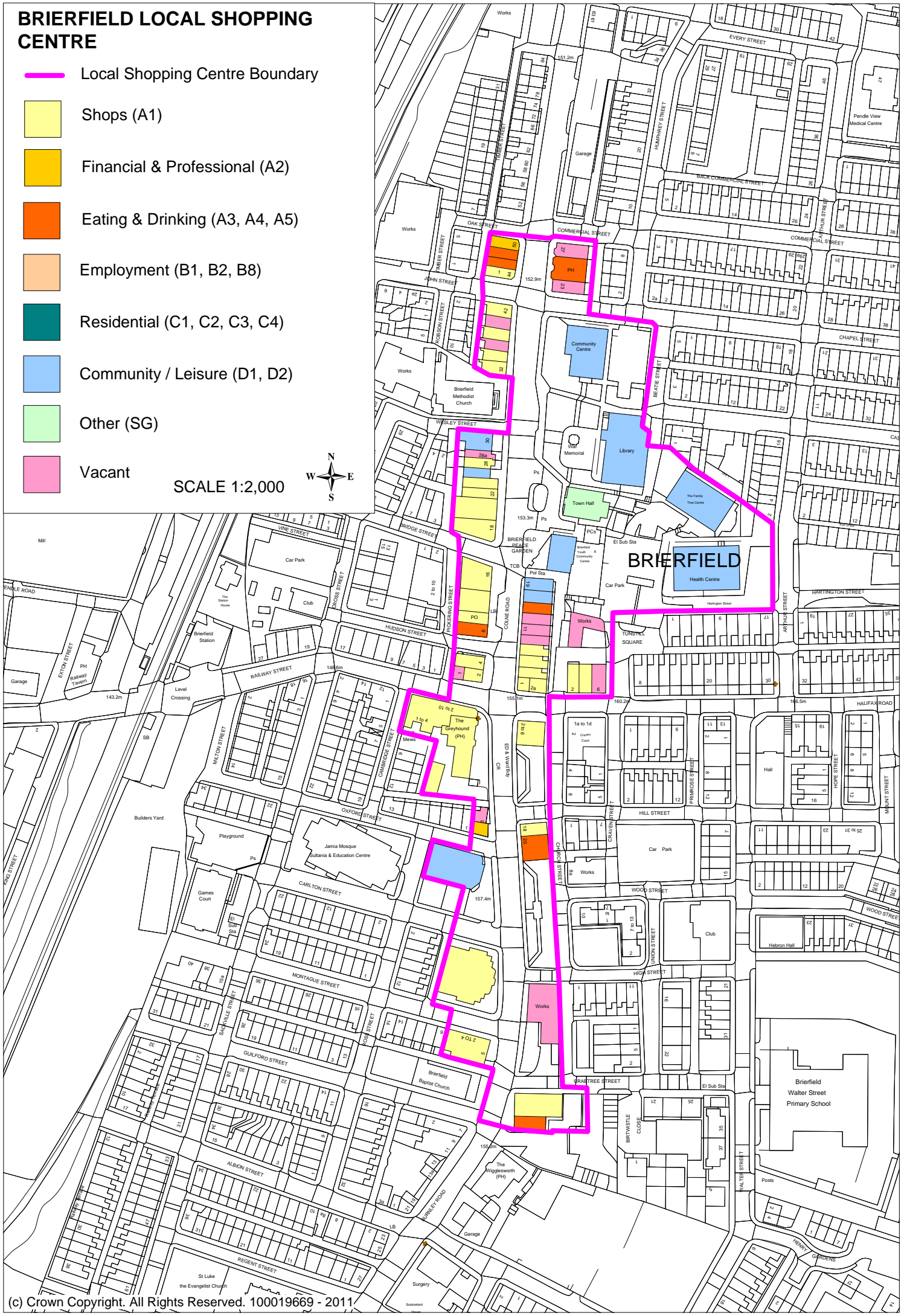
Key Points

- 6.125 The number of shops within Brierfield local shopping centre has varied little over time, with between 24 and 30 units being occupied by shops. At present 27 units are recorded in the A1 use class, representing 45.0% of all units within the local shopping centre boundary. This share increases to an average of over 70% of units in primary and secondary shopping frontages.
- 6.126 The vacancy rate remains high at 20.3%, a figure that is reflected in both the primary (20.0%) and secondary (23.5%) shopping frontages. Furthermore several units have remained vacant over an extended period of time.

BRIERFIELD LOCAL SHOPPING CENTRE

- Local Shopping Centre Boundary
- Shops (A1)
- Financial & Professional (A2)
- Eating & Drinking (A3, A4, A5)
- Employment (B1, B2, B8)
- Residential (C1, C2, C3, C4)
- Community / Leisure (D1, D2)
- Other (SG)
- Vacant

SCALE 1:2,000



Barrowford Local Shopping Centre

Current Position

- 6.127 Barrowford is a linear village (population 6,039) situated astride the A682. Unlike the three other towns in the M65 Corridor, Barrowford is situated to the north of the motorway and has its own unique character.
- 6.128 The centre of the village, and main shopping area, is located close to the junction with Church Street, approximately 2km north of Nelson. A secondary shopping area is located at Lowerford closer to Nelson and Junction 13 on the M65 motorway.

Table 6.10 – Key Statistics, Barrowford 2010

Location	Units Surveyed	Estimated Floorspace	Vacancy Rate ¹
	No.	m ²	%
Local Shopping Centre	68	6,435	2.2
Primary Shopping Frontages	17	1,197	0.0
Secondary Shopping Frontage	13	1,817	0.0

¹ Figures exclude residential units. The borough average is 16.3%.

(a) Occupancy

- 6.129 A total of 68 units were surveyed in Barrowford local shopping centre in 2010. Of these 17 (25.0%) are located in a primary shopping frontage and 13 (19.1%) in a secondary shopping frontage (see Table 6.10).
- 6.130 Table 6.11 breaks down the total number of units by town centre use category and shows these figures as a percentage of the total number of units surveyed. It also includes an estimate³¹ of the floorspace on the ground floor occupied by the businesses within each category and shows this as a percentage of the total for the town centre. The results are presented in Figures 6.19 and 6.20.
- 6.131 Figure 6.19 illustrates that 38.2% of all premises in Barrowford local shopping centre are currently occupied by shops. This is slightly higher than the Borough average (36.4%).
- 6.132 However, Barrowford has retained a much higher proportion of comparison retail than many other small centres. This is based almost exclusively on the many independent boutiques that line the 'high street', which offer a wide range of expensive designer fashions and attract some of the North's most affluent customers.

³¹ Floorspace figures in this survey, and previous surveys, are based on GIS measurements. It is proposed to replace these with figures from the Valuation Office Agency in future surveys (see Chapter 9).

Table 6.11 – Survey Results, Barrowford 2010

Town Centre Use Category	Units Surveyed		Estimated Floorspace	
	No.	%	m ²	%
Shops	26	38.2	2,249	34.9
Financial & Professional	7	10.3	447	6.9
Eating & Drinking	4	5.9	660	10.3
Business	1	1.5	1,392	21.6
Residential	22	32.4	985	15.3
Community & Leisure	4	5.9	428	6.7
Other	3	4.4	124	1.9
Vacant	1	1.5	150	2.3
Total	68	100.0	6,435	100.0

Figure 6.19 – Units by Town Centre Use Category, Barrowford 2010

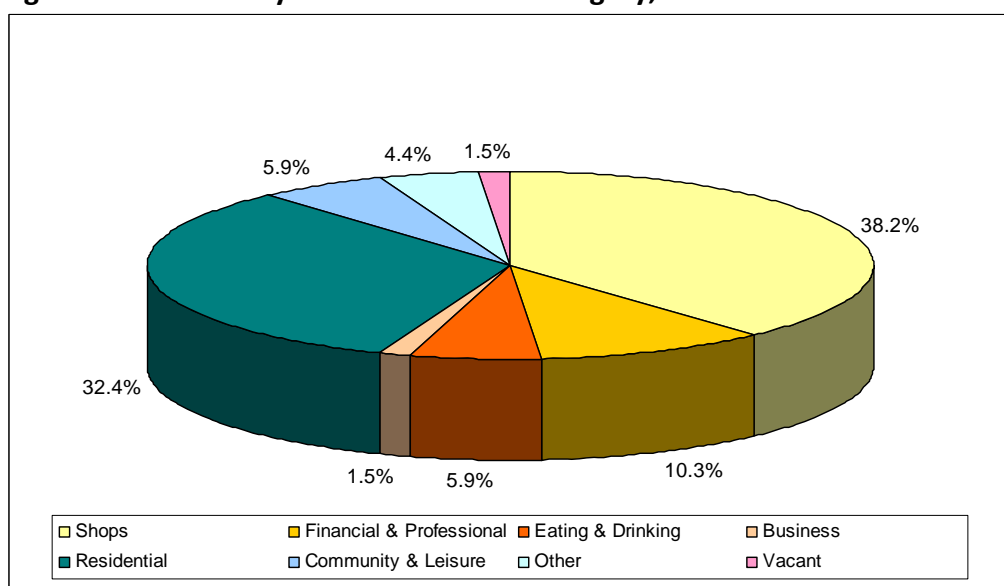
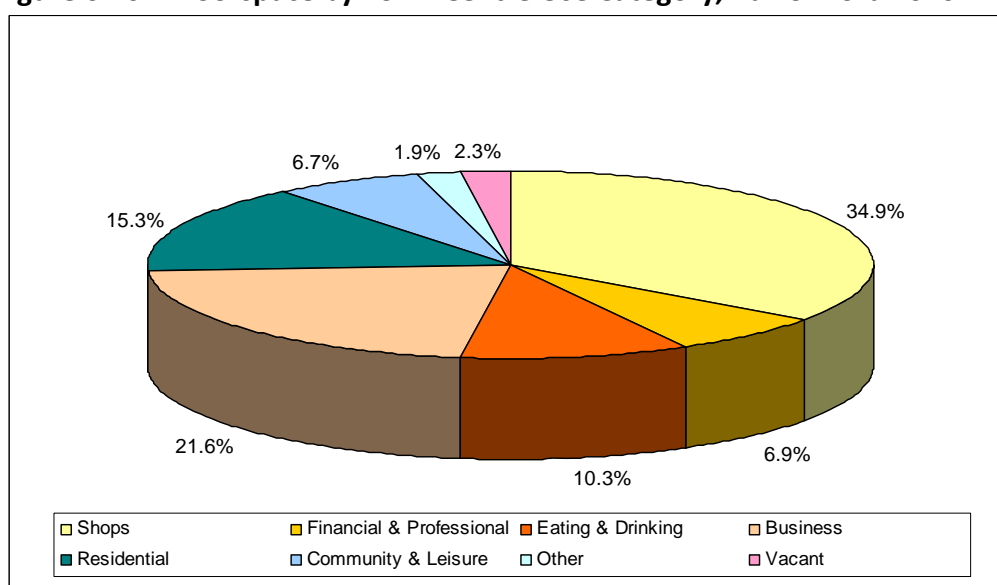


Figure 6.20 – Floorspace by Town Centre Use Category, Barrowford 2010



- 6.133 The elongated nature of the 'high street' where former mill cottages are interspersed with the shops contributes towards the relatively high proportion of residential units within the boundary of the local shopping area.
- 6.134 The high proportion of shop units in Barrowford is reflected in the higher than average proportion of ground floor floorspace currently occupied by shops – 34.9% compared to the borough average of 30.9% (Figure 6.20).
- 6.135 The shopping offer in Barrowford is almost exclusively provided by local independent retailers. If supermarket chains and service providers (e.g. banks, estate agencies and travel agents) are excluded there are no national high street retailers present in the centre of Barrowford.
- 6.136 The lack of national retailers normally equates to a smaller than average shop size. This holds true for Barrowford, where the average size of a shop is 86.5m², which is lower than the Borough average (106.8m²).
- 6.137 Figure 6.20 highlights the disproportionate amount of floorspace occupied by eating and drinking establishments (10.3%), when compared to the borough average (7.8%) and more particularly the percentage share of units within this category (5.9%). This arises because in Barrowford the emphasis is on dining out in restaurants, cafes and drinking establishments, which require extensive areas of seating, rather than takeaways.

(b) Vacancy

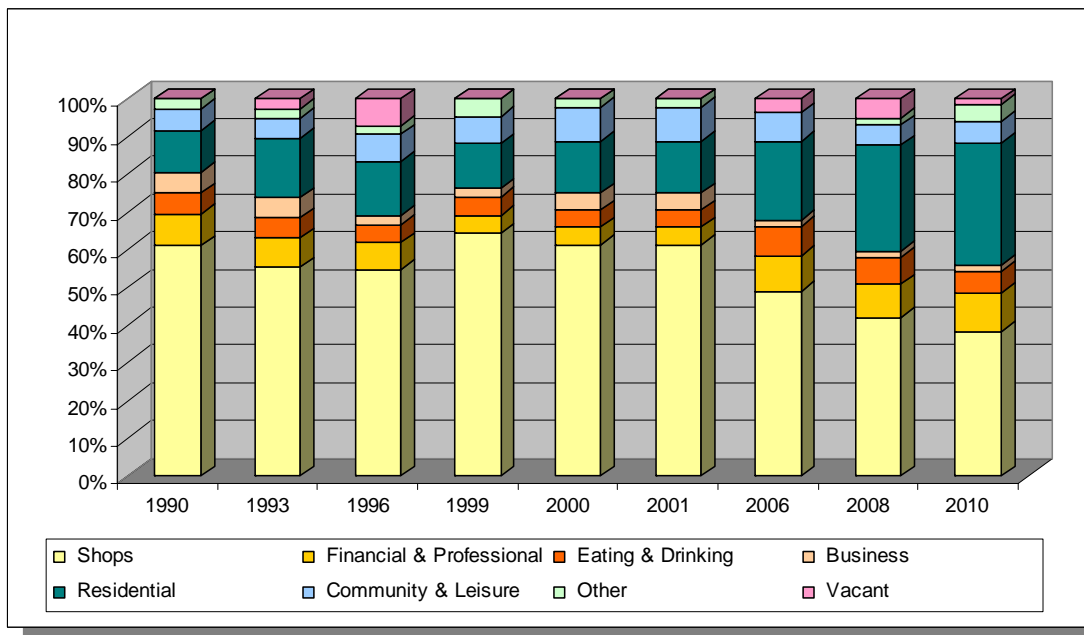
- 6.138 The most noticeable feature of Barrowford is that the vacancy rate is exceedingly low at just 2.2%. This represents one retail unit associated with a former petrol filling station that has remained vacant for a number of years.
- 6.139 A low vacancy rate is not this is not unusual for Barrowford (Figures 6.21-6.23). The centre provides convenience shopping opportunities for a relatively affluent community in Barrowford and the rural villages lying in the shadow of Pendle Hill. It also has a region-wide reputation for a high quality comparison shopping offer centred on designer boutiques. In combination this means that there is often considerable demand for commercial premises in the centre and that vacant units rarely stay on the market for an extended period of time.

Recent Trends

(a) Occupancy

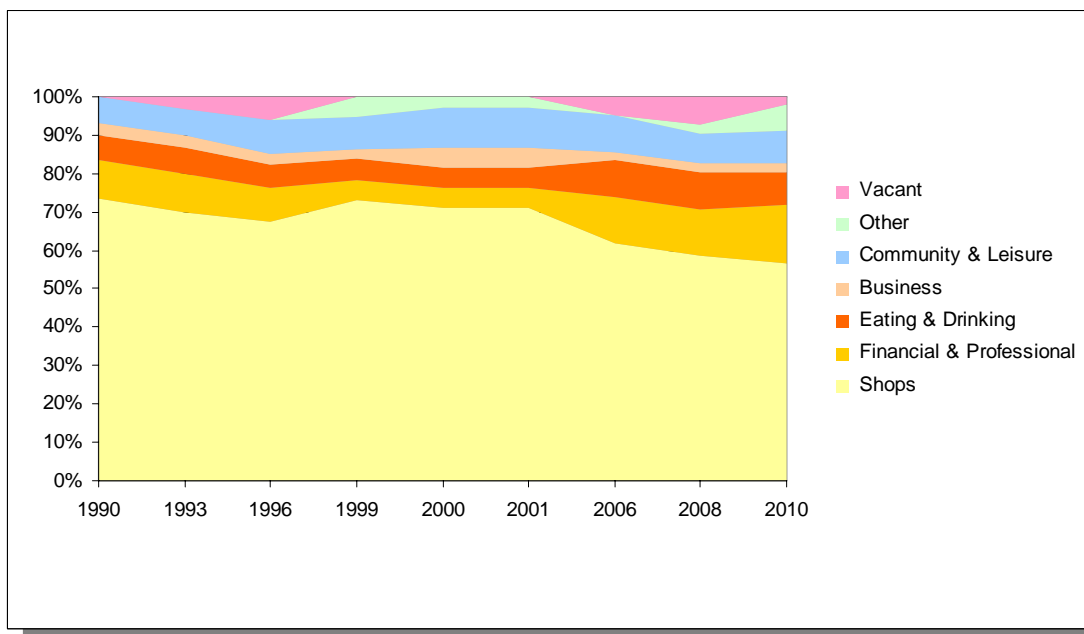
- 6.140 The number of premises occupied by shops was 26 in 2010. Since 1990 the number of shops in Barrowford has remained reasonably static, having never fallen below 21 units (1993) or risen above 27 units (2001).

Figure 6.21 – Premises by Town Centre Use Category, Barrowford 1990-2010



6.141 Figure 6.21 illustrates changing trends in the occupancy of premises within Barrowford local shopping centre over the 20 year period from 1990 to 2010. It shows that there has been an overall decline in the percentage of shop premises in the town centre from a high of 61.1% in 1990 to 38.2% in 2010, a figure that is still significantly higher than the borough average of 30.9%.

Figure 6.22 – Units by Town Centre Use Category, Barrowford 1990-2010 (excluding residential premises)



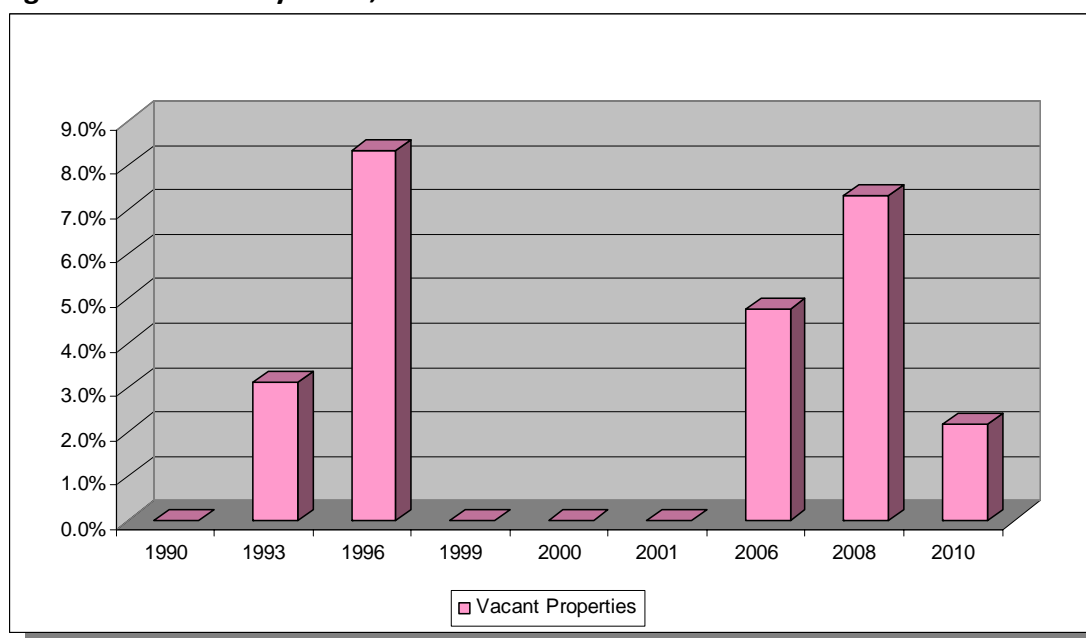
(b) Vacancy

6.142 Figure 6.23 shows that no vacancies have been recorded in Barrowford in five of the nine surveys.

6.143 In a small centre such as Barrowford, with just 68 units, the percentage figures can show a dramatic increase when in reality only a few additional units have become vacant. The highest vacancy rate³² recorded in Barrowford was 8.3% in 1996 when, at the time of the survey, three of the 42 premises within the local shopping centre were unoccupied.

6.144 The two periods when vacant units have been recorded both coincide with the economic downturns post 1990 and 2006.

Figure 6.23 – Vacancy Rates, Barrowford 1990-2010



Designated Shopping Areas and Frontages

6.145 Further analysis of the number and types of units within designated areas and shopping frontages can help to indicate whether:

- Retail activity and services are becoming more centralised.
- Peripheral areas are becoming more run down – i.e. showing high levels of vacancy.
- Retail planning policies are helping to achieve their desired outcomes.

6.146 The results of this analysis can help to inform new regeneration initiatives and future amendments or adjustments to planning policy, including the re-designation of area boundaries and frontages.

³² Residential units are excluded from the vacancy rate calculation.

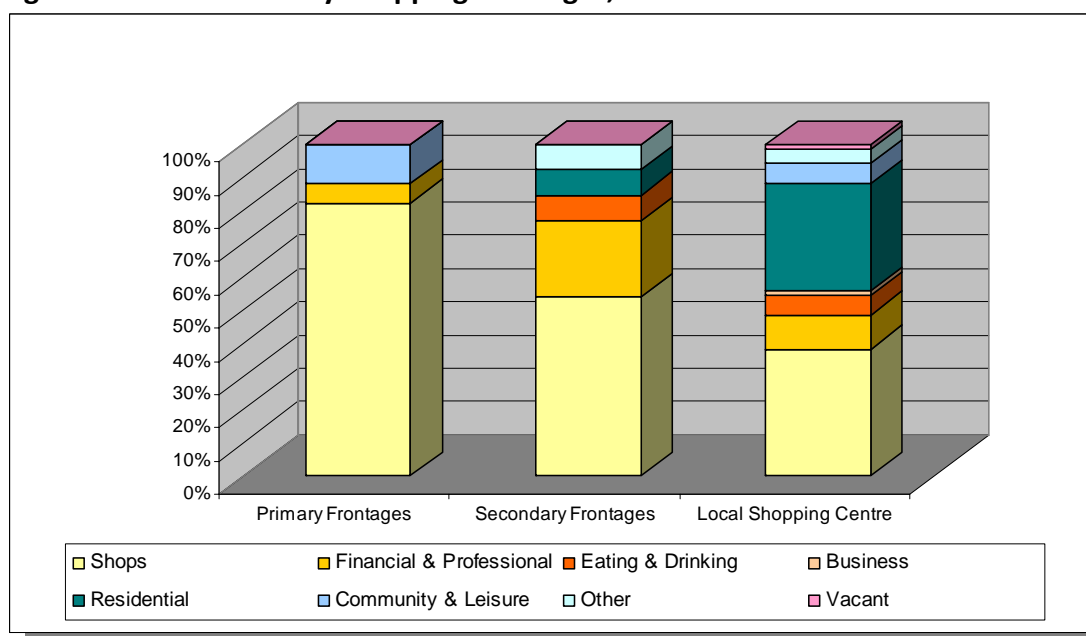
6.147 Figure 6.24 shows the percentage of units in each town centre use category in 2010, for the following planning policy designations.

- Primary Shopping Frontage
- Secondary Shopping Frontage
- Local Shopping Centre

6.148 Planning policy seeks to maintain and, where necessary, improve the vitality and viability of our town and local shopping centres. One of the ways it does this is by restricting non-shopping uses in primary and secondary shopping frontages.

6.149 An indication of whether this objective is being met is provided by comparing the proportion of shops in local shopping centre and designated shopping frontages. If retail planning policy is working effectively, the highest proportion of shops should be recorded in the primary shopping frontages, followed by the secondary shopping frontages and finally the local shopping centre.

Figure 6.24 – Units in Key Shopping Frontages, Barrowford 2010



6.150 Figure 6.24 and Map 6.4 at the end of this section on Barrowford reflect this expected pattern of shopping activity.

6.151 However, a closer analysis of the survey results (Table 6.12) reveals some localised issues.

Table 6.12 – Primary and Secondary Shopping Frontages, Barrowford 2010

Frontage		Units		Frontage Length		
		Total (No)	Vacant (%)	Total (m)	A1 Use (%)	Other (%)
P1	97-121 Gisburn Road	9	0.0	53.6	73.5	26.5
P2	98-112a Gisburn Road	8	0.0	52.1	100.0	0.0
Total – Primary Shopping Frontages		17	0.0	105.7	86.6	13.4
S1	75-87 Gisburn Road	5	0.0	39.4	54.1	45.9
S2	134-138 Gisburn Road	4	0.0	25.2	86.5	13.5
S3	1-4 The Fountains, Gisburn Road	4	0.0	41.8	57.6	42.4
Total – Secondary Shopping Frontages		13	0.0	106.4	63.1	36.9

6.152 Non-shopping uses occupy 13.4% of all units (3 of 17) in the two primary shopping frontages, down from 29.4% (5 of 17 units) in 2008. The 25% limit on non-shopping uses, as measured by frontage length, has been exceeded marginally on one of the two frontages:

- P1 (97-121 Gisburn Road) – Non-shopping uses occupy 22.2% of the units (2 of 9) and account for 26.5% of the frontage length. These units are occupied by a clinic and beauty clinic, both of which fall within use class D1.

6.153 Non-shopping uses occupy 46.2% of all units (6 of 13) in the three secondary shopping frontages, which is the same as 2008. The 50% limit on non-shopping uses, as measured by frontage length, has not been exceeded in any of the six frontages.

6.154 Concerns have been raised both locally and nationally about the increasing number of hot-food takeaways (A5 use-class) in both town centre and out of centre locations.

6.155 In Barrowford local shopping centre no hot-food takeaways have been recorded since the A5 use-class was first introduced in 2006.

Key Points

6.156 Overall Barrowford is performing well, with the actual number of non-shopping uses in the centre and its key frontages being well within designated limits.

6.157 That said some members of the local community have expressed their concern that there is an over-emphasis on comparison shopping and an under-representation of convenience stores. A new purpose built store, to be built by Booths in 2012, will help to address this matter, although it will be situated on an edge-of-centre site immediately adjacent to the northern boundary of the local shopping centre.

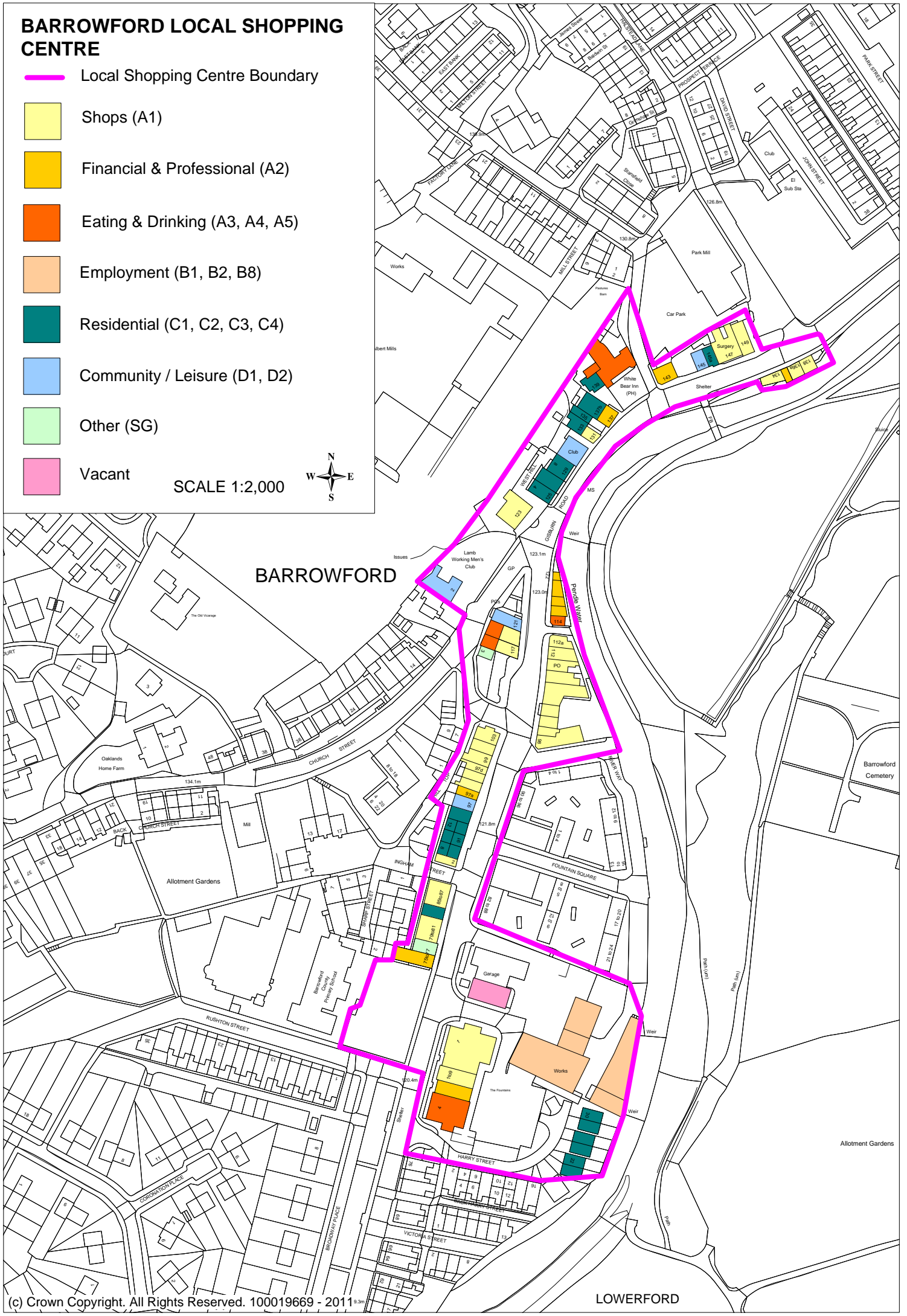
BARROWFORD LOCAL SHOPPING CENTRE

- Local Shopping Centre Boundary
- Shops (A1)
- Financial & Professional (A2)
- Eating & Drinking (A3, A4, A5)
- Employment (B1, B2, B8)
- Residential (C1, C2, C3, C4)
- Community / Leisure (D1, D2)
- Other (SG)
- Vacant

SCALE 1:2,000



BARROWFORD



7. West Craven

Introduction

- 7.1 This section considers the results for the two centres which serve the predominantly rural area in the north of the Borough known as West Craven
- 7.2 Barnoldswick provides a wide range of shops and services for a wide and largely rural catchment. But, its importance goes far beyond the immediate needs of the local community. The town is also a major source of employment attracting daily commuters from across Lancashire and Yorkshire. Despite this pre-eminence, Barnoldswick occupies a relatively isolated position, and is often cited as the largest settlement in the British Isles not to be served by an A-Road.
- 7.3 In contrast, Earby occupies an advantageous position astride the busy A56 roughly half way between Colne (6 km) and Skipton (8 km). As the crow flies, only 2.8 km separate Barnoldswick from Earby, but the journey by road is almost double that and train services along the Barnoldswick branch ended as long ago as 1965. In combination these two factors have helped to ensure that Earby retains a significant retail offer for a town with a population under 5,000.



Left to right: Albert Road, Barnoldswick and Sugared Almonds, Earby.

Barnoldswick Town Centre

Current Position

- 7.4 Barnoldswick has a population of 10,859 and stands in relative isolation close to the historic border between Lancashire and Yorkshire. The nearest towns are Colne (7 km) and Skipton (11 km), but it is approximately 50 km from the cities of Leeds, Manchester and Preston.
- 7.5 Although often referred to as a rural market town, Barnoldswick does not host a regular market, but does provide a wide range of shops and services. Historically part of the West Riding of Yorkshire, the town serves the needs of a wide and largely rural catchment, whose population continues to retain an affinity with the White Rose County.

Table 7.1 – Key Statistics, Barnoldswick 2010

Location	Units Surveyed	Estimated Floorspace	Vacancy Rate ¹
	No.	m ²	%
Town Centre	208	16,743	9.0
Primary Shopping Frontages	38	2,565	0.0
Secondary Shopping Frontage	72	4,521	9.7

¹ Figures exclude residential units. The borough average is 16.3%.

(a) Occupancy

- 7.6 A total of 208 units were surveyed in Barnoldswick town centre in 2010. Of these 38 (18.3%) are located in a primary shopping frontage and 71 (34.1%) in a secondary shopping frontage (see Table 7.1). A primary shopping area for Barnoldswick has not been defined on the Replacement Pendle Local Plan (2001-2016) Proposals Map.
- 7.7 Table 7.2 breaks down the total number of units by town centre use category and shows these figures as a percentage of the total number of units surveyed. It also includes an estimate³³ of the floorspace on the ground floor occupied by the businesses within each category and shows this as a percentage of the total for the town centre. The results are presented in Figures 7.1 and 7.2.
- 7.8 Figure 7.1 illustrates that 38.9% of all premises in Barnoldswick town centre are currently occupied by shops. This is higher than the Borough average (36.4%) and can, in part, be attributed to a more tightly drawn town centre boundary, than those in Nelson and Colne.

³³ Floorspace figures in this survey, and previous surveys, are based on GIS measurements. It is proposed to replace these with figures from the Valuation Office Agency in future surveys (see Chapter 9).

Table 7.2 – Survey Results, Barnoldswick 2010

Town Centre Use Category	Units Surveyed		Estimated Floorspace	
	No.	%	m ²	%
Shops	81	38.9	6,415	38.3
Financial & Professional	18	8.7	1,414	8.4
Eating & Drinking	19	9.1	2,081	12.4
Business	2	1.0	168	1.0
Residential	52	25.0	2,111	12.6
Community & Leisure	16	7.7	3,158	18.9
Other	6	2.9	641	3.8
Vacant	14	6.7	755	4.5
Total	208	100.0	16,743	100.0

Figure 7.1 – Units by Town Centre Use Category, Barnoldswick 2010

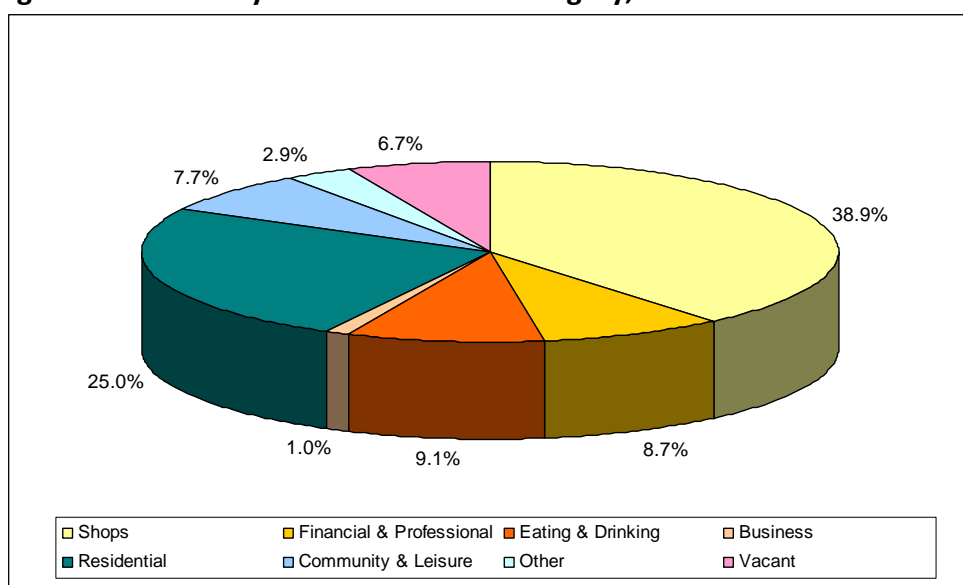
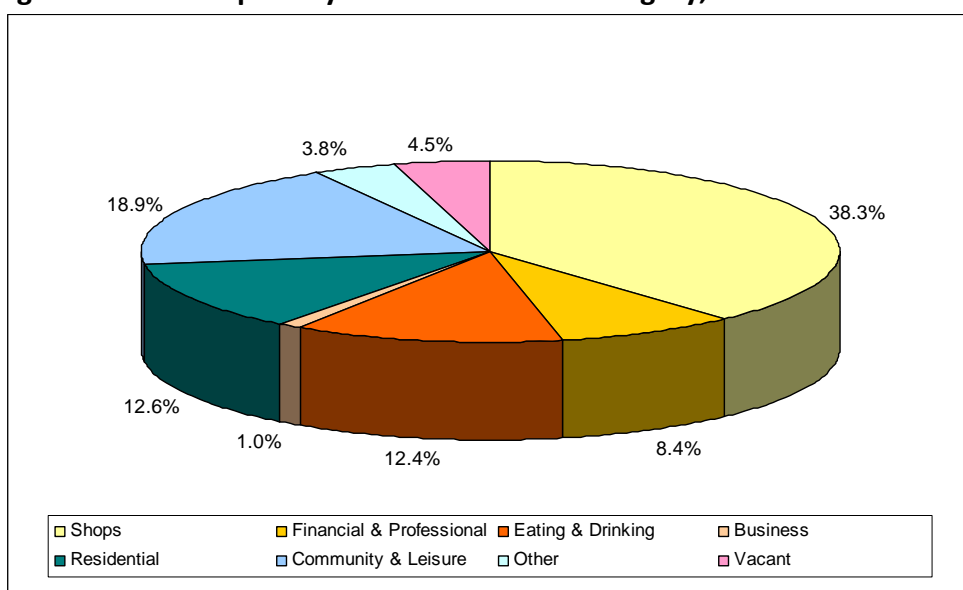


Figure 7.2 – Floorspace by Town Centre Use Category, Barnoldswick 2010



- 7.9 Other notable aspects in the make-up of town centre uses in Barnoldswick are the higher than average proportion of residential premises (25.0%) and the almost complete absence of business premises (1.0%).
- 7.10 Figure 7.2 indicates that the proportion of ground floor floorspace currently occupied by shops (38.3%) is higher than the borough average (30.9%). There is also higher than average representation, in terms of floorspace provision, for eating and drinking (12.4%) and community and leisure uses (18.9%).
- 7.11 The shopping offer in Barnoldswick town centre is founded on local independent retailers. Excluding supermarket chains and service providers (e.g. banks, estate agencies and travel agents) there are no national high street retailers present. As a consequence the average size of a shop unit in Barnoldswick town centre is 79.2m², which is lower than the Borough average (106.8m²).

(b) Vacancy

- 7.12 Only 6.7% of all the vacant premises and 4.5% of the vacant floorspace recorded in the 2010 survey are located in Barnoldswick town centre.
- 7.13 In 2010 the vacancy rate³⁴ for Barnoldswick town centre stood at just 9.0%, by far the lowest figure recorded in the three town centres. This figure is also considerably lower than the Borough average (16.3%), the 2010 national average for small-sized shopping centres (11.5%) and the comparable figure for the North West (17.5%).
- 7.14 Map 7.1, at the end of this section on Barnoldswick, indicates that there are no significant concentrations of vacant units in Barnoldswick town centre.
- 7.15 Of the 14 vacant units recorded in Barnoldswick town centre, 11 (78.6%) were last occupied by shopping uses.

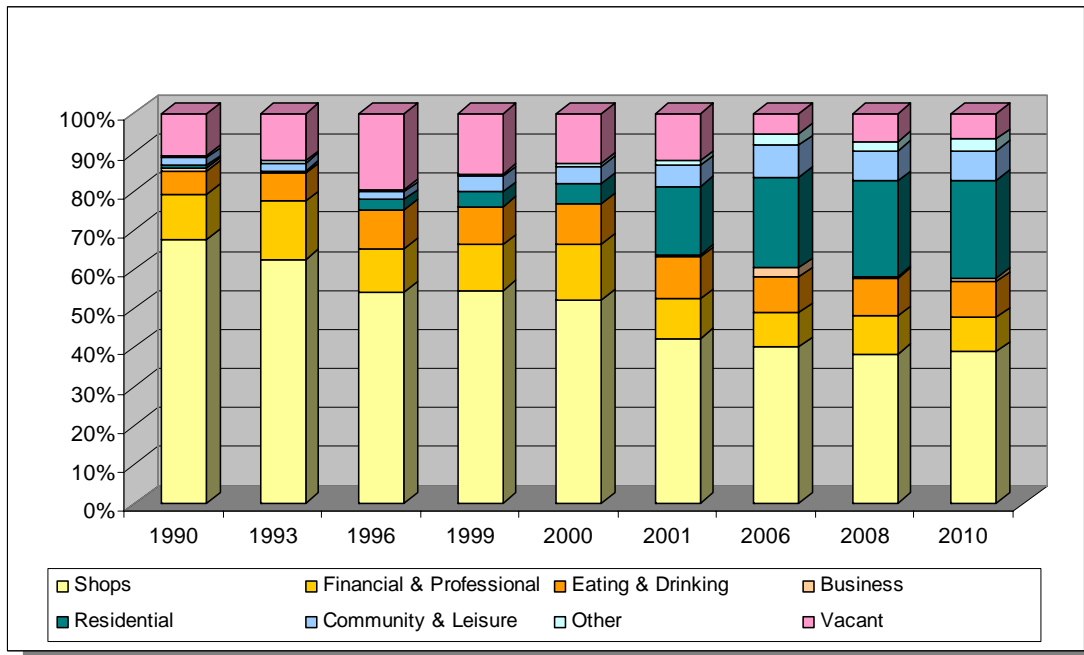
Recent Trends

(a) Occupancy

- 7.16 Between 2006 and 2010 the number of shop premises has fallen slightly from 83 to 81 units, a decrease of 2.4%. With no new build, or demolitions, in this period this can be attributed to the amalgamation of smaller premises.
- 7.17 Figure 7.3 illustrates changing trends in the occupancy of premises within Barnoldswick town centre over the 20 year period from 1990 to 2010. It shows that there has been a year-on-year decline in the percentage of shop premises in the town centre from a high of 67.8% in 1990 to just 38.9% in 2010. However, this figure remains above the borough average of 36.4%.

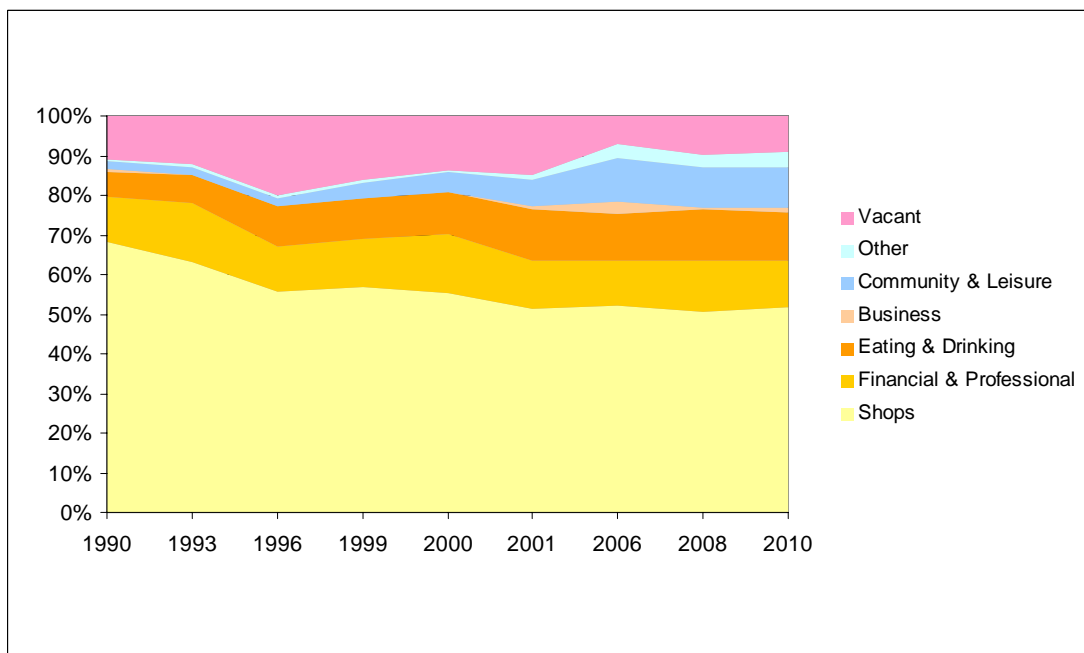
³⁴ Residential units are excluded from the vacancy rate calculation.

Figure 7.3 – Units by Town Centre Use Category, Barnoldswick 1990-2010



7.18 The decrease can be partially explained by the steady expansion in survey coverage up to 2006. As would be expected, beyond the retail core many of the additional units surveyed each year are in non-shopping uses, notable residential, contributing towards the overall decrease in the percentage of shopping uses. But, in Barnoldswick, the actual number of shop premises recorded also fell from 101 to just 79 in the 18 year period between 1990 and 2008.

Figure 7.4 – Units by Town Centre Use Category, Barnoldswick 1990-2010 (excluding residential premises)

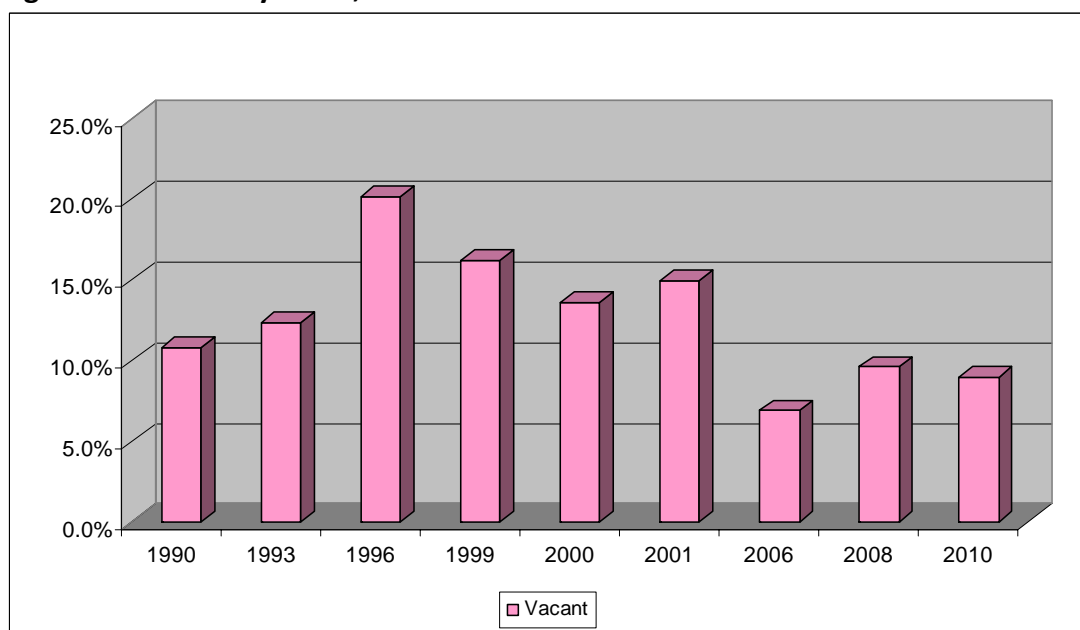


- 7.19 From 2006 onwards all premises within the town centre boundary, as defined on the Replacement Pendle Local Plan (2001-2016) Proposals Map, have been included in the survey. Since this date, both the number of shops and the level of shopping provision have remained fairly stable (Figure 7.4). Currently there are 81 shops in Barnoldswick town centre.
- 7.20 Figure 7.4 also shows that there has been a steady fall in the vacancy rate. Elsewhere in Pendle, with the exception of Barrowford where there are negligible levels of vacancy, the Borough's shopping centres have recorded a steady increase in the vacancy rate.

(b) Vacancy

- 7.21 Figure 7.5 shows that the vacancy rate in the town centre almost doubled following the economic downturn of the early 1990s, rising from 10.8% to 20.1% between 1990 and 1996. The vacancy rate then fell back to 6.9% in 2006. The onset of the latest economic recession in 2006/7 saw vacancy level climb once again to reach 9.6% in 2008, but in 2010 it has fallen back to 9.0%. Since 1996 the number of vacant units in the town centre has fallen from 30 units to 14 in 2010.

Figure 7.5 – Vacancy Rates, Barnoldswick 1990-2010



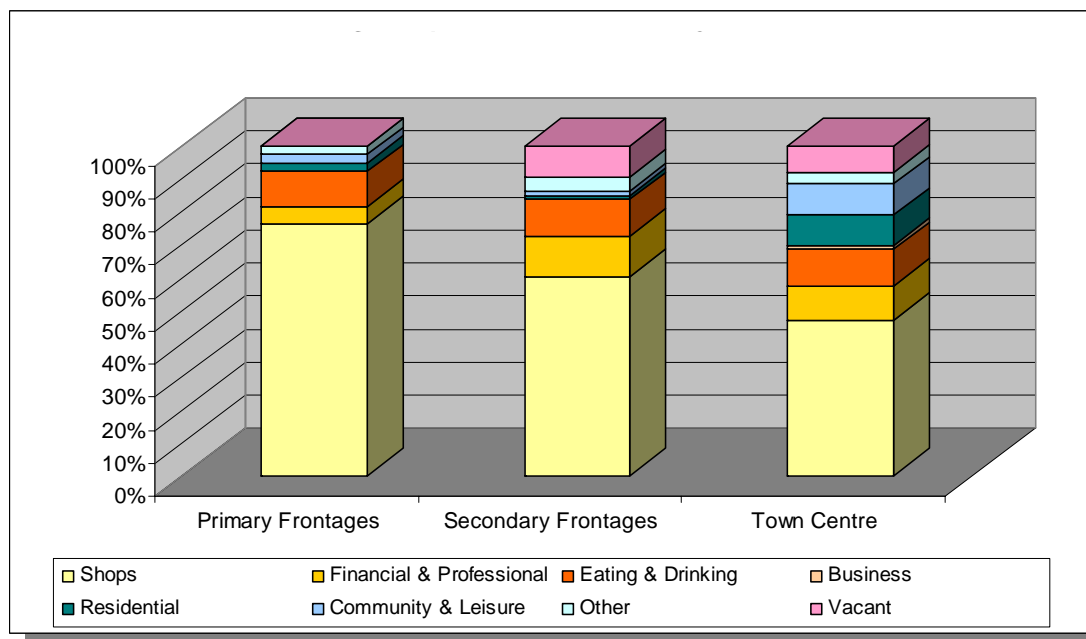
- 7.22 From having vacancy rates almost double that of the borough's other shopping centres in the early 1990s, the vacancy rate in Barnoldswick from 2001 onwards has fallen to almost half of that experienced in four of the five remaining centres.
- 7.23 The reason for this turnaround can be traced to two significant investments. The first was a case of "less is more". In the late 1980s the Co-operative moved out of its premises on Albert Road to a new purpose built store on the site of the old railway station. The former store was sold to Pendle Council for a nominal sum, which elected

to demolish the building in order to create a public square and new focal point for the town centre.

- 7.24 Then in 2002, following the Foot and Mouth epidemic and the introduction of the Rural White Paper, the Countryside Agency and North West Development Agency launched the *Market Towns Initiative*. Market towns were considered to have great capacity to act as drivers of rural economic prosperity and Barnoldswick was one of the 17 towns selected for investment ... even though it does not have a traditional market!
- 7.25 The initiative was community led and the successful West Craven Together Partnership was the catalyst for further investment in the town, culminating in the opening of the new multi-purpose Rainhall Centre in July 2007. This facility offers office space, meeting rooms, conference facilities and a regular cinema within a refurbished former primary school in the town centre.
- 7.26 One of the impacts of these investments has been a renaissance in the fortunes of the town centre, which is now an attractive shopping destination at the heart of community life in rural West Craven.

Designated Shopping Areas and Frontages

- 7.27 Further analysis of the number and types of units within designated shopping frontages can help to indicate whether:
- Retail activity and services are becoming more centralised.
 - Peripheral areas are becoming more run down – i.e. showing high levels of vacancy.
 - Retail planning policies are helping to achieve their desired outcomes.
- 7.28 The results of this analysis are used to inform new regeneration initiatives and future amendments or adjustments to planning policy, including the re-designation of area boundaries and frontages.
- 7.29 Figure 7.6 shows the percentage of units in each town centre use category in 2010, for the following planning policy designations.
- Primary Shopping Frontage
 - Secondary Shopping Frontage
 - Town Centre
- 7.30 Planning policy seeks to maintain and, where necessary, improve the vitality and viability of our town and local shopping centres. One of the ways it does this is by restricting non-shopping uses in primary and secondary shopping frontages.
- 7.31 An indication of whether this objective is being met is provided by comparing the proportion of shops in the town centre and designated shopping frontages. If retail planning policy is working effectively, the highest proportion of shops should be recorded in the primary shopping frontages, followed by the secondary shopping frontages and finally the town centre.

Figure 7.6 – Units in Key Shopping Frontages, Barnoldswick 2010

7.32 Figure 7.5 reflects this expected pattern. Map 7.1 at the end of this section on Barnoldswick reveals that unlike the town centres in Nelson and Colne, there is no core retail area in Barnoldswick. Shops are concentrated on Church Street, Newtown, Albert Road and Rainhall Road.

7.33 However, a closer analysis of the survey results (Table 7.3) reveals some localised issues.

7.34 Within the four primary shopping frontages non-shopping uses now occupy 23.7% (9 of 38 units), up slightly from 20.5% (8 of 39 units) in 2008. The 25% limit on non-shopping uses, measured by frontage length, has not been exceeded on any of the four frontages.

7.35 Within the nine secondary shopping frontages non-shopping uses now occupy 34.8% of all units (25 of 71), which represents a considerable reduction from 41.7% (30 of 72) recorded in 2008. The 50% limit on non-shopping uses, measured by frontage length, has been exceeded on three of the nine frontages:

- S1 (43-49 Albert Road) – Non-shopping uses occupy 50.0% of the units (2 of 4) and account for 50.5% of the frontage length. These units are occupied by a solicitor (A2 use class) and an optician (D1).
- S4 (2-10 Church Street) – Non-shopping uses occupy 80.0% of the units (4 of 5) and account for 81.8% of the frontage length. These units are occupied by two hot food takeaways (A5 use class) an estate agent and a solicitor (both A2).
- S9 (2-12 Post Office Buildings, Fernlea Avenue) – Non-shopping uses account for 66% of the units (2 of 3) and account for 89.6% of the frontage length. These units are occupied by a Council shop and bookmakers (both A2 use class).

Table 7.3 – Primary and Secondary Shopping Frontages, Barnoldswick 2010

Frontage		Units		Frontage Length		
		Total (No)	Vacant (%)	Total (m)	A1 Use (%)	Other (%)
P1	1-41 Albert Road	17	0.0	96.2	76.6	23.4
P2	1&3 Church Street, Albion and York House	5	0.0	40.2	85.8	14.2
P3	3-17 Newtown	7	0.0	42.1	66.5	33.5
P4	4-30 Newtown	9	0.0	48.2	80.7	19.3
Total – Primary Shopping Frontages		38	0.0	226.7	77.2	22.8
S1	43-49 Albert Road	4	0.0	18.8	49.5	50.5
S2	1-7 Majestic Buildings, Albert Road	6	16.7	37.2	78.8	21.2
S3	9-37 Church Street	13	23.1	78.5	62.0	38.0
S4	2-10 Church Street	5	0.0	25.8	18.2	81.8
S5	1-5 Frank Street	3	0.0	14.9	69.1	30.9
S6	2-12 Frank Street	6	0.0	26.8	100.0	0.0
S7	3-33 Rainhall Road	15	6.7	84.0	84.6	15.4
S8	2a-40 Rainhall road	17	5.9	85.5	80.9	19.1
S9	2-12 Post Office Buildings, Fernlea Avenue	3	33.3	36.6	10.4	89.6
Total – Secondary Shopping Frontages		72	9.7	408.1	66.9	33.1

- 7.36 Concerns have been raised both locally and nationally about the increasing number of hot-food takeaways (A5 use-class) in both town centre and out of centre locations.
- 7.37 In Barnoldswick town centre nine hot-food takeaways were recorded in 2010, one less than 2006, when the A5 use-class was first introduced. Of these units, one occupied premises within a primary shopping frontage and seven were located in a secondary shopping frontage.
- 7.38 Hot-food takeaways account for more than 10% of the length of four secondary shopping frontages S2 (13.4%/1 unit), S3 (13.9%/2 units), S4 (42.6%/2 units) and S5 (30.9%/1 unit).

Key Points

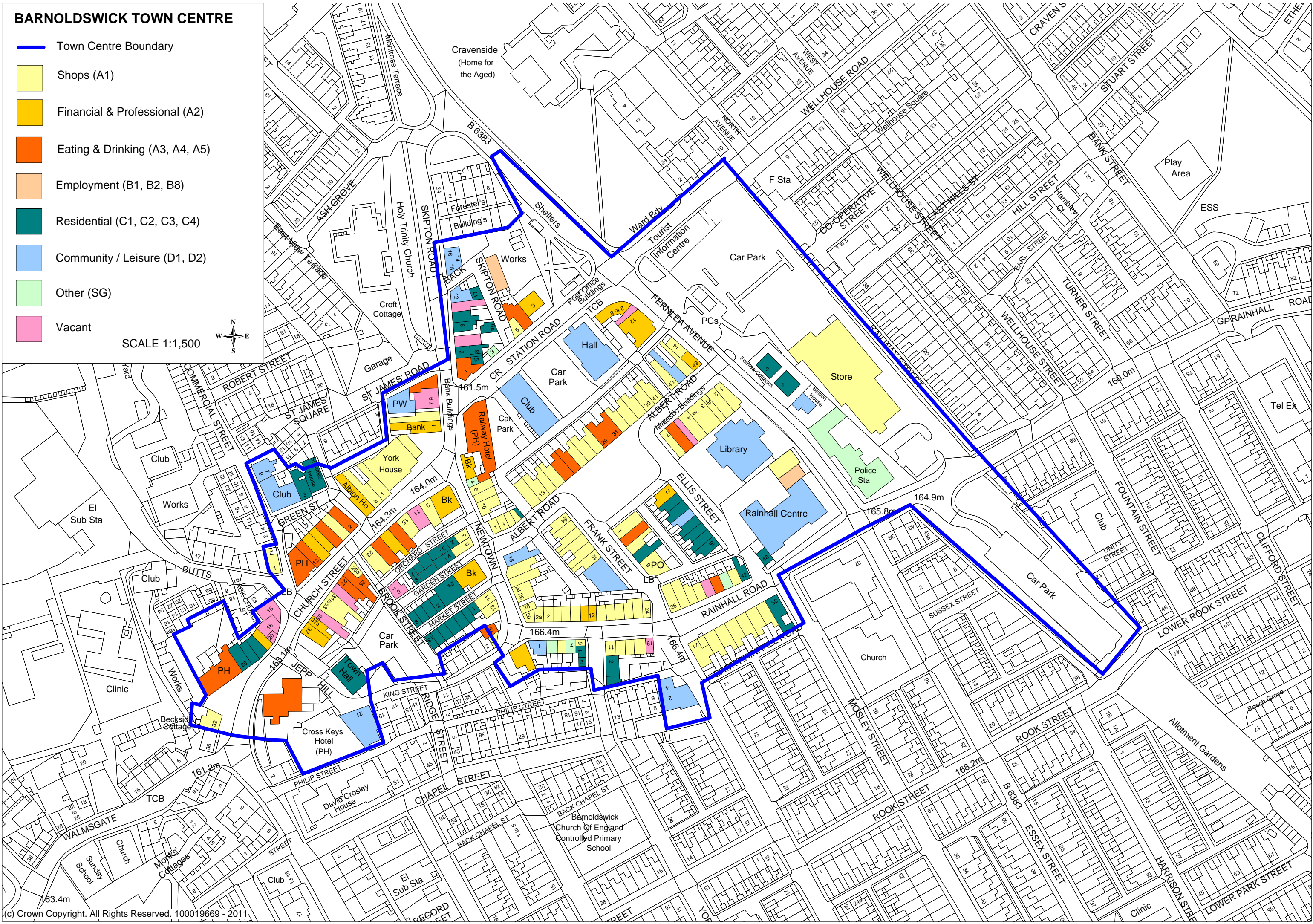
- 7.39 Barnoldswick can be regarded as a vibrant and viable shopping centre in that it has a high proportion of retail units and floorspace and a low vacancy rate.
- 7.40 The strength and diversity of the shopping offer in the town centre is provided entirely by independent retailers. What this survey cannot determine is whether these outlets are operating close to economic margins and may be vulnerable to edge-of-centre or out-of-centre retail developments.

- 7.41 The high number of non-shopping uses in some of the secondary shopping frontages is of concern and the continued designation of these should be reviewed in the preparation of new retail policies as part of the emerging Local Development Framework (LDF).

BARNOLDSWICK TOWN CENTRE

- Town Centre Boundary
- Shops (A1)
- Financial & Professional (A2)
- Eating & Drinking (A3, A4, A5)
- Employment (B1, B2, B8)
- Residential (C1, C2, C3, C4)
- Community / Leisure (D1, D2)
- Other (SG)
- Vacant

SCALE 1:1,500



Earby Local Shopping Centre

Current Position

- 7.42 Earby is a small industrial town (population 4,348) situated on the A56 close to the border between Lancashire and Yorkshire. Like its larger neighbour it was formerly part of the West Riding of Yorkshire and still retains an air of independence.
- 7.43 Its industrial heritage, strategic location and relatively poor connections with Barnoldswick have all contributed towards the continued significance of Earby as a shopping destination.

Table 7.4 – Key Statistics, Earby 2010

Location	Units Surveyed	Estimated Floorspace	Vacancy Rate ¹
	No.	m ²	%
Local Shopping Centre	78	5,377	18.6
Primary Shopping Frontages	0	0	0.0
Secondary Shopping Frontage	41	3,036	14.6

¹ Figures exclude residential units. The borough average is 16.3%.

(a) Occupancy

- 7.44 A total of 78 units were surveyed in Earby local shopping centre in 2010. No premises are within a designated as a primary shopping frontage, but 41 (52.5%) are within a secondary shopping frontage (see Table 7.4).
- 7.45 Table 7.5 breaks down the total number of units by town centre use category and shows these figures as a percentage of the total number of units surveyed. It also includes an estimate³⁵ of the floorspace on the ground floor occupied by the businesses within each category and shows this as a percentage of the total for the town centre. The results are presented in Figures 7.7 and 7.8.
- 7.46 Figure 7.7 illustrates that 30.8% of all premises in Earby local shopping centre are currently occupied by shops. This is lower than the Borough average (36.4%) and can be attributed to new housing development on the former Kwik Save site, where 33 new homes – 24 of which are within the local shopping centre boundary – were constructed in 2007.
- 7.47 This level of new housing development in a centre as small as Earby has led to a substantial increase in the proportion of residential premises, which now account for 44.9% of premises within the local shopping centre boundary.

³⁵ Floorspace figures in this survey, and previous surveys, are based on GIS measurements. It is proposed to replace these with figures from the Valuation Office Agency in future surveys (see Chapter 9).

Table 7.5 – Survey Results, Earby 2010

Town Centre Use Category	Units Surveyed		Estimated Floorspace	
	No.	%	m ²	%
Shops	24	30.8	2,064	38.4
Financial & Professional	3	3.8	174	3.2
Eating & Drinking	6	7.7	502	9.3
Business	0	0.0	0	0.0
Residential	35	44.9	1,823	33.9
Community & Leisure	1	1.3	359	6.7
Other	1	1.3	58	1.1
Vacant	8	10.3	397	7.4
Total	78	100.0	5,377	100.0

Figure 7.7 – Units by Town Centre Use Category, Earby 2010

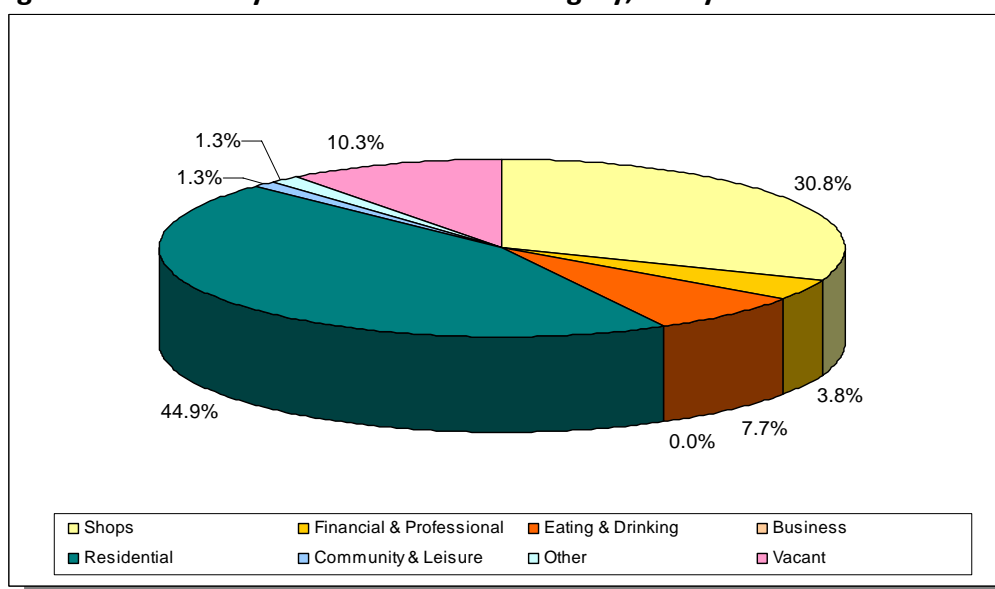
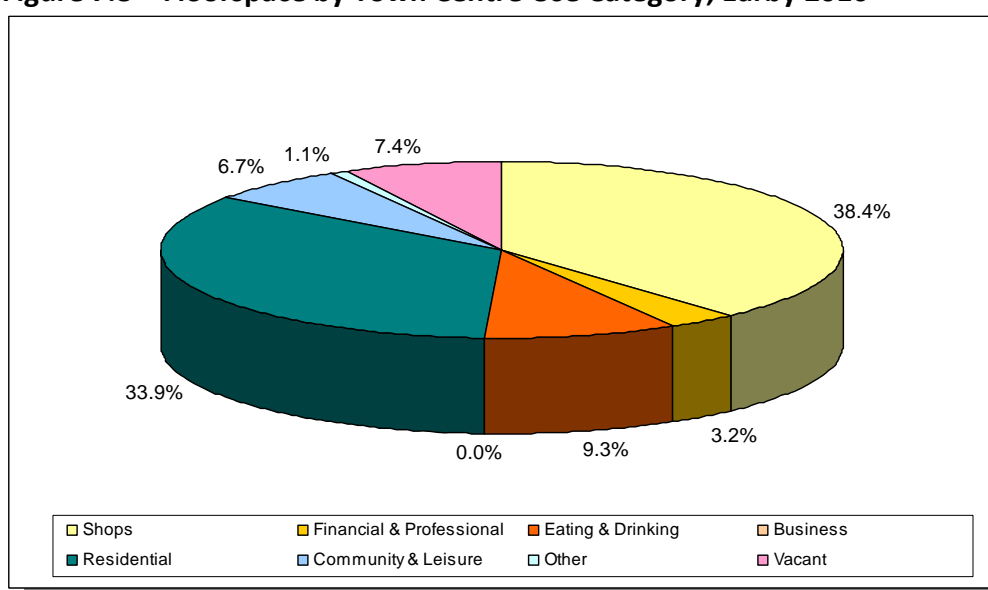


Figure 7.8 – Floorspace by Town Centre Use Category, Earby 2010



- 7.48 To assist in the analysis of traditional employment generating uses Figure 7.8 excludes data for residential premises.
- 7.49 What Figures 7.7 and 7.10 do reveal is that within Earby local shopping centre there is an almost total absence of traditional business uses and community and leisure facilities. If new residential provision is overlooked, this reinforces that the primary function of the centre is for shopping rather than service provision. This is reinforced by the fact that retail floorspace takes up 38.4% of all floorspace within the local shopping centre (Figure 7.8), which is higher than the borough average (30.9%).
- 7.50 With two popular restaurants in the local shopping centre, Earby is also able to attract visitors from a relatively wide catchment in the evening. This is reflected in the higher than average floorspace provision for eating and drinking establishments.
- 7.51 The retail offer in Earby local shopping centre is founded on local independent retailers. Excluding supermarket chains and service providers (e.g. banks, estate agencies and travel agents) there are no national high street retailers present. As a consequence the average size of a shop unit in Earby town centre is 86.0m², which is lower than the Borough average (106.8m²).

(b) Vacancy

- 7.52 In 2010 the vacancy rate³⁶ for Earby local shopping centre is 18.6%, more than double the figure recorded in nearby Barnoldswick. This figure is also higher than the Borough average (16.3%), and the 2010 figures for small-sized shopping centres in the North West (17.5%) and Great Britain (11.5%).
- 7.53 Map 7.2 highlights a small cluster of vacant units on Victoria Road, close to its junction with Colne Road.
- 7.54 Of the eight vacant units recorded in Earby local shopping centre, six (75.0%) were last occupied by shopping uses.

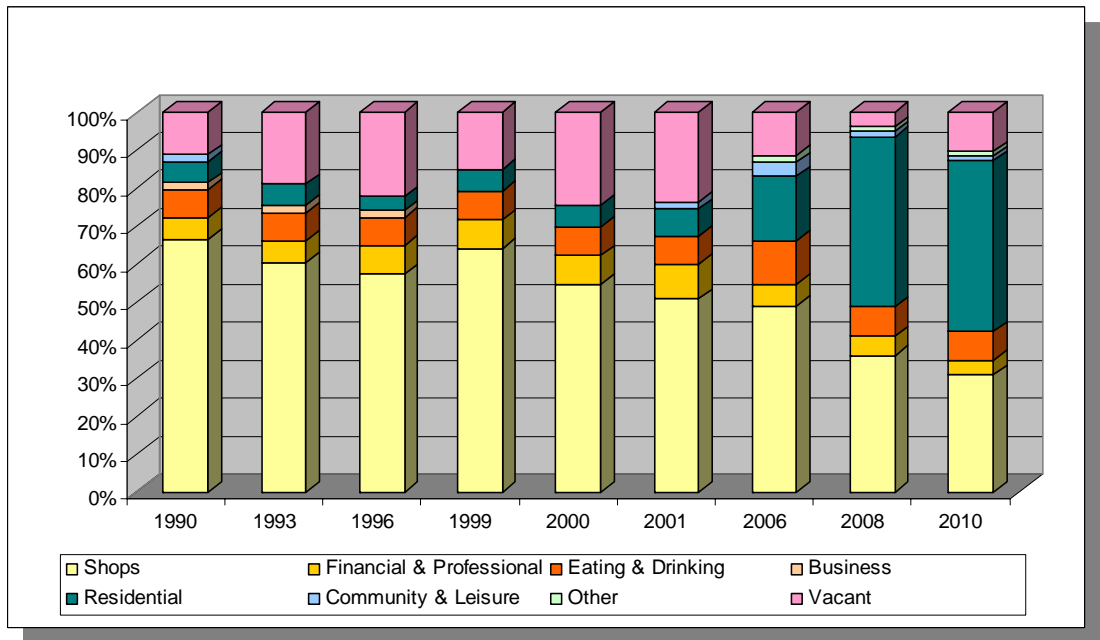
Recent Trends

(a) Occupancy

- 7.55 Between 2006 and 2010 the number of shop premises initially rose to 28 units in 2008, before falling back to 24, representing an overall decrease of 7.7%.
- 7.56 Figure 7.9 illustrates changing trends in the occupancy of premises within Earby local shopping centre over the 20 year period from 1990 to 2010. It shows that there has been an overall decline in the proportion of shop units in the town centre from a high of 66.7% in 1990 to just 30.8% in 2010.

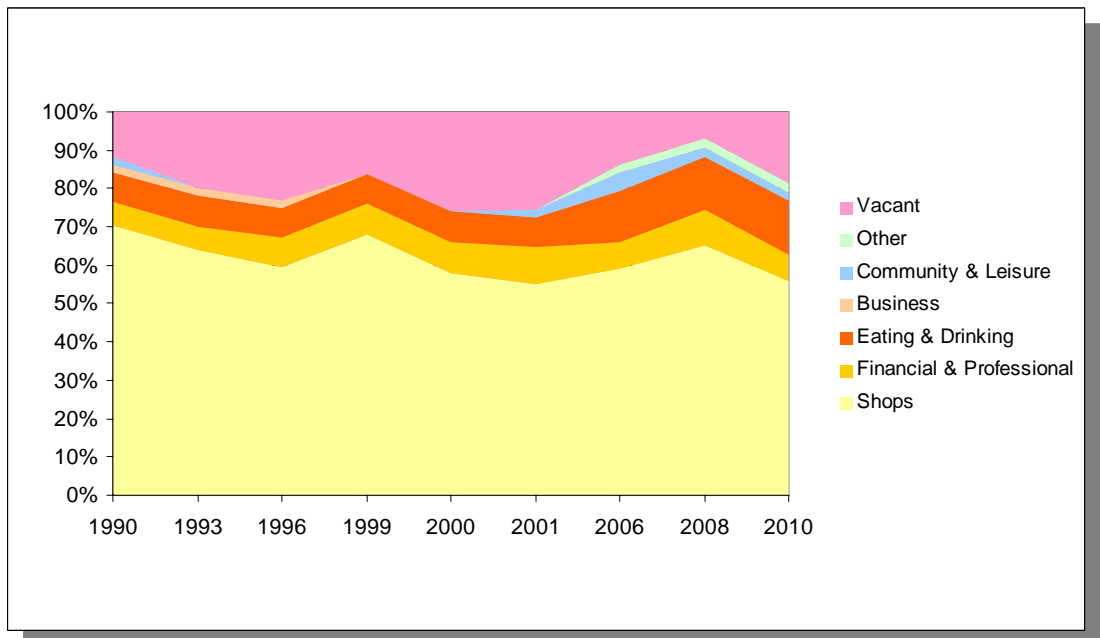
³⁶ Residential units are excluded from the vacancy rate calculation.

Figure 7.9 – Units by Town Centre Use Category, Early 1990-2010



7.57 Unlike the larger town centres, this decline cannot be attributed to gradual expansion in survey coverage up to 2006, as the survey has always included all units in this relatively small and compact centre. Instead it reflects an actual decline in shopping provision. Over the 20 years from 1990 to 2010, the actual number of shop premises recorded has fallen from 36 to 24.

Figure 7.10 – Units by Town Centre Use Category, Early 1990-2010 (excluding residential premises)

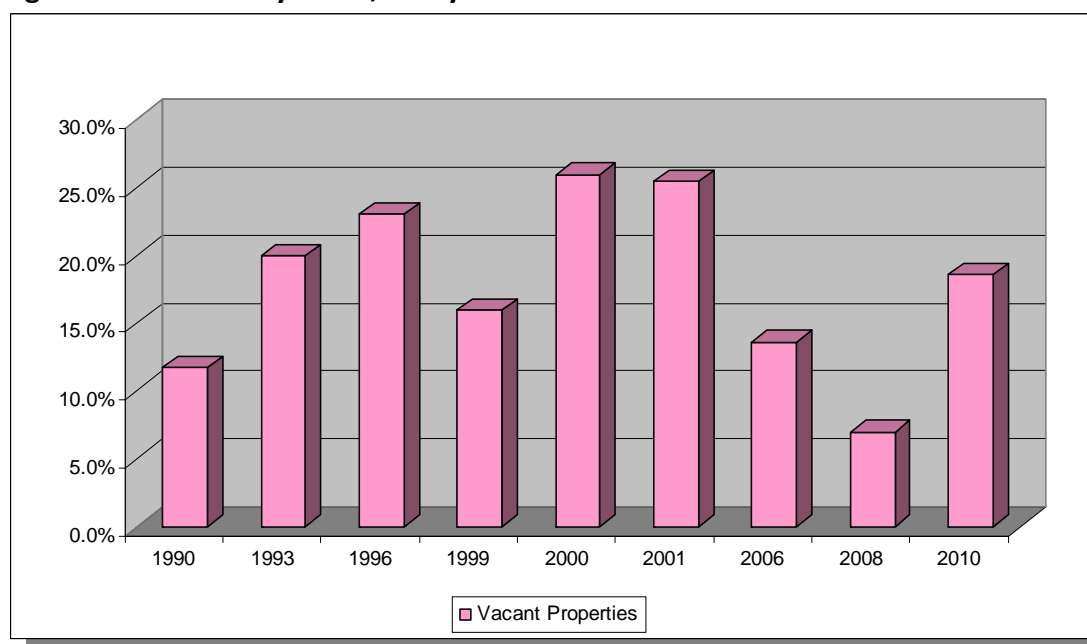


- 7.58 Perhaps more noticeable than the decline in its retail function is the encroachment of residential premises into the town centre post 2001. At this time Earby's reduced role as a shopping destination was formally recognised when the Council's Economic Development Unit awarded grants for the installation of residential frontages on five properties in the local shopping centre which, because of their long-term vacancy, had been granted planning permission for conversion to residential use.
- 7.59 More noticeable still is the impact that the construction of new homes on the former Kwik Save site off Victoria Road has had on the overall make up of the town centre. This has exaggerated the reduction in shopping uses, which is much less dramatic in Figure 7.10, where residential properties have been removed from the calculation.

(b) Vacancy

- 7.60 Figure 7.11 shows that the vacancy rate in the local shopping centre increased during the economic downturn of the early 1990s, rising from 11.8% to 23.1% between 1990 and 1996. The signs of recovery in 1999 were short lived and the vacancy rate reached nearly 26.0% at the turn of the century.
- 7.61 In stark contrast to all the other shopping centres in the borough the vacancy rate did not increase with the onset of the latest economic recession in 2006/7, but continued to fall until 2008, when it was only 7.0%. However, in just two years this figure has more than doubled and stands at 18.6% in 2010, representing an increase from 3 to 8 vacant units.

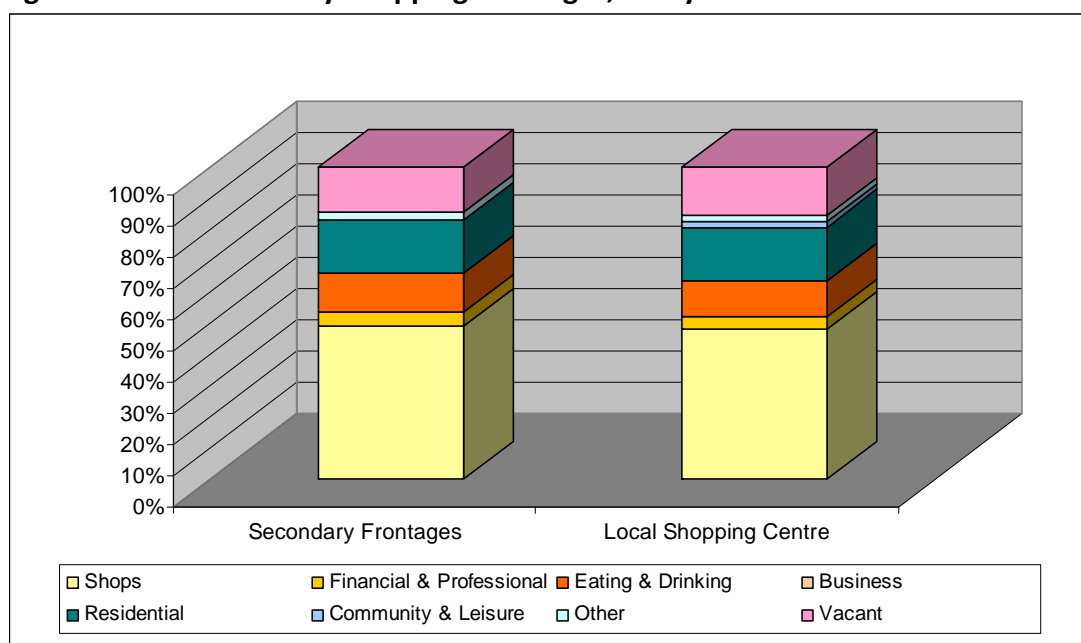
Figure 7.11 – Vacancy Rates, Earby 1990-2010



Designated Shopping Areas and Frontages

- 7.62 Further analysis of the number and types of units within designated shopping frontages can help to indicate whether:
- Retail activity and services are becoming more centralised.
 - Peripheral areas are becoming more run down – i.e. showing high levels of vacancy.
 - Retail planning policies are helping to achieve their desired outcomes.
- 7.63 The results of this analysis are used to inform new regeneration initiatives and future amendments or adjustments to planning policy, including the re-designation of area boundaries and frontages.
- 7.64 Figure 7.12 shows the percentage of units in each town centre use category in 2010, for the following planning policy designations.
- Secondary Shopping Frontage
 - Local Shopping Centre

Figure 7.12 – Units in Key Shopping Frontages, Early 2010



- 7.65 Planning policy seeks to maintain and, where necessary, improve the vitality and viability of our town and local shopping centres. One of the ways it does this is by restricting non-shopping uses in primary and secondary shopping frontages.
- 7.66 An indication of whether this objective is being met is provided by comparing the proportion of shops in the town centre and designated shopping frontages. If retail planning policy is working effectively, the highest proportion of shops should be recorded in the secondary shopping frontages. Figure 7.12 reflects this expected pattern.

- 7.67 Map 7.2 at the end of this section on Earby reveals that the local shopping centre has a linear form with shops predominantly located along the south side of Victoria Road and the east side of Colne Road (A56). The latter are somewhat distant from the 'centre' of the village, at the northern end of Victoria Road, where the bus station and Council shop are located.
- 7.68 Closer analysis of the survey results (Table 7.7) reveals some localised issues.

Table 7.7 – Secondary Shopping Frontages, Earby 2010

Frontage		Units		Frontage Length		
		Total (No)	Vacant (%)	Total (m)	A1 Use (%)	Other (%)
S1	1-29 Colne Road	10	0.0	77.5	57.7	42.3
S2	7a-71 Victoria Road	31	19.4	170.1	68.3	31.7
Total – Secondary Shopping Frontages		41	14.6	247.6	64.9	35.1

- 7.69 Within the two secondary shopping frontages non-shopping uses now occupy 35.1% of all units (16 of 41), which is the same as the figure recorded in 2008. The 50% limit on non-shopping uses, measured by frontage length, has not been exceeded on either frontage.
- 7.70 Concerns have been raised both locally and nationally about the increasing number of hot-food takeaways (A5 use-class) in both town centre and out of centre locations.
- 7.71 In Earby local shopping centre three hot-food takeaways were recorded in 2010, the same figure as that for 2006, when the A5 use-class was first introduced. Each of these units occupy premises within a secondary shopping frontage.
- 7.72 Hot-food takeaways do not account for more than 10% of the frontage length in either secondary shopping frontage.

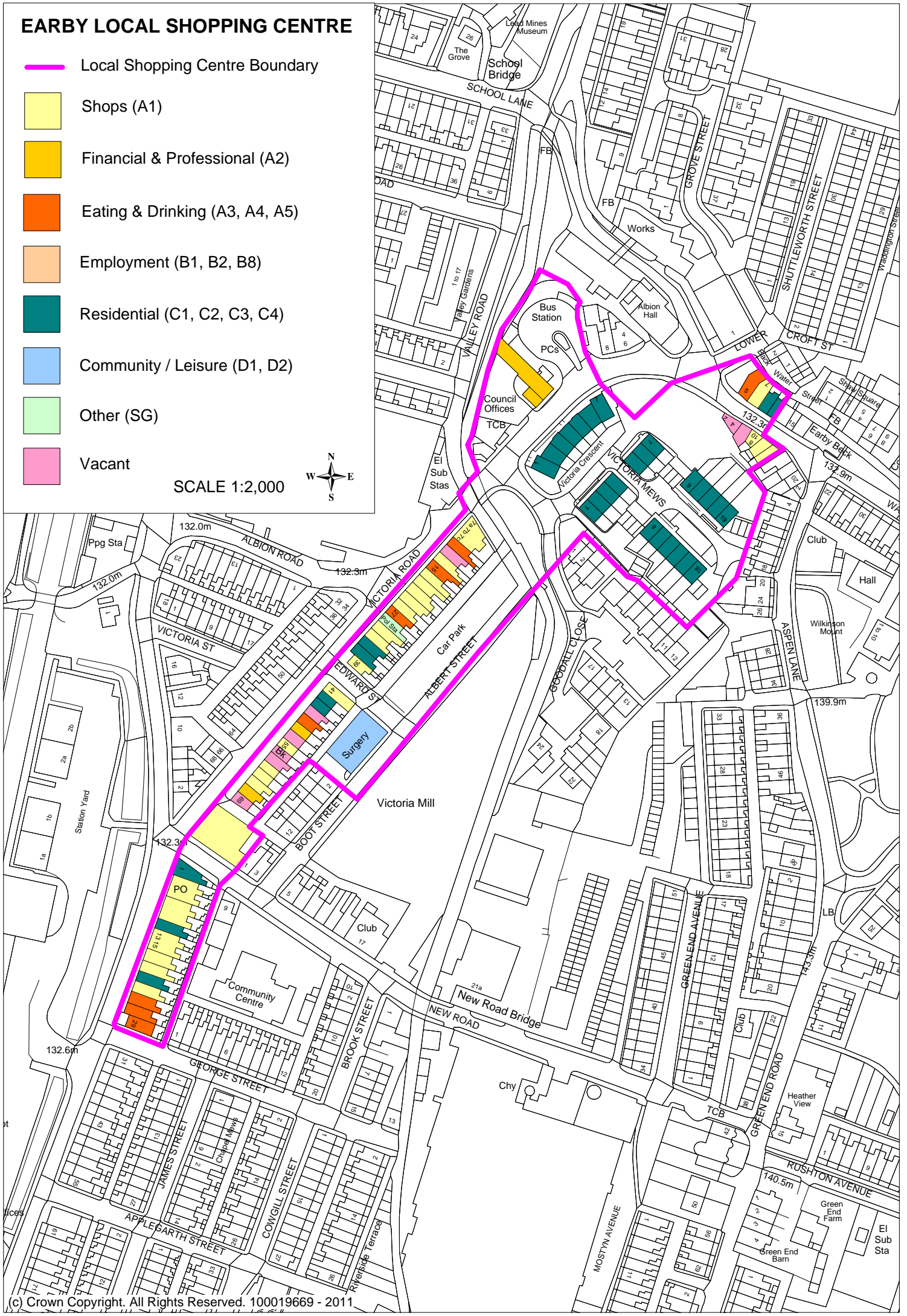
Key Points

- 7.73 Earby continues to exhibit relatively high levels of vacancy within the local shopping centre.
- 7.74 There are few comparison retailers and a limited amount of service provision within the centre. Whilst new tourism development in the area, may increase the demand for comparison retail opportunities, for the moment the focus for the local shopping centre is primarily on offering convenience retail opportunities for a local catchment.

EARBY LOCAL SHOPPING CENTRE

- Local Shopping Centre Boundary
- Shops (A1)
- Financial & Professional (A2)
- Eating & Drinking (A3, A4, A5)
- Employment (B1, B2, B8)
- Residential (C1, C2, C3, C4)
- Community / Leisure (D1, D2)
- Other (SG)
- Vacant

SCALE 1:2,000



8. Edge of Centre and Out of Centre Sites

Introduction

- 8.1 This section provides an assessment of the Borough's edge-of-centre and out-of-centre retail allocations as defined on the Proposals Map accompanying the Replacement Pendle Local Plan (2001-2016).
- 8.2 It also looks at two sites, which although not allocated for retailing in the plan, have a significant shopping function. They are therefore included in the report in order to present an accurate picture of retail provision across the Borough.

Clayton Street, Nelson

- 8.3 This edge-of-centre retail allocation is currently occupied by 28 small industrial units. The intention of the allocation is to provide a site on the edge of Nelson town centre for larger scale retail units associated with the sale of 'white goods' (e.g. electrical goods, furniture etc.) and other products that cannot be readily accommodated within the town centre.
- 8.4 Policy 27 of the Replacement Pendle Local Plan (2001-2016) outlines the criteria for the development of this site and emphasises the requirement to follow the sequential approach in order to protect the vitality and viability of the town centre.
- 8.5 Map 8.1 illustrates the current layout of the site and shows its proximity to the town centre boundary. Although not yet developed, it is important to acknowledge that this site has the potential for retail development in the future. This site will be monitored in future retail surveys to provide an update on progress.

White Walls, Colne

- 8.6 Until recently, this out-of-centre retail allocation was home to two of Pendle's largest retail outlets in the form of an Asda superstore and the Boundary Mill factory outlet.
- 8.7 In Easter 2008, Boundary Mill moved to a larger purpose built store off Junction 14 on the M65 motorway (see below). Part of the site they vacated was redeveloped in 2009 to create a block of four 1,000m² retail units. Two of the units are currently occupied by Next and Argos Extra. Furniture retailer DFS, who recently advertised locally for staff, will take over the remaining two units in summer 2011.
- 8.8 In December 2010, Birmingham-based planning agents Johnson Fellows submitted a planning application (13/10/0647P) on behalf of their client Walmart; the American owners of Asda. The application relates to the conversion of a modern retail unit adjacent to the existing Asda store, which was previously rented to Boundary Mill. The proposal also includes the construction of additional retail floorspace on the elevated site formerly occupied by the original Boundary Mill.

- 8.9 Two prospective tenants – B&M Bargains and Pets At Home – have already been named as being interested in taking units in the new development. The application estimated that if tenants were found for each unit 40 full-time and 40 part-time jobs would be created.
- 8.10 Table 8.1 provides a list of the premises located on the Whitewalls site, the use class into which they fall and the amount of floorspace occupied.

Table 8.1 – White Walls, List of Occupiers 2010

Premises	Use Class	Floorspace
ASDA	A1	7,445 m ²
Vacant	A1	3,500 m ²
Unit 1, Corporation Street – Next	A1	2,000 m ²
Unit 2, Corporation Street – Argos Extra	A1	1,000 m ²
Unit 3, Corporation Street – M&S Outlet ¹	A1	1,000 m ²
Unit 4, Corporation Street – M&S Outlet ¹	A1	1,000 m ²
Totals	6 units	15,945m²

¹ Closed and vacated in May 2011, but will be occupied by DFS in summer 2011.

² The floorspace for Unit 1 (Next) includes a mezzanine area.

- 8.11 Map 8.2 illustrates the current layout of the site and highlights the uses present.

Churchill Way, Brierfield

- 8.12 Situated to the north-east of Brierfield local shopping centre, this out-of-centre retail allocation currently includes a B&Q DIY Superstore and the Junction 12 Factory Outlet, which is housed in the former Hollin Mill.
- 8.13 Table 8.2 provides a list of the premises located on the Churchill Way site, the use class into which they fall and the amount of floorspace occupied.

Table 8.2 – Churchill Way, List of Occupiers 2010

Premises	Use Class	Floorspace
B&Q	A1	3,400 m ²
Junction 12 Factory Outlet	A1	8,720 m ²
Totals	2 units	12,120 m²

- 8.14 Map 8.3 illustrates the current layout of the site and highlights the uses present.

North Valley Retail Park, Colne

- 8.15 This retail park is not allocated in the Replacement Pendle Local Plan (2001-2016), but does provide a significant retail function. The site lies within 300 metres of the town centre boundary, falling within the PPS4 definition for an edge-of-centre site.

However, a steep slope limits the number of linked-trips and any potentially negative, or positive, impacts on the town centre.

- 8.16 Table 8.3 provides a list of the premises located on the North Valley Retail Park, the use class into which they fall and the amount of floorspace occupied.

Table 8.3 – North Valley Retail Park, List of Occupiers 2010

Premises	Use Class	Floorspace
Matalan	A1	2,875 m ²
Instore	A1	680 m ²
Aldi	A1	1,290 m ²
MacDonalds	A5	270 m ²
KFC	A5	240 m ²
Vantage Toyota Garage	SG	610 m ²
Totals	6 units	5,965 m²

- 8.17 Map 8.4 illustrates the current layout of the site, highlights the uses present and shows its proximity to the town centre boundary.

Boundary Mill, Vivary Way, Colne

- 8.18 Founded in 1983, Boundary Mill Stores is the largest quality mill store of its kind in the United Kingdom and Pendle's largest employer, with over 900 people working on-site.



- 8.19 Opened on Friday 14th March 2008, this purpose built store (11,782 m²) has direct access off the M65 (Junction 14). Departments are set out over two floors. The ground floor sales area is dedicated to selling clothing and accessories. There is a M&S Outlet on the first floor, which otherwise focuses on products for the home, kitchen, giftware, arts and crafts.

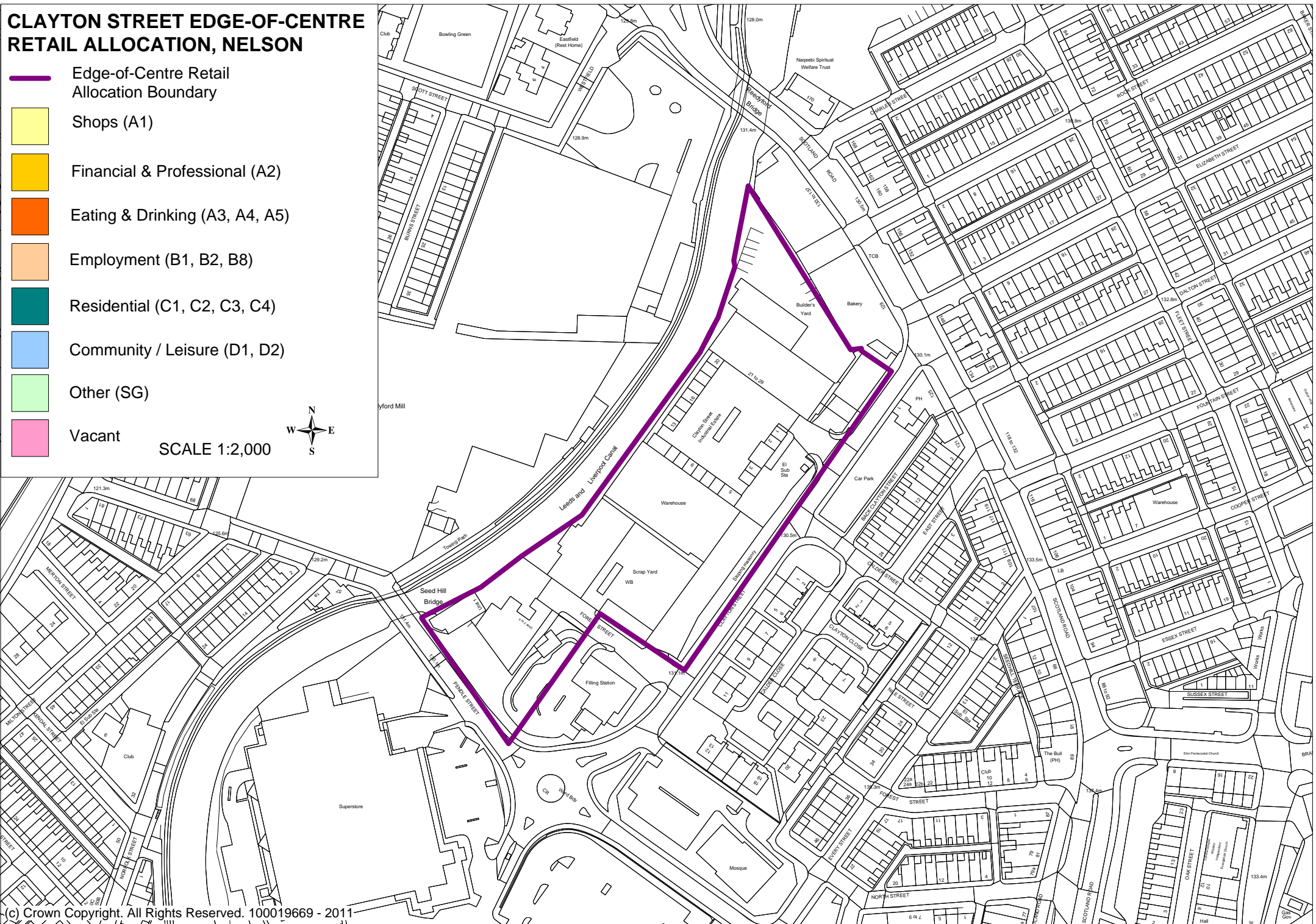
- 8.20 There are three cafes and restaurants on the site, two within the store plus Banny's a 280-seat fish and chip restaurant built out of traditional stone in the style of a traditional Pennine farm, which is situated close to the entrance to the site.



CLAYTON STREET EDGE-OF-CENTRE RETAIL ALLOCATION, NELSON

-  Edge-of-Centre Retail Allocation Boundary
-  Shops (A1)
-  Financial & Professional (A2)
-  Eating & Drinking (A3, A4, A5)
-  Employment (B1, B2, B8)
-  Residential (C1, C2, C3, C4)
-  Community / Leisure (D1, D2)
-  Other (SG)
-  Vacant

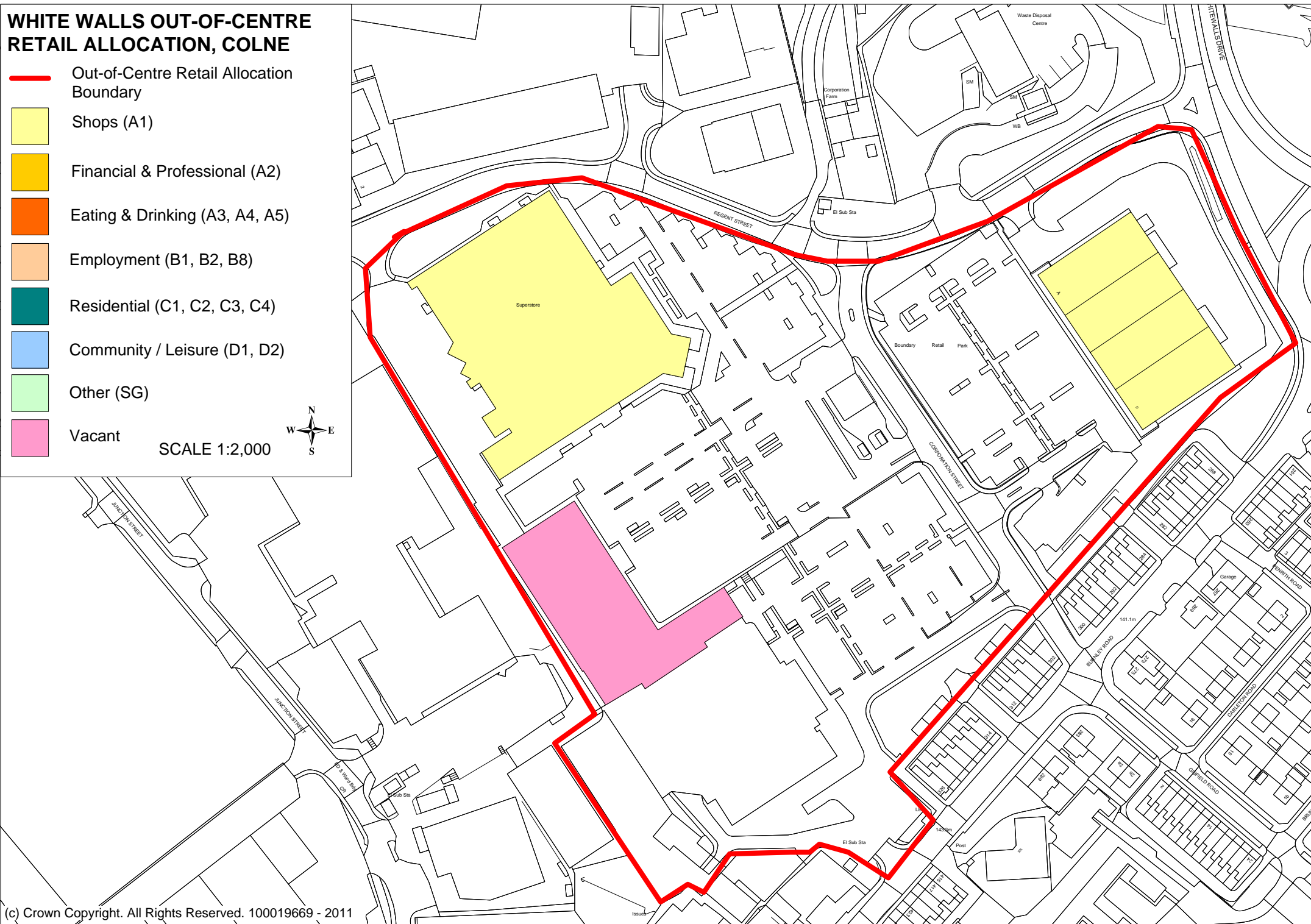
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WHITE WALLS OUT-OF-CENTRE RETAIL ALLOCATION, COLNE

-  Out-of-Centre Retail Allocation Boundary
-  Shops (A1)
-  Financial & Professional (A2)
-  Eating & Drinking (A3, A4, A5)
-  Employment (B1, B2, B8)
-  Residential (C1, C2, C3, C4)
-  Community / Leisure (D1, D2)
-  Other (SG)
-  Vacant

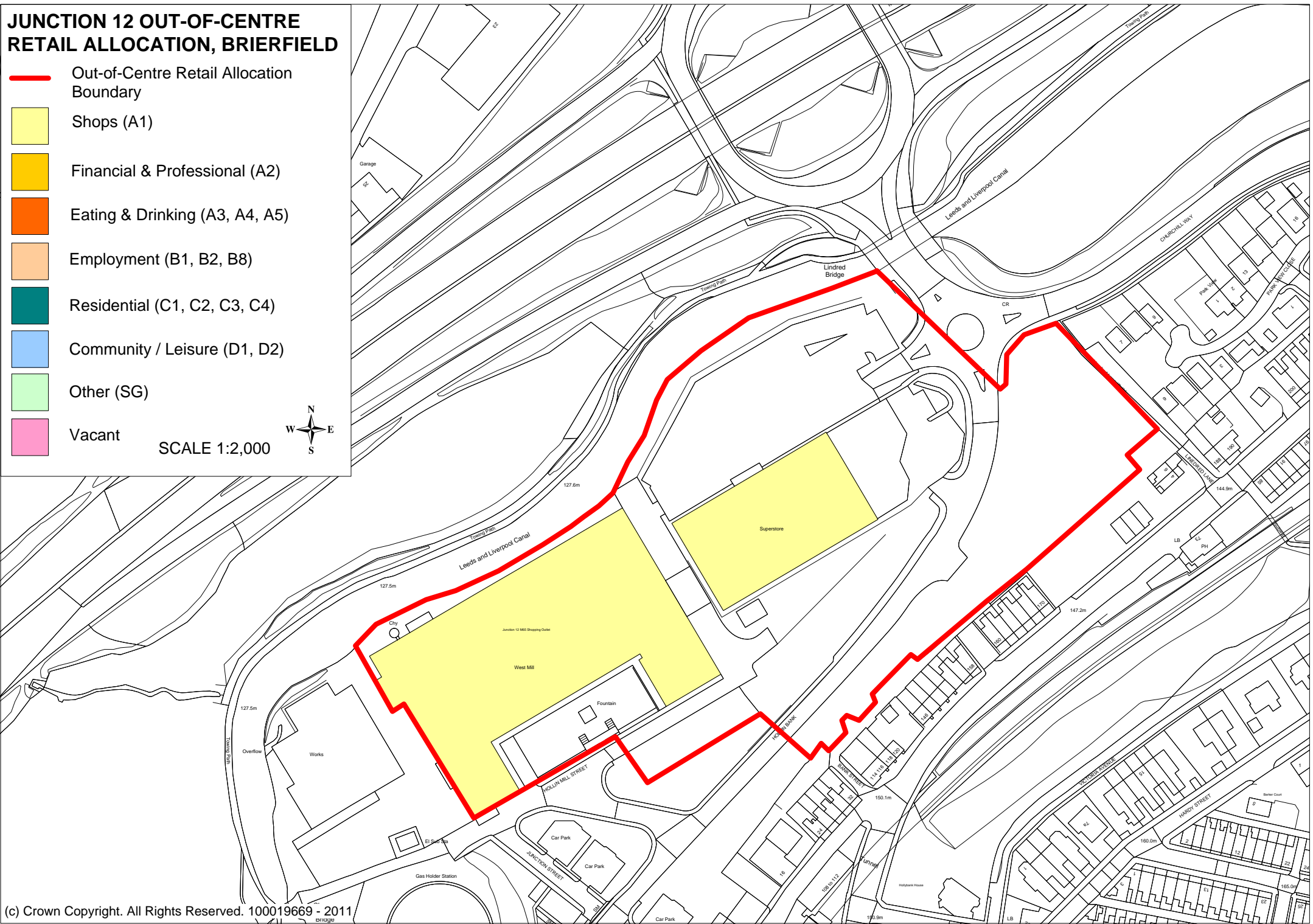
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JUNCTION 12 OUT-OF-CENTRE RETAIL ALLOCATION, BRIERFIELD

-  Out-of-Centre Retail Allocation Boundary
-  Shops (A1)
-  Financial & Professional (A2)
-  Eating & Drinking (A3, A4, A5)
-  Employment (B1, B2, B8)
-  Residential (C1, C2, C3, C4)
-  Community / Leisure (D1, D2)
-  Other (SG)
-  Vacant

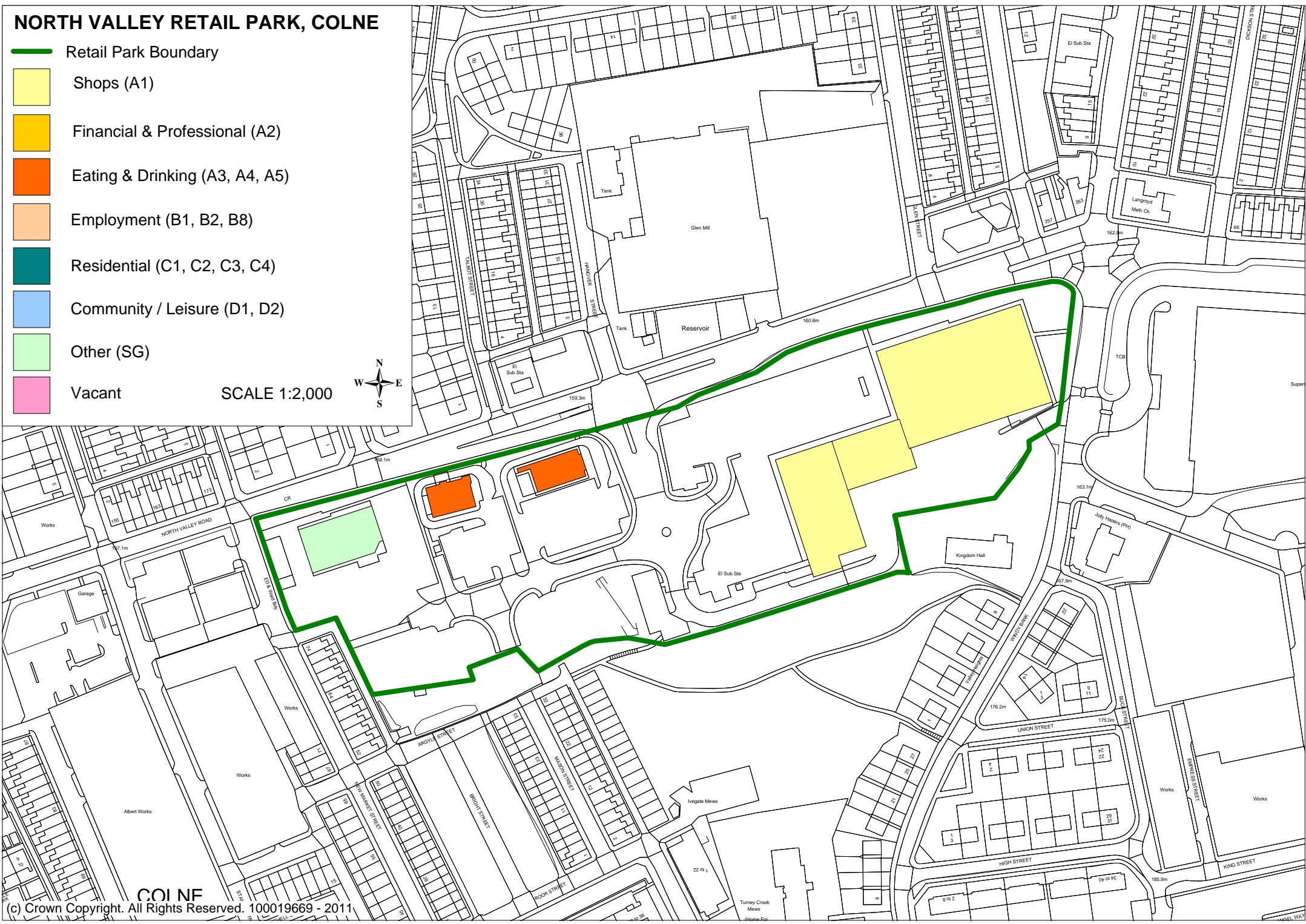
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NORTH VALLEY RETAIL PARK, COLNE

- Retail Park Boundary
- Shops (A1)
- Financial & Professional (A2)
- Eating & Drinking (A3, A4, A5)
- Employment (B1, B2, B8)
- Residential (C1, C2, C3, C4)
- Community / Leisure (D1, D2)
- Other (SG)
- Vacant

SCALE 1:2,000



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9. Local Shopping Frontages

Introduction

- 9.1 Beyond the Borough's principal retail locations there are also a number of shopping frontages that are important to the Borough's retail offer.
- 9.2 These frontages fall into one of two categories:
1. Those that are close to the boundary of the town or local shopping centre and are occupied by shops that compliment activity in that centre, or
 2. Those that have an important neighbourhood role by providing an opportunity for top-up shopping close to people's homes.

Designated Frontages

- 5.25 The Replacement Pendle Local Plan (2001-2016) identifies six local shopping frontages, containing a total of 41 units. The mix of uses to be found in these frontages is considered below.

Nelson

- 9.3 In Nelson two local shopping frontages are currently defined in the Replacement Pendle Local Plan (2001-2016). The level of shopping (A1) uses within each frontage is shown in Table 6.4.

Table 9.1 – Local Shopping Frontages, Nelson 2010

Frontage		Units		Frontage Length		
		Total (No)	Vacant (%)	Total (m)	A1 Use (%)	Other (%)
L1	114a-142 Manchester Road	12	16.7	96.3	71.7	28.3
L2	94-132 Scotland Road	11	36.4	65.9	67.5	32.5
Total – Local Shopping Frontages		23	26.1	162.2	70.0	30.0

- 9.4 Both frontages retain a high shopping content and hot-food takeaways account for only 5.6% (L1) and 8.6% (L2) of the frontage length.
- 9.5 These frontages are situated close to the town centre boundary and the shops within them primarily offer comparison goods for sale. As such both play a limited role in serving the needs of local residents.

Colne

- 9.6 There are no local shopping frontages in Colne currently defined in the Replacement Pendle Local Plan (2001-2016).

Brierfield

- 9.7 There is one local shopping frontage in Brierfield currently defined in the Replacement Pendle Local Plan (2001-2016).

Table 9.2 – Local Shopping Frontages, Brierfield 2010

Frontage		Units		Frontage Length		
		Total (No)	Vacant (%)	Total (m)	A1 Use (%)	Other (%)
L1	45-51 Burnley Road	3	0.0	19.2	100.0	0.0
Total – Local Shopping Frontages		3	0.0	19.2	100.0	0.0

- 9.8 Shopping (A1) uses occupy the three units in this frontage (Table 6.11) and therefore occupy the whole of the frontage length. This short block has an important neighbourhood role with two of the shops offering convenience goods, whilst the third is occupied by a hairdresser.
- 9.9 No additional frontages in the Brierfield area have so far been suggested for future designation as local shopping frontages.

Barrowford

- 9.10 There are two local shopping frontages in Barrowford currently defined in the Replacement Pendle Local Plan (2001-2016). These frontages form part of a secondary centre in Lowerford, approximately 0.6km south of the village centre.

Table 9.3 – Local Shopping Frontages, Barrowford 2010

Frontage		Units		Frontage Length		
		Total (No)	Vacant (%)	Total (m)	A1 Use (%)	Other (%)
L1	4-7 Gladstone Terrace, Gisburn Rd	2	0.0	19.2	76.6	23.4
L2	1-6 King Edward Terrace, Gisburn Rd	5	0.0	32.5	83.4	16.6
Total – Local Shopping Frontages		7	0.0	51.7	80.9	19.1

- 9.11 Shopping (A1) uses occupy five of the seven units in these two frontages (Table 6.15). Four of these are occupied by businesses selling comparison goods (electrical goods, locksmiths and ladies clothing) so the importance of their role in serving the needs of the immediate neighbourhood may be considered to be questionable.

Barnoldswick

- 9.12 In Barnoldswick there is one local shopping frontage currently defined in the Replacement Pendle Local Plan (2001-2016).

Table 9.4: Local Shopping Frontages, Barnoldswick 2010

Frontage		Units		Frontage Length		
		Total (No)	Vacant (%)	Total (m)	A1 Use (%)	Other (%)
L1	Gisburn Road	8	0.0	51.8	63.7	36.3
Total – Local Shopping Frontages		8	0.0	51.8	63.7	36.3

Earby

- 9.13 There are no local shopping frontages in Earby currently defined in the Replacement Pendle Local Plan (2001-2016).

Future Designations

- 9.14 Since the adoption of the Replacement Pendle Local Plan (2001-2016) in May 2007, several shopping frontages have been suggested for future designation as local shopping frontages. These are highlighted in Table 9.5 below:



Table 9.5: Potential Local Shopping Frontages, Pendle

Frontage	Town	Brief Description
134-146 Scotland Road	Nelson	On the A682 travelling north out of Nelson town centre, opposite the junction with Every Street. Effectively a continuation of local shopping frontage L1.
129-151 Leeds Road	Nelson	On the A56 travelling east out of Nelson town centre, known locally as the “Tall Buildings”.
319-331 Leeds Road	Nelson	On the A56 travelling east out of Nelson town centre, immediately east of the junction with Walton Lane.
94-112 Barkerhouse Road	Nelson	South-east of Nelson town centre, between Fir Street and Larch Street.
198-216 Keighley Road	Colne	Immediately west of the junction between the A6068 to Keighley and the B6250 to Trawden.
69-79a Keighley Road	Colne	On the north side of Keighley Road (B6250) approximately half-way between Colne town centre and the junction with the A6068 to Keighley (see above).
15-25 Skipton Road	Colne	On the A56 at the foot of the slope from Colne town centre, close to the new Sainsbury’s store.

Frontage	Town	Brief Description
51-63E Gisburn Road	Barrowford	On the western side of Gisburn Road (A682) opposite King Edward Terrace and Gladstone Terrace.
1-5 Ribblesdale Buildings, Gisburn Road	Barnoldswick	A block of four shops close to the junction of Gisburn Road (B6251) and Skipton Road (B6252).

- 9.15 Any additional recommendations should be submitted to Pendle Council at the address shown on the back of this report. All frontages that are suggested will be considered in the preparation of the newly merged Land-use Allocations and Development Management Principles DPD.

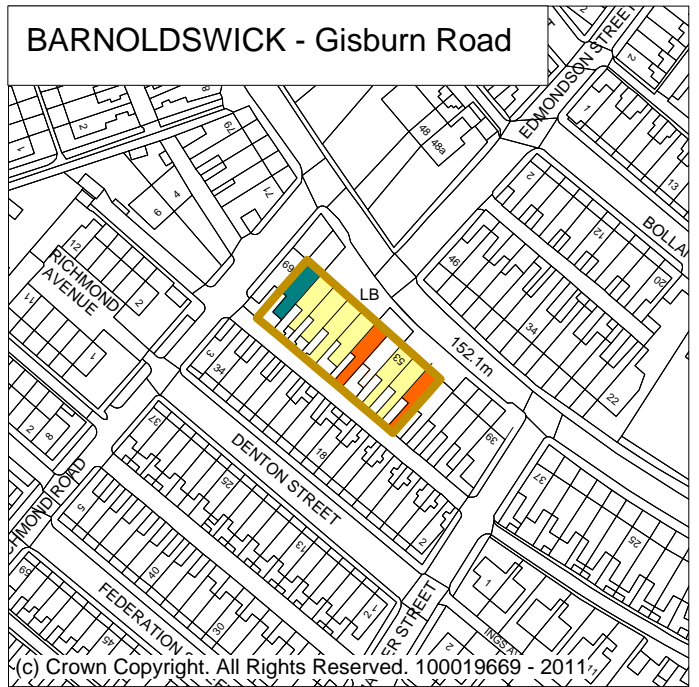
LOCAL SHOPPING FRONTAGES

-  Local Shopping Frontage
-  Shops (A1)
-  Financial & Professional (A2)
-  Eating & Drinking (A3, A4, A5)
-  Employment (B1, B2, B8)
-  Residential (C1, C2, C3, C4)
-  Community / Leisure (D1, D2)
-  Other (SG)
-  Vacant

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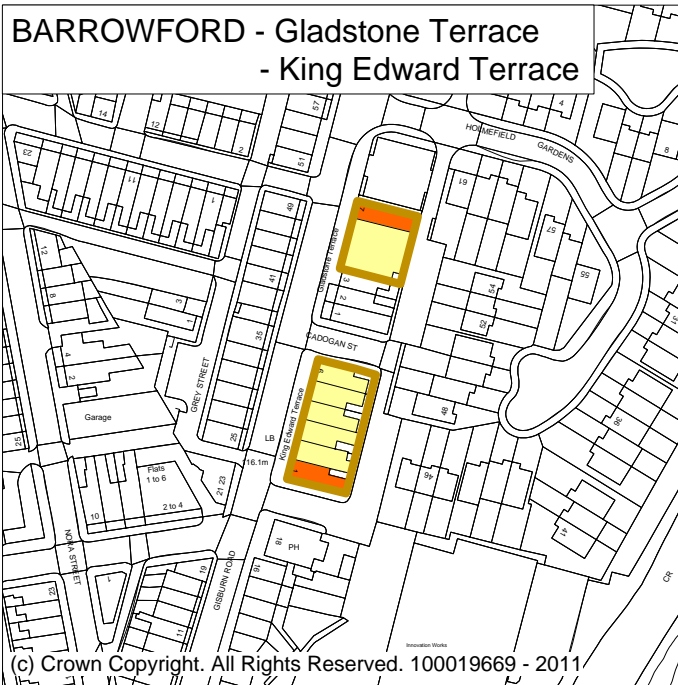


BARNOLDSWICK - Gisburn Road



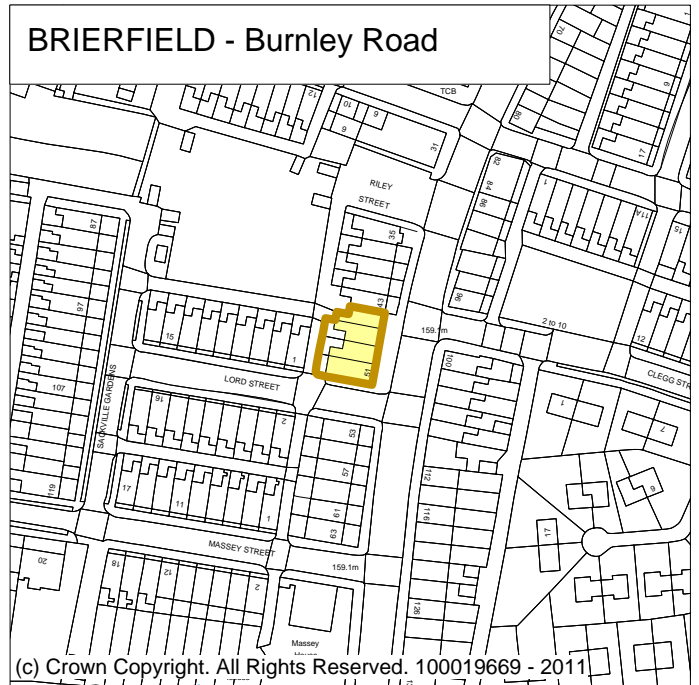
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BARROWFORD - Gladstone Terrace - King Edward Terrace



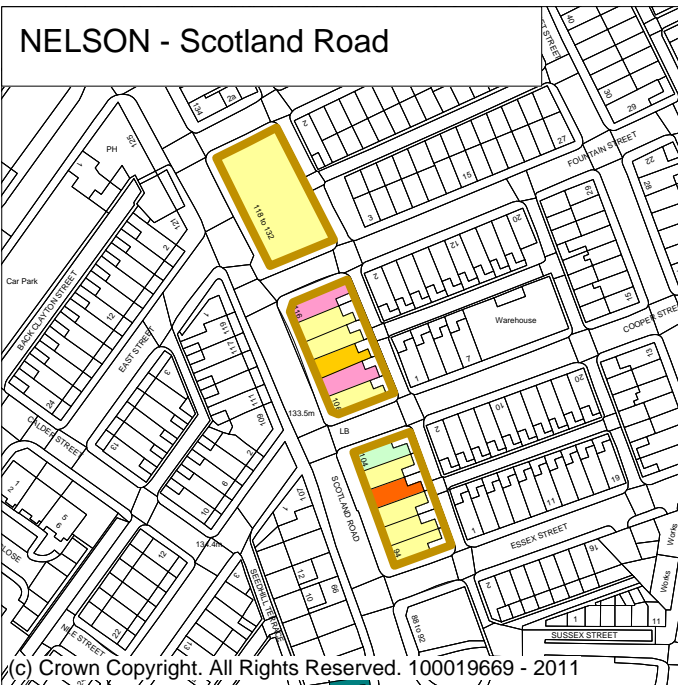
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BRIERFIELD - Burnley Road



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NELSON - Scotland Road



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NELSON - Manchester Road



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10. Summary

Commentary

- 10.1 In the 2006 report there were signs that several of the centres in Pendle are starting to reclaim their roles as shopping destinations. Unfortunately the current economic recession started to take hold later that year and this has seen vacancy rates in most centres increase in both 2008 and 2010.
- 10.2 Nationally whilst national high street retailers have been impacted by closures and shown a greater propensity to occupy fewer and larger stores, the closure rate amongst independent stores has reduced significantly over the last two years. This is encouraging news for Pendle, as all six town and local shopping centres have a high percentage of independent retailers.
- 10.3 The retention of shopping uses in primary and secondary frontages has been encouraging. This suggests that in general that Policy 26 in the Replacement Pendle Local Plan (2001-2016), which was adopted in May 2006, has been working effectively. The policy seeks to restrict non-shopping uses in defined primary and secondary to 25% and 50% of their frontage length respectively.
- 10.4 There have, however, been a few cases where the percentages defined in this policy have been questioned, especially for secondary frontages that are not contiguous with the primary shopping frontages (e.g. Railway Street, Nelson).
- 10.5 In Colne the overall percentage of non-shopping uses in some frontages had already been exceeded by the time that Policy 26 had become adopted Council policy.
- 10.6 The continued designation of frontages where the limits have clearly been exceeded must be questioned in a future review of planning policy. Regular monitoring will help to indicate whether the policy is having the desired effect.
- 10.7 The vacancy rates in Barnoldswick and Barrowford remain low and relatively stable, given the prevailing economic conditions. Both centres have also retained a high number of shopping uses within their designated frontages, although in Barrowford there was some local concern that there is a need for more choice in terms of convenience shopping, until planning permission was granted for a new Booth's supermarket in 2007.
- 10.8 Nelson, Brierfield and Earby continue to suffer from high vacancy rates, although there are signs that this is starting to stabilise, with little variation in recent surveys. The Council hope that new investment in Nelson town centre will start to have a positive impact in the near future.
- 10.9 The inclusion of the edge-of-centre and out-of-centre retail allocations in this report has allowed the broader picture of retail provision in Pendle to be assessed.

- 10.10 The out-of-centre allocations at White Walls in Colne is no longer fully occupied following the relocation of Boundary Mill to a purpose built store nearby. The site therefore, offers an opportunity for new retail development that will complement activity both on the site and in the nearby centres of Colne and Nelson.
- 10.11 The edge-of-centre allocation on Clayton Street in Nelson has yet to be developed for retail use.

Future Surveys

- 10.12 It is recommended that future surveys should seek to distinguish between convenience and comparison goods, to provide a better indication of town centre vitality and viability.
- 10.13 Further distinction between the goods sold by comparison retail outlets would allow for more detailed analysis and the identification of gaps in existing provision, which could be addressed through town centre marketing initiatives.
- 10.14 With more accurate data now freely available on the Valuation Office Agency website, it is proposed to replace the less accurate figures based on a measurement of the ground floor footprint, to help improve the accuracy of floorspace data.

Retail Planning Policy

- 10.15 Regulating non-shopping uses in designated shopping frontages helps to focus retailing in certain locations within the town centre. A recent criticism of Policy 26 is that the percentages it uses to restrict non-shopping uses in designated frontages are no longer appropriate. It is argued that the policy is serving to keep premises vacant when they could be occupied by uses that will help to maintain the vitality of the high street.
- 10.16 At a time when it is recognised that changes in shopping patterns and increased usage of the internet are likely to reduce retail provision in smaller centres, the focus of future planning policies should be on seeking to retain 'active frontages', rather than shops. As such it is suggested that planning policies could usefully highlight other uses that are considered to be acceptable, particularly in frontages that do not form part of the core retail area.
- 10.17 On the following page are five of questions asking you how you think planning policy for retailing and town centres in Pendle could usefully be changed so that we retain vibrant and viable town centres that continue to be the focus for shopping and related community activities.

What Area Your Views on Planning for Town Centre's?

The growth of out-of-town retailing and the emergence of the internet have changed the way in which we shop. The role of the town centre is changing, and planning policy needs to be flexible enough to allow our town and local shopping centres to respond to these changes.

The **town, or local shopping, centre boundary** is intended to enclose the retail core, together with associated leisure, arts, culture, tourism and other uses (e.g. office, bus and rail stations) normally associated with town centres. It should also include adjacent areas that are considered to be suitable for such developments in the future. This boundary then forms the basis for applying a sequential test, which is used to direct such uses towards sustainable town centre locations.

Within each centre specific frontages are identified where it is considered appropriate to retain an agreed level of retail activity, in order to maintain the vitality and viability of the primary shopping area.

As such we would welcome your views on the following:

1. Do you think that the six town and local shopping centre boundaries are still appropriate?
If no, what needs to be changed and why?
2. Do you think that the primary, secondary and local shopping frontages, identified in this study and on the Proposals Map for the Replacement Pendle Local Plan (2001-2016), should continue to be protected?
If no, which frontages should have their status changed, or removed, and why?
3. Do you think that it is still appropriate to limit non-shopping uses to 25% of a primary shopping frontage?
If no, what, if any, percentage do you consider to be appropriate?
4. Do you think that it is still appropriate to limit non-shopping uses to 50% of a secondary shopping frontage?
If no, what, if any, percentage do you consider to be appropriate?
5. Do you know of any other frontages that should be designated as primary, secondary or local shopping frontages?
If yes, where are they?

You can submit your comments by letter or email to the address shown on the back cover of this report.

All the comments we receive will be considered in the preparation of the newly merged Development Management Principles and Land-use Allocations DPD (Development Plan Document), which will form part of Pendle's new Local Development Framework (LDF).

Appendices

Appendix 1: Survey Results, September 2010

Nelson

Location			Frontages			2010		2008	
Premises	Street	Town	Ref	m	m2	Class	Use	Class	Use
1-3	Scotland Road	Nelson	P01	14.1	113	A1	Travel Agent	A1	Travel Agent
5	Scotland Road	Nelson	P01	4.7	67	A1	Charity Shop	A1	Charity Shop
7	Scotland Road	Nelson	P01	4.7	67	A1	Hairdresser	VA1	Vacant
9	Scotland Road	Nelson	P01	4.7	71	A1	Household Goods	A1	Household Goods
11	Scotland Road	Nelson	P01	5.1	98	A1	Electrical	A1	Electrical
13	Scotland Road	Nelson	P01	5.7	110	A2	Estate Agent	VA2	Vacant
15	Scotland Road	Nelson	P01	5.2	98	A1	Clothing	A1	Clothing
17	Scotland Road	Nelson	P01	5.4	107	A2	Bookmakers	A2	Bookmakers
19	Scotland Road	Nelson	P01	5.3	122	A3	Café	A3	Café
21	Scotland Road	Nelson	P01	5.5	121	A1	Electrical	A1	Electrical
23-25	Scotland Road	Nelson	P01	10.8	216	A1	Clothes (Select)	A1	Clothes
27	Scotland Road	Nelson	P01	4.7	87	A1	Bakery	A1	Bakery
31	Scotland Road	Nelson	P01	4.9	84	VA1	Vacant	A1	Furniture
33	Scotland Road	Nelson	P01	5.7	101	A1	Newsagent	A1	Newsagent
35	Scotland Road	Nelson	P01	5.8	104	A1	Clothing	A1	Clothing
37	Scotland Road	Nelson	P01	5.4	84	B1	Newspaper Offices	B1	Newspaper Offices
39-41	Scotland Road	Nelson	P01	11.5	217	A2	Carriers Service	A2	Carriers Service
43	Scotland Road	Nelson	P01	5.8	89	A1	Northern Life Magazine	A1	Northern Life Magazine
45	Scotland Road	Nelson	P01	5.5	101	A1	Footwear	A1	Footwear
47	Scotland Road	Nelson	P01	7.5	70	A1	Footwear	A1	Charity Shop
4	Scotland Road	Nelson	P02	6.9	18	A1	Fish Shop	A1	Fish Shop
6	Scotland Road	Nelson	P02	2.2	10	D2	Snooker Hall (Entrance)	D2	Snooker Hall (Entrance)
8	Scotland Road	Nelson	P02	5.5	90	A1	Hairdresser (Blondies)	A1	Clothing
10-12	Scotland Road	Nelson	P02	9.0	62	VA1	Vacant	VA1	Vacant
14-18	Scotland Road	Nelson	P02	14.2	207	VA1	Vacant	VA1	Vacant
Unit 12 Victory Centre	Scotland Road	Nelson	P02	6.6	80	A1	Hairdresser	A1	Hairdresser
Trafalgar Mall, Victory Centre	Scotland Road	Nelson	P02	7.6	80	A2	Bookmakers	A2	Bookmakers
20	Scotland Road	Nelson	P02	6.8	82	VA1	Vacant	VA1	Vacant
22	Scotland Road	Nelson	P02	6.3	63	A1	Jeweller	A1	Jeweller
24	Scotland Road	Nelson	P02	5.3	61	VA1	Vacant	A1	Food
26	Scotland Road	Nelson	P02	4.8	61	A1	Ornaments (Spells and Smells)	A1	Florist
28	Scotland Road	Nelson	P02	4.9	58	A1	Domestic Appliances	A1	Domestic Appliances
30	Scotland Road	Nelson	P02	4.5	49	A5	Take Away	A5	Take Away
32	Scotland Road	Nelson	P02	4.8	58	A1	Dry Cleaners	A1	Dry Cleaners
34	Scotland Road	Nelson	P02	2.6	56	VA1	Vacant	VA1	Vacant
36	Scotland Road	Nelson	P02	4.8	59	A1	Fabrics	A1	Fabrics
38	Scotland Road	Nelson	P02	5.0	69	A1	Video Rental	A1	Video Rental

Unit A	Marsden Mall	Nelson	TC	208	A1	Superstore (Wilkinsons)	A1	Superstore (Wilkinsons)
Unit 3a	Marsden Mall	Nelson	TC	208	A1	Toys and Gifts	VA1	Vacant
Unit 3	Marsden Mall	Nelson	TC	208	A1	Sweet Shop	VA1	Vacant
Unit 4	Marsden Mall	Nelson	TC	416	A1	Home Bargains	A1	Home Bargains
Unit 5	Marsden Mall	Nelson	TC	208	A1	Travel Agent (Thomas Cook)	A1	Travel Agent (Going Places)
Unit 7	Marsden Mall	Nelson	TC	208	A1	Boss Furniture	VA1	Vacant
Unit 8	Marsden Mall	Nelson	TC	416	A1	Drugstore (Superdrug)	A1	Drugstore (Savers)
Unit 9	Marsden Mall	Nelson	TC	416	A1	Frozen Foods (Farm Foods)	A1	Frozen Foods (Farm Foods)
Unit 11	Marsden Mall	Nelson	TC	416	A1	Boss Furniture	VA1	Vacant
Unit 12	Marsden Mall	Nelson	TC	416	VA1	Vacant	A1	Children's Clothing (Ethel Austin)
Unit 13	Marsden Mall	Nelson	TC	208	A1	Mobile Phones	A1	Mobile Phones
Unit 14	Marsden Mall	Nelson	TC	832	A1	Superstore (Pound World)	A1	Superstore (Pound World)
Unit 15	Marsden Mall	Nelson	TC	624	VA1	Vacant	VA1	Vacant
Unit 16	Marsden Mall	Nelson	TC	208	VA1	Vacant	A1	Card Shop / Confectionery (Claytons)
Unit 17	Marsden Mall	Nelson	TC	208	VA1	Vacant	A1	Bakery (Oddies)
Unit 18	Marsden Mall	Nelson	TC	208	VA1	Vacant	VA1	Vacant
Unit 19	Marsden Mall	Nelson	TC	208	A1	Pound Sensations	VA1	Vacant
Unit 20	Marsden Mall	Nelson	TC	208	A1	Newsagent (Martin McColl)	A1	Newsagent (Martins)
Unit 21	Marsden Mall	Nelson	TC	208	VA1	Vacant	VA1	Vacant
Unit 22	Marsden Mall	Nelson	TC	208	VA1	Vacant	VA1	Vacant
Unit 23	Marsden Mall	Nelson	TC	208	VA1	Vacant	VA1	Vacant
Unit 24	Marsden Mall	Nelson	TC	208	A1	Health Food (Nelson Nutrition)	A1	Health Food (Nelson Nutrition)
Unit 25	Marsden Mall	Nelson	TC	208	A1	Hair Salon (Rios)	VA1	Vacant
Unit 26	Marsden Mall	Nelson	TC	208	A1	Cards (Card Factory)	A1	Cards (Card Factory)
Unit 27	Marsden Mall	Nelson	TC	208	VA3	Vacant	A3	Coffee Shop
Unit 28	Marsden Mall	Nelson	TC	416	A1	Ladies Clothing	A1	Ladies Clothing (Bon Marche)
Unit 29	Marsden Mall	Nelson	TC	208	A1	Specsavers	A1	Specsavers
Unit 30	Marsden Mall	Nelson	TC	208	A1	Bakery (Greggs)	A1	Bakery (Greggs)
Unit 31	Marsden Mall	Nelson	TC	208	A1	Pharmacy (Boots the Chemist)	A1	Pharmacy (Boots the Chemist)
Unit 32	Marsden Mall	Nelson	TC	390	VA1	Vacant	VA1	Vacant
Unit 33	Marsden Mall	Nelson	TC	114	A1	Ladies Clothing (La Femme Clothes)	A1	Ladies Clothing (La Femme Clothes)
Unit 34	Marsden Mall	Nelson	TC	38	A1	Fabrics (Kasam Fabrics)	A1	Fabrics (Kasam Fabrics)
Unit 35	Marsden Mall	Nelson	TC	38	A1	Fabrics (Kasam Fabrics)	A1	Fabrics (Kasam Fabrics)
Unit 36	Marsden Mall	Nelson	TC	76	A1	Jewellery (Asia Trendz)	VA1	Vacant
Unit 37	Marsden Mall	Nelson	TC	76	A1	Beauty Products (Face Value)	A1	Beauty Products (Face Value)
Unit 38	Marsden Mall	Nelson	TC	38	A1	Jewellery (Asia Trendz)	VA1	Vacant
Unit 39	Marsden Mall	Nelson	TC	38	VA1	Vacant	VA1	Vacant
Unit 40	Marsden Mall	Nelson	TC	76	A1	Jeweller (Jimmy the Jeweller)	A1	Jeweller (Jimmy the Jeweller)
Unit 41	Marsden Mall	Nelson	TC	76	A1	Handbags	A1	Jeweller (Jimmy the Jeweller)
Unit 42	Marsden Mall	Nelson	TC	76	A1	Greenprocers (S & S Greenprocers)	A1	Greenprocers

Appendix 1: Survey Results, September 2010

Nelson

Premises	Location		Frontages			2010		2008	
	Street	Town	Ref	m	m2	Class	Use	Class	Use
16 (Unit AH)	Admiral Market Place	Nelson	TC			A1	Greengrocers (S. & J. Tree)	A1	Greengrocers
19 (Unit AI)	Admiral Market Place	Nelson	TC		38	A1	Traditional Sweets	A1	Traditional Sweets
20 (Unit AJ)	Admiral Market Place	Nelson	TC		38				
21 (Unit AK)	Admiral Market Place	Nelson	TC		38	A1	Music and Video (Musicbox)	A1	Music and Video (Musicbox)
22 (Unit AL)	Admiral Market Place	Nelson	TC		38				
23 (Unit AM)	Admiral Market Place	Nelson	TC		38	A1	Textiles	VA1	Vacant
24 (Unit AN)	Admiral Market Place	Nelson	TC		38	VA1	Vacant	VA1	Vacant
25 (Unit AO)	Admiral Market Place	Nelson	TC		38	VA1	Vacant	VA1	Vacant
26 (Unit AP)	Admiral Market Place	Nelson	TC		76	A1	DVD / Computer Games (Pendle Games)	A1	DVD / Computer Games
27 (Unit AQ)	Admiral Market Place	Nelson	TC		38	A1	Clothing (Temporary Let)	A1	Clothing
28 (Unit AR)	Admiral Market Place	Nelson	TC		114	A1	Butcher (S. & J. Tree)	A1	Butcher (S. & J. Tree)
29 (Unit AS)	Admiral Market Place	Nelson	TC		76	A1	Delicatessen (S. & J. Tree)	A1	Delicatessen (S. & J. Tree)
30 (Unit AT)	Admiral Market Place	Nelson	TC		38	A1	Memorabilia	A1	Memorabilia
31 (Unit AU)	Admiral Market Place	Nelson	TC		76	A1	Sewing (Sewing Box)	A1	Sewing (Sewing Box)
32 (Unit AV)	Admiral Market Place	Nelson	TC		38	A1	Shoe Repairs, Engraving etc. (Well Heeled)	A1	Shoe Repairs, Engraving etc. (Well Heeled)
33 (Unit AW)	Admiral Market Place	Nelson	TC		76	VA1	Vacant	VA1	Vacant
34 (Unit AX)	Admiral Market Place	Nelson	TC		38	VA1	Vacant	VA1	Vacant
35 (Unit AY)	Admiral Market Place	Nelson	TC		152	A1	Clothing (DD Sports)	A1	Clothing
36 (Unit AZ)	Admiral Market Place	Nelson	TC		190	A1	Butchers (Madina Halal)	A1	Delicatessen
37 (Unit BA)	Admiral Market Place	Nelson	TC		228	A1	Footwear (Shoe Tree)	A1	Footwear (Shoe Tree)
38 (Unit BB)	Admiral Market Place	Nelson	TC		38	A1	Hairdresser (Belinda's)	A1	Hairdresser (Belinda's)
39 (Unit BC)	Admiral Market Place	Nelson	TC		114	VA1	Vacant	A1	Cards (Best Wishes)
40 (Unit BD)	Admiral Market Place	Nelson	TC		114	A1	Hosiery and Nightwear (Star Stalls)	A1	Hosiery and Nightwear (Star Stalls)
41 (Unit BE)	Admiral Market Place	Nelson	TC		38	A1	Pendle Music & Video	A1	Pendle Music & Video
42 (Unit BF)	Admiral Market Place	Nelson	TC		38	A1	Technology Suite	VA1	Vacant
43 (Unit BG)	Admiral Market Place	Nelson	TC		38	VA1	Vacant	A1	Sweets (Head Candy)
44 (Unit BH)	Admiral Market Place	Nelson	TC		38	A1	Shoes (Eastern Elegance)	A1	Housewares (Bits 'n' Bats)
45 (Unit BI)	Admiral Market Place	Nelson	TC		76	A1	Clothing (Eastern Elegance)	A1	Jeweller / Perfumery
46 (Unit BJ)	Admiral Market Place	Nelson	TC		114	A3	Café (Greta's)	A3	Café
47 (Unit BK)	Admiral Market Place	Nelson	TC		76	VA1	Vacant	VA1	Vacant
48 (Unit BL)	Admiral Market Place	Nelson	TC		152	A1	Fabrics (Adeel Fabrics)	A1	Fabrics (Adeel Fabrics)
49 (Unit BM)	Admiral Market Place	Nelson	TC		38	VA1	Vacant	VA1	Vacant
50 (Unit BN)	Admiral Market Place	Nelson	TC		76	VA1	Vacant	VA1	Vacant
51 (Unit BO)	Admiral Market Place	Nelson	TC		20	A1	Textiles	VA1	Vacant
52 (Unit BP)	Manchester Road	Nelson	TC		330	A4	Public House	A4	Public House
53 (Unit BQ)	Manchester Road	Nelson	TC		69	VB1	Vacant	B1	Recruitment
54 (Unit BR)	Manchester Road	Nelson	TC		188	A2	Bank (HSBC)	A2	Bank (HSBC)

End of Primary Shopping Area

49	Scotland Road	Nelson	S01	4.4	83	A3	Café	A3	Café
51	Scotland Road	Nelson	S01	6.5	113	D1	Optician	D1	Optician
53-55	Scotland Road	Nelson	S01	9.5	148	A1	Electrical	A1	Electrical
57	Scotland Road	Nelson	S01	4.4	74	A1	Food Store	A1	Furniture
59	Scotland Road	Nelson	S01	5.4	79	A1	Charity Shop	A1	Charity Shop
61	Scotland Road	Nelson	S01	5.3	87	A5	Take Away	A5	Take Away
63	Scotland Road	Nelson	S01	6.3	88	A1	Food Store	A1	Food Store
65	Scotland Road	Nelson	S01	6.1	83	A2	Estate Agent	A2	Estate Agent
67	Scotland Road	Nelson	S01	4.8	66	A2	Claims	A2	Claims
69	Scotland Road	Nelson	S01	4.9	72	VA1	Vacant	VA1	Vacant
71	Scotland Road	Nelson	S01	5.5	74	A1	Hair and Beauty	A1	Hair and Beauty
73	Scotland Road	Nelson	S01	5.1	72	A1	Electrical	A1	Electrical
75	Scotland Road	Nelson	S01	4.9	96	A1	Ironmonger	A1	Ironmonger
75a	Scotland Road	Nelson	S01	4.9	72	A5	Fish and Chips	A5	Fish and Chips
77	Scotland Road	Nelson	S01	4.9	95	A1	Furniture	A1	Furniture
79a	Scotland Road	Nelson	S01	5.4	50	VA1	Vacant	VA1	Vacant
79-81	Scotland Road	Nelson	S01	9.8	151	A2	Estate Agent	A2	Estate Agent
83	Scotland Road	Nelson	S01	5.0	72	A1	Mobile Phones	A1	Mobile Phones
85	Scotland Road	Nelson	S01	5.3	77	A1	Butcher	A1	Butcher
87	Scotland Road	Nelson	S01	5.4	111	A5	Take Away	A5	Take Away
7	Leeds Road	Nelson	S02	2.8	42	A1	Fruit and Vegetables	A1	Fruit and Vegetables
9	Leeds Road	Nelson	S02	3.7	153	A3	Café	A3	Café
11	Leeds Road	Nelson	S02	5.7	62	A1	Butcher	A1	Butcher
13-17	Leeds Road	Nelson	S02	13.6	215	A1	Vacant	VA1	Vacant
Unit 10-11, Victory Centre	Scotland Road	Nelson	S02	2.5	49	VA1	Vacant	A1	Charity Shop
Unit 9, Victory Centre	Scotland Road	Nelson	S02	8.0	496	VA1	Vacant	VA1	Vacant
Unit 3, Victory Centre	New Scotland Road	Nelson	S02	27.6	306	A1	Post office	A1	Post office
Units 1-2, Victory Centre	New Scotland Road	Nelson	S02	10.1	382	VA1	Vacant	VA1	Vacant
8	Manchester Road	Nelson	S02	6.9	131	VB1	Vacant	VB1	Vacant
10	Manchester Road	Nelson	S02	6.3	70	D1	Optician	D1	Optician
12	Manchester Road	Nelson	S02	3.2	101	A1	Medicines	A1	Medicines
14	Manchester Road	Nelson	S02	4.8	59	A3	Café	A3	Café

Appendix 1: Survey Results, September 2010

Nelson

Location			Frontages			2010		2008	
Premises	Street	Town	Ref	m	m2	Class	Use	Class	Use
16-18	Manchester Road	Nelson	S02	9.4	151	A2	Building Society	A2	Building Society
20	Manchester Road	Nelson	S02	5.0	74	A1	Hairdresser	A1	Hairdresser
22	Manchester Road	Nelson	S02	5.2	70	A1	Stationary	A1	Stationary
24	Manchester Road	Nelson	S02	6.0	86	A2	Estate Agent	A2	Estate Agent
26	Manchester Road	Nelson	S02	5.4	71	A2	Claims	A2	Claims
36	Manchester Road	Nelson	S02	4.0	71	A1	Florist	A1	Florist
38	Manchester Road	Nelson	S02	5.6	77	A2	Estate Agent	A2	Estate Agent
40	Manchester Road	Nelson	S02	5.7	78	A2	Estate Agent	A2	Estate Agent
42	Manchester Road	Nelson	S02	5.4	73	A1	Hair and Beauty	A1	Hair and Beauty
44	Manchester Road	Nelson	S02	5.4	87	A1	Outdoor equipment	A1	Outdoor equipment
46	Manchester Road	Nelson	S02	5.5	88	VA1	Vacant	VA1	Vacant
48	Manchester Road	Nelson	S02	10.9	158	A5	Takeaway (Zeckys)	VA3	Vacant
52	Manchester Road	Nelson	S02	5.0	71	D1	Optician	D1	Optician
54	Manchester Road	Nelson	S02	6.0	92	A2	Pendle Credit Union	A1	Electrical Goods
56	Manchester Road	Nelson	S02	5.9	112	A1	Camera Shop	A1	Camera Shop
58	Manchester Road	Nelson	S02	5.6	95	A1	Jeweller	A1	Jeweller
60	Manchester Road	Nelson	S02	6.0	82	A1	Housewares	A1	Housewares
62	Manchester Road	Nelson	S02	5.5	90	A3	Restaurant	A3	Restaurant
64	Manchester Road	Nelson	S02	11.8	88	A1	Sweet Shop (Mansha Sweet Centre)	A1	Sweet Shop (Mansha Sweet Centre)
66	Manchester Road	Nelson	S02	0.0	89	A1	Sweet Shop (Mansha Sweet Centre)	A1	Sweet Shop (Mansha Sweet Centre)
17	Manchester Road	Nelson	S03	17.6	204	A1	Clothing	A1	Clothing
15	Manchester Road	Nelson	S03	25.3	156	A2	Bookmakers	A2	Bookmakers
1	Place de Creil	Nelson	S03	17.0	161	VA1	Vacant	VA1	Vacant
2	Place de Creil	Nelson	S03	22.0	611	A1	Clothing (Store 21)	VA1	Vacant
3	Place de Creil	Nelson	S03	17.0	161	A1	Post Office	VA1	Vacant
27	Railway Street	Nelson	S04	20.4	100	VA2	Vacant	VA2	Vacant
29	Railway Street	Nelson	S04	5.9	67	A1	Travel Agent/Insurance	A1	Travel Agent/Insurance
31	Railway Street	Nelson	S04	5.2	60	A1	Sandwich Shop	A1	Sandwich Shop
33	Railway Street	Nelson	S04	5.0	58	D1	Optician	D1	Optician
35	Railway Street	Nelson	S04	5.0	57	D1	Dental Surgery	D1	Dental Surgery
37	Railway Street	Nelson	S04	5.1	58	D2	Tanning Studio	D2	Tanning Studio
39	Railway Street	Nelson	S04	4.9	60	A2	Insurance	A2	Insurance
41	Railway Street	Nelson	S04	5.0	60	A5	Take Away	A5	Take Away
43	Railway Street	Nelson	S04	4.8	56	A1	Travel Agent	A1	Travel Agent
45	Railway Street	Nelson	S04	7.5	62	A1	Newsagent	A2	Claims
47	Railway Street	Nelson							Demolished
34	Railway Street	Nelson							Demolished
36	Railway Street	Nelson							Demolished
38	Railway Street	Nelson							Demolished
40	Railway Street	Nelson							Demolished
42	Railway Street	Nelson							Demolished
44	Railway Street	Nelson							Demolished
4	Hibson Road	Nelson							Demolished
6	Hibson Road	Nelson							Demolished
8	Hibson Road	Nelson							Demolished
10	Hibson Road	Nelson							Demolished
12	Hibson Road	Nelson							Demolished
96	Every Street	Nelson	S05	24.2	22	A1	Chemsist	A1	Chemsist
98	Every Street	Nelson	S05	60.5	381	A1	Hardware	A1	Hardware
100-106	Every Street	Nelson	S05	6.3	40	A1	Jeweller	A1	Jeweller
2	Market Square	Nelson	S05	4.4	54	A1	Pet Shop	A1	Pet Shop
4	Market Square	Nelson	S05	4.8	51	D1	Dental Surgery	D1	Dental Surgery
6	Market Square	Nelson	S05	4.6	42	A1	Hairdresser	A1	Hairdresser
8	Market Square	Nelson	S05	4.9	45	VA1	Vacant	VA1	Vacant
10	Market Square	Nelson	S05	4.7	43	A1	Clothing	A1	Clothing
12	Market Square	Nelson	S05	9.3	96	A3	Café	A3	Café
14	Market Square	Nelson	S05	5.0	45	A1	Electrical	A1	Electrical
16	Market Square	Nelson	S06	5.3	71	A5	Take Away	A5	Take Away
18	Market Square	Nelson	S06	4.4	59	VA1	Vacant	VA1	Vacant
62	Leeds Road	Nelson	S06	4.4	48	A2	Insurance	A2	Insurance
64	Leeds Road	Nelson	S06	4.0	46	A1	Pharmacy	A1	Pharmacy
66	Leeds Road	Nelson	S06	4.5	56	A1	Hairdresser	A1	Hairdresser
68	Leeds Road	Nelson	S06	4.5	59	D1	Dental Surgery	D1	Dental Surgery
70	Leeds Road	Nelson							
72	Leeds Road	Nelson							
3	Albert Street	Nelson	TC	141	A5	Take Away	A5	Take Away	
8	Albert Street	Nelson	TC	160	A1	Carpet / Furniture Warehouse			
Bottomley's Yard	Nelson	TC	1,394	B2	Business Units	B2	Business Units		
8	Bradley Road	Nelson	TC	50	C3	Residential	C3	Residential	
10-14	Bradley Road	Nelson	TC	119	D1	Church	D1	Church	
16	Bradley Road	Nelson	TC	42	C3	Residential	C3	Residential	
18	Bradley Road	Nelson	TC	42	C3	Residential	C3	Residential	
20	Bradley Road	Nelson	TC	42	C3	Residential	C3	Residential	
22	Bradley Road	Nelson	TC	46	C3	Residential	C3	Residential	
Bradley Road	Nelson	TC	644	SG	Fire Station	SG	Fire Station		
Bradley Road East	Nelson	TC	393	D1	School	D1	School		
2-4	Bradley Road East	Nelson	TC	204	B2	Frozen Meat Distribution (Cleaver Bros)			
Broad Street	Nelson	TC	731	SG	Telephone Exchange	SG	Telephone Exchange		
15	Broadway	Nelson							Demolished
1	Bus Station	Broadway	TC	65	VA2	Vacant	VA2	Vacant	
3	Bus Station	Broadway	TC	62	VA2	Vacant	VA2	Vacant	
5a	Bus Station	Broadway	TC	38	A5	Take Away	A5	Take Away	
5b	Bus Station	Broadway	TC	38	VA5	Vacant	A5	Take Away	
7	Bus Station	Broadway	TC	15	VA1	Vacant	VA1	Vacant	
Police Station	Broadway	Nelson	TC	363	SG	Police Station	SG	Police Station	
Nelson Interchange	Broadway	Nelson	TC	583	SG	Bus Station			
1a - 1	Carr Road	Nelson	TC	137	A2	Accountant	VA2	Vacant	
3	Carr Road	Nelson							
5	Carr Road	Nelson							
7	Carr Road	Nelson							
9	Carr Road	Nelson	TC	252	A2	Social Services	A2	Social Services	
11	Carr Road	Nelson							

Appendix 1: Survey Results, September 2010

Nelson

Location			Frontages			2010		2008	
Premises	Street	Town	Ref	m	m2	Class	Use	Class	Use
13 Carr Road	Nelson	TC		171	A2	Solicitor	A2	Solicitor	
15 Carr Road	Nelson	TC							
17 Carr Road	Nelson	TC		82	A2	Solicitor	A2	Solicitor	
19 Carr Road	Nelson	TC							
21 Carr Road	Nelson	TC		172	B1	Office (Welfare Rights)	B1	Office (Welfare Rights)	
23 Carr Road	Nelson	TC		109	A2	Solicitor	A2	Solicitor	
25 Carr Road	Nelson	TC							
27 Carr Road	Nelson	TC		210	A2	Solicitor	A2	Solicitor	
29 Carr Road	Nelson	TC		102	A1	Hairdresser	A1	Hairdresser	
31 Carr Road	Nelson	TC		104	A2	Claims (1st Contact)	VA2	Vacant	
33 Carr Road	Nelson	TC		90	B1	Office (Labour Party)	B1	Office (Labour Party)	
35 Carr Road	Nelson	TC		156	A2	Solicitor	A2	Solicitor	
Booth Street Council Offices	Carr Road	Nelson	TC	581	VB1	Vacant	VB1	Vacant	
Chirst Church	Carr Road	Nelson	TC	523	D1	Church	D1	Church	
12 Carr Road	Nelson	TC		200	D1	Language School	D1	Language School	
14 Carr Road	Nelson	TC							
16 Carr Road	Nelson	TC		170	A2	Solicitor	A2	Solicitor	
18 Carr Road	Nelson	TC		80	A2	Office (EMBA)	A2	Office (EMBA)	
20 Carr Road	Nelson	TC							
22 Carr Road	Nelson	TC		131	A2	Solicitor	A2	Solicitor	
24 Carr Road	Nelson	TC							
26 Carr Road	Nelson	TC		159	VA2	Vacant	VA2	Vacant	
28 Carr Road	Nelson	TC		57	A2	Recruitment Specialists	VA2	Vacant	
30 Carr Road	Nelson	TC		63	C3	Residential	C3	Residential	
Warehouse	Chapel Street	Nelson	TC	412	A1	DIY	A1	DIY	
1a Cross Street	Nelson	TC		18	A1	Sandwich Shop	A1	Sandwich Shop	
1 Cross Street	Nelson	TC							
3 Cross Street	Nelson	TC		153	D1	Ghausia Girl's High School	D1	Ghausia Girl's High School	
5 Cross Street	Nelson	TC		74	A2	Advisory Service (Ithaad)	A2	Advisory Service (Ithaad)	
7 Cross Street	Nelson	TC		74	C3	Residential	C3	Residential	
9 Cross Street	Nelson	TC		74	B1	Office (Conservative)	B1	Office (Conservative)	
11 Cross Street	Nelson	TC		68	A2	Office (Pendle Community Network)	A2	Office (Pendle Community Network)	
57 Cross Street	Nelson	TC		46	VA1	Vacant	VA1	Vacant	
59 Cross Street	Nelson	TC							
61 Cross Street	Nelson	TC		14	A1	Jeweller	A1	Jeweller	
2 Cross Street	Nelson	TC		54	A2	Travel/Money Exchange	A2	Solicitor	
4 Cross Street	Nelson	TC		52	C3	Residential	C3	Residential	
6 Cross Street	Nelson	TC		47	C3	Residential	C3	Residential	
8 Cross Street	Nelson	TC		55	C3	Residential	C3	Residential	
10 Cross Street	Nelson	TC		52	D1	Chiroprapist	D1	Chiroprapist	
12 Cross Street	Nelson	TC		61	VD1	Vacant	VD1	Vacant	
ACE Centre	Cross Street	Nelson	TC	1,376	D2	Arts Cultural & Entertainment Centre			
Adjacent to Slaters	Cross Street	Nelson	TC	95	A1	Safety Boots	A1	Air Conditioning (Inter Cool Engineering)	
Slaters Ices	Cross Street	Nelson	TC	130	A1	Ice Cream Parlour	A1	Ice Cream Parlour	
2 Prospect Buildings	Cross Street	Nelson	TC	40	VA1	Vacant	VA1	Vacant	
4 Prospect Buildings	Cross Street	Nelson	TC	40	VA1	Vacant	VA1	Vacant	
6 Prospect Buildings	Cross Street	Nelson	TC	17	VA1	Vacant	VA1	Vacant	
Eleanor Street	Nelson	TC		166	D1	St. John's Ambulance	D1	St. John's Ambulance	
41 Every Street	Nelson	TC		38	A1	Nelson Pharmacy	A1	General Store	
43 Every Street	Nelson	TC		38	C3	Residential			
45 Every Street	Nelson	TC		60	C3	Residential	C3	Residential	
47 Every Street	Nelson	TC		60	C3	Residential	C3	Residential	
49 Every Street	Nelson	TC		63	C3	Residential	C3	Residential	
51 Every Street	Nelson	TC		63	C3	Residential	C3	Residential	
53 Every Street	Nelson	TC		61	C3	Residential	C3	Residential	
55 Every Street	Nelson	TC		63	C3	Residential	C3	Residential	
57 Every Street	Nelson	TC		64	C3	Residential	C3	Residential	
59 Every Street	Nelson	TC		61	C3	Residential	C3	Residential	
61 Every Street	Nelson	TC							
63 Every Street	Nelson	TC		121	A2	Citizens Advice Bureau	A2	Citizens Advice Bureau	
65 Every Street	Nelson	TC		40	C3	Residential	C3	Residential	
67 Every Street	Nelson	TC		40	C3	Residential	C3	Residential	
69 Every Street	Nelson	TC		40	C3	Residential	C3	Residential	
71 Every Street	Nelson	TC		40	C3	Residential	C3	Residential	
73 Every Street	Nelson	TC		40	C3	Residential	C3	Residential	
75 Every Street	Nelson	TC		44	C3	Residential	C3	Residential	
91 Every Street	Nelson	TC		33	C3	Residential	C3	Residential	
91a Every Street	Nelson	TC		35	C3	Residential	C3	Residential	
95 Every Street	Nelson	TC		67	C3	Residential	C3	Residential	
97 Every Street	Nelson	TC		73	C3	Residential	C3	Residential	
99 Every Street	Nelson	TC		68	C3	Residential	C3	Residential	
101 Every Street	Nelson	TC		73	C3	Residential	C3	Residential	
103 Every Street	Nelson	TC		66	C3	Residential	C3	Residential	
105 Every Street	Nelson	TC		73	C3	Residential	C3	Residential	
60 Every Street	Nelson	TC		56	A1	Butcher	A1	Butcher	
62 Every Street	Nelson	TC		51	C3	Residential	C3	Residential	
64 Every Street	Nelson	TC		51	C3	Residential	C3	Residential	
66 Every Street	Nelson	TC		53	C3	Residential	C3	Residential	
68 Every Street	Nelson	TC		58	C3	Residential	C3	Residential	
70 Every Street	Nelson	TC		58	C3	Residential	C3	Residential	
72 Every Street	Nelson	TC		54	C3	Residential	C3	Residential	
74 Every Street	Nelson	TC		54	C3	Residential	C3	Residential	
76 Every Street	Nelson	TC		54	C3	Residential	C3	Residential	
78 Every Street	Nelson	TC		55	C3	Residential	C3	Residential	
80 Every Street	Nelson	TC		54	C3	Residential	C3	Residential	
84 Every Street	Nelson	TC		60	C3	Residential	C3	Residential	
86 Every Street	Nelson	TC		56	C3	Residential	C3	Residential	
88 Every Street	Nelson	TC		57	C3	Residential	C3	Residential	
90 Every Street	Nelson	TC		53	C3	Residential	C3	Residential	
92 Every Street	Nelson	TC		56	C3	Residential	C3	Residential	
94 Every Street	Nelson	TC		55	C3	Residential	C3	Residential	
108 Every Street	Nelson	TC		66	A1	Fabrics	A1	Fabrics	
Training Centre	Every Street	Nelson	TC	575	A1	Computers (3B systems)	A1	Computers	
4 Forest Street	Nelson	TC		124	D1	Islamic Mission	D1	Islamic Mission	
6 Forest Street	Nelson	TC							
8 Forest Street	Nelson	TC		61	A1	Bookshop (Islamic)	A1	Bookshop (Islamic)	
10 Forest Street	Nelson	TC		140	D2	Catholic Club	D2	Catholic Club	

Appendix 1: Survey Results, September 2010

Nelson

Location			Frontages			2010		2008	
Premises	Street	Town	Ref	m	m2	Class	Use	Class	Use
12	Forest Street	Nelson	TC		150	D2	Catholic Club	D2	Catholic Club
	Goitside	Nelson	TC		397	D1	Urdu Church at the Mission	D1	Urdu Church at the Mission
Station Hotel	Hibson Road	Nelson	TC		470	A4	Public House	A4	Public House
14	Hibson Road	Nelson							Demolished
1	Holme Street	Nelson						VD2	Vacant
7	Holme Street	Nelson	TC		52	A1	Carpets	A1	Carpets
17	Holme Street	Nelson	TC		38	VA3	Vacant	VA3	Vacant
19	Holme Street	Nelson							
21	Holme Street	Nelson	TC		414	SG	Amusement Arcade	SG	Amusement Arcade
Night Club	Holme Street	Nelson	TC		139	VD2	Vacant	VD2	Vacant
Phoenix Chambers	Holme Street	Nelson	TC		684	VSG	Vacant	VSG	Vacant
Snooker Hall	Holme Street	Nelson	TC		390	D2	Snooker Hall	D2	Snooker Hall
1	Kiin Street	Nelson	TC		231	B2	Motor Repairs		
5	Leeds Road	Nelson	TC		173	A2	Bank	A2	Bank
81	Leeds Road	Nelson	TC		65	A5	Take Away	A5	Take Away
83	Leeds Road	Nelson	TC		63	SG	Taxi Office	SG	Taxi Office
85	Leeds Road	Nelson	TC		53	A1	Butcher	A1	Butcher
Pendle Wavelengths	Leeds Road	Nelson	TC		1,512	D2	Swimming Pool	D2	Swimming Pool
	Leeds Road	Nelson	TC		2,641	VA1	Vacant	A1	Tesco
	Leeds Road	Nelson	TC		1,967	D1	Health Centre	D1	Health Centre
	Leeds Road	Nelson	TC		3,791	C2	Pendle Community Hospital	C2	Pendle Community Hospital
2	Leeds Road	Nelson	TC		178	A2	Bank (Nat West)	A2	Bank (Nat West)
24	Leeds Road	Nelson	TC		221	VA1	Vacant	A1	Superstore (Poundstretcher)
26	Leeds Road	Nelson							
60	Leeds Road	Nelson	TC		221	A4	Public House	A4	Public House
19	Manchester Road	Nelson	TC		107	A2	Bank (Halifax)	A2	Bank (Halifax)
21	Manchester Road	Nelson	TC		175	A2	Bank (Yorkshire)	A2	Bank (Yorkshire)
23	Manchester Road	Nelson	TC		206	A2	Bank (Lloyds)	A2	Bank (Lloyds)
25	Manchester Road	Nelson	TC		250	B1	Probation Services	B1	Probation Services
27	Manchester Road	Nelson	TC		182	A1	Textiles (Cloth House)	A1	Textiles (Cloth House)
28-34	Manchester Road	Nelson	TC		260	A2	Bank (Barclays)	A2	Bank (Barclays)
68	Manchester Road	Nelson	TC		237	A1	Clothing	A1	Clothing
70	Manchester Road	Nelson	TC		46	A5	Take Away	A5	Take Away
72	Manchester Road	Nelson	TC		281	VA4	Vacant	A4	Public House
74	Manchester Road	Nelson	TC		80	VA2	Vacant	A2	Insurance
76	Manchester Road	Nelson	TC		70	VA1	Vacant	A1	Bookshop
78	Manchester Road	Nelson	TC		52	SG	Taxi Office	SG	Taxi Office
80	Manchester Road	Nelson	TC		62	VA1	Vacant	A1	Clothing
82	Manchester Road	Nelson	TC		64	A5	Take Away	A5	Take Away
84	Manchester Road	Nelson	TC		65	A5	Take Away	A5	Take Away
86	Manchester Road	Nelson	TC		77	A1	Butcher	A1	Butcher
88	Manchester Road	Nelson	TC		158	A1	Fabrics	A1	Fabrics
90	Manchester Road	Nelson	TC		76	VA1	Vacant	VA1	Vacant
89	Manchester Road	Nelson	TC		76	A2	Claims	A2	Claims
91	Manchester Road	Nelson	TC		149	A1	Travel Agent/Currency	A1	Travel Agent/Currency
93	Manchester Road	Nelson							
92	Manchester Road	Nelson	TC		212	A1	Electrical	A1	Electrical
94	Manchester Road	Nelson							
95	Manchester Road	Nelson	TC		83	A1	Clothing	A1	Clothing
96	Manchester Road	Nelson	TC		96	A1	Electrical	A1	Jeweller
98	Manchester Road	Nelson	TC		200	A3	Restaurant	A3	Restaurant
100	Manchester Road	Nelson							
102	Manchester Road	Nelson	TC		87	A5	Take Away	A5	Take Away
Marsden Centre	Manchester Road	Nelson	TC		427	A2	Community Resource Centre	A2	Community Resource Centre
11	Market Square	Nelson	TC		59	A2	Accountant	A2	Accountant
13	Market Square	Nelson	TC		61	A2	Care services	A2	Care services
15	Market Square	Nelson	TC		58	A2	Samaritans	A2	Samaritans
17	Market Square	Nelson	TC		52	VA2	Vacant	VA2	Vacant
19	Market Square	Nelson	TC		66	A2	Office (Building Bridges)	A2	Office (Building Bridges)
21	Market Square	Nelson	TC		55	A2	Pendle Women's Forum	A2	Pendle Women's Forum
23	Market Square	Nelson	TC		48	A2	Pakistani Welfare	A2	Pakistani Welfare
25	Market Square	Nelson	TC		56	A2	Learning resources	A2	Learning resources
Elliot House	Market Square	Nelson	TC		580	B1	Council Offices	B1	Council Offices
Number One	Market Street	Nelson	TC		1,094	B1	Liberata	B1	Liberata
Unit 1	Market Street	Nelson	TC		260	A1	Age Concern	VA1	Vacant
Unit 2	Market Street	Nelson	TC			VA1	Vacant	VA1	Vacant
Rear of Unit 1	Market Street	Nelson	TC		180	D1	Adult & Community Services	VA1	Vacant
5	Market Street	Nelson	TC		34	A1	Sandwich Shop	A1	Sandwich Shop
7	Market Street	Nelson	TC		55	A1	Cards and gifts	A1	Cards and gifts
4	Market Street	Nelson							Demolished
6	Market Street	Nelson							Demolished
8	Market Street	Nelson							Demolished
10	Market Street	Nelson							Demolished
12	Market Street	Nelson							
14	Market Street	Nelson							
16	Market Street	Nelson							
18	Market Street	Nelson							
20	Market Street	Nelson							
22	Market Street	Nelson							
24	Market Street	Nelson							
26	Market Street	Nelson							
28	Market Street	Nelson							
30	Market Street	Nelson							
Town Hall	Market Street	Nelson	TC		1,355	SG	Council Offices	SG	Council Offices
Trafalgar House	Market Street	Nelson	TC		593	VA2	Vacant	VA2	Vacant
2a	Mossley Street	Nelson	TC		45	VB1	Vacant		
2a	New Brown Street	Nelson	TC		114	D2	Club	D2	Club
1	North Street	Nelson	TC		95	VA1	Vacant	A1	Fabrics
3	North Street	Nelson	TC		56	A1	Fabrics	C3	Residential
5	North Street	Nelson	TC		64	C3	Residential	C3	Residential
7-9	North Street	Nelson	TC		389	VA1	Vacant	A1	Furniture (Shaws Kitchens & Doors)
2	Eleanor Street	Nelson	TC		54	C3	Residential	C3	Residential
3	Oak Street	Nelson	TC		50	C3	Residential	C3	Residential
5	Oak Street	Nelson	TC		49	C3	Residential	C3	Residential
7	Oak Street	Nelson	TC		49	C3	Residential	C3	Residential
9	Oak Street	Nelson	TC		53	C3	Residential	C3	Residential
11	Oak Street	Nelson	TC		46	C3	Residential	C3	Residential

Appendix 1: Survey Results, September 2010

Nelson

Location			Frontages			2010			2008		
Premises	Street	Town	Ref	m	m2	Class	Use	Class	Use		
13	Oak Street	Nelson	TC		50	C3	Residential	C3	Residential		
15	Oak Street	Nelson	TC		50	C3	Residential	C3	Residential		
17	Oak Street	Nelson	TC		49	C3	Residential	C3	Residential		
19	Oak Street	Nelson	TC		50	C3	Residential	C3	Residential		
21	Oak Street	Nelson	TC		37	C3	Residential	C3	Residential		
23	Oak Street	Nelson	TC		39	C3	Residential	C3	Residential		
6	Oak Street	Nelson	TC		35	C3	Residential	C3	Residential		
8	Oak Street	Nelson	TC		37	C3	Residential	C3	Residential		
10-12	Oak Street	Nelson	TC		79	C3	Residential	C3	Residential		
4	Pendle Street	Nelson	TC		51	A1	Furniture	A1	Computers		
6	Pendle Street	Nelson	TC		76	A1	Computers	C3	Residential		
8	Pendle Street	Nelson	TC		90	C3	Residential	A1	Jeweller		
10	Pendle Street	Nelson	TC		65	A1	Jeweller	C3	Residential		
12	Pendle Street	Nelson	TC		54	C3	Residential	C3	Residential		
14	Pendle Street	Nelson	TC		59	C3	Residential	C3	Residential		
Silverman Hall	Pendle Street	Nelson	TC		340	D2	Silverman Hall	D2	Silverman Hall		
3	Raglan Street	Nelson	TC		43	VA1	Vacant	VA1	Vacant		
5	Raglan Street	Nelson	TC		38	C3	Residential	C3	Residential		
7	Raglan Street	Nelson	TC		39	C3	Residential	C3	Residential		
9	Raglan Street	Nelson	TC		39	C3	Residential	C3	Residential		
11	Raglan Street	Nelson	TC		41	C3	Residential	C3	Residential		
13	Raglan Street	Nelson	TC		51	C3	Residential	C3	Residential		
15	Raglan Street	Nelson	TC		40	C3	Residential	C3	Residential		
2	Rigby Street	Nelson	TC		88	C3	Residential				
Rigby Street Car Park	Nelson	TC		15	SG	Taxi Booking Office					
Rigby Street	Nelson	TC		347	B2	ATS Tyres		B2	ATS Tyres		
5	Rigby Street	Nelson	TC		93	A1	Shoes/Fabrics	A1	Travel Agent/Currency		
7	Rigby Street	Nelson	TC		45	C3	Residential	C3	Residential		
9	Rigby Street	Nelson	TC		49	C3	Residential	C3	Residential		
11	Rigby Street	Nelson	TC		52	C3	Residential	C3	Residential		
13	Rigby Street	Nelson	TC		49	C3	Residential				
Lidl	Rigby Street	Nelson	TC		1,453	A1	Food Store (Lidl)	A1	Food Store (Lidl)		
6-20	Russell Street	Nelson	TC		421	A2	Marsden Building Society (Head Office)	A2	Marsden Building Society (Head Office)		
Salvation Army	Russell Street	Nelson							Demolished		
1	Russel Street	Nelson	TC		70	VA2	Vacant	A2	Charity Shop		
3	Russel Street	Nelson									
3a-5	Russel Street	Nelson									
7	Russell Street	Nelson							Demolished		
89	Scotland Road	Nelson	TC		261	A4	Public House (The Bull)	A4	Public House		
91	Scotland Road	Nelson	TC		61	C3	Residential	C3	Residential		
Trafalgar Mall, Victory Centre	Scotland Road	Nelson	TC		250	A1	Argos	A1	Argos		
3	Stanley Street	Nelson	TC		28	B8	Storage				
3a	Stanley Street	Nelson	TC		48	A1	Hairdresser	A1	Hairdresser		
7	Stanley Street	Nelson	TC		131	A1	Furniture	A1	Furniture		
9	Stanley Street	Nelson	TC		40	D2	Nightclub	D2	Nightclub		
Civic Theatre	Stanley Street	Nelson	TC		609	D2	Salvation Army	D2	Salvation Army		
3-7	Walton Street	Nelson	TC		139	VD2	Vacant	VD2	Vacant		
9	Walton Street	Nelson	TC		37	C3	Residential	C3	Residential		
11	Walton Street	Nelson	TC		32	C3	Residential	C3	Residential		
13	Walton Street	Nelson	TC		35	C3	Residential	C3	Residential		
15	Walton Street	Nelson	TC		32	C3	Residential	C3	Residential		
17	Walton Street	Nelson	TC		30	C3	Residential	C3	Residential		
94	Scotland Road	Nelson	L01	5.0	64	A1	Bike Shop	A1	Bike Shop		
96	Scotland Road	Nelson	L01	10.6	130	A1	Fireplaces	A1	Fireplaces		
98	Scotland Road	Nelson	L01								
100	Scotland Road	Nelson	L01	5.3	66	A5	Take Away	A5	Take Away		
102	Scotland Road	Nelson	L01	5.2	64	A1	Fabrics	A1	Fabrics		
104	Scotland Road	Nelson	L01	5.5	68	SG	Laundrette	SG	Laundrette		
106	Scotland Road	Nelson	L01	5.9	73	A1	Hairdresser	A1	Hairdresser		
108	Scotland Road	Nelson	L01	5.1	75	VA2	Vacant	A2	Resource Centre		
110	Scotland Road	Nelson	L01	5.4	71	A2	Resource Centre	VA1	Vacant		
112	Scotland Road	Nelson	L01	5.2	73	A1	General Store	A1	General Store		
114	Scotland Road	Nelson	L01	5.5	74	A1	Newsagent	A1	Newsagent		
116	Scotland Road	Nelson	L01	6.0	81	C3	Vacant	C3	Vacant		
118-132	Scotland Road	Nelson	L01	31.6	578	A1	Furniture	A1	Furniture		
114a-118	Manchester Road	Nelson	L02	12.4	225	A1	DIY (Nelson DIY Stockists)				
120	Manchester Road	Nelson	L02	4.2	62	VA2	Vacant	A2	Evolution Management		
122	Manchester Road	Nelson	L02	5.0	102	A1	DIY (Star Electric and Plumbing Supplies)				
124	Manchester Road	Nelson	L02	5.7	106	A2	Muslim Global Relief	A1	Capets (A1 Carpets & Furnishing)		
126	Manchester Road	Nelson	L02	5.9	94	A1	Electrical Lighting				
132	Manchester Road	Nelson	L02	5.8	62	A5	Hot Food Take-away (Chinese)				
134	Manchester Road	Nelson	L02	5.0	62	VA1	Vacant				
136	Manchester Road	Nelson	L02	5.7	62	SG	Laundrette				
138	Manchester Road	Nelson	L02	5.4	62	A1	Sewing (Lestan Sewing Machine Services)				
140	Manchester Road	Nelson	L02	5.7	62	VA1	Vacant				
142	Manchester Road	Nelson	L02	5.1	62	VA1	Vacant				

Appendix 1: Survey Results, September 2010

Colne

Premises	Location			Frontages			2010		2008	
	Street	Town	Ref	m	m2	Class	Use	Class	Use	
3	Albert Road*	Colne	P01	6.1	64	A1	Off licence	A1	Off licence	
5	Albert Road	Colne	P01	5.8	70	A1	Bakery	A1	Bakery	
7	Albert Road	Colne	P01	5.6	60	A1	Pharmacy	A1	Pharmacy	
9	Albert Road	Colne	P01	5.6	60	A1	Florist	A1	Florist	
11	Albert Road	Colne	P01	6.0	60	A2	Estate Agent	A2	Estate Agent	
13	Albert Road	Colne	P01	6.2	72	A1	Off licence	A1	Hairdresser	
15	Albert Road	Colne	P01	6.2	118	A1	Sandwich Shop	A1	Sandwich Shop	
2	Albert Road	Colne	P02	6.2	69	A1	Interior	A1	Garden	
4	Albert Road	Colne	P02	3.9	46	A2	Estate Agent	A2	Estate Agent	
6	Albert Road	Colne	P02	3.6	43	A2	Estate Agent	A1	Garden	
8	Albert Road	Colne	P02	5.0	59	A1	Music and Dance	A1	Musical and Dance	
10-12	Albert Road	Colne	P02	6.0	72	A1	Tobacconist	A1	Tobacconist	
14	Albert Road	Colne	P02	5.5	61	A2	Business Management (Hilton Bowers)	A2	Business Management (Hilton Bowers)	
16	Albert Road	Colne	P02	3.8	49	A2	Career Service	A2	Career Service	
18-20	Albert Road	Colne	P02	10.0	129	D1	Vets	D1	Vets	
36	Albert Road***	Colne	P03	5.4	64	A1	Plumbers Merchant	A1	Plumbers Merchant	
38	Albert Road	Colne	P03	4.5	52	VA2	Vacant (Ground Floor)	A2	Financial Services	
40	Albert Road	Colne	P03	4.2	57	VA1	Vacant	A1	Fairtrade	
42-44	Albert Road	Colne	P03	9.8	132	A1	Electrical	A1	Electrical	
46-48	Albert Road	Colne	P03	9.9	149	A1	Foodstore	A1	Foodstore	
50-52	Albert Road	Colne	P03	10.4	127	VA2	Vacant	A2	Solicitor	
Norway House - 54	Albert Road	Colne	P03	5.5	65	A1	Bridalwear	A1	Bridalwear	
Norway House - 56	Albert Road	Colne	P03	5.5	65	D2	Tanning Studio	D2	Tanning Studio	
Norway House - Unit 58	Albert Road	Colne	P03	4.8	65	A1	Hairdresser (Unit 5 Hair Studio)	A1	Hairdresser	
Norway House - 60	Albert Road	Colne	P03	13.7	65	A1	Furniture	A1	Furniture	
Norway House - 60a	Albert Road	Colne	P03	7.6	71	D1	Optician	D1	Optician	
Norway House - 60b	Albert Road	Colne	P03	25.3	95	A3	Restaurant	A3	Restaurant	
2	Church Street	Colne	P04	4.9	68	A1	Electrical goods	A1	Electrical goods	
4	Church Street	Colne	P04	4.1	36	A5	Take Away	A5	Take Away	
6	Church Street	Colne	P04	5.0	97	D1	Optician	D1	Optician	
8	Church Street	Colne	P04	4.8	63	A1	Decorator	A1	Decorator	
10	Church Street	Colne	P04	4.4	59	A2	Estate Agent	A2	Estate Agent	
12	Church Street	Colne	P04	4.4	71	D1	Chiropody Clinic	VA1	Vacant	
14	Church Street	Colne	P04	5.0	45	A3	Café	A3	Café	
16	Church Street	Colne	P04	5.4	79	A1	Hardware	A1	Clothing	
20	Church Street	Colne	P04	6.9	96	A2	Estate Agent / Building Society	A2	Building society	
22	Church Street	Colne	P04	5.2	67	A1	Bookshop	A1	Bookshop	
24	Church Street	Colne	P04	4.9	66	A1	Pet Shop	A1	Pet Shop	
26	Church Street	Colne	P04	5.1	65	A1	Mens Clothing	A1	Mens Clothing	
1	Market Street	Colne	P05	7.8	146	A2	Solicitor / Estate Agent	A2	Solicitor / Estate Agent	
3	Market Street	Colne	P05	6.4	56	SG	Nail and Beauty	A1	Clothing	
5	Market Street	Colne	P05	5.2	105	A1	Butcher	A1	Butcher	
7	Market Street	Colne	P05	7.5	313	A2	Bookmakers	A2	Bookmakers	
9	Market Street	Colne	P05	7.5	74	A1	Bags, etc	A1	Bags, etc	
11	Market Street	Colne	P05	5.0	61	A1	Butcher	A1	Butcher	
13	Market Street	Colne	P05	4.6	55	SG	Laundrette	SG	Laundrette	
33	Market Street	Colne	P05	4.5	53	VA1	Vacant	VA1	Vacant	
35	Market Street	Colne	P05	5.9	66	A1	Travel Agency	A1	Travel Agency	
37	Market Street	Colne	P05	2.7	30	A1	Shoe Repair/key cutting	A1	Shoe Repair/key cutting	
37a	Market Street	Colne	P05	3.1	32	A1	Poultry	A1	Poultry	
39	Market Street	Colne	P05	8.0	137	A1	Charity Shop	A1	Charity Shop	
41	Market Street	Colne	P05	7.5	143	A1	Bakery	A1	Card Shop	
43	Market Street	Colne	P05	10.3	147	A2	Bookmakers	A2	Bookmakers	
45-47	Market Street	Colne	P05	11.8	156	A1	Video rental	A1	Video rental	
57	Market Street	Colne	P05	5.2	42	A1	Newsagent	A1	Newsagent	
59	Market Street	Colne	P05	4.6	46	A1	Cards and gifts	A1	Cards and gifts	
61	Market Street	Colne	P05	5.1	50	A1	Mobile Phones	A1	Mobile Phones	
63	Market Street	Colne	P05	14.0	410	A1	Supermarket (Farmfoods)	A1	Supermarket (Farmfoods)	
2	Market Street	Colne	P06	10.0	195	A2	Bank (Yorkshire Bank)	A2	Bank	
4	Market Street	Colne	P06	8.3	82	A1	Electrical	A1	Bookshop	
8	Market Street	Colne	P06	10.4	169	A4	Public House (Craig' th Wall)	A4	Public House	
10	Market Street	Colne	P06	5.6	49	A1	Bakery	A1	Bakery	
12	Market Street	Colne	P06	3.8	33	A1	Hairdresser	A1	Hairdresser	
1	Arcadia Market Street	Colne	P06	3.0	23	A1	Furniture	A1	Furniture	
14a	Market Street	Colne	P06	5.4	90	A1	General Store	A1	General Store	
14	Market Street	Colne	P06	11.6	188	A1	Travel Agency	A1	Travel Agency	
16	Market Street	Colne	P06	11.6	188	A1	Travel Agency	A1	Travel Agency	
42-44	Market Street	Colne	P07	10.4	362	A1	Supermarket (Co-op)	A1	Supermarket (Co-op)	
46	Market Street	Colne	P07	5.1	111	A1	Bakery	A1	Bakery	
48	Market Street	Colne	P07	5.0	76	A1	Sports Shop	A1	Sports Shop	
50	Market Street	Colne	P07	5.4	78	A2	Insurnace	A2	Insurnace	
52	Market Street	Colne	P07	5.5	138	A1	Pharmacy	A1	Pharmacy	
54	Market Street	Colne	P07	35.8	311	A1	Supermarket (Tesco)	A1	Supermarket (Tesco)	
56	Market Street	Colne	P07	4.9	66	A5	Takeaway	A5	Takeaway	
58	Market Street	Colne	P07	7.6	26	SG	Taxi Office	SG	Taxi Office	
60-62	Market Street	Colne	P07	10.6	197	SG	Amusements	SG	Amusements	
64	Market Street	Colne	P07	5.5	138	A1	Pharmacy	A1	Pharmacy	
66	Market Street	Colne	P07	13.7	396	VA1	Vacant	A1	Clothing	
68-70	Market Street	Colne	P07	10.9	197	A1	Frozen foods	A1	Frozen foods	
72-76	Market Street	Colne	P07	16.4	307	VA1	Vacant	VA1	Vacant	
78	Market Street	Colne	P07	5.9	105	A1	General Store	A1	General Store	

17	Albert Road	Colne	S01	5.9	99	A2	Building Society (Skipton)	A2	Building Society
19	Albert Road	Colne	S01	5.6	72	A3	Restaurant	A3	Restaurant
21	Albert Road	Colne	S01	5.6	84	A2	Building Society	A2	Building Society
23	Albert Road	Colne	S01	5.3	62	A1	Cards and Gifts	A1	Cards and Gifts
25	Albert Road	Colne	S01	5.3	72	C3	Residential	C3	Residential
27	Albert Road	Colne	S01	4.7	67	A1	Clothing	A1	Clothing
29	Albert Road	Colne	S01	4.3	50	A1	Footwear	A1	Footwear

Appendix 1: Survey Results, September 2010

Colne

Premises	Location			Frontages			2010		2008	
	Street	Town	Ref	m	m2	Class	Use	Class	Use	
31	Albert Road	Colne	S01	5.0	104	VA2	Vacant	VA2	Vacant	
33	Albert Road	Colne	S01	4.2	86	A1	Sandwich Bar	A1	Sandwich Bar	
91	Albert Road	Colne	S02	6.5	143	D2	Masonic Hall	D2	Masonic Hall	
93	Albert Road	Colne	S02	4.5	62	A1	Musical Instruments	A1	Musical Instruments	
95	Albert Road	Colne	S02	5.4	78	A1	Sporting Goods			
97	Albert Road	Colne	S02	5.3	78	A5	Take away	A5	Take away	
99	Albert Road	Colne	S02	5.1	78	A1	Hairdresser	A1	Hairdresser	
101	Albert Road	Colne	S02	5.0	74	VA1	Vacant	VA1	Vacant	
103-105	Albert Road	Colne	S02	12.9	245	D2	Conservative Club	D2	Conservative Club	
111	Albert Road**	Colne	S02	5.0	167	B2	Premier Tool & Engineering Ltd.	B2	Premier Tool & Engineering Ltd.	
113	Albert Road	Colne	S02	12.0	454	A1	Art and Framing	A1	Art and Framing	
115-117	Albert Road	Colne	S02	13.5	307	A1	Textstyles	A1	Textstyles	
119	Albert Road	Colne	S02	5.0	54	SG	Tattoo Parlour	SG	Tatto Parlour	
121	Albert Road	Colne	S02	6.7	79	A1	Newsagent	A1	Newsagent	
123	Albert Road	Colne	S02	5.3	53	VA1	Vacant	VA1	Vacant	
125	Albert Road	Colne	S02	5.1	51	VA1	Vacant	VA1	Vacant	
127	Albert Road	Colne	S02	4.3	47	A5	Take away	A5	Take away	
129	Albert Road	Colne	S02	7.0	37	VA1	Vacant	VA1	Vacant	
74	Albert Road	Colne	S03	7.4	123	VA1	Vacant	VA1	Vacant	
76	Albert Road	Colne	S03	6.7	117	A1	Interior	A1	Interior	
78	Albert Road	Colne	S03	7.1	109	A3	Restaurant	A3	Restaurant	
80	Albert Road	Colne	S03	7.1	105	A1	Hairdresser	A1	Hairdresser	
82	Albert Road	Colne	S03	14.3	208	VA1	Vacant	VA1	Vacant	
33	Church Street	Colne	S04	3.9	24	A1	Taxi Office	A1	Taxi Office	
33a	Church Street	Colne	S04	3.7	26	A1	Hairdresser	A1	Hairdresser	
35	Church Street	Colne								
37	Church Street	Colne	S04	19.1	273	A4	Public House (Wallace Hartley)	VA3	Vacant (soon to be a public house)	
37a	Church Street	Colne								
Norcis House 39a	Church Street	Colne	S04	3.3	41	B1	Offices	B1	Offices	
39	Church Street	Colne	S04	3.7	102	D2	Tanning Studio	D2	Tanning Studio	
41	Church Street	Colne	S04	4.2	119	A1	Hairdresser	A1	Hairdresser	
4	Dockray Street	Colne	S05	4.5	34	A1	Biscuits	A1	Biscuits	
6	Dockray Street	Colne	S05	4.6	48	A3	Café	A3	Café	
8	Dockray Street	Colne	S05	4.9	52	VA1	Vacant	VA1	Vacant	
10	Dockray Street	Colne	S05	4.7	51	A5	Take away	A5	Take away	
12-14	Dockray Street	Colne	S05	13.0	142	A1	Charity Shop (Pendleside Hospice)	A1	Charity Shop	
16	Dockray Street	Colne								
Bakery	Dockray Street	Colne	S05	9.0	136	A1	Bakery	A1	Bakery	
18	Dockray Street	Colne	S05	5.1	62	B1	Bakery (Office)			
20	Dockray Street	Colne	S05	10.9	120	A1	Cycles	A1	Cycles	
22	Dockray Street	Colne								
1a	Arcadia Market Street	Colne	S06	5.3	16	VA1	Vacant	VA1	Vacant	
3	Arcadia Market Street	Colne	S06	4.8	16	VA1	Vacant	A1	Clothing	
5	Arcadia Market Street	Colne	S06	9.9	36	VA1	Vacant	A1	Records	
7	Arcadia Market Street	Colne	S06	4.3	19	VA1	Vacant	VA1	Vacant	
9	Arcadia Market Street	Colne	S06	4.3	19	VA1	Vacant	VA1	Vacant	
4	Arcadia Market Street	Colne	S06	6.6	31	A1	Bric-a-Brac	VA1	Vacant	
6	Arcadia Market Street	Colne	S06	7.0	66	VA3	Vacant	A3	Café	
8	Arcadia Market Street	Colne	S06	4.0	25	VA1	Vacant	A1	Toys	
10	Arcadia Market Street	Colne	S06	3.9	19	VA1	Vacant	A1	Toys	
Former Post Office 35-43	Albert Road	Colne	TC		77	A2	XLCR (Vehicle Management)	A2	XLCR (Vehicle Management)	
					77	VA3	Vacant	A3	Restaurant (Cactus Bob's)	
45	Albert Road	Colne	TC		126	D1	Dental	D1	Dental	
47	Albert Road	Colne	TC		120	A1	Post Office	A1	Post Office	
49	Albert Road	Colne	TC		192	VA2	Vacant	A2	Accountant	
51-53	Albert Road	Colne	TC		167	C3	Residential	B1	Office	
55	Albert Road	Colne	TC		80	C3	Residential	C3	Residential	
57-59	Albert Road	Colne	TC		191	A2	Solicitors	A2	Solicitors	
61	Albert Road	Colne	TC		262	A1	Box Office	A1	Box Office	
63	Albert Road	Colne	TC		195	A3	Restaurant	A2	Stanley Bank	
65	Albert Road	Colne	TC		104	A2	Stanley Bank	A2	Solicitors	
66	Albert Road	Colne	TC		99	D1	Dentist	D1	Dentist	
67	Albert Road	Colne	TC		82	A2	Accountant	A2	Accountant	
68	Albert Road	Colne	TC		105	B1	Office	B1	Office	
69	Albert Road	Colne	TC		73	C3	Residential	C3	Residential	
71	Albert Road	Colne	TC		85	VA1	Vacant	VA1	Vacant	
73	Albert Road	Colne	TC		83	A2	Solicitors	A2	Solicitors	
75	Albert Road	Colne	TC		109	C1	Bed and breakfast	C1	Bed and breakfast	
77	Albert Road	Colne	TC		73	C3	Residential	C3	Residential	
79	Albert Road	Colne	TC		78	C3	Residential	C3	Residential	
81	Albert Road	Colne	TC		81	C3	Residential	C3	Residential	
83	Albert Road	Colne	TC		82	C3	Residential	C3	Residential	
85	Albert Road	Colne	TC		83	C3	Residential	C3	Residential	
87	Albert Road	Colne	TC		81	C3	Residential	C3	Residential	
89	Albert Road	Colne	TC		87	A2	Accountant	A2	Accountant	
107	Albert Road	Colne	TC		103	SG	Photography	VA1	Vacant	
109	Albert Road	Colne	TC		98	C3	Residential	C3	Residential	
Town Hall	Albert Road	Colne	TC		477	B1	Housing Pendle	B1	Housing Pendle	
22	Albert Road	Colne	TC		197	C2	Care Home	C2	Car Home	
24-26	Albert Road	Colne	TC		211	A2	Building Society	A2	Building Society	
28	Albert Road	Colne	TC		85	A2	Solicitors	A2	Solicitors	
30	Albert Road	Colne	TC		191	A2	Estate Agent	A2	Estate Agent	
32	Albert Road	Colne	TC							
34	Albert Road	Colne	TC		78	A2	Solicitors	A2	Solicitors	
Rectory	Albert Road	Colne	TC		191	C3	Residential	C3	Residential	
Methodist Church	Albert Road	Colne	TC		458	D1	Church	D1	Church	
Municipal Hall	Albert Road	Colne	TC		757	D2	Muni Hall	D2	Muni Hall	
62	Albert Road	Colne	TC		112	A3	Restaurant	A3	Restaurant	

Appendix 1: Survey Results, September 2010

Colne

Premises	Location			Frontages			2010		2008	
	Street	Town	Ref	m	m2	Class	Use	Class	Use	
64	Albert Road	Colne	TC		104	C3	Residential	C3	Residential	
70	Albert Road	Colne	TC		101	A1	Antiques	A1	Antiques	
72	Albert Road	Colne	TC		106	A5	Take Away	A5	Take Away	
88	Albert Road	Colne	TC		87	C3	Residential	C3	Residential	
90	Albert Road	Colne	TC		82	C3	Residential	C3	Residential	
92	Albert Road	Colne	TC		80	C3	Residential	C3	Residential	
94	Albert Road	Colne	TC		549	A4	Public House	A4	Public House	
4	Black Horse Yard	Colne	TC		25	C3	Residential	C3	Residential	
6	Black Horse Yard	Colne	TC		23	C3	Residential	C3	Residential	
8	Black Horse Yard	Colne	TC		24	C3	Residential	C3	Residential	
10	Black Horse Yard	Colne	TC		20	C3	Residential	C3	Residential	
12	Black Horse Yard	Colne	TC		26	C3	Residential	C3	Residential	
14	Black Horse Yard	Colne	TC		24	C3	Residential	C3	Residential	
1	Calder Street	Colne	TC		101	C3	Residential	C3	Residential	
1	Church Street	Colne	TC		311	A2	Bank	A2	Bank	
3	Church Street	Colne	TC		271	A2	Bank	A2	Bank	
5	Church Street	Colne	TC		317	A4	Public House	A4	Public House	
28	Church Street	Colne	TC		0		Residential (over archway)		Residential (over archway)	
St Bartholmew's Church	Church Street	Colne	TC		740	D1	Church	D1	Church	
St Johns Church	Church Street	Colne	TC		561	D1	Methodist Church	D1	Methodist Church	
Sunday School	Church Street	Colne	TC		102	D1	Church Hall	D1	Church Hall	
Shackleton Arcade	Church Street	Colne	TC		59	VA1	Vacant	VA1	Vacant	
Shackleton Arcade	Church Street	Colne	TC		59	A1	Motorspares	A1	Motorspares	
Inside Shackleton Arcade	Church Street	Colne	TC		59	VA1	Vacant	VA1	Vacant	
Inside Shackleton Arcade	Church Street	Colne	TC		59	VA1	Vacant	VA1	Vacant	
Inside Shackleton Arcade	Church Street	Colne	TC		59	VA3	Vacant	VA3	Vacant	
Inside Shackleton Arcade	Church Street	Colne	TC		59	VA1	Vacant	VA1	Vacant	
Inside Shackleton Arcade	Church Street	Colne	TC		59	VA1	Vacant	A1	Model Toys	
Inside Shackleton Arcade	Church Street	Colne	TC		59	VA1	Vacant	VA1	Vacant	
Inside Shackleton Arcade	Church Street	Colne	TC		59	VA1	Vacant	VA1	Vacant	
30	Church Street	Colne	TC		138	A3	Restaurant	A3	Restaurant	
32	Church Street	Colne	TC		95	VA1	Vacant	VA1	Vacant	
34	Church Street	Colne	TC		190	A2	Bank (Barclays)	A2	Bank	
Shop 1	Colne Market	Colne	TC		50	A1	Greengrocers	A1	Greengrocers	
Shop 2	Colne Market	Colne	TC		50	A1	Clothing	A1	Clothing	
Shop 3	Colne Market	Colne	TC		50	D1	Optician (Boots the Optician)	D1	Optician (Dolland & Achison)	
Shop 4	Colne Market	Colne	TC		50	A1	Home Entertainment / Memorabilia	A1	Home Entertainment / Memorabilia	
Unit 1 (1&2)	Colne Market	Colne	TC		50	A1	Farm Shop	A1	Farm Shop	
Unit 2 (3&4)	Colne Market	Colne	TC		50	A1	CDs and Tapes etc. (In Tune)	A1	CDs and Tapes etc. (In Tune)	
Unit 3 (5&6)	Colne Market	Colne	TC		50	A1	Cosmetics (Eames)	A1	Cosmetics (Eames)	
Unit 4 (7&8)	Colne Market	Colne	TC		50	A1	Butcher	A1	Butcher	
Unit 5 (9 & 58)	Colne Market	Colne	TC		50	A1	Cards	A1	Cards	
Unit 6 (56 & 57)	Colne Market	Colne	TC		50	A1	Health Foods	A1	Health Foods	
Unit 7 (55 & 54)	Colne Market	Colne	TC		100	A1	Household Goods	A1	Household Goods	
Unit 8 (53)	Colne Market	Colne	TC		50	VA1	Vacant	VA1	Vacant	
Unit 9 (52)	Colne Market	Colne	TC		50	A1	Technology (In Touch)	A1	Technology (In Touch)	
Unit 10 (50 & 51)	Colne Market	Colne	TC		50	A1	Gifts (Gifts Galore)	A1	Gifts (Gifts Galore)	
Unit 11 (48 & 49)	Colne Market	Colne	TC		50	A1	Seafood	A1	Seafood	
Unit 12 (46 & 47)	Colne Market	Colne	TC		50	A1	Jewellers (H.J. Garvey's)	A1	Jewellers (H.J. Garvey's)	
Unit 13 (15 & 21)	Colne Market	Colne	TC		50	VA3	Vacant	VA3	Vacant	
Unit 14 (14 & 20)	Colne Market	Colne	TC		50	A1	Tools	A1	Tools	
Unit 15 (13 & 19)	Colne Market	Colne	TC		50	A1	Clothing	A1	Clothing	
Unit 16 (11 & 12)	Colne Market	Colne	TC		100	A1	Delicatessen	A1	Delicatessen	
Unit 17 (17 & 18)	Colne Market	Colne	TC		50	A1	Biscuits and Sweets (Krunch 'n' Munch)	A1	Biscuits and Sweets (Krunch 'n' Munch)	
Unit 18 (10 & 16)	Colne Market	Colne	TC		50	A1	Biscuits and Sweets (Krunch 'n' Munch)	A1	Biscuits and Sweets (Krunch 'n' Munch)	
Unit 19 (22 & 28)	Colne Market	Colne	TC		100	A1	Biscuits and Sweets (Krunch 'n' Munch)	A1	Biscuits and Sweets (Krunch 'n' Munch)	
Unit 20 (35, 36, 41, 42)	Colne Market	Colne	TC		50	A1	Greengrocers (Murphy's Fruit and Veg)	A1	Greengrocers (Murphy's Fruit and Veg)	
Unit 21 (34 & 40)	Colne Market	Colne	TC		50	A1	Sewing Supplies (Sewing Box)	A1	Sewing Supplies (Sewing Box)	
Unit 22 (23)	Colne Market	Colne	TC		50	A1	Florist	A1	Florist	
Unit 23 (29)	Colne Market	Colne	TC		50	A1	Florist	A1	Florist	
Unit 24 (24 & 30)	Colne Market	Colne	TC		50	A1	Sports Shop (DD Sportswear)	A1	Sports Shop (DD Sportswear)	
Unit 25 (25 & 31)	Colne Market	Colne	TC		100	A1	Textiles (Birketts Textiles)	A1	Textiles (Birketts Textiles)	
Unit 26 (26, 27, 32 & 33)	Colne Market	Colne	TC		50	A1	Textiles (Birketts Textiles)	A1	Textiles (Birketts Textiles)	
Unit 27 (43, 44 & 45)	Colne Market	Colne	TC		50	A1	Pet Shop	A1	Pet Shop	
Unit 27a (37, 38 & 39)	Colne Market	Colne	TC		50	A1	Pet Shop	A1	Pet Shop	
Warehouse	Colne Lane	Colne	TC		252	A1	Furniture (Colne Auction Fine Furniture)	A1	Furniture (Colne Auction Fine Furniture)	
Kwik Save	Craddock Road	Colne	TC		1,144	VA1	Vacant	VA1	Vacant	
Police Station	Craddock Road	Colne	TC		1,954	SG	Police Station	SG	Police Station	
Fire Station	Craddock Road	Colne	TC		224	SG	Fire Station	SG	Fire Station	
Telephone Exchange	Craddock Road	Colne	TC		557	SG	Telephone Exchange	SG	Telephone Exchange	
Shop	Craddock Road	Colne	TC		142	A1	Furniture (Trawden Furniture Ltd.)	A1	Furniture	
9	Exchange Street	Colne	TC		692	B1	Colne Commercial Centre	B1	Colne Commercial Centre	
1	Great George Street	Colne	TC		66	VSG	Open Door	SG	Open Door	
1	Keighley Road	Colne	TC		45	A4	Public House (Commercial Hotel)	A4	Public House (Commercial Hotel)	
3-7	Keighley Road	Colne	TC		223	A1	Hairdresser (Robert Brannon)	A1	Hairdresser	
Commercial Hotel	Keighley Road	Colne	TC		155	A4	Public House	A4	Public House	
2	Keighley Road	Colne	TC		79	VA3	Vacant	VA3	Vacant	
2b	Keighley Road	Colne	TC		136	VD2	Vacant	D2	Nightclub (Zebras)	
2	Market Place	Colne	TC		30	B1	LCC Social Services	B1	LCC Social Services	
2a	Market Place	Colne	TC		32	B1	LCC Social Services	B2	LCC Social Services	
4	Market Place	Colne	TC		34	SG	Nail Studio	SG	Nail Studio	
6	Market Place	Colne	TC		28	A1	Hair and Beauty	A1	Hair and Beauty	
10	Market Place	Colne	TC		38	SG	Taxi Office	SG	Taxi Office	
12-14	Market Place	Colne	TC		56	A3	Fish and Chips	A3	Fish and Chips	
Hall	Market Place	Colne	TC		174	A2	Citizens Advice Bureau	A2	Citizens Advice Bureau	
Health Centre	Market Street	Colne	TC		1,036	D1	Health centre	D1	Health centre	
31	Market Street	Colne	TC		188	A4	Public House (Red Lion Hotel)	A4	Public House (Red Lion Hotel)	
Bannister Way	Market Street	Colne	TC		147	A1	Charity Shop	A1	Charity Shop	
Bannister Way	Market Street	Colne	TC		633	D1	Library	D1	Library	

Appendix 1: Survey Results, September 2010

Colne

Location			Frontages			2010		2008	
Premises	Street	Town	Ref	m	m2	Class	Use	Class	Use
65	Market Street	Colne	TC		457	A4	Public House (Union Hotel)	A4	Public House (Union Hotel)
Warehouse	Market Street	Colne	TC		616	A2	Job Centre	A2	Job Centre
80	Market Street	Colne	TC		214	D2	Hall	D2	Hall
Ambulance Hall	Midgley Street	Colne	TC		46	VB1	Vacant	VB1	Vacant
3	New Market Street	Colne	TC		56	B1	Housing Pendle	B1	Housing Pendle
5	New Market Street	Colne	TC		59	B1	Housing Pendle	B1	Housing Pendle
7	New Market Street	Colne	TC		66	A2	Bookmakers (Elite Racing)	A2	Bookmakers
9	New Market Street	Colne	TC		57	SG	Tattoo Parlour	VA1	Vacant
11	New Market Street	Colne	TC		55	SG	Taxi Office	VA1	Vacant
13	New Market Street	Colne	TC		56	A5	Take Away	SG	Taxi Office
15	New Market Street	Colne	TC		57	A3	Restaurant	A5	Take Away
17	New Market Street	Colne	TC		111	C3	Residential	A3	Restaurant
19-21	New Market Street	Colne	TC		54	A1	Hairdresser	C3	Residential
23	New Market Street	Colne	TC		56	A1	Vacant	A1	Hairdresser
25	New Market Street	Colne	TC		59	VA1	Vacant	VA1	Vacant
27	New Market Street	Colne	TC		58	VA1	Vacant	VA1	Vacant
29	New Market Street	Colne	TC		56	C3	Residential	C3	Residential
31	New Market Street	Colne	TC		40	C3	Residential		
Bank House	New Market Street	Colne	TC		277	A4	Public House	A4	Public House
Derby Arms	New Market Street	Colne	TC		82	B8	Warehouse	B8	Warehouse
Warehouse (Rear of Derby Arms)	New Market Street	Colne	TC		659	SG	Theatre	SG	Theatre
Hippodrome	New Market Street	Colne	TC		143	VA4	Vacant	VA4	Vacant
Weavers Institute	Newtown Street	Colne	TC		26	A1	Jeweller	A1	Jeweller
	Richmonds Court	Colne	TC		21	A3	Café	A3	Café
	Richmonds Court	Colne	TC		66	D1	Doctors Surgery	D1	Doctors Surgery
	Richmonds Court	Colne	TC		45	SG	Tattoo Artist	SG	Tattoo Artist
	Richmonds Court	Colne	TC		45	A1	Pharmacy	A1	Pharmacy
9	Skelton Street	Colne	TC		63	B1	Office	B1	Office
11a	Skelton Street	Colne	TC		52	B8	Store	B8	Store
11b	Skelton Street	Colne	TC		125	SG	Taxi Office	VA2	Vacant
4	Spring Lane	Colne	TC		34	A1	Hairdresser	A1	Hairdresser
1	Victoria Court	Colne	TC		25	C3	Residential	C3	Residential
2	Victoria Court	Colne	TC		25	C3	Residential	C3	Residential
3	Victoria Court	Colne	TC		27	C3	Residential	C3	Residential
8	Victoria Court	Colne	TC		28				
Sure Start	Walton Street	Colne	TC		387	D2	Sure Start	D2	Sure Start
Warehouse	Windy Bank	Colne	TC		291	A1	Furniture Warehouse (RH Berry & Son)	A1	Furniture Warehouse (RH Berry & Son)
8	Windy Bank	Colne	TC		90	A4	Public House (Jovial Hatters)	A4	Public House (Jovial Hatters)
10	Windy Bank	Colne	TC		62	A3	Arcadia Café	A3	Arcadia Café

* Includes 4 & 6 Chapel Street

** Access off Smith Street

*** Includes 3 & 5 Spring Lane

Appendix 1: Survey Results, September 2010

Brierfield

Location			Frontages			2010		2008	
Premises	Street	Town	Ref	m	m ²	Class	Use	Class	Use
6	Colne Road	Brierfield	P01	5.4	73	A5	Take Away	A5	Take Away
8	Colne Road	Brierfield	P01	5.2	67	A1	Post Office	A1	Post Office
10	Colne Road	Brierfield	P01	9.5	128	A1	Pharmacy	A1	Pharmacy
12	Colne Road	Brierfield							
14	Colne Road	Brierfield	P01	10.7	162	A1	Childrens Clothing	A1	Childrens Clothing
16	Colne Road	Brierfield							
18	Colne Road	Brierfield	P01	10.1	322	A1	Funeral Director	A1	Funeral Director
20	Colne Road	Brierfield							
22	Colne Road	Brierfield	P01	12.2	134	A1	Food Store (Coop)	A1	Food Store (Coop)
24	Colne Road	Brierfield							
26	Colne Road	Brierfield	P01	4.2	49	D2	Martial Arts School	D2	Martial Arts School
28	Colne Road	Brierfield	P01	5.8	57	A1	Hairdresser	A1	Hairdresser
28a	Colne Road	Brierfield	P01	5.6	43	VA1	Vacant	VA1	Vacant
30	Colne Road	Brierfield	P01	8.5	116	D2	Gymnasium	D2	Gymnasium
32-34	Colne Road	Brierfield	P01	11.0	121	A1	Butcher	A1	Butcher
36	Colne Road	Brierfield	P01	4.6	50	VA1	Vacant	VA1	Vacant
38	Colne Road	Brierfield	P01	5.0	61	A1	Bakery	A1	Bakery
40	Colne Road	Brierfield	P01	5.1	57	VA5	Vacant	VA5	Vacant
42	Colne Road	Brierfield	P01	5.8	65	A1	Food Store	A1	Food Store
.....									
2-4	Burnley Road	Brierfield	S01	10.3	127	A1	Jewellers	A1	Jewellers
6	Burnley Road	Brierfield							
18	Burnley Road	Brierfield	S01	5.4	62	A1	Hairdresser	A1	Hairdresser
20	Burnley Road	Brierfield	S01	10.8	127	A5	Take Away	A5	Take Away
5	Colne Road	Brierfield	S01	5.2	61	A1	Electrical	A1	Electrical
7	Colne Road	Brierfield	S01	4.8	57	A1	Secondhand Shop	A1	Secondhand Shop
9	Colne Road	Brierfield	S01	4.1	52	VA1	Vacant	VA1	Vacant
11	Colne Road	Brierfield	S01	4.8	60	VA2	Vacant	VA2	Vacant
13	Colne Road	Brierfield	S01	4.8	60	VA1	Vacant	VA1	Vacant
15	Colne Road	Brierfield	S01	4.7	59	A5	Take Away	A5	Take Away
17	Colne Road	Brierfield	S01	5.4	67	D1	Alternative School	D1	Alternative School
19	Colne Road	Brierfield	S01	5.2	68	D1	Community Police	D1	Community Police
2-4	Railway Street	Brierfield	S02	17.3	121	A1	DIY	A1	DIY
6-8	Railway Street	Brierfield	S02	8.2	62	A1	DIY	A1	DIY
10	Railway Street	Brierfield	S02	4.1	62	A1	DIY	A1	DIY
2	Halifax Road	Brierfield	S03	5.1	63	A1	Food store	A1	Food store
4	Halifax Road	Brierfield	S03	5.5	70	A1	Charity Shop	A1	Charity Shop
6	Halifax Road	Brierfield	S03	6.0	77	VA1	Vacant	VA1	Vacant
.....									
3	Burnley Road	Brierfield	LSC		74	C3	Vacant	C3	Vacant
3b	Burnley Road	Brierfield	LSC		42	A2	North West Claim Centre		
5	Burnley Road	Brierfield	LSC		59	A1	Funeral Directors	A1	Funeral Directors
Former Cinema Site	Burnley Road	Brierfield	LSC		205	A1	Food store	A1	Food store
Former Cinema Site	Burnley Road	Brierfield	LSC		80	A5	Take Away	A5	Take Away
Depot	Burnley Road	Brierfield	LSC		362	D2	Gymnasium (Power House)	D2	Gymnasium (Power House)
Public House	Burnley Road	Brierfield	LSC		272	A1	DIY	A1	DIY
Sunday School	Burnley Road	Brierfield	LSC		480	A1	Locksmiths	A1	Locksmiths
Works	Burnley Road	Brierfield	LSC		325	VA1	Vacant	VA1	Vacant
1	Colne Road	Brierfield	LSC		82	A1	Internet Café	A1	Internet Café
3	Colne Road	Brierfield							
2	Colne Road	Brierfield	LSC		46	A1	Windows	A1	Windows
4	Colne Road	Brierfield	LSC		71	A1	Butcher	A1	Butcher
23	Colne Road	Brierfield	LSC		74	VA1	Vacant	VA1	Vacant
25	Colne Road	Brierfield	LSC		150	A4	Public House	A4	Public House
27	Colne Road	Brierfield	LSC		85	VA1	Vacant	VA1	Vacant
44	Colne Road	Brierfield	LSC		59	A1	Hairdresser	A1	Hairdresser
46	Colne Road	Brierfield	LSC		57	A5	Take Away	A5	Take Away
48	Colne Road	Brierfield	LSC		61	A5	Take Away	A5	Take Away
50	Colne Road	Brierfield	LSC		65	A2	Advice Centre	A2	Advice Centre
Community Centre	Colne Road	Brierfield	LSC		363	D1	Community Centre	D1	Community Centre
Library	Colne Road	Brierfield	LSC		560	D1	Library	D1	Library
Town Hall	Colne Road	Brierfield	LSC		154	SG	Town Hall	SG	Town Hall
Community and Youth Centre	Colne Road	Brierfield	LSC		168	D1	Community and youth centre	D1	Community and youth centre
2a	Halifax Road	Brierfield	LSC		26	A1	Internet Café	A1	Internet Café
Health Centre	Hartington Street	Brierfield	LSC		547	D1	Health Centre	D1	Health Centre
1	Pickering Street	Brierfield	LSC		20	VA1	Vacant	VA1	Vacant
The Family Tree Centre	Tunstill Square	Brierfield	LSC		530	D2	Sure Start Childrens Centre		
Works	Tunstill Square	Brierfield	LSC		125	VB1	Vacant		
.....									
45-47	Burnley Road	Brierfield	L01	9.1	100	A1	Pams Pantry		
49	Burnley Road	Brierfield	L01	4.7	52	A1	Butcher (D Wilkinson)		
51	Burnley Road	Brierfield	L01	5.4	70	A1	Hairdresser (Reedley Hair)		

Appendix 1: Survey Results, September 2010

Barrowford

Premises	Street	Town	Frontages			2010		2008	
			Ref	m	m2	Class	Use	Class	Use
97	Gisburn Road	Barrowford	P01	5.4	52	D1	Beauty Clinic	D1	Beauty Clinic
97a	Gisburn Road	Barrowford	P01	3.6	36	A2	Solicitors	A1	Hairdresser
97b	Gisburn Road	Barrowford	P01	11.7	116	A1	Footwear / Clothing	A1	Footwear / Clothing
97c	Gisburn Road	Barrowford							
97d	Gisburn Road	Barrowford							
99	Gisburn Road	Barrowford	P01	5.4	61	A1	Travel Agent	A1	Travel Agent
101	Gisburn Road	Barrowford	P01	4.8	50	A1	Menswear	A!	Menswear
103	Gisburn Road	Barrowford	P01	5.5	63	A1	Interior	A1	Interior
117	Gisburn Road	Barrowford	P01	5.4	88	A1	Bakery	A1	Bakery
119	Gisburn Road	Barrowford	P01	6.6	97	A1	Wine Shop	A1	Interior Design
121	Gisburn Road	Barrowford	P01	5.2	68	D1	Clinic	VA2	Vacant
98	Gisburn Road	Barrowford	P02	7.0	80	A1	Childrens Clothing	A1	Childrens Clothing
100	Gisburn Road	Barrowford	P02	4.0	32	A1	Florist	A1	Florist
102	Gisburn Road	Barrowford	P02	4.8	39	A1	Clothes Shop	A1	Gifts/home furnishing
104	Gisburn Road	Barrowford	P02	5.1	39	A1	Bridalwear	C3	Vacant
106	Gisburn Road	Barrowford	P02	9.6	132	A1	Butcher	A1	Butcher
108	Gisburn Road	Barrowford	P02	5.3	73	A1	Womens Clothing	VA1	Vacant
110	Gisburn Road	Barrowford	P02	10.5	123	A1	Pharmacy		Pharmacy
112	Gisburn Road	Barrowford							
112a	Gisburn Road	Barrowford							
112a	Gisburn Road	Barrowford	P02	5.8	48	A1	Deli/Food Store	A1	Deli/Food Store
75	Gisburn Road	Barrowford	S01	6.5	96	A2	Estate Agents	A1	Outdoor clothing
77	Gisburn Road	Barrowford	S01	6.5	56	SG	Photography		
79	Gisburn Road	Barrowford	S01	10.6	102	A1	Hairdressers	A1	Hairdresser
81	Gisburn Road	Barrowford							
83	Gisburn Road	Barrowford	S01	5.1	49	C3	Residential	C3	Residential
85	Gisburn Road	Barrowford	S01	10.7	104	A1	Mens Clothing	A1	Mens Clothing
87	Gisburn Road	Barrowford							
134	Gisburn Road	Barrowford	S02	10.0	42	A1	Hairdressers	A1	Hairdresser
134a	Gisburn Road	Barrowford	S02	3.4	17	A2	Estate Agents	A2	Estate Agent
136a	Gisburn Road	Barrowford	S02	5.8	36	A1	Newsagent	A1	Newsagent
138	Gisburn Road	Barrowford	S02	6.0	38	A1	Dry Cleaner	A1	Dry Cleaner
Petrol Station	Gisburn Road	Barrowford	LSC						
1	The Fountains	Barrowford	S03	17.7	355	A1	Food Store	A1	Food Store
2	The Fountains	Barrowford	S03	6.4	105	A1	Jeweller	A1	Jeweller
3	The Fountains	Barrowford	S03	5.7	85	A2	Chartered Surveyor	A2	Chartered Surveyor
4	The Fountains	Barrowford	S03	12.0	215	A3	Restaurant	A3	Restaurant
8	Butterfield Street	Barrowford	LSC		25	C3	Residential		
10	Butterfield Street	Barrowford	LSC		25	C3	Residential		
12	Butterfield Street	Barrowford	LSC		25	C3	Residential		
1	Church Street	Barrowford	LSC		207	A3	Bombay Restaurant	A3	Restaurant
3	Church Street	Barrowford	LSC		25	SG	Nail Bar		
2	Church Street	Barrowford	LSC		210	D2	Lamb Working Mens Club	D2	Lamb Working Mens Club
Garage	Gisburn Road	Barrowford	LSC		150	VSG	Vacant	VSG	Vacant
89	Gisburn Road	Barrowford	LSC		28	C3	Residential	C3	Residential
91	Gisburn Road	Barrowford	LSC		27	C3	Residential	C3	Residential
93	Gisburn Road	Barrowford	LSC		25	C3	Residential	C3	Residential
95	Gisburn Road	Barrowford	LSC		52	C3	Residential	C3	Residential
114	Gisburn Road	Barrowford	LSC		26	A3	Snack bar/café	A3	Snack bar/café
116	Gisburn Road	Barrowford	LSC		96	A2	Building Society	A2	Building Society
118	Gisburn Road	Barrowford							
120	Gisburn Road	Barrowford							
122	Gisburn Road	Barrowford							
123	Gisburn Road	Barrowford	LSC		140	A1	Nursery Shop	A1	Nursery Shop
125	Gisburn Road	Barrowford	LSC		62	C3	Residential	C3	Residential
127	Gisburn Road	Barrowford	LSC		68	C3	Residential	C3	Residential
129	Gisburn Road	Barrowford	LSC		74	C3	Residential	C3	Residential
Conservative Club	Gisburn Road	Barrowford	LSC		98	D2	Club	D2	Club
131	Gisburn Road	Barrowford	LSC		32	A1	Hairdresser	A1	Hairdresser
133	Gisburn Road	Barrowford	LSC		52	C3	Residential		
135	Gisburn Road	Barrowford	LSC		35	C3	Residential		
137b	Gisburn Road	Barrowford	LSC		80	C3	Residential		
137	Gisburn Road	Barrowford	LSC		53	A2	Accountant	A2	Accountant
139	Gisburn Road	Barrowford	LSC		49	C3	Residential	C3	Residential
White Bear	Gisburn Road	Barrowford	LSC		212	A4	Public House	A4	Public House
143	Gisburn Road	Barrowford	LSC		64	A2	Financial Services	A2	Financial Services
145	Gisburn Road	Barrowford	LSC		43	SG	Vets	SG	Vets
145a	Gisburn Road	Barrowford	LSC		39	C3	Residential	C3	Residential

Appendix 1: Survey Results, September 2010

Barrowford

Premises	Street	Town	Frontages			2010		2008	
			Ref	m	m2	Class	Use	Class	Use
147	Gisburn Road	Barrowford	LSC		142	A1	Gifts	A1	Gifts
149	Gisburn Road	Barrowford	LSC		80	A1	Gifts	A1	Gifts
20	Harry Street	Barrowford	LSC		45	C3	Residential		
22	Harry Street	Barrowford	LSC		45	C3	Residential	C3	Residential
24	Harry Street	Barrowford	LSC		45	C3	Residential	C3	Residential
26	Harry Street	Barrowford	LSC		45	C3	Residential	C3	Residential
28	Harry Street	Barrowford	LSC		45	C3	Residential	C3	Residential
30	Harry Street	Barrowford	LSC		45	C3	Residential	C3	Residential
2	Ingham Street	Barrowford	LSC		32	A1	Jeweller	A1	Jeweller
Victoria Works	River Way	Barrowford	LSC		1,392	B2	Talbot Plating	B2	Talbot Plating

4	Gladstone Terrace	Barrowford							
5	Gladstone Terrace	Barrowford	L01	14.7	179	A1	Electrical	A1	Electrical
6	Gladstone Terrace	Barrowford							
7	Gladstone Terrace	Barrowford	L01	4.5	62	A5	Takeaway	A5	Takeaway
1	King Edward Terrace	Barrowford	L02	5.4	77	A5	Takeaway	A5	Takeaway
2	King Edward Terrace	Barrowford	L02	10.8	156	A1	Ladies Clothing (Michelle B)	A1	Clothing
4	King Edward Terrace	Barrowford	L02	5.2	68	A1	Locksmith	A1	Locksmith
5	King Edward Terrace	Barrowford	L02	5.4	70	A1	Ladies Clothing (Velvet)	A1	Hair & Beauty
6	King Edward Terrace	Barrowford	L02	5.7	73	A1	Catering (Barrowford Catering)	A1	Catering

Appendix 1: Survey Results, September 2010

Barnoldswick

Location			Frontages			2010		2008	
Premises	Street	Town	Ref	m	m2	Class	Use	Class	Use
1-3	Albert Road	Barnoldswick	P01	11.6	78	A1	Optician	A1	Jeweller
5	Albert Road	Barnoldswick	P01					A1	Decorator
7	Albert Road	Barnoldswick	P01	3.2	16	A1	Hairdresser	A1	Hairdresser
9	Albert Road	Barnoldswick	P01	1.7	11	C3	Residential	C3	Residential
11-13	Albert Road	Barnoldswick	P01	10.5	141	A1	Newsagent	A1	Newsagent
15	Albert Road	Barnoldswick	P01	4.2	50	A1	Bakery	A1	Toys
17	Albert Road	Barnoldswick	P01	5.1	61	A1	General	A1	General
19	Albert Road	Barnoldswick	P01	5.5	67	A5	Fish & Chips (Bizzie Lizzies)	A5	Fish and Chips (Rennys Plaice)
21	Albert Road	Barnoldswick	P01	4.3	54	A3	Café	A3	Café
23	Albert Road	Barnoldswick	P01	4.3	53	A1	Greengrocers	A1	Greengrocers
25	Albert Road	Barnoldswick	P01	5.2	64	A1	Toiletries	A1	Toiletries
27	Albert Road	Barnoldswick	P01	4.6	55	A1	Electrical	VA1	Vacant
29-31	Albert Road	Barnoldswick	P01	11.0	132	A3	Tea Rooms	A3	Tea Rooms
33	Albert Road	Barnoldswick	P01	4.7	55	A1	Vacant	A1	Childrens Clothing
35	Albert Road	Barnoldswick	P01	5.3	62	A1	Sweet Shop	A1	Sweet Shop
37	Albert Road	Barnoldswick	P01	5.0	60	A1	Hairdresser	A1	Houseware
39	Albert Road	Barnoldswick	P01	5.3	59	A1	Delicatessen	A1	Delicatessen
41	Albert Road	Barnoldswick	P01	4.7	54	A1	Wedding	A1	Wedding
1	Church Street	Barnoldswick	P02	5.3	86	A1	Electrical	A1	Electrical
3	Church Street	Barnoldswick	P02	5.0	97	A1	Off license	A1	Off license
Albion House	Church Street	Barnoldswick	P02	5.7	112	A2	Building Society	A2	Building Society
York House	Church Street	Barnoldswick	P02	20.0	317	A1	One Stop Convenience Store	A1	One Stop Convenience Store
York House	Church Street	Barnoldswick	P02	4.2	54	A1	Charity Shop	A1	Charity Shop
3	Newtown	Barnoldswick	P03	4.6	29	A1	Lighting	A1	Lighting
5	Newtown	Barnoldswick	P03	4.4	45	A1	Charity Shop	A1	Charity Shop
Bank - 7	Newtown	Barnoldswick	P03	9.9	120	A2	Bank	A2	Bank
11	Newtown	Barnoldswick	P03	5.3	49	A1	Butcher	A1	Butcher
13	Newtown	Barnoldswick	P03	5.2	39	A1	Gift Shop	A1	Gift Shop
15	Newtown	Barnoldswick	P03	4.2	36	A3	Café	A3	Café
17	Newtown	Barnoldswick	P03	8.5	17	A1	Hairdresser	A1	Hairdresser
4	Newtown	Barnoldswick	P04	4.0	19	SG	Nails	VA1	Vacant
6	Newtown	Barnoldswick	P04	4.6	46	A1	Furniture	A1	Furniture
8	Newtown	Barnoldswick	P04	3.7	42	A1	Florist	A1	Clothing
10	Newtown	Barnoldswick	P04	5.2	54	A1	Childrens Clothing (Lollipop)	A1	Bakery
18	Newtown	Barnoldswick	P04	5.3	78	D2	Tanning Studio	D2	Tanning Studio
20-22	Newtown	Barnoldswick	P04	10.2	135	A1	Carpet Showroom	A1	Carpet Showroom
24-26	Newtown	Barnoldswick	P04	7.6	67	A1	Mens Clothing	A1	Mens Clothing
28	Newtown	Barnoldswick	P04	3.4	26	A1	Cobblers	A1	Cobblers
30	Newtown	Barnoldswick	P04	4.2	25	A1	Jewellers	A1	Furniture
43	Albert Road	Barnoldswick	S01	4.8	63	A1	Travel Agent	A1	Travel Agent
45	Albert Road	Barnoldswick	S01	4.7	71	D1	Optician	D1	Optician
47	Albert Road	Barnoldswick	S01	4.5	59	A1	Cards	A1	Cards
49	Albert Road	Barnoldswick	S01	4.8	42	A2	Solicitor	A2	Solicitor
1	Majestic Albert Road	Barnoldswick	S02	11.8	187	A1	Houseware	A1	Houseware
2	Majestic Albert Road	Barnoldswick	S02						
2a	Majestic Albert Road	Barnoldswick	S02						
3	Majestic Albert Road	Barnoldswick	S02	8.5	130	A1	Cards and gifts	A1	Cards and gifts
3a	Majestic Albert Road	Barnoldswick	S02						
4	Majestic Albert Road	Barnoldswick	S02	5.3	80	A1	Video Rental	A1	Video Rental
5	Majestic Albert Road	Barnoldswick	S02	2.9	42	VA2	Vacant	VA2	Vacant
6	Majestic Albert Road	Barnoldswick	S02	5.0	74	A5	Take Away	A5	Take Away
7	Majestic Albert Road	Barnoldswick	S02	3.7	54	A1	Sandwich shop	A1	Sandwich shop
9	Church Street	Barnoldswick	S03	6.3	68	A1	General Store	A1	General Store
11	Church Street	Barnoldswick	S03	6.8	69	VA1	Vacant	A1	Music
15	Church Street	Barnoldswick	S03	6.5	63	A1	Carpet Showroom	A1	Carpet Showroom
17	Church Street	Barnoldswick	S03	5.2	72	A5	Take Away	A5	Take Away
19	Church Street	Barnoldswick	S03	5.3	68	A2	Bookmakers	A2	Bookmakers
21	Church Street	Barnoldswick	S03	5.7	79	A5	Take Away	A5	Take Away
23	Church Street	Barnoldswick	S03	6.0	90	A1	Toiletries	A1	Toiletries
23a	Church Street	Barnoldswick	S03	4.4	26	A1	Barber	A1	Barber
25	Church Street	Barnoldswick	S03	3.9	146	A3	Restaurant	A3	Restaurant
27	Church Street	Barnoldswick	S03						
29	Church Street	Barnoldswick	S03	4.5	61	VA1	Vacant	A1	Craft Shop
31-33	Church Street	Barnoldswick	S03	10.0	139	A1	Charity Shop	A1	Charity Shop
35	Church Street	Barnoldswick	S03	4.2	101	VA1	Vacant	A1	Greengrocers
37a	Church Street	Barnoldswick	S03	9.7	112	A2	Estate Agents	A2	Estate Agents
37	Church Street	Barnoldswick	S03						
2	Church Street	Barnoldswick	S04	5.2	71	A5	Take Away	A5	Take Away
4	Church Street	Barnoldswick	S04	4.7	66	A1	Clothing	A1	Computers
6	Church Street	Barnoldswick	S04	5.8	65	A5	Fish and Chips	A5	Fish and Chips
8	Church Street	Barnoldswick	S04	3.9	50	A2	Estate Agents	A2	Estate Agents
10	Church Street	Barnoldswick	S04	6.2	69	A2	Solicitor	A2	Solicitor
1	Frank Street	Barnoldswick	S05	5.6	80	A1	Pet Shop	A1	Pet Shop
3	Frank Street	Barnoldswick	S05	4.6	64	A5	Take Away	A5	Take Away

Appendix 1: Survey Results, September 2010

Barnoldswick

Location			Frontages			2010		2008	
Premises	Street	Town	Ref	m	m2	Class	Use	Class	Use
5	Frank Street	Barnoldswick	S05	4.7	52	A1	Hairdresser	A1	Hairdresser
2	Frank Street	Barnoldswick	S06	4.4	46	A1	Florist	A1	Florist
4	Frank Street	Barnoldswick	S06	4.1	44	A1	Footwear	A1	Footwear
6	Frank Street	Barnoldswick	S06	4.1	51	A1	Health Food Shop	A1	Health Food Shop
8	Frank Street	Barnoldswick	S06	4.8	57	A1	Butcher	A1	Butcher
10	Frank Street	Barnoldswick	S06	4.7	59	A1	Jeweller	A1	Jeweller
12	Frank Street	Barnoldswick	S06	4.7	55	A1	General Store	A1	General Store
3	Rainhall Road	Barnoldswick	S07	8.3	34	SG	Dog Grooming	SG	Dog Grooming
5	Rainhall Road	Barnoldswick	S07	3.8	24	A1	Party shop	A1	Travel/Estate Agent
7	Rainhall Road	Barnoldswick	S07	4.6	29	SG	Nails	SG	Nails
9	Rainhall Road	Barnoldswick	S07	4.2	13	A1	Household Goods	A3	Café
11	Rainhall Road	Barnoldswick	S07	4.8	33	A1	Pet Shop	A1	Pet Shop
13	Rainhall Road	Barnoldswick	S07	4.4	31	A1	Hairdresser	A1	Hairdresser
15	Rainhall Road	Barnoldswick	S07	4.1	29	A1	Jeweller	A1	Jeweller
17	Rainhall Road	Barnoldswick	S07	5.3	39	A1	Bakery	A1	Bakery
19	Rainhall Road	Barnoldswick	S07	3.5	25	VA1	Vacant	A1	Pharmacy
21	Rainhall Road	Barnoldswick	S07	8.3	103	A1	Pharmacy	VA1	Vacant
21a	Rainhall Road	Barnoldswick						VA1	Vacant
23	Rainhall Road	Barnoldswick	S07	11.1	128	A1	Shoes/Clothing	A1	Shoes/Clothing
25	Rainhall Road	Barnoldswick							
27	Rainhall Road	Barnoldswick	S07	5.7	66	A1	Decorations	VA5	Vacant
29	Rainhall Road	Barnoldswick	S07	5.4	60	A1	Electrical	A1	Electrical
31	Rainhall Road	Barnoldswick	S07	5.6	66	A1	Hairdresser	A1	Hairdresser
33	Rainhall Road	Barnoldswick	S07	4.9	57	A1	Plumber	VA1	Vacant
2a	Rainhall Road	Barnoldswick	S08	4.2	29	A1	Clothing	A1	Clothing
2	Rainhall Road	Barnoldswick	S08	4.3	31	A1	Health Food Shop	A1	Health Food Shop
4	Rainhall Road	Barnoldswick	S08	3.8	27	A1	Mens Clothing	A1	Mens Clothing
6	Rainhall Road	Barnoldswick	S08	4.4	31	A1	Bags	A1	Bags
8	Rainhall Road	Barnoldswick	S08	4.7	34	A1	Fishing	A2	Finance
10	Rainhall Road	Barnoldswick	S08	3.7	27	A2	Citizens Advice Bureau	A2	Citizens Advice Bureau
12	Rainhall Road	Barnoldswick	S08	3.7	27	A2	Carers	A2	Carers
14	Rainhall Road	Barnoldswick	S08	4.8	33	A1	Hairdresser	A1	Hairdresser
16	Rainhall Road	Barnoldswick	S08	3.9	30	A1	Off Licence	A1	Off Licence
18	Rainhall Road	Barnoldswick							
20	Rainhall Road	Barnoldswick	S08	12.9	151	A1	Off Licence	A1	Off Licence
22	Rainhall Road	Barnoldswick							
24	Rainhall Road	Barnoldswick	S08	3.5	29	A1	Newsagent	A1	Newsagent
26-28	Rainhall Road	Barnoldswick	S08	9.4	165	A1	Pharmacy	A1	Pharmacy
30	Rainhall Road	Barnoldswick							
32	Rainhall Road	Barnoldswick	S08	4.1	35	A1	Secondhand shop	A1	Second hand shop
34	Rainhall Road	Barnoldswick	S08	4.5	36	VA1	Vacant	VA1	Vacant
36	Rainhall Road	Barnoldswick	S08	4.5	35	A5	Take Away	A5	Take Away
38	Rainhall Road	Barnoldswick	S08	4.4	34	SG	Nails	SG	Nails
40	Rainhall Road	Barnoldswick	S08	4.7	33	A1	Dressmaker	A1	Dressmaker
PO Buildings - 2	Fernlea Avenue	Barnoldswick							
PO Buildings - 4	Fernlea Avenue	Barnoldswick	S09	19.5	81	A2	Council Shop	A2	Council Shop
PO Buildings - 6	Fernlea Avenue	Barnoldswick							
PO Buildings - 8	Fernlea Avenue	Barnoldswick							
PO Buildings - 10	Fernlea Avenue	Barnoldswick	S09	3.8	32	VA1	Vacant	VA1	Vacant
PO Buildings - 12	Fernlea Avenue	Barnoldswick	S09	13.3	159	A2	Bookmakers	A2	Bookmakers

6a	Back Skipton Road	Barnoldswick	TC		32	C3	Residential	C3	Residential
8	Back Skipton Road	Barnoldswick	TC		26	C3	Residential		
17	Back Skipton Road	Barnoldswick	TC		28	C3	Residential	C3	Residential
Works	Back Skipton Road	Barnoldswick	TC		95	B1	Workshop	B1	Workshop
1	Brook Street	Barnoldswick	TC		18	VA1	Vacant	VA1	Vacant
1	Butts	Barnoldswick	TC		53	A1	Hairdresser	A1	Hairdresser
7	Church Street	Barnoldswick	TC		122	A2	Bank	A2	Bank
Cross Keys	Church Street	Barnoldswick	TC		307	A4	Public House (Cross Keys)	A4	Public House
12	Church Street	Barnoldswick	TC		181	A4	Public House (The Barlick)	A4	Public House
14	Church Street	Barnoldswick							
16	Church Street	Barnoldswick	TC		69	VA2	Vacant	A2	Estate Agent
18	Church Street	Barnoldswick	TC		64	VA1	Vacant	VA1	Vacant
20	Church Street	Barnoldswick	TC		17	VA1	Vacant	VA1	Vacant
22	Church Street	Barnoldswick	TC		38	A2	Estate Agent	A2	Estate Agent
24	Church Street	Barnoldswick	TC		48	C3	Residential	C3	Residential
26	Church Street	Barnoldswick	TC		46	C3	Residential	C3	Residential
28	Church Street	Barnoldswick	TC		68	C3	Residential	C3	Residential
30	Church Street	Barnoldswick	TC		213	A4	Public House (Seven Stars)	A4	Public House
32	Church Street	Barnoldswick	TC		72	A1	Craft Shop	A1	Childrens Footwear
2	Ellis Street	Barnoldswick	TC		57	A2	Financial Services	A2	Financial Services
4	Ellis Street	Barnoldswick	TC		45	C3	Residential	C3	Residential
6	Ellis Street	Barnoldswick	TC		52	C3	Residential	C3	Residential
8	Ellis Street	Barnoldswick	TC		42	D1	Chiropodist	D1	Chiropodist

Appendix 1: Survey Results, September 2010

Barnoldswick

Location			Frontages			2010		2008	
Premises	Street	Town	Ref	m	m2	Class	Use	Class	Use
10	Ellis Street	Barnoldswick	TC		44	C3	Residential	C3	Residential
12	Ellis Street	Barnoldswick	TC		41	C3	Residential	C3	Residential
14	Ellis Street	Barnoldswick	TC		45	C3	Residential	C3	Residential
16	Ellis Street	Barnoldswick	TC		47	C3	Residential	C3	Residential
14	Fernlea Avenue	Barnoldswick	TC		45	A1	Cards and Gifts	A1	Cards and Gifts
	Fernlea Avenue	Barnoldswick	TC		1193	A1	Supermarket (Coop)	A1	Supermarket (Coop)
Library	Fernlea Avenue	Barnoldswick	TC		516	D1	Library	D1	Library
Outdoor Shop	Fernlea Avenue	Barnoldswick	TC		173	A1	Outdoor Shop		
	Fernlea Avenue	Barnoldswick	TC		73	B1	Barnoldswick Town Council		
Station House	Fernlea Avenue	Barnoldswick	TC		60	D1	Dental Practice	D1	Dental Practice
1 Fernlea Cottages	Fernlea Avenue	Barnoldswick	TC		73	C3	Residential	C3	Residential
2 Fernlea Cottages	Fernlea Avenue	Barnoldswick	TC		73	C3	Residential	C3	Residential
7	Frank Street	Barnoldswick	TC		58	C3	Residential	C3	Residential
9	Frank Street	Barnoldswick	TC		93	A1	Post Office	A1	Post Office
14	Frank Street	Barnoldswick	TC		177	D1	OAP Association	D1	OAP Association
2a	Garden Street	Barnoldswick	TC		115	C3	Residential	C2	Residential
4	Garden Street	Barnoldswick	TC		19	C3	Residential	C3	Residential
5	Garden Street	Barnoldswick	TC		26	C3	Residential	C3	Residential
6	Garden Street	Barnoldswick	TC		20	C3	Residential	C3	Residential
7	Garden Street	Barnoldswick	TC		16	C3	Residential	C3	Residential
8	Garden Street	Barnoldswick	TC		13	C3	Residential	C3	Residential
1 (St James House)	Green Street	Barnoldswick	TC		61	C3	Residential (Flats)	C3	Residential (Flats)
3	Green Street	Barnoldswick	TC		71	C3	Residential	C3	Residential
Club	Green Street*	Barnoldswick	TC		247	D2	Club (Barnoldswick WMC)	D2	Club (Barnoldswick WMC)
Former Town Hall	Jepp Hill	Barnoldswick	TC		186	C3	Residential	C3	Residential
21	Kings Street	Barnoldswick	TC		205	D2	Club	D2	Club
1	Market Street	Barnoldswick	TC		21	C3	Residential	C3	Residential
3	Market Street	Barnoldswick	TC		23	C3	Residential	C3	Residential
5	Market Street	Barnoldswick	TC		34	C3	Residential	C3	Residential
7	Market Street	Barnoldswick	TC		36	C3	Residential	C3	Residential
9	Market Street	Barnoldswick	TC		32	C3	Residential	C3	Residential
11	Market Street	Barnoldswick	TC		20	C3	Residential	C3	Residential
13	Market Street	Barnoldswick	TC		24	C3	Residential	C3	Residential
2	Market Street	Barnoldswick	TC		33	C3	Residential	C3	Residential
4	Market Street	Barnoldswick	TC		34	C3	Residential	C3	Residential
6	Market Street	Barnoldswick	TC		29	C3	Residential	C3	Residential
8	Market Street	Barnoldswick	TC		25	C3	Residential	C3	Residential
Craven House	Newtown	Barnoldswick	TC		89	A2	Solicitor	A2	Solicitor
2	Newtown	Barnoldswick	TC		54	A2	Bank	A2	Bank
2	Orchard Street	Barnoldswick	TC		22	C3	Residential	C3	Residential
3	Orchard Street	Barnoldswick	TC		20	C3	Residential	C3	Residential
4	Orchard Street	Barnoldswick	TC		27	C3	Residential	C3	Residential
5	Orchard Street	Barnoldswick	TC		31	C3	Residential	C3	Residential
6	Orchard Street	Barnoldswick	TC		17	C3	Residential	C3	Residential
7	Orchard Street	Barnoldswick	TC		13	C3	Residential	C3	Residential
Surgery	Park Road	Barnoldswick	TC		143	D1	Doctor's Surgery	D1	Doctor's Surgery
1	Rainhall Road	Barnoldswick	TC		50	D1	Beauty Salon	D1	Beauty Salon
35	Rainhall Road	Barnoldswick	TC		90	C3	Residential	C3	Residential
42	Rainhall Road	Barnoldswick	TC		38	C3	Residential	C3	Residential
48	Rainhall Road	Barnoldswick	TC		32	C3	Residential	C3	Residential
Primary School	Rainhall Road	Barnoldswick	TC		633	D1	Rainhall Centre	D1	Rainhall Centre
Police Station	Railway Street	Barnoldswick	TC		506	SG	Police Station	SG	Police Station
2	Skipton Road	Barnoldswick	TC		43	C3	Residential	C3	Residential
4	Skipton Road	Barnoldswick	TC		61	VA1	Vacant	VA1	Vacant
6	Skipton Road	Barnoldswick	TC		43	C3	Residential	C3	Residential
8	Skipton Road	Barnoldswick	TC		49	C3	Residential	C3	Residential
10	Skipton Road	Barnoldswick	TC		60	VA1	Vacant	VA1	Vacant
12	Skipton Road	Barnoldswick	TC		57	D1	Dental Surgery	D1	Dental Surgery
14-18	Skipton Road	Barnoldswick	TC		81	D1	Vets	D1	Vets
Bank Buildings 1	Skipton Road	Barnoldswick	TC		110	A2	Bank	A2	Bank
Bank Buildings 3	Skipton Road	Barnoldswick	TC		82	A1	Hairdresser	A1	Hairdresser
Bank Buildings 7	Skipton Road	Barnoldswick	TC		100	VA2	Vacant	VA2	Vacant
Bank Buildings 9	Skipton Road	Barnoldswick	TC		41	A3	Café	A3	Café
Bank Buildings 11	Skipton Road	Barnoldswick	TC		329	A4	Public House	A4	Public House
Railway Hotel	Skipton Road	Barnoldswick	TC		110	D1	Salvation Army	D1	Salvation Army
1	Station Road	Barnoldswick	TC		79	A5	Take away	A5	Take away
1a	Station Road	Barnoldswick	TC		20	C3	Residential		
3	Station Road	Barnoldswick	TC		19	SG	Taxi office	SG	Taxi office
5	Station Road	Barnoldswick	TC		22	A1	Beauty	A1	Beauty
7	Station Road	Barnoldswick	TC		36	A3	Café	A3	Café
9	Station Road	Barnoldswick	TC		77	A2	Building Society	A2	Building Society
Civic Hall	Station Road	Barnoldswick	TC		344	D1	Civic Hall	D1	Civic Hall
Conservative Club	Station Road	Barnoldswick	TC		344	D2	Conservative Club	D2	Conservative Club
1	York Street	Barnoldswick	TC		20	C3	Residential	C3	Residential

Appendix 1: Survey Results, September 2010

Barnoldswick

Location			Frontages			2010		2008	
Premises	Street	Town	Ref	m	m2	Class	Use	Class	Use
3	York Street	Barnoldswick	TC		12	C3	Residential	C3	Residential
2	York Street	Barnoldswick	TC		59	C3	Residential	C3	Residential
49	Gisburn Road	Barnoldswick	L01	4.7	65	A5	Take Away		
51-53	Gisburn Road	Barnoldswick	L01	13.7	136	A1	General Store		
55	Gisburn Road	Barnoldswick	L01	8.8	129	A3	Restaurant		
57	Gisburn Road	Barnoldswick							
59	Gisburn Road	Barnoldswick	L01	4.8	61	A1	Butcher		
61	Gisburn Road	Barnoldswick	L01	4.8	82	A1	Antique shop		
63	Gisburn Road	Barnoldswick	L01	5.0	60	A1	Greengrocers		
65	Gisburn Road	Barnoldswick	L01	4.7	62	A1	Newsagent		
67	Gisburn Road	Barnoldswick	L01	5.3	56	C3	Residential		

* Includes 7/9 Commercial Street

Appendix 1: Survey Results, September 2010

Earby

Premises	Street	Town	Frontages			2010		2008	
			Ref	m	m2	Class	Use	Class	Use
1	Colne Road	Earby	S01	7.8	82	C3	Residential	C3	Residential
3	Colne Road	Earby	S01	9.7	130	A1	Post Office	A1	Post Office
5	Colne Road	Earby	S01	10.4	140	A1	Off Licence	A1	Off Licence
7	Colne Road	Earby	S01	4.6	61	C3	Residential	C3	Residential
9	Colne Road	Earby	S01	9.4	126	A1	Kitchen Showroom	A1	Model Shop
11	Colne Road	Earby	S01	5.6	72	A1	Upholstery / Furniture	A1	Upholstery / Furniture
13	Colne Road	Earby	S01	4.8	67	A1	Beauty Salon	A1	Beauty Salon
15	Colne Road	Earby	S01	4.9	63	C3	Residential	C3	Residential
17	Colne Road	Earby	S01	4.8	65	A1	Plumbers	A1	Card and Gift Shop
19	Colne Road	Earby	S01	15.5	201	A3	Restaurant	A3	Restaurant
21	Colne Road	Earby	S01	12.4	124	A1	Florist	A1	Florist
23	Colne Road	Earby	S01	4.3	56	A5	Takeaway	A5	Takeaway
25	Colne Road	Earby	S01	4.5	52	VA1	Vacant	A1	Antiques / Bric-a-brac
27	Colne Road	Earby	S01	4.4	57	A1	Pet Shop	A1	Pet Shop
29	Colne Road	Earby	S01	4.8	62	A3	Café	A3	Café
31	Colne Road	Earby	S01	4.2	57	A1	Butcher	A1	Butcher
33	Colne Road	Earby	S01	4.4	58	A1	Newsagent	A1	Newsagent
35	Colne Road	Earby	S01	4.8	65	A1	Upholstery / Furniture	A1	Upholstery / Furniture
37	Colne Road	Earby	S01	4.5	62	A1	Upholstery / Furniture	A1	Hair & Beauty
39	Colne Road	Earby	S01	4.4	52	A1	Deli / Sandwiches	A1	Deli / Sandwiches
41	Colne Road	Earby	S01	4.2	50	A3	Fish & Chips	A3	Fish & Chips
43	Colne Road	Earby	S01	4.6	58	SG	Police	SG	Police
45	Colne Road	Earby	S01	9.1	112	A1	DIY / Houseware	A1	DIY / Houseware
47	Colne Road	Earby	S01	4.5	54	C3	Residential	C3	Residential
49	Colne Road	Earby	S01	4.7	54	C3	Residential	C3	Residential
51	Colne Road	Earby	S01	4.8	46	A1	Pharmacy	A1	Pharmacy
53	Colne Road	Earby	S01	4.7	70	A1	Cards & Gifts	A1	Bookshop
55	Colne Road	Earby	S01	3.8	29	C3	Residential	C3	Residential
57	Colne Road	Earby	S01	4.4	36	C3	Residential	C3	Residential
59	Colne Road	Earby	S01	4.5	41	VA2	Vacant	A2	Financial Services
61	Colne Road	Earby	S01	4.9	46	A5	Takeaway	A5	Takeaway
63	Colne Road	Earby	S01	4.3	36	A2	Insurance	A2	Insurance
65	Colne Road	Earby	S01	4.9	41	VA1	Vacant	A1	Arts & Crafts
67	Colne Road	Earby	S01	4.3	36	A1	Hair & Beauty	A1	Hairdresser
69	Colne Road	Earby	S01	3.8	33	VA1	Vacant	A1	Charity Shop
71	Colne Road	Earby	S01	4.7	46	VA1	Vacant	A1	Electrical
73	Colne Road	Earby	S01	8.4	72	A1	Off license / Wine	A1	Off license / Wine
75	Colne Road	Earby	S01	4.7	49	A1	Bakery	A1	Bakery
77	Colne Road	Earby	S01	5.0	48	A2	Bookmakers	A2	Bookmakers
79	Colne Road	Earby	S01	5.1	40	VA1	Vacant	VA1	Vacant
Supermarket	Victoria Road	Earby	S02	18.0	387	A1	Supermarket (Co-op)	A1	Supermarket (Co-op)

1 25

Surgery	Edward Street	Earby	LSC		359	D1	Doctor's Surgery	D1	Doctor's Surgery
"Kwik Save"	Victoria Road	Earby	LSC						
1	Victoria Crescent	Earby	LSC		70	C3	Residential	C3	Residential
2	Victoria Crescent	Earby	LSC		60	C3	Residential	C3	Residential
3	Victoria Crescent	Earby	LSC		50	C3	Residential	C3	Residential
4	Victoria Crescent	Earby	LSC		50	C3	Residential	C3	Residential
5	Victoria Crescent	Earby	LSC		50	C3	Residential	C3	Residential
6	Victoria Crescent	Earby	LSC		60	C3	Residential	C3	Residential
7	Victoria Crescent	Earby	LSC		70	C3	Residential	C3	Residential
1	Victoria Mews	Earby	LSC		50	C3	Residential	C3	Residential
2	Victoria Mews	Earby	LSC		50	C3	Residential	C3	Residential
3	Victoria Mews	Earby	LSC		50	C3	Residential	C3	Residential
4	Victoria Mews	Earby	LSC		50	C3	Residential	C3	Residential
5	Victoria Mews	Earby	LSC		50	C3	Residential	C3	Residential
6	Victoria Mews	Earby	LSC		50	C3	Residential	C3	Residential
7	Victoria Mews	Earby	LSC		50	C3	Residential	C3	Residential

Appendix 1: Survey Results, September 2010

Earby

Premises	Street	Town	Frontages			2010		2008	
			Ref	m	m2	Class	Use	Class	Use
8	Victoria Mews	Earby	LSC		50	C3	Residential	C3	Residential
9	Victoria Mews	Earby	LSC		50	C3	Residential	C3	Residential
10	Victoria Mews	Earby	LSC		50	C3	Residential	C3	Residential
11	Victoria Mews	Earby	LSC		50	C3	Residential	C3	Residential
12	Victoria Mews	Earby	LSC		50	C3	Residential	C3	Residential
13	Victoria Mews	Earby	LSC		50	C3	Residential	C3	Residential
14	Victoria Mews	Earby	LSC		50	C3	Residential	C3	Residential
15	Victoria Mews	Earby	LSC		50	C3	Residential	C3	Residential
16	Victoria Mews	Earby	LSC		50	C3	Residential	C3	Residential
17	Victoria Mews	Earby	LSC		50	C3	Residential	C3	Residential
18	Victoria Mews	Earby	LSC		50	C3	Residential	C3	Residential
19	Victoria Mews	Earby	LSC		50	C3	Residential	C3	Residential
	Victoria Road	Earby	LSC		90	A2	Council Shop	A2	Council Shop
5	Water Street	Earby	LSC		87	A5	Fish & Chips	A5	Fish & Chips
7	Water Street	Earby	LSC		75	A1	Furniture	A1	Furniture
9	Water Street	Earby	LSC		42	C3	Residential	C3	Residential
11	Water Street	Earby	LSC		42	C3	Residential	C3	Residential
2	Water Street	Earby	LSC		93	VA5	Vacant	VA5	Vacant
4	Water Street	Earby	LSC						
6	Water Street	Earby	LSC		51	VA1	Vacant	VA1	Vacant
8	Water Street	Earby	LSC		45	A1	Hairdresser (Deb 'n' Hair)	A1	Hairdresser
10	Water Street	Earby	LSC						
12	Water Street	Earby	LSC		42	A1	Bakery	A1	Bakery
14	Water Street	Earby	LSC		55	A1	Greengrocers	A1	Greengrocers

END OF LOCAL SHOPPING CENTRE

1	New Road	Earby	NTC		73	C3	Residential	C3	Residential
3	New Road	Earby	NTC		65	A5	Take away	A5	Take away
5	New Road	Earby	NTC		70	SG	Laundrette	SG	Laundrette
7	New Road	Earby	NTC		56	VA1	Vacant	VA1	Vacant
9	New Road	Earby	NTC		62	C3	Residential	VA1	Vacant
11	New Road	Earby	NTC		70	A1	Hairdresser	A1	Hairdresser
13	New Road	Earby	NTC		68	A1	Windows / Glazing	A1	Windows / Glazing
15	New Road	Earby	NTC		85	C3	Residential		
17	New Road	Earby	NTC		245	VD2	Vacant		
2	Skipton Road	Earby	NTC		30	C3	Residential		
4	Skipton Road	Earby	NTC		31	C3	Residential		
6	Skipton Road	Earby	NTC		31	C3	Residential		
8	Skipton Road	Earby	NTC		34	C3	Residential		
10	Skipton Road	Earby	NTC		180				
12	Skipton Road	Earby	NTC		123				
1	Victoria Road	Earby	NTC		41				
3	Victoria Road	Earby	NTC		26				
4	Victoria Road	Earby	NTC		104	A3	Restaurant	A3	Restaurant
6	Victoria Road	Earby	NTC						
8	Victoria Road	Earby	NTC		54				
34	Victoria Road	Earby	NTC		103	A2	Financial Advisor		
36	Victoria Road	Earby	NTC		39	C3	Residential		
38	Victoria Road	Earby	NTC		47	A1	General Store		
40	Victoria Road	Earby	NTC		53	A1	Hairdresser		
42	Victoria Road	Earby	NTC		44	C3	Residential		
44	Victoria Road	Earby	NTC		43	C3	Residential		
46	Victoria Road	Earby	NTC		45	C3	Residential		
48	Victoria Road	Earby	NTC		43	C3	Residential		
50	Victoria Road	Earby	NTC		50	C3	Residential		
52	Victoria Road	Earby	NTC		40	A2	Building Society		
54	Victoria Road	Earby	NTC		43	C3	Residential		
56	Victoria Road	Earby	NTC		94	C3	Residential		
58	Victoria Road	Earby	NTC		56	C3	Residential		
60	Victoria Road	Earby	NTC		95	C3	Residential		
62	Victoria Road	Earby	NTC		63	C3	Residential		
64	Victoria Road	Earby	NTC		53	A1	Hairdresser		
66	Victoria Road	Earby	NTC		37	C3	Residential		
13	Water Street	Earby	NTC		43	C3	Residential		
15	Water Street	Earby	NTC		28	C3	Residential		
16	Water Street	Earby	NTC		57	C3	Residential		

Appendix 1: Survey Results, September 2010

Earby

			Frontages			2010		2008	
Premises	Street	Town	Ref	m	m2	Class	Use	Class	Use
18	Water Street	Earby	NTC		38	C3	Residential		
20	Water Street	Earby	NTC		39	C3	Residential		

Appendix 2: Uses Classes Order³⁷

Class and Use	Description	Permitted Change *
A1 Shops	Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices (but not sorting offices), pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes	No permitted changes
A2 Financial and Professional Services	Financial services such as banks and building societies	Permitted change to A1
	Professional services – other than health and medical services – including estate agents and betting offices	<i>If there is a ground floor display window</i>
A3 Restaurants and Cafes	For the sale of food and drink for consumption on the premises – restaurants, snack bars and cafes	Permitted change to A1 or A2
A4 Drinking Establishments	Public houses, wine bars, or other drinking establishments (but not nightclubs)	Permitted change to A1, A2 or A3
A5 Hot Food Takeaways	For the sale of hot food for consumption off the premises – fish and chip shops, kebab houses etc.	Permitted change to A1, A2 or A3
B1 Business	A. Offices – other than those that fall within A2	Permitted change to B8
	B. Research and development, of products and processes	<i>Where no more than 235m²</i>
	C. Light industry appropriate in a residential area	
B2 General Industrial	Industrial processes – other than those that fall within B1 (but not incineration purposes, chemical treatment or landfill or hazardous waste)	Permitted change to B1 or B8 <i>B8 limited to 235m²</i>
B8 Storage or Distribution	Wholesale warehouses, distribution centres, repositories and open air storage	Permitted change to B1 <i>Where no more than 235m²</i>

³⁷ Town and Country Planning (Use Classes) (Amendment) (England) Order 2010

Class and Use	Description	Permitted Change *
C1 Hotels	Hotels, boarding and guest houses (but not hostels)	No permitted change
C2 Residential Institutions	Residential care homes, hospitals and nursing homes Boarding schools, residential colleges and training centres	No permitted change
C2A Secure Residential Institutions	Prisons, young offenders' institutions, detention centres, secure training centres, custody centres, short-term holding centres, secure hospitals, secure local authority accommodation and military barracks.	No permitted change
C3 Dwelling houses	A. Dwellings occupied by a single person, couple or family – including employer, domestic employees, carer and person receiving care B. Dwellings occupied by up to six people living together as a single household and receiving care – supported housing schemes C. Dwellings occupied by up to six people living together as a single household, not falling within the definition of C4 – small religious community or person/family with lodger	Permitted change to C4 <i>Except where an Article 4 Direction has removed this permitted change</i>
C4 Houses in Multiple Occupation	Dwellings occupied by between three and six unrelated individuals as their only main residence, where basic amenities are shared – student lets	Permitted change to C3

Class and Use	Description	Permitted Change *
D1 Non-residential Institutions	Places of worship, church halls	No permitted change
	Clinics health centres, crèches, day nurseries, consulting rooms	
	Museums, public halls, libraries, art galleries, exhibition halls	
	Non-residential education and training centres	
D2 Assembly and Leisure	Cinemas, music and concert halls	No permitted change
	Dance, sports halls, swimming baths, skating rinks, gymnasiums	
	Other indoor and outdoor sports and leisure uses, bingo halls	
Sui Generis	Shops selling and/or displaying motor vehicles, retail warehouse clubs, nightclubs, laundrettes, taxi or vehicle hire businesses, amusement centres and petrol filling stations	No permitted change
	Hostel providing no significant element of care	No permitted change
	Theatres, nightclubs	No permitted change
	Casinos	Permitted change to D2

* As outlined in the Town & Country Planning (Development Management Procedure) Order 2010

Appendix 3: Glossary

Term	Definition
Comparison Goods	Those items that consumers buy only occasionally and would normally compare prices before buying e.g. clothes, televisions, furniture etc.
Convenience Goods	Relatively inexpensive goods that are purchased frequently at the most convenient location and with the minimum of deliberation e.g. most grocery items, newspapers, and petrol.
Edge-of-centre Retail Allocation	A location within easy walking distance (approximately 300 metres) of the nearest Primary Shopping Area/Frontage, often with a main store, secondary retail outlets, office and leisure facilities and dedicated off-street parking.
Local Shopping Centre	Similar to a town centre, but usually smaller in scale and mainly selling essential (convenience) goods for a local catchment. <i>In Pendle there are local shopping centres in Brierfield, Barrowford and Earby.</i>
Local Shopping Frontage	A frontage, outside a defined town or local shopping centre, containing shops and other outlets, providing essential goods and services for a local neighbourhood.
Non-shopping uses	Those uses which are not defined as A1 Uses by the Town and Country Planning (Use Classes) Order 1987 and the Town and Country Planning (General Permitted Development) Order 1995, both as amended.
Out-of-centre Retail Allocation	A location which is clearly separate from established town and local shopping centres, but is not necessarily outside the existing urban area.
Primary Shopping Area	The area where retail activity and the number of shops in a town centre is most concentrated. Changes of use from retailing to other town centre uses will only be permitted where it can be demonstrated that no adverse impact on the vitality and viability of the Primary Shopping Area will result. <i>In Pendle only Nelson town centre has a defined Primary Shopping Area.</i>
Primary Shopping Frontage	Those location(s) <u>within</u> the Primary Shopping Area characterised by having the highest rents and pedestrian flow and national retailer representation. <i>In Pendle non-shopping uses cannot exceed 25% of such a frontage.</i>
Secondary Shopping Frontage	Frontages within the town centre, which provide greater opportunity for diversity of use, but where it is desirable to restrict the use of ground units to retailing, financial and professional services or the sale of food and drink. <i>In Pendle non-shopping uses cannot exceed 50% of such a frontage.</i>

Town Centre

An area which includes a high concentration of retail outlets, together with a broad range of other facilities and services, and which fulfils a function as a focus for both the community and for public transport.

In Pendle there are town centres in Nelson, Colne and Barnoldswick.

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in a way which is better for you,
please telephone us.**

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