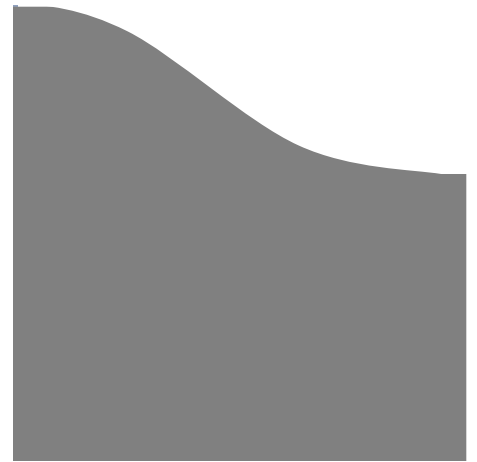


Local Development Framework for Pendle

Evidence Base



Retail and Leisure Land Monitoring Report



2009 / 2010

Adopted: 19th August 2010

£15



For an alternative format of this
document phone 01282 661330

Borough of
Pendle
Putting people first

PENDLE RETAIL AND LEISURE LAND MONITORING REPORT 2009-10

TABLE OF CONTENTS

1.0	Introduction	1
2.0	Background	1
3.0	Methodology	2
4.0	Retail and Leisure Land Availability Schedule (31 st March 2010)	3
5.0	Retail and Leisure Land Completions (1 st April 2009 – 31 st March 2010)	9
6.0	Analysis	13
	Pendle Retail Capacity Study	14
	Loss of Retail and Leisure Floorspace	15

TABLE OF TABLES

TABLE 1 – Availability Schedule (31 st March 2010)	5
TABLE 2 – Completions (1 st April 2009 – 31 st March 2010)	10
TABLE 3 – Comparison of completed floorspace	13
TABLE 4 – Convenience floorspace requirement (RCS, 2007)	14
TABLE 5 – Comparison floorspace requirement (RCS, 2007)	15
TABLE 6 – Loss of retail and leisure floorspace (sqm)	16

APPENDICES

Appendix 1 – Site Plans (Availability Schedule)

Appendix 2 – Site Plans (Completions)

1.0 Introduction

- 1.1 This report presents the results of the monitoring of retail and leisure land in Pendle for the period 1st April 2009 to the 31st March 2010 (the 2009-10 monitoring period).
- 1.2 It forms an important part of the evidence base for the Pendle Local Development Framework (LDF). The Pendle LDF is the emerging portfolio of planning policy documents that will outline the spatial planning strategy for the Borough of Pendle.
- 1.3 This report lists all sites in the Borough that have been granted planning permission for development for retail and leisure uses that have either not yet started or remain incomplete. Together these sites represent the amount of 'available' retail and leisure land within the Borough, i.e. land that is currently available for development for retail and leisure purposes.
- 1.4 The report also lists all developments for retail and leisure uses that were completed between the 1st April 2009 and the 31st March 2010.

2.0 Background

- 2.1 Local Development Framework Monitoring: A Good Practice Guide (CLG, March 2005) states that 'survey, monitoring and review are crucial to the successful delivery of local development frameworks'. A systematic and dynamic monitoring system will help authorities understand the wider social, environmental and economic issues affecting their areas and the key drivers of spatial change' (para 3.1). The new PPS12: Local Spatial Planning re-iterates the importance of monitoring and reporting the results of development in the local area.
- 2.2 This Retail and Leisure Land Monitoring Report is the fifth annual report to be produced, in line with similar reports on Employment and Housing Land that the Council has produced for many years.
- 2.3 The report will contribute to the evidence base for the Pendle LDF and in turn will help inform the preparation of the Core Strategy, Land Use Allocations and Area Action Plan Development Plan Documents (DPDs).
- 2.4 Monitoring of new retail and leisure land is also essential in order to be able to report on core indicators contained in the Pendle Annual Monitoring Report, as well as reporting to Lancashire County Council.

3.0 Methodology

- 3.1 A database, developed in-house by the Planning Policy team, is used to record, query and report on the survey data contained in this report. The database allows for the continuous updating of records for retail and leisure sites in the Borough. This report is the fourth to be produced using this system.
- 3.2 The development of this database has been guided by the monitoring requirements set at the national, regional, county and local level. Core Output Indicators and Local Output Indicators set out in the Annual Monitoring Report have been used to determine the data that needs to be collected. These requirements change over time and new fields are added to the database to record any new information where necessary.
- 3.3 Each site granted planning permission for a retail or leisure use (Use Classes A1, A2, A3, A4, A5 or D2) is logged as a new record in the database. Preliminary information obtained from the planning application files, along with details such as site area (based on a Geographic Information System (GIS) plot of each site) and floorspace are then added.
- 3.4 Site visits are undertaken as soon as possible after the 1st April each year to assess the status of each active site included in the database. One of the following status options is assigned to each site.
- **Available** – no work has been started, or work remains incomplete.
 - **Completed** – the planning permission granted has been finished.
 - **Lapsed** – no work has been started and the expiration date for the permission has been exceeded.
 - **Superseded** – if an active site has a new permission approved on it, the original record is set to 'superseded' status.
- 3.5 New sites and those sites from previous surveys that remain 'available' are assessed. In this way the survey maintains an accurate list of the rolling stock of current permissions. All completed sites are fully listed, along with the available ones, in this report. This allows an annual assessment of progress against previous years' development, or land provision targets where required.

4.0 Retail and Leisure Land Availability Schedule (31st March 2010)

- 4.1 The updated Retail and Leisure Land Availability Schedule at 31st March 2010 is shown in Table 1. The schedule highlights the current position with regard to 'available' retail and leisure land in the Borough of Pendle. Retail and leisure land is defined as development of use classes: A1 (shops), A2 (financial and professional services), A3 (restaurants and cafes), A4 (pubs and bars), A5 (take- aways) and D2 (assembly and leisure).
- 4.2 Table 1 shows the key information required for the reporting and analysis of data at local and county levels. The following fields are included.
- **Ref. No.** – site reference number from the retail and leisure monitoring database. This field is included within the report to enable quick referral back to the database record and any further relevant information.
 - **App. No.** – Pendle Borough Council planning application reference number. This can be used with the online planning archive to view details of the application:
(<http://bopdoccip.pendle.gov.uk/PlanApp/jsp/searchPlan.jsp>)
 - **Site** – site name and address on the planning application form.
 - **Permission** – description of work to be undertaken as detailed on the decision notice.
 - **Site Area (ha)** – area of the site boundary in hectares as detailed on the submitted plans (1:500).
 - **Internal floor space (m²)** – floorspace excluding all external and internal walls of the new development. Where this is not stated on the application form it has been measured from the plans submitted.
 - **Location of Dev.** – illustrates if the development is located within a relevant designated retail or town centre area. Possible options are Town Centre, Local Shopping Centre, Local Frontage, Edge of Centre and Out of Centre Shopping Area. If a site is located in none of these areas its location is set to Elsewhere.
- 4.3 The list of sites within the availability schedule (Table 1) is ordered by settlement or town (Site column). This enables quick analysis of all the available sites within a particular location (e.g. Nelson) to be undertaken.
- 4.5 Total figures are provided at the end of the schedule. These indicate that there is a total of **14.54 hectares of land** in Pendle regarded as being '**available**' for retail and leisure use at 31st March 2010. Maps for each of the sites making up this total area can be found in Appendix 1. These are ordered by the *Ref. No.* column of Table 1.
- 4.6 In terms of retail floorspace, Table 1 shows that there is a total of **10,149m² of A1** (shops) floorspace available with planning permission. The majority of this high level of A1 retail floorspace arises through the granting of planning permission for a major foodstore in Colne (7,552m²) (13/08/0569P) and a smaller though still significant foodstore in Barrowford (1,516m²) (13/07/0799P) during the 2007-08 monitoring period, developments which had yet to be completed during this current monitoring period (We are aware that application 13/08/0558P permission for a large supermarket has now been completed and a Sainsburys store opened during July 2010; this will be recorded as a completion in next year's monitoring report, 2010-11).

- 4.7 In addition **354m² of A2** (financial and professional services), **60m² of A3** (restaurants and cafes), **138.9m² of A4** (pubs and bars) and **503.5m² of A5** (take-aways) is available.
- 4.8 In terms of leisure floorspace, Table 1 shows that there is a total of **14,505m² of D2 floorspace** (assembly and leisure). This high level of leisure floorspace arises through the granting of planning permission for significant new outdoor sports facilities including six football pitches and changing room/pavilion at Cuckstool Lane, Fence (13/07/0081P) and the reinstatement of the cricket and football pitches and provision of a new pavilion at the former Lucas Sports Ground, Brierfield (13/08/0558P) during previous monitoring periods, which have yet to be developed.
- 4.9 Perhaps reflecting the current economic conditions being experienced throughout the country, there have been no major new permissions granted during this period, with new permissions consisting mainly of small scale change of use applications and small extensions to existing premises.

TABLE 1 - AVAILABILITY SCHEDULE (31st March 2010)

Ref. No.	App. No.	Permission	Site Area (ha)	Internal Floor Space (SqM)						Location of Dev.
	Site			A1	A2	A3	A4	A5	D2	
113	13/08/0195P Strand Filling Station Skipton Road Barnoldswick	Erection of new canopy, pumps and redevelopment of convenience store (increase floor space from 66sqm to 429sqm.	0.176	429	0	0	0	0	0	Elsewhere
74	13/07/0799P Park Mill & former Pendle Brook Care Home Halstead Lane & Gisburn Road Barrowford	Erection of food store (1516m2), construct car park and alterations to highways at land off Halstead Lane incorporating the site of the former Pendle Brook Care Home, Park Mill, Halstead Lane and Gisburn Road.	0.782	1516	0	0	0	0	0	Edge of Centre
96	13/07/0683P Salters Bakery 6 Halifax Road Brierfield	Change of use from Class A1 bakery to Class A5 hot food takeaway.	0.008	0	0	0	0	73	0	Local Shopping Centre
149	13/09/0373P 28A Colne Road Brierfield	Full: Change of use from florist shop (A1) to restaurant/cafe (A3) on ground floor & basement level of both 28 & 28a Colne Road	0.018	0	0	40	0	0	0	Local Shopping Centre
151	13/09/0091P 51 Burnley Road Brierfield	Full: Change of use of ground floor from Hairdresser (A1) to Hot Food Takeaway (A5) and relocation of Hairdresser to first floor only, and flue extraction.	0.008	0	0	0	0	55.46	0	Local Frontage
152	13/09/0039P 30 Colne Road Brierfield	Full: Erection of a two storey extension to the front of gymnasium.	0.0212	0	0	0	0	0	48	Local Shopping Centre
97	13/07/0687P Bygone Era 70 Albert Road Colne	Change of use from Class A1 antique shop to Class A4 cafe/bar and install canopy to front elevation.	0.015	0	0	0	138.95	0	0	Town Centre
101	13/07/0759P The Can and Bottle 52 Walton Street Colne	Erect two storey extension to rear to form extended shop and store to ground floor and living accommodation to first floor.	0.007	9	0	0	0	0	0	Edge of Centre

TABLE 1 - AVAILABILITY SCHEDULE (31st March 2010)

Ref. No.	App. No.	Permission	Site Area (ha)	Internal Floor Space (SqM)						Location of Dev.
	Site			A1	A2	A3	A4	A5	D2	
106	13/07/0491P 28 Albert Road Colne	Construct new shopfront (increase of 4m2 in floorspace).	0.01	0	4	0	0	0	0	Town Centre
111	13/08/0569P Land bounded by Windsor Street, Langroyd Windybank and Norfolk Street Colne	Major: Erect foodstore (Detailed scheme) - 7,552m2 gross.	2.467	7552	0	0	0	0	0	Edge of Centre
122	13/08/0604P Land adjacent to Pendle Leisure All Weather Pitch Vivary Way Colne	Erect multi-games play area.	0.119	0	0	0	0	0	570	Elsewhere
137	13/08/0594P Tubbs Of Colne 82 Albert Road Colne	External alterations and convert first floor and part of ground floor to offices.	0.039	0	260	0	0	0	0	Town Centre
143	13/09/0419P Colne Service Station Burnley Road Colne	Full: Redevelopment of a petrol filling station including the erection of a new canopy, pumps, shop building incorporating ATM and erection of a car wash, three jet wash bays, plant room building and associated equipment on adjacent land (Re-Submission).	0.22	260	0	0	0	0	0	Elsewhere
141	13/09/0241P 25-29 Colne Road Earby	Full: Erection of ground floor extension to rear to form toilets and store room for A3 use.	0.03	0	0	20	0	0	0	Elsewhere
75	13/07/0081P Field No 2700 Cuckstool Lane Fence	Full: Major: Erect sports pavilion and groundsmen's hut; form 2 senior, 2 intermediate, 2 junior football pitches and 40 space car park.	4.602	0	0	0	0	0	24800	Elsewhere
43	13/05/0184P Whitefield Mill Victoria Street Nelson	Use 2nd floor of warehouse as a gymnasium and judo room.	0.051	0	0	0	0	0	485	Elsewhere

TABLE 1 - AVAILABILITY SCHEDULE (31st March 2010)

Ref. No.	App. No.	Permission	Site Area (ha)	Internal Floor Space (SqM)						Location of Dev.
	Site			A1	A2	A3	A4	A5	D2	
80	13/07/0137P 7 Pendle Rise Shopping Centre Marsden Mall Nelson	Use for A2 use 'Cheque Centre'.	0.006	0	90	0	0	0	0	Town Centre
115	13/08/0354P 27-29 Railway Street Railway Street Nelson	Change of use from betting office (A2) to hot food takeaway (A5) with external alterations to shop fronts.	0.01	0	0	0	0	160	0	Town Centre
116	13/08/0379P 185-189 Barkerhouse Road Barkerhouse Road Nelson	Extend shop into 185 and extend shopfront, addition of rear dormers and extend rear of shop into yard to form garage.	0.025	75	0	0	0	0	0	Elsewhere
125	13/08/0263P Little Shed Mill Shop Manor Mill Hallam Road Nelson	Change of use from storage to retail.	0.011	88	0	0	0	0	0	Elsewhere
130	13/09/0004P Unit 2 Bridgewater House Surrey Road Nelson	Change of use to gymnasium.	0.043	0	0	0	0	0	146	Elsewhere
131	13/09/0029P Palentine Working Mens Club Norfolk Street Nelson	Change of use of first floor to fitness gym.	0.115	0	0	0	0	0	185.8	Elsewhere
132	13/08/0521P 57-59 Cross Street Cross Street Nelson	Alterations to shop front to subdivide into 2 units including addition of 2nd door and replacement of frontage with UPVC shopfront plus change of use of first floor to office and retail.	0.006	75	0	0	0	0	0	Town Centre
138	13/09/0070P 80 Manchester Road Nelson	Full: Change of use from A1 clothes shop to A5 hot food takeaway.	0.008	0	0	0	0	110	0	Town Centre

TABLE 1 - AVAILABILITY SCHEDULE (31st March 2010)

Ref. No.	App. No.	Permission	Site Area (ha)	Internal Floor Space (SqM)						Location of Dev.
	Site			A1	A2	A3	A4	A5	D2	
142	13/10/0065P 94 Bradley Hall Road Nelson	Full: Change of use from A2 (Betting shop) to A5 (Hot food takeaway) and erection of flue and alterations to shopfront.	0.005	0	0	0	0	105	0	Elsewhere
144	13/10/0007P 57 - 59 Barkerhouse Road Nelson	Full: Change of use of workshop to club premises, formation of car park to the rear, construction of external fire escape, canopy roof, insertion of doorway in rear elevation and alterations to windows in front and side elevations.	0.038	0	0	0	0	0	270	Elsewhere
136	13/08/0558P Lucas Sports Ground Colne Road Reedley	Office space (588m ²), retail space (145m ²), football pitch, cricket pitch and club house (250m ²) with associated landscaping and parking.	5.696	145	0	0	0	0	15000	Elsewhere

	Site Area	A1	A2	A3	A4	A5	D2	Total
Total for All Permissions	14.5362	10149	354	60	138.9	503.5	41505	52710.2

5.0 Retail and Leisure Land Completions (1st April 2009 – 31st March 2010)

- 5.1 All new completions between the 1st April 2009 and 31st March 2010 are listed in Table 2. The completions schedule shows the key information required for the reporting and analysis of data at local and county levels. These sites were classed as complete following site visits to assess their status.
- 5.2 In Table 2 all fields are identical to those in the availability schedule (Table 1). An explanation for each field can be found in paragraph 4.2 (page 3) of this report.
- 5.3 The list of sites on the completions schedule (Table 2) is ordered by settlement name or town (Site column). This allows for a quick analysis of all the completed sites within a particular settlement to be made (e.g. Barnoldswick).
- 5.4 Total figures are provided at the bottom of Table 2 and demonstrate that **2.05 hectares** of new retail and leisure land have been **completed** between the 1st April 2009 and the 31st March 2010. This equates to a total of **2,122 m² (gross) new floorspace**. Maps for each of the sites making up this total area can be found in Appendix 2. These are ordered by the Ref. No. column of Table 2.
- 5.5 This new floorspace can be further broken down into **226m² A2** (financial and professional services), **559m² A3** (restaurants and cafes), **98m² A4** (pubs and bars), **110m² A5** (take-aways) and finally **1,129m² D2** (assembly and leisure). There was no new A1 (retail) floorspace completed during this monitoring period. All figures are gross and do not account for losses through change of use, conversions or demolitions.

TABLE 2 - COMPLETIONS (1st April 2009 - 31st March 2010)

Ref. No.	App. No.	Permission	Site Area	Internal Floor Space (SqM)						Location of Dev.
	Site			A1	A2	A3	A4	A5	D2	
145	13/09/0098P 7-9 Bank Buildings Barnoldswick	Full: Change of use from former bookmakers (A2) to wine bar (A4)	0.009	0	0	0	98	0	0	Town Centre
85	13/07/0411P Park Hill Farm Gisburn Road Barrowford	Form 9 livery stables, tackroom and wash area in outbuilding and construct 40m x 20m menage (Re-Submission).	0.664	0	0	0	0	0	800	Elsewhere
148	13/09/0368P 75 Gisburn Road Barrowford	Full: Change of use from shop (A1) to estate and letting agency (A2) on ground floor only.	0.005	0	50	0	0	0	0	Local Shopping Centre
82	13/07/0169P Top Lock Cottage Colne Road Colne	Change of use and conversion of domestic store (former pig sty) to refreshment kiosk for the sale of hot and cold drinks, confectionary and ice cream to take away.	0.049	0	0	9	0	0	0	Elsewhere
140	13/09/0113P Boundary Mill Stores Vivary Way Colne	Full: Extension to side to form take-away facility	0.013	0	0	49.3	0	0	0	Elsewhere
114	13/08/0346P 104 Colne Road Colne Road Earby	Erect two storey extension to rear of hot food take-away.	0.015	0	0	0	0	30.5	0	Elsewhere
121	13/08/0532P 25-29 Colne Road Colne Road Earby	Change of use of ground floor from shop (A1) to restaurant (A3), self contained flat above at No. 25, single storey rear extension and dormers to front and rear.	0.031	0	0	195	0	0	0	Local Shopping Centre

TABLE 2 - COMPLETIONS (1st April 2009 - 31st March 2010)

Ref. No.	App. No.	Permission	Site Area	Internal Floor Space (SqM)						Location of Dev.
	Site			A1	A2	A3	A4	A5	D2	
135	13/08/0097P Hill Top Recreation Ground Skipton Road Earby	Erection of building for changing rooms/pavillion, with 20 associated parking bays.	1.004	0	0	0	0	0	88.65	Elsewhere
118	13/08/0513P The Warehouse Warehouse Lane Foulridge	Change of use from warehouse to cafe and single storey extension.	0.2113	0	0	306	0	0	0	Elsewhere
123	13/08/0693P Springbank Buildings 226-248 Every Street Nelson	Change of use of part of ground floor and part of the first floor from manufacturing to gym (D2).	0.035	0	0	0	0	0	240	Elsewhere
139	13/09/0086P 144 Leeds Road Nelson	Full: Change of use from office with first floor residential accommodation to hot food take-away with first floor residential accommodation and install new shopfront and shutter.	0.0076	0	0	0	0	80	0	Elsewhere
150	13/09/0460P 54 Manchester Road Nelson	Full: Change of use from shop on ground floor and flat at first floor to credit union on ground floor and first floor level	0.009	0	176	0	0	0	0	Town Centre

	Site Area	A1	A2	A3	A4	A5	D2	Total
Total Completions (Gross)	2.0529	0	226	559	98	110.5	1129	2122

6.0 Analysis

- 5.1 Monitoring of new retail and leisure land completions in this format has been undertaken since the publication of the first Annual Monitoring Report in December 2005. However, due to the requirement to align monitoring with the annual monitoring period (1st April to 31st March), this is only the fourth consecutive survey representing an accurate 12 month picture of completions¹.
- 5.2 At present therefore, there is little historical data against which the 2009-10 data can be assessed. In future years, with further annual monitoring, it will be easier to identify trends in the provision and completion of new retail and leisure land.
- 5.3 The findings from all four surveys are shown in Table 3 below.

Table 3: Comparison of completed floorspace

	Gross Internal Floorspace (m ²)				
	2006-07	2007-08	2008-09	2009-10	Change from 2009-10
A1	4,832	13,852	409	0	-409
A2	0	135	98	226	+128
A3	0	886	272	559	+287
A4	-	0	1,250	98	-1152
A5	-	288	214	111	-103
D2	2,162	14,360	1,752	1,129	-623
Total	6,994	29,521	3,996	2,122	-1874

- 5.4 When comparing 2009-10 with 2008-09, it is clear that there has been a considerable decrease in the overall completion of new retail and leisure land, with decreases across all comparable use classes, except A2 (financial services) and A3 (restaurants and cafés). This is despite there being a considerable decrease in 2008-09 itself from the previous two monitoring periods.
- 5.5 In 2007-08, the significant amount of new A1 floorspace was principally down to the completion of the new Boundary Mill store in Colne. This development provided an additional 11,782m² of new retail floorspace. But even disregarding the floorspace from this application, the total A1 space completed during this current monitoring period, 2009-10, would still show a year on year decrease from previous monitoring periods.
- 5.6 Again, in 2007-08 a large proportion of the completed D2 development related to a large single development, the formation of two sports pitches in Victory Park, Barnoldswick (10,550m²). With the floorspace from this application disregarded, the completion rate for 2009-10 is still lower than in previous monitoring periods.

¹ Figures are available for 2004-05 and 2005-06 however neither of these can be considered to represent an accurate 12 month picture of completions; the 2004-05 survey was undertaken in December 2005 (for the first Annual Monitoring Report) and represented the first survey for some time, therefore will have included completions from over a wider period; subsequently, the 2005-06 survey only covered the period 1st January to 31st March 2006, to bring retail and leisure monitoring in line with the annual monitoring process.

- 5.7 Therefore disregarding the large, irregular increases in 2007-08 due to significant single developments, the trends show a general decrease in the completion of retail and leisure land since monitoring began in the 2006-07 period.
- 5.8 The amount of land available for retail and leisure use showed a slight decrease to 14.54ha in the monitoring period 2009-10, from the 16.57ha recorded during the 2008-09 period; previously provision had remained relatively stable with 13.17ha of land in the 2006-07 monitoring report, increasing slightly to 13.32ha in 2007-08. The land available remains quite high due to the granting of planning permission for three large schemes including an A1 retail development for a foodstore in Colne (2.47 ha) (13/08/0569P) and D2 permissions at Lucas Sports Ground, Reedley (5.7ha) (13/08/0558P) and Hill Top Recreation Ground, Earby (1 ha) (13/07/0081P) over the last few years, which have not been completed during this current monitoring period.
- 5.9 We are aware that application 13/08/0558P permission for a large supermarket has now been completed and a Sainsbury's store opened during July 2010. This will be recorded as a completion in next year's monitoring report, 2010-11, and therefore we can expect the figures to show a considerable change next year when this large application moves from 'available' to 'completed'.

Pendle Retail Capacity Study

- 5.10 In May 2007, the Borough of Pendle Retail Capacity Study (RCS) was adopted. The report provides a borough wide assessment for retail and commercial leisure uses in Pendle. It provides a guide to the shopping and leisure needs of the Borough up to 2011, 2013, 2016, 2018 and 2021.
- 5.11 The report identifies requirements for both convenience and comparison shopping facilities over the above time periods. This relates to the A1 retail use class. Convenience goods are those purchased on a regular basis, including food, groceries and cleaning materials. Comparison goods are durable goods such as clothing, household goods, furniture, DIY and electrical goods.

Convenience Floorspace

- 5.12 The Pendle RCS indicates that, based upon surplus expenditure, there is potential for further convenience goods sales floorspace in Pendle in line with Table 4. These figures are in addition to existing commitments at the time of the RCS, which included the new Boundary Mill site along with others listed in Table 3A of the RCS.

Table 4: Convenience floorspace requirement

	2006 - 2011	2006 - 2013	2006 - 2016	2006 - 2018	2006 - 2021
Sales Floorspace (m ²)	3,641	3,864	4,196	4,373	4,643

- 5.13 Completions of new convenience floorspace since 2006 (i.e. between the 2006-07 and the 2008-09 monitoring periods), excluding those listed and accounted

for in Table 3A of the RCS, total 155m²². No new convenience floorspace has been completed during the monitoring period 2009-10.

- 5.14 A further 8,173m² of convenience floorspace has been granted planning permission and is listed as available in Table 1 of this report. Therefore, in line with the findings of the RCS, existing permissions and completions to date are 129% ahead of the identified 2006-2011 requirement (8,328m² rather than 3,641m²) as outlined in the RCS.
- 5.15 The majority of this floorspace is made up of one large permission for a major foodstore in Colne (5,664m²). This application was assessed against the recommendations of the RCS which concluded there was a need for further convenience floorspace within the Borough. Although the RCS showed the main area of deficiency was in the north of the borough, it also concluded that a lack of suitable sites in that area may require the need to be accommodated in Nelson or Colne, where the development could serve the Borough as a whole (RCS, para 13.6). A further 1,516m² is associated with a small, edge of centre foodstore in Barrowford.

Comparison Floorspace

- 5.16 The Pendle RCS indicates that, in relation to comparison goods, there is also potential for further floorspace in Pendle. However the scale and timing of this requirement varies depending upon whether there is a 'low' expenditure inflow scenario (5% national standard) or a 'higher' expenditure inflow scenario (20% national standard). Table 5 summarises these requirements.
- 5.17 Again, as with convenience floorspace, these figures are in addition to existing commitments at the time of the RCS, so they already account for the Boundary Mill site along with others listed in Table 3A of the RCS.

Table 5: Comparison floorspace requirement

	2006 - 2011	2006 - 2013	2006 - 2016	2006 - 2018	2006 - 2021
Low Scenario					
Sales Floorspace (m ²)	-4,323	-2,149	1,802	5,001	10,140
High Scenario					
Sales Floorspace (m ²)	977	5,559	7,637	11,116	16,703

- 5.18 Completions of new comparison floorspace since 2006 (i.e. between the 2006-07 and 2008-09 monitoring periods), excluding those listed and accounted for in Table 3A of the RCS, total 1,064m². A further 1,976m² has been granted planning permission, sites listed as available in Table 1 of this report. Existing permissions and completions to date account for 3,040m². In contrast the RCS identified a requirement for 977m², for the 'high' scenario 2006-2011 requirements. As such we are currently 211% ahead of this 'target'. Again, a large proportion of this floorspace is made up of the comparison goods element of one large permission for a major foodstore in Colne (1,888m²).

² The 2007-08 Report showed 168m² of completed Retail and Leisure land since 2006, due to an error in the classification of a site.

Loss of Retail and Leisure Floorspace

- 5.19 The greater emphasis placed on monitoring at local and sub-regional levels in recent years has increased the requirement for local authorities to monitor with a higher degree of accuracy. Data on net new floorspace provision is required in the local authority Annual Monitoring Report (AMR).
- 5.20 Table 6 presents a summary of the total losses of retail floorspace and leisure space in Pendle during the 2009-10 monitoring period. The table summarises losses of floorspace from all new developments for housing, employment and retail and leisure uses (changes of use). The total completions (taken from Table 2 of this monitoring report) allow demonstration of net new floorspace provision in the borough to be reported in the forthcoming AMR.

Table 6 – Loss of retail and leisure floorspace (m²)

	A1	A2	A3	A4	A5	D2
Losses to housing developments	0	-12	0	0	0	0
Losses to employment developments	0	0	0	0	0	-390
Losses to retail & leisure developments	-256	-178	0	0	0	0
Losses to other use classes	-35	0	0	0	0	-193
Total losses (2009-10)	-291	-190	0	0	0	-583
Total completions (gross) (Table 2)	0	226	559	98	111	1,129
Total completions (net)	-291	36	559	98	111	546

- 5.21 The table shows a mixed performance. A1 uses saw no new completions during this monitoring period and with small losses have recorded an overall loss in floorspace. The losses were made up of small scale changes of use moving to other high street, retail and leisure uses. A2 (financial services) and D2 (assembly and leisure) have maintained positive completion figures despite recording some losses, whilst A3 and A4 uses saw zero losses and small levels of completions. Overall therefore there has been an overall gain of retail and leisure floorspace during this monitoring period.

APPENDIX 1

SITE PLANS

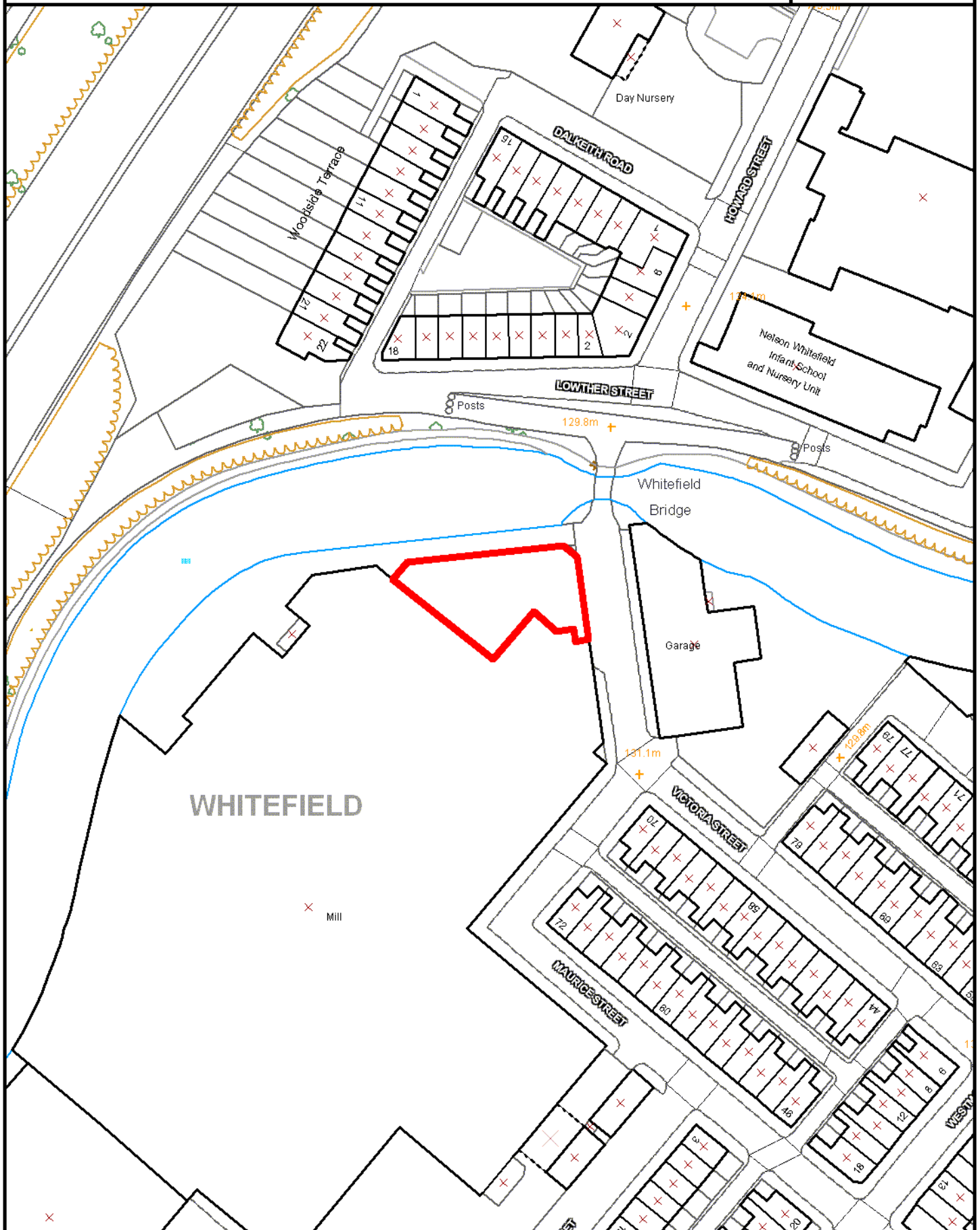
(Availability Schedule)

NELSON

SITE REF:

43

Whitefield Mill,
Victoria Street



SCALE 1:1,000

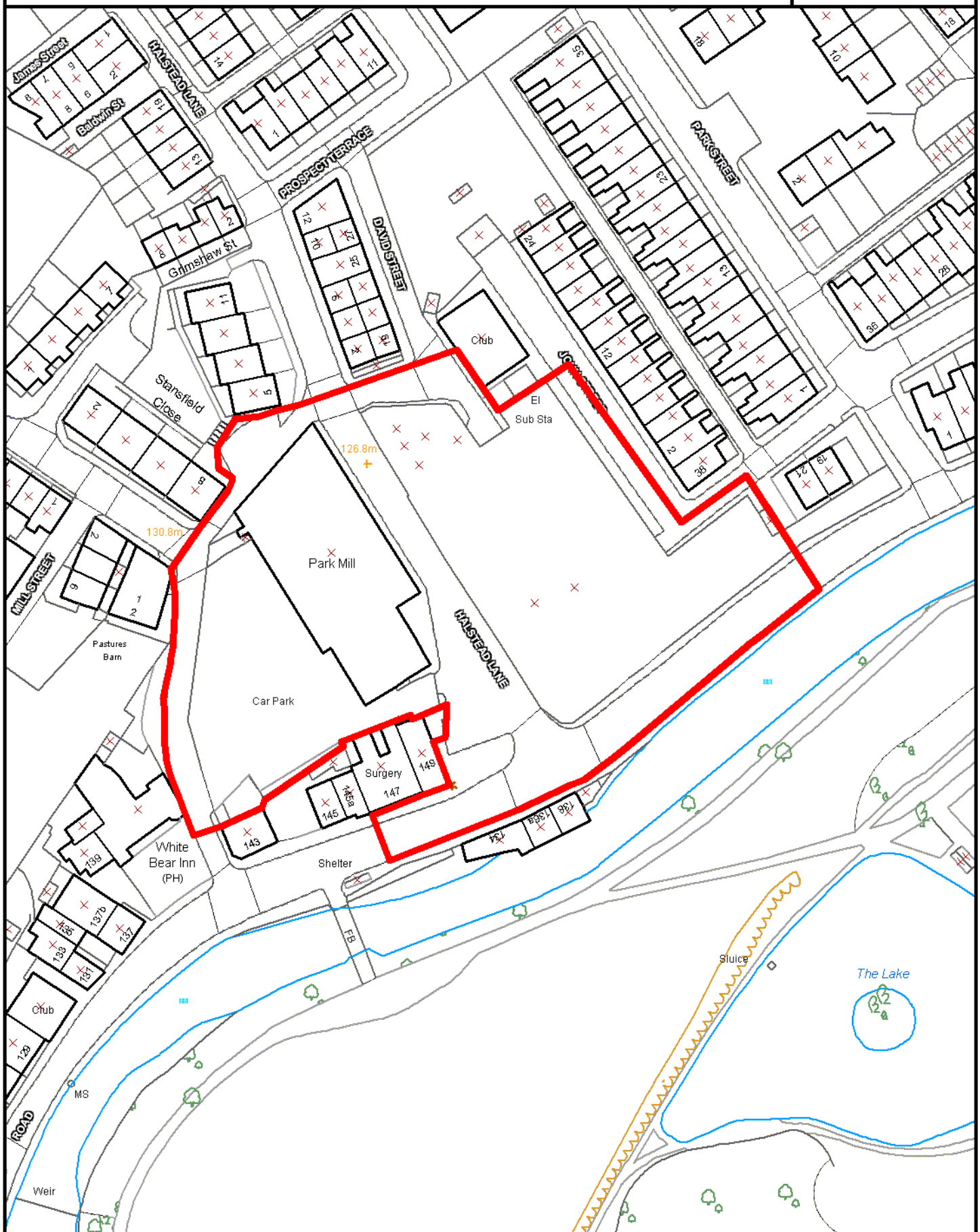
Crown Copyright
All Rights Reserved
100019669 - 2010



Site boundary of planning permission



Park Mill & former Pendle Brook Care Home,
Halstead Lane & Gisburn Road



SCALE 1:1,000

Crown Copyright
All Rights Reserved
100019669 - 2010



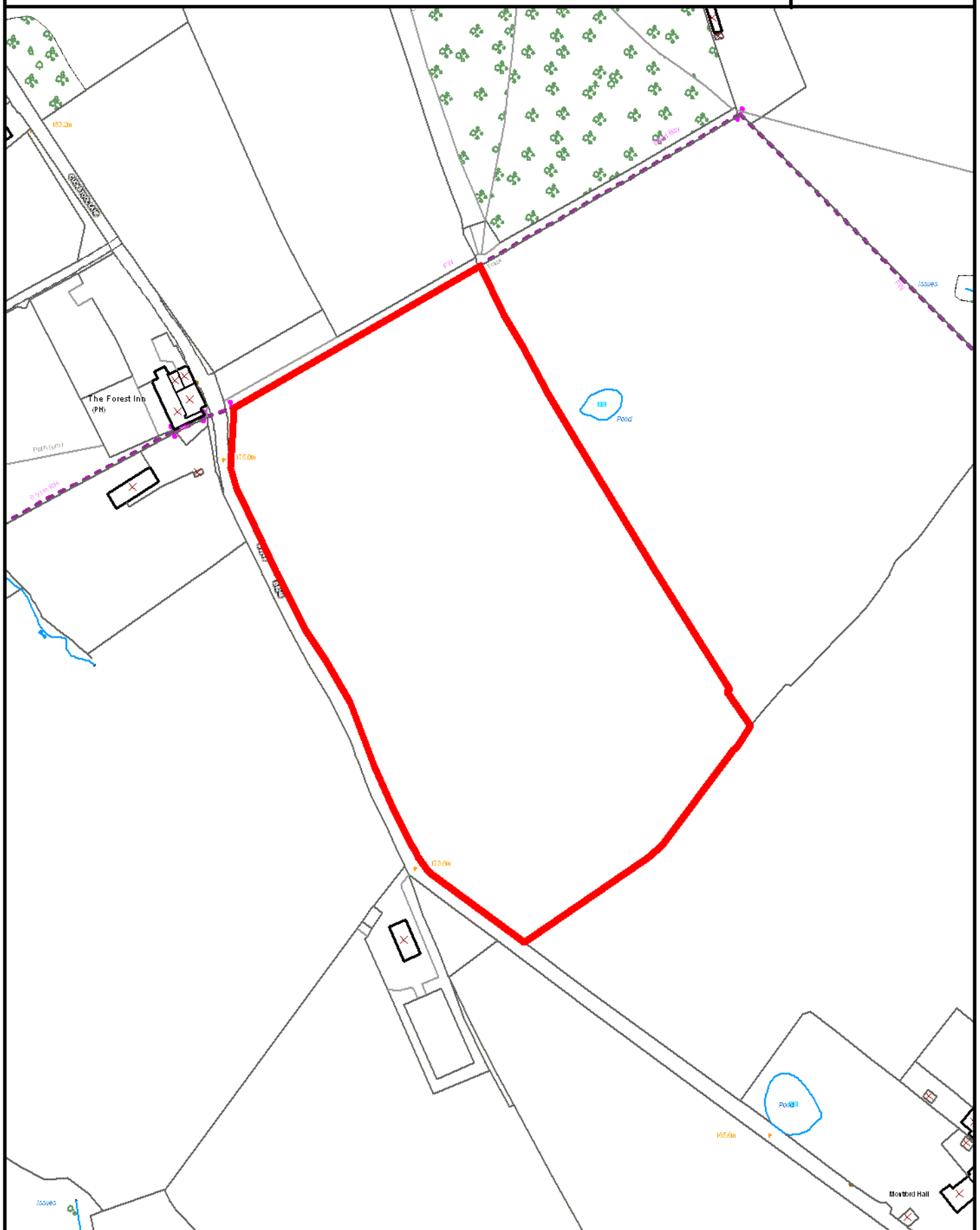
Site boundary of planning permission

FENCE

SITE REF:

75

Field No. 2700,
Cuckstool Lane



SCALE 1:2,500

Crown Copyright
All Rights Reserved
100019669 - 2010



Site boundary of planning permission



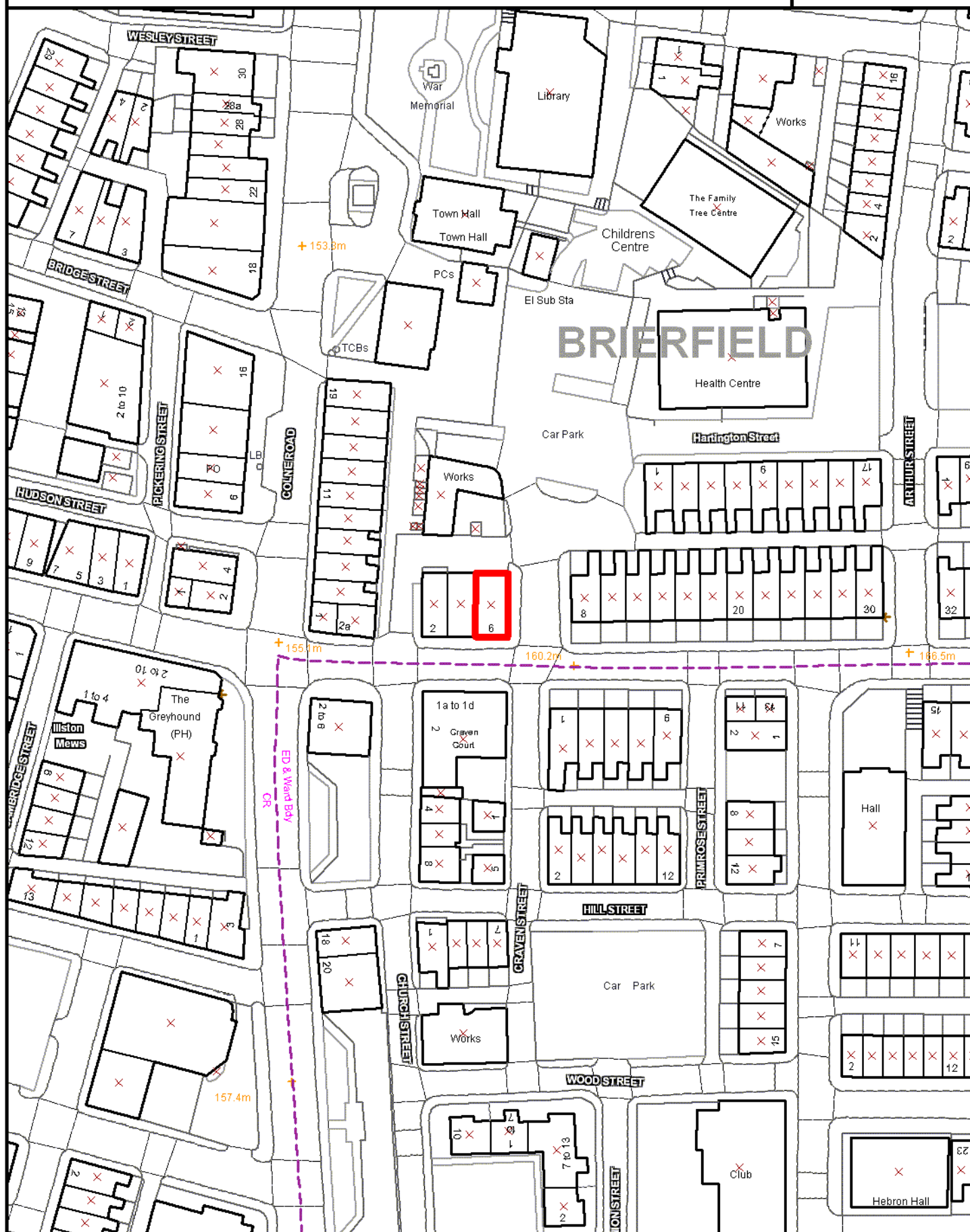


Crown Copyright
All Rights Reserved
100019669 - 2010



Site boundary of planning permission

Salters Bakery,
6 Halifax Road



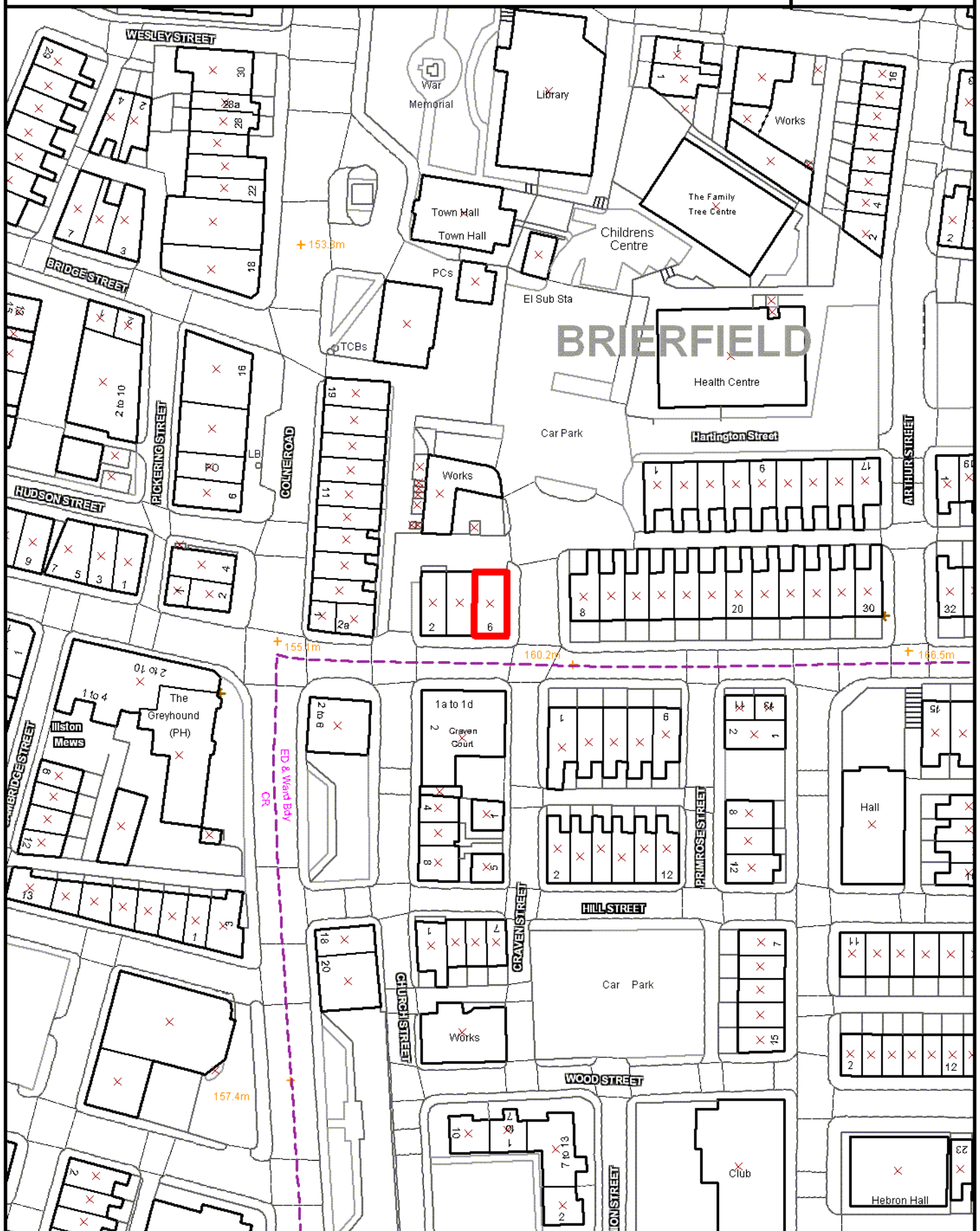
SCALE 1:1,000

Crown Copyright
All Rights Reserved
100019669 - 2010



Site boundary of planning permission

Bygone Era,
70 Albert Road



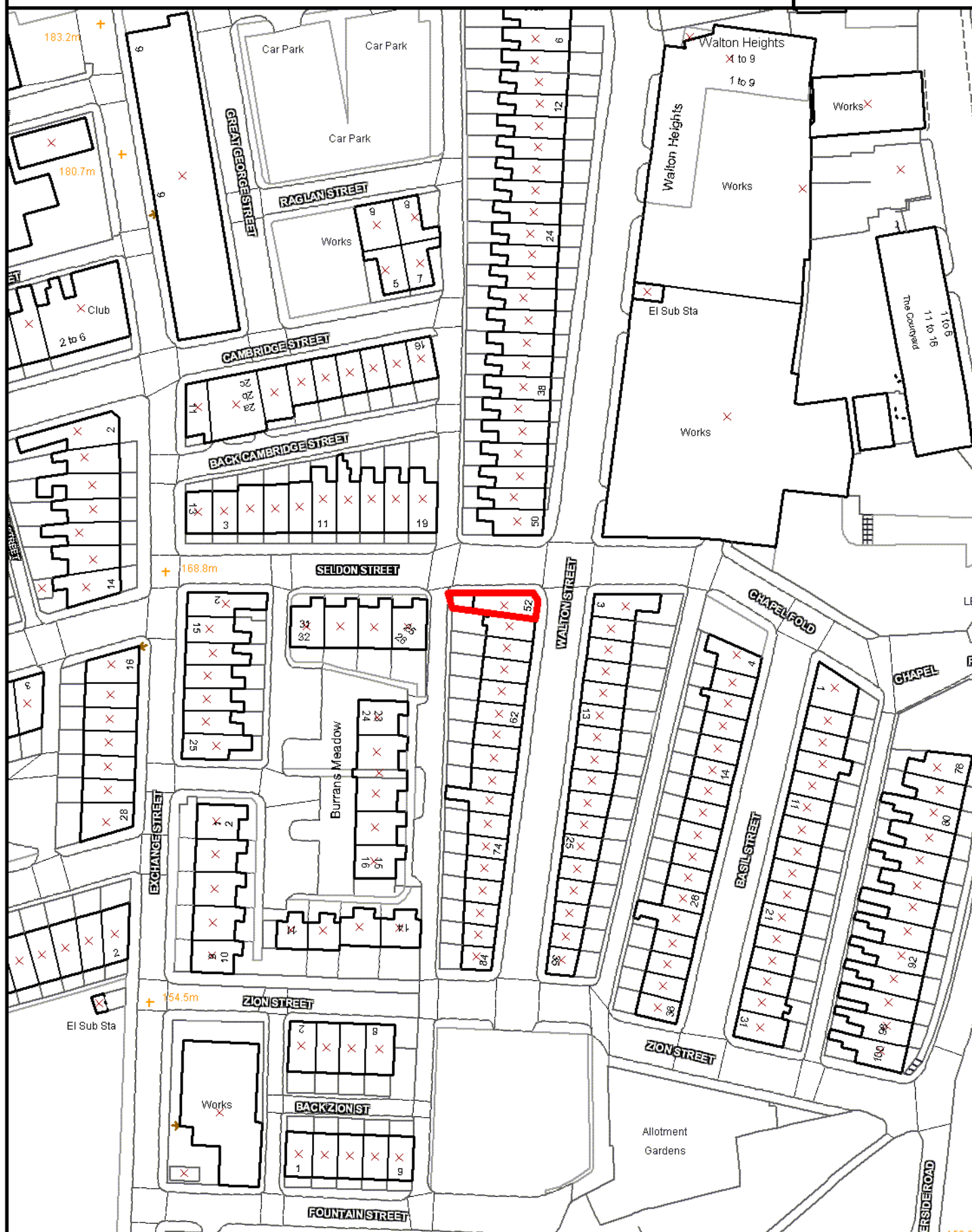
SCALE 1:1,000

Crown Copyright
All Rights Reserved
100019669 - 2010



Site boundary of planning permission

The Can and Bottle,
52 Walton Street



SCALE 1:1,000

Crown Copyright
All Rights Reserved
100019669 - 2010



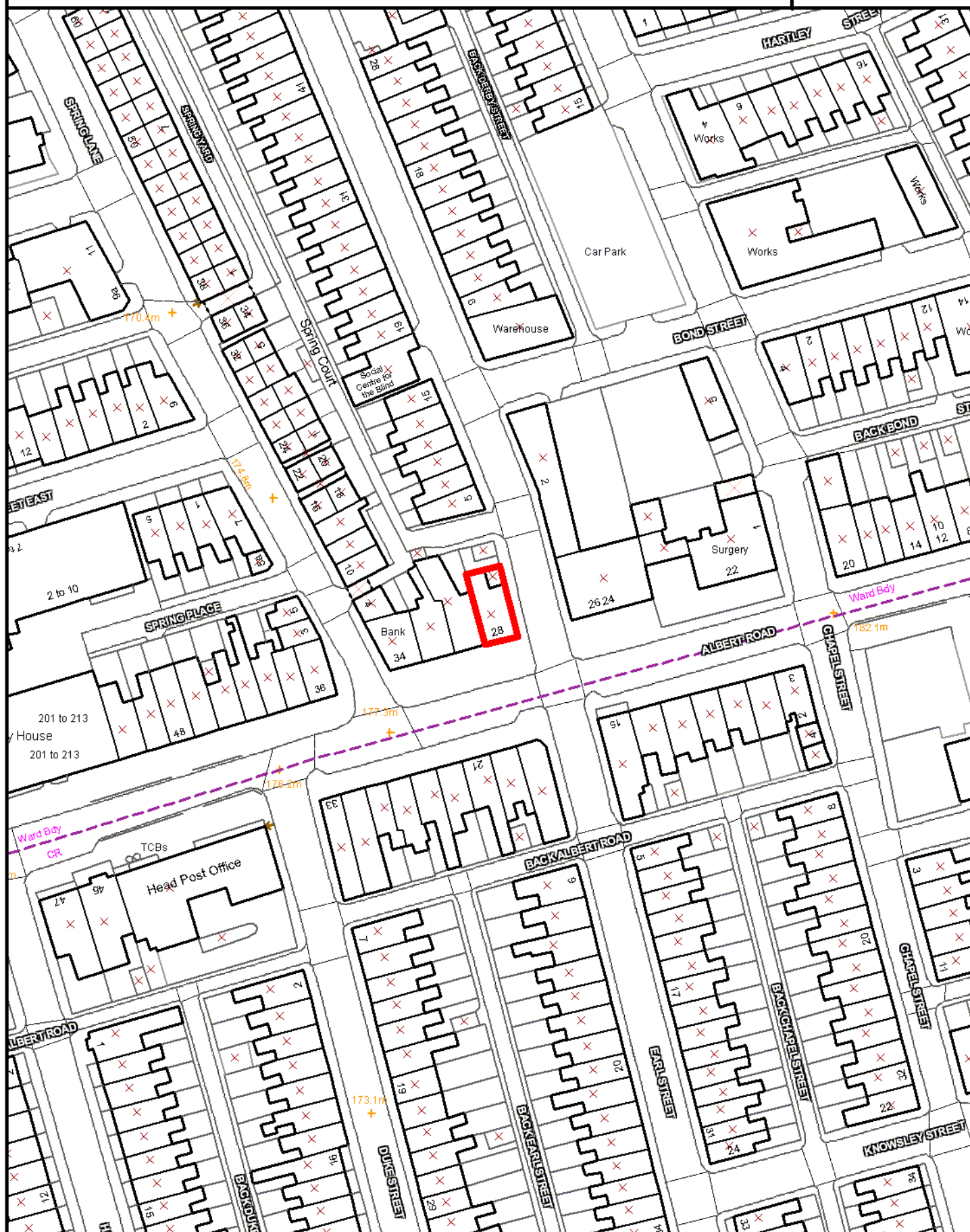
Site boundary of planning permission

COLNE

SITE REF:

28 Albert Road

106



SCALE 1:1,000

Crown Copyright
All Rights Reserved
100019669 - 2010



Site boundary of planning permission

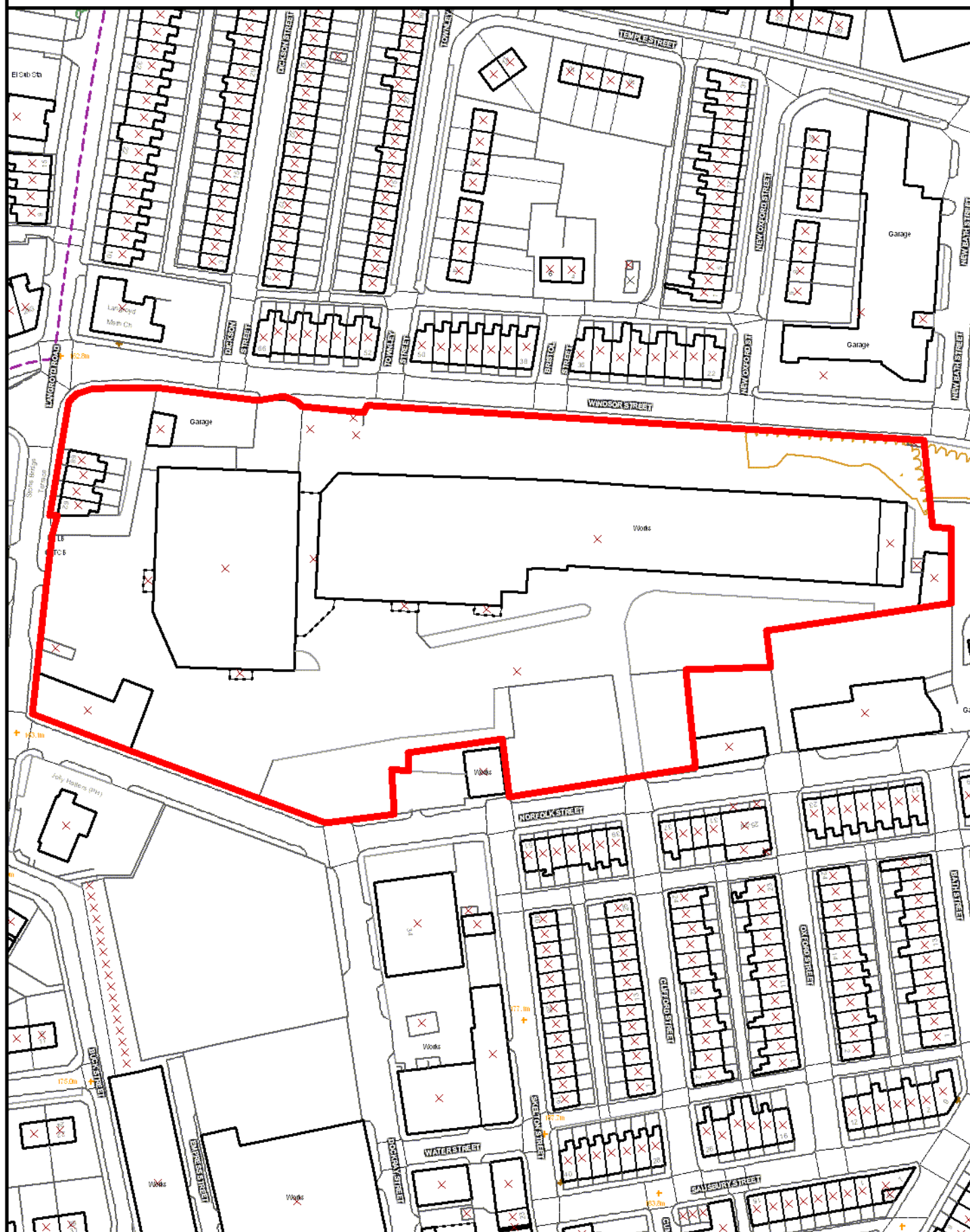


COLNE

SITE REF:

111

Land bounded by Windsor Street, Langroyd,
Windybank and Norfolk Street



SCALE 1:2,500

Crown Copyright
All Rights Reserved
100019669 - 2010



Site boundary of planning permission



Strand Filling Station,
Skipton Road

SCALE 1:1,000

Crown Copyright
All Rights Reserved
100019669 - 2010

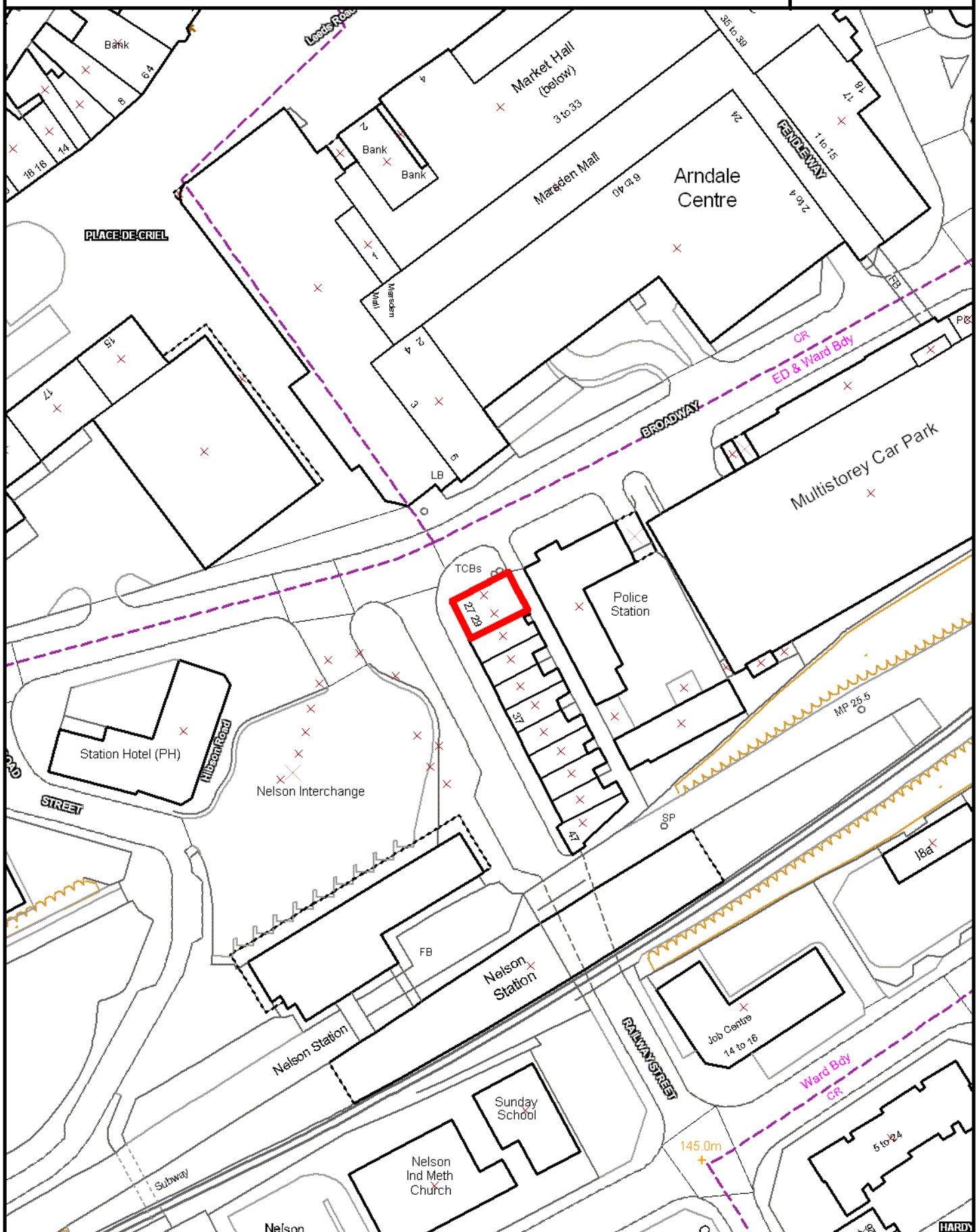
Site boundary of planning permission

NELSON

SITE REF:

27-29 Railway Street

115



SCALE 1:1,000

Crown Copyright
All Rights Reserved
100019669 - 2010



Site boundary of planning permission

Borough of

Pendle

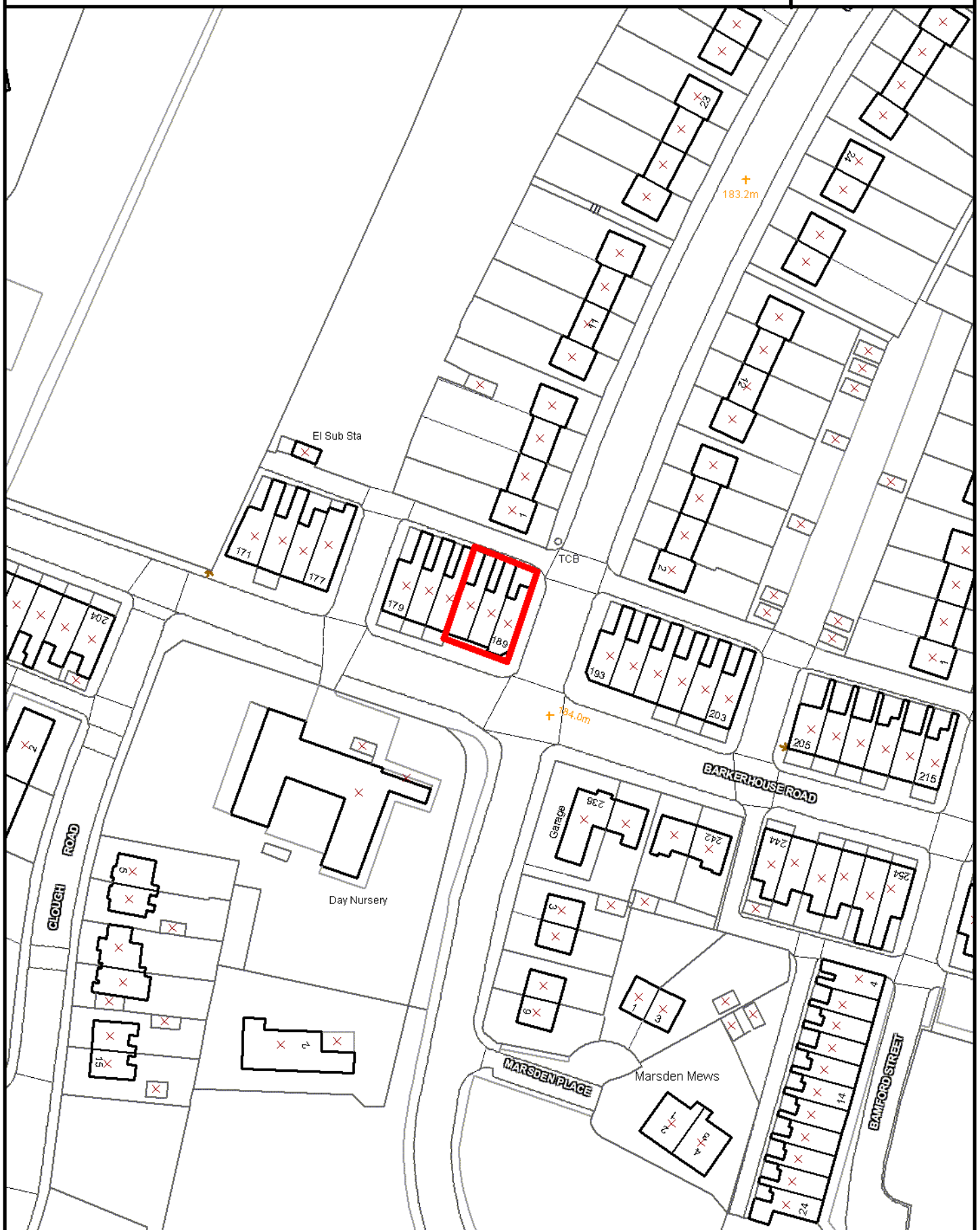


NELSON

SITE REF:

116

185-189 Barkerhouse Road



SCALE 1:1,000

Crown Copyright
All Rights Reserved
100019669 - 2010



Site boundary of planning permission

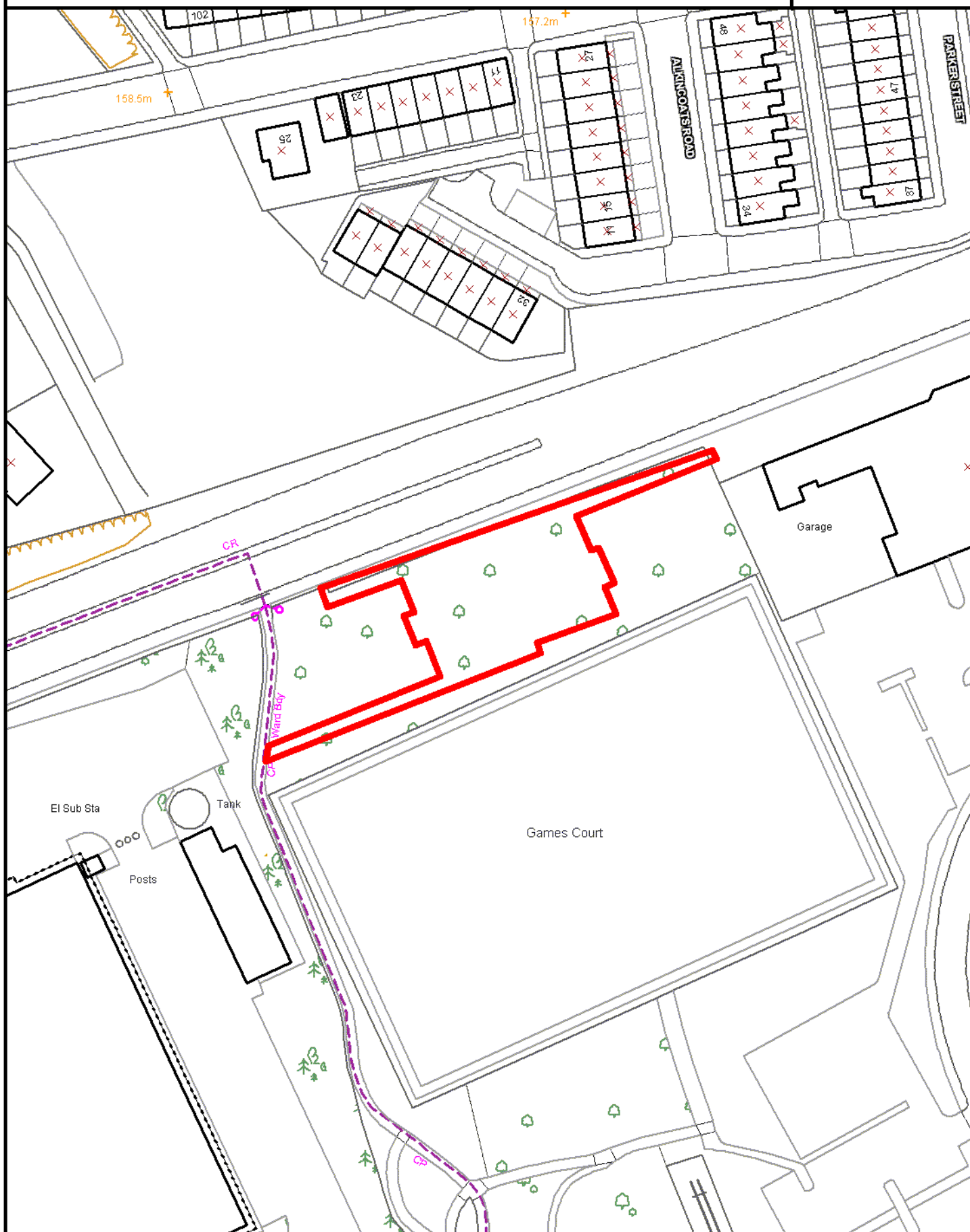


COLNE

SITE REF:

122

Land adjacent to Pendle Leisure All Weather Pitch,
Vivary Way



SCALE 1:1,000

Crown Copyright
All Rights Reserved
100019669 - 2010



Site boundary of planning permission

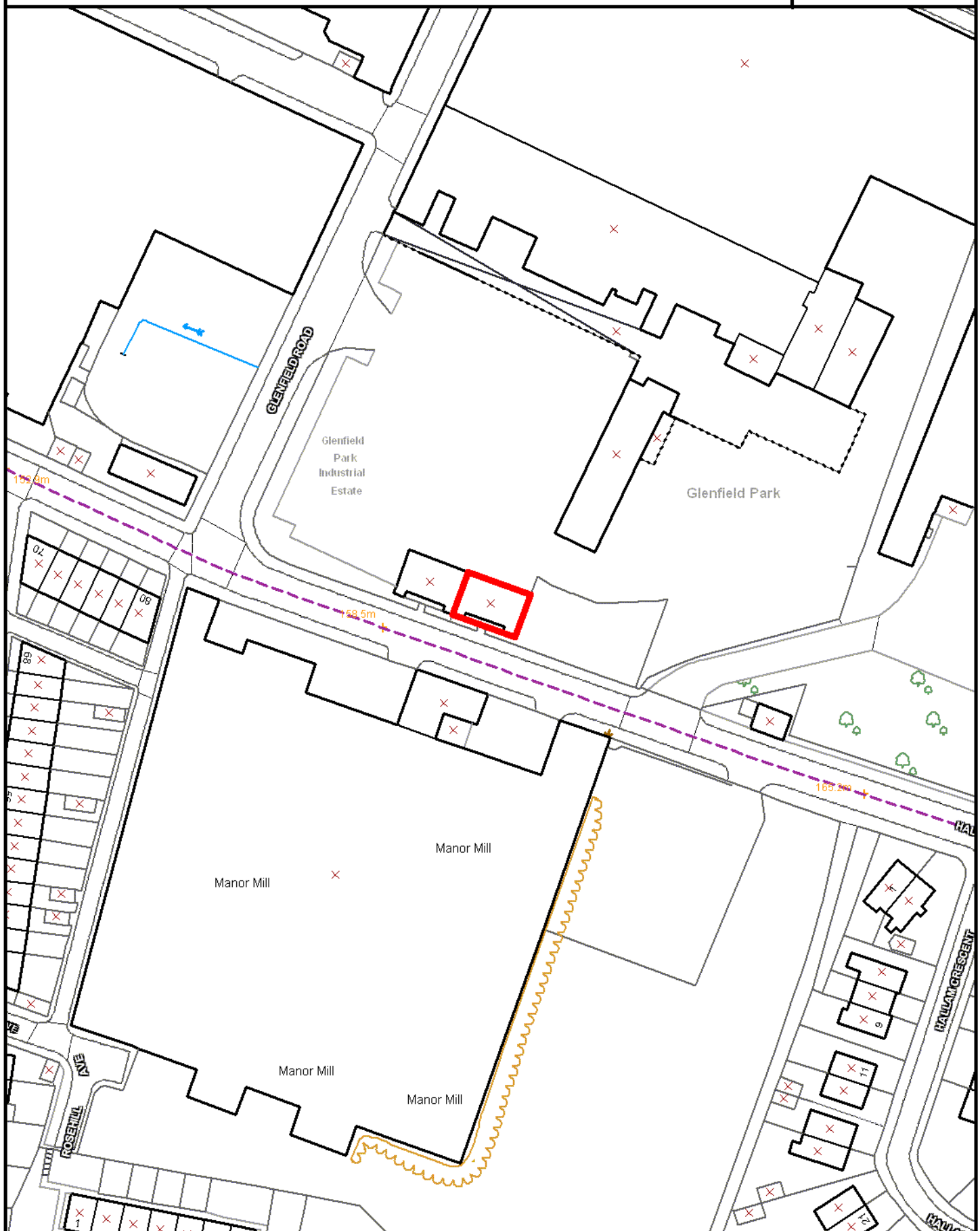


NELSON

SITE REF:

125

Little Shed Mill Shop,
Manor Mill



SCALE 1:1,000

Crown Copyright
All Rights Reserved
100019669 - 2010



Site boundary of planning permission

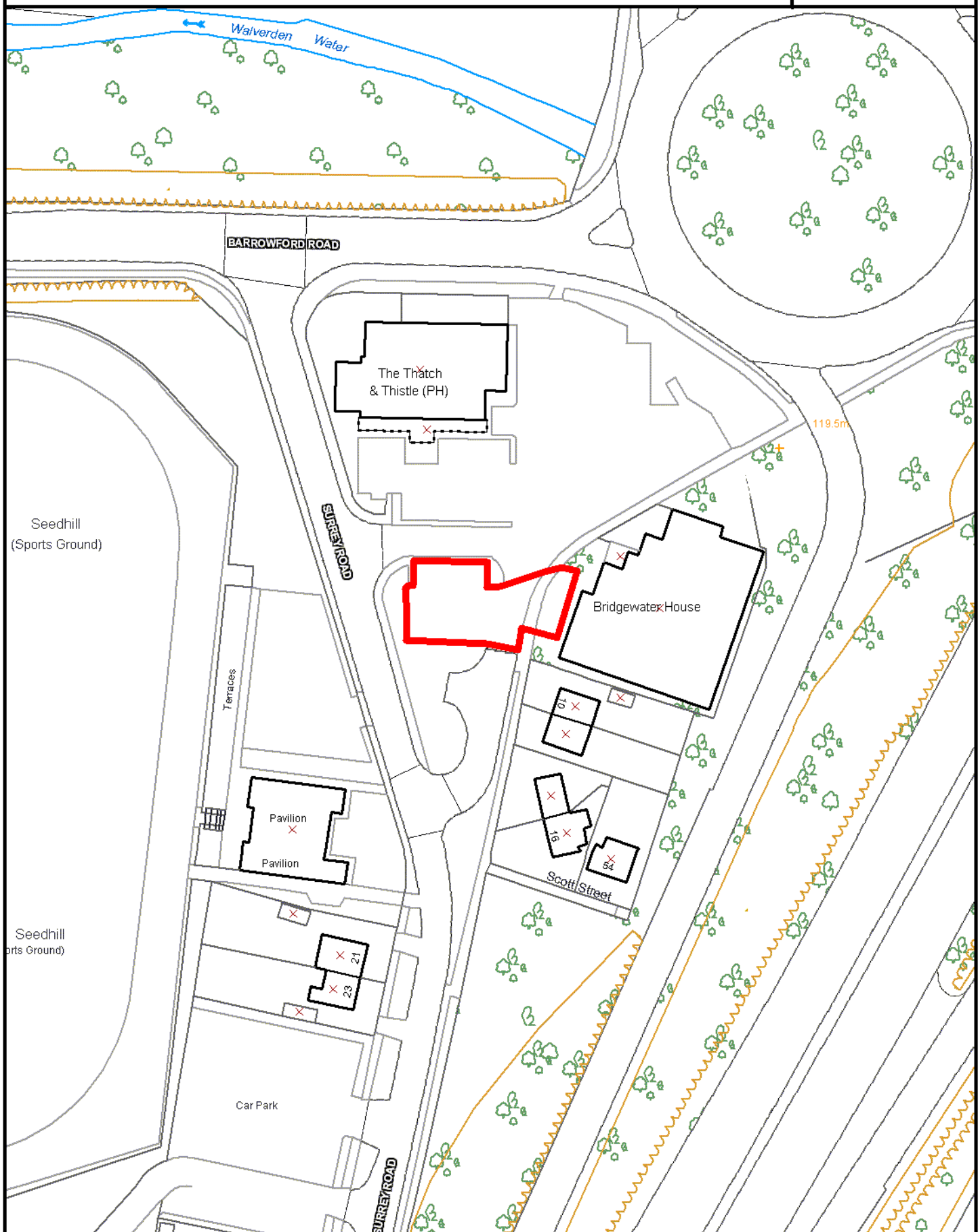


NELSON

SITE REF:

130

Unit 2 Bridgewater House,
Surrey Road



SCALE 1:1,000

Crown Copyright
All Rights Reserved
100019669 - 2010



Site boundary of planning permission

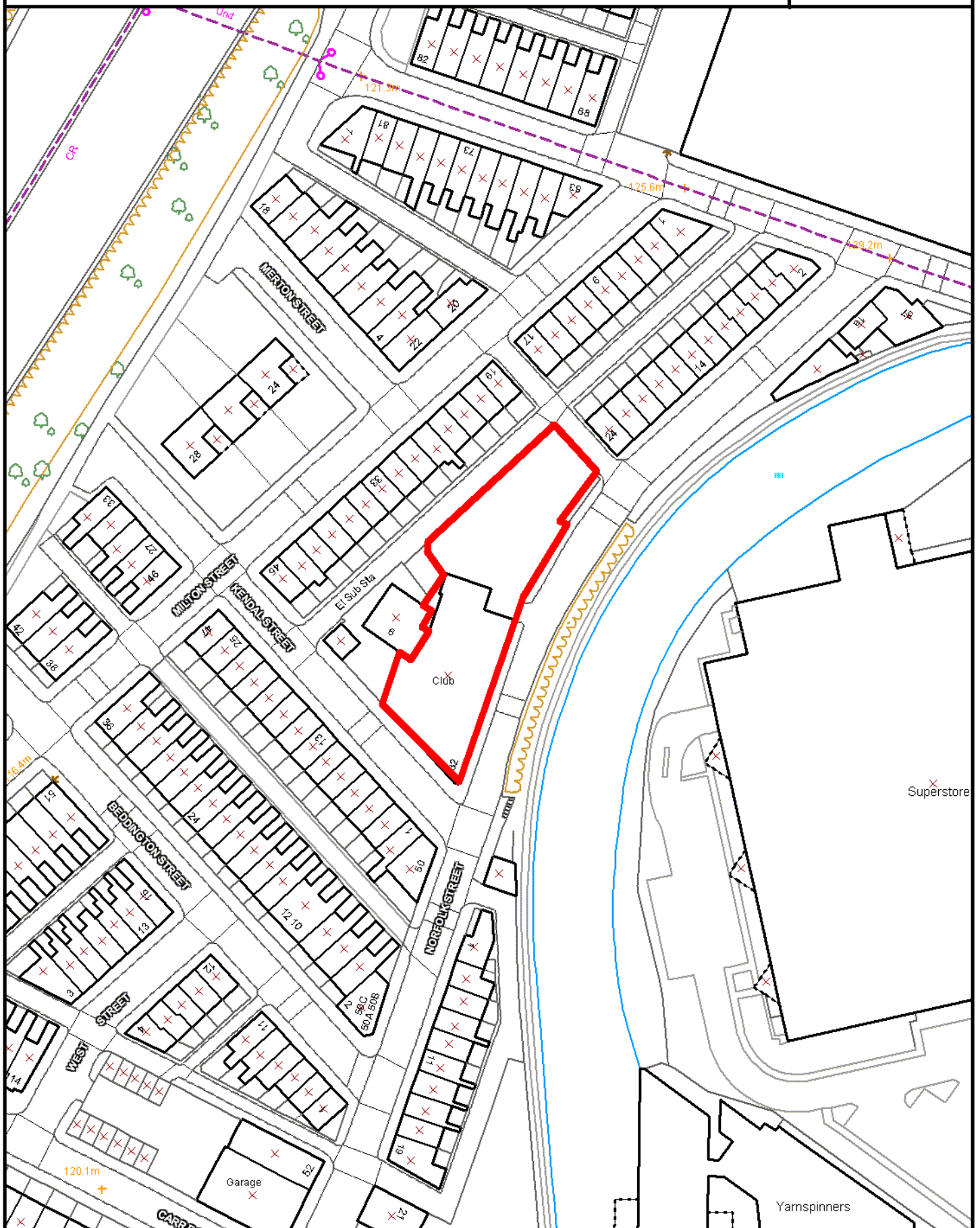


NELSON

SITE REF:

131

Palentine Working Men's Club,
Norfolk Street



SCALE 1:1,000

Crown Copyright
All Rights Reserved
100019669 - 2010



Site boundary of planning permission

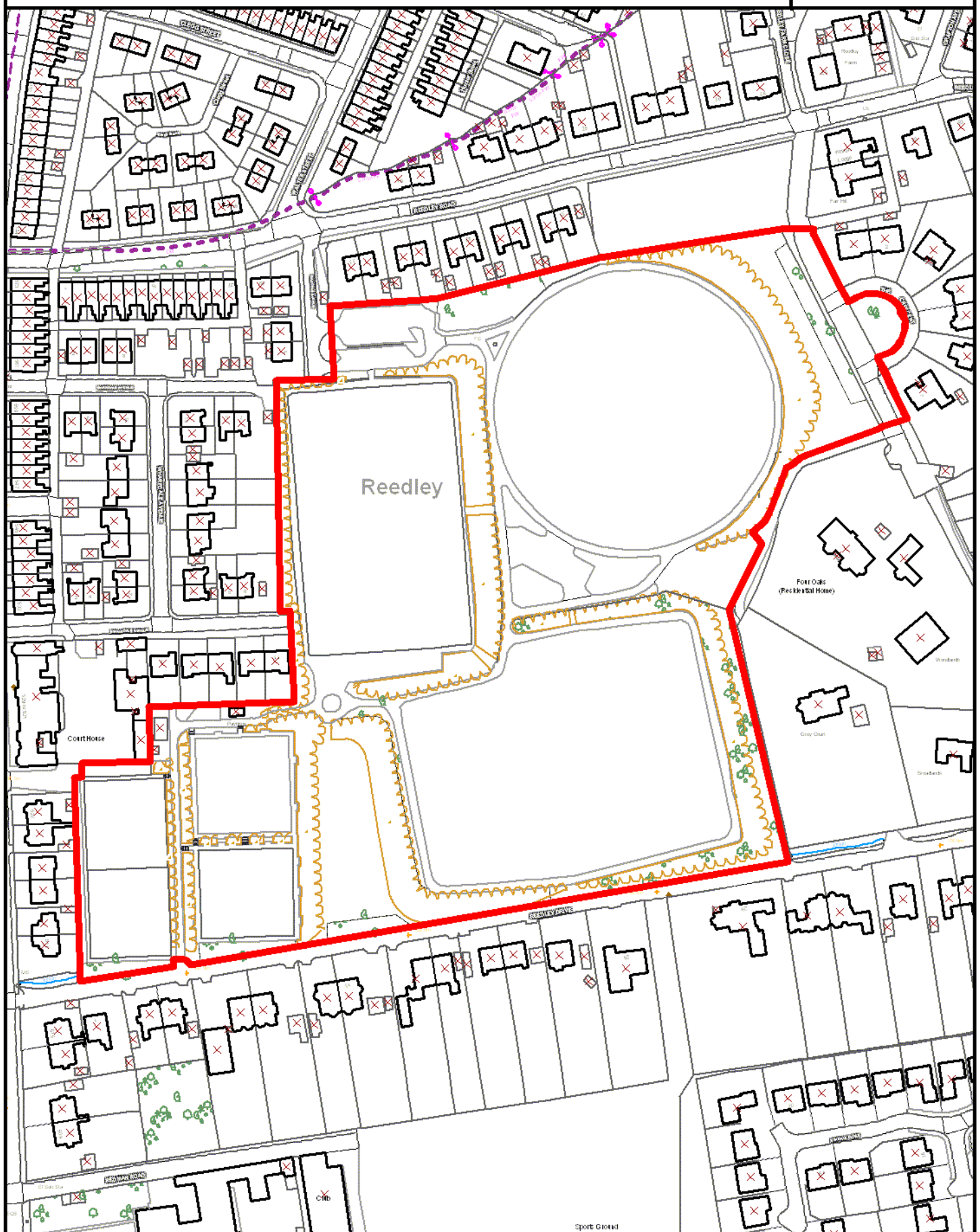


REEDLEY

SITE REF:

136

Lucas Sports Ground,
Colne Road



SCALE 1:2,000

Crown Copyright
All Rights Reserved
100019669 - 2010



Site boundary of planning permission

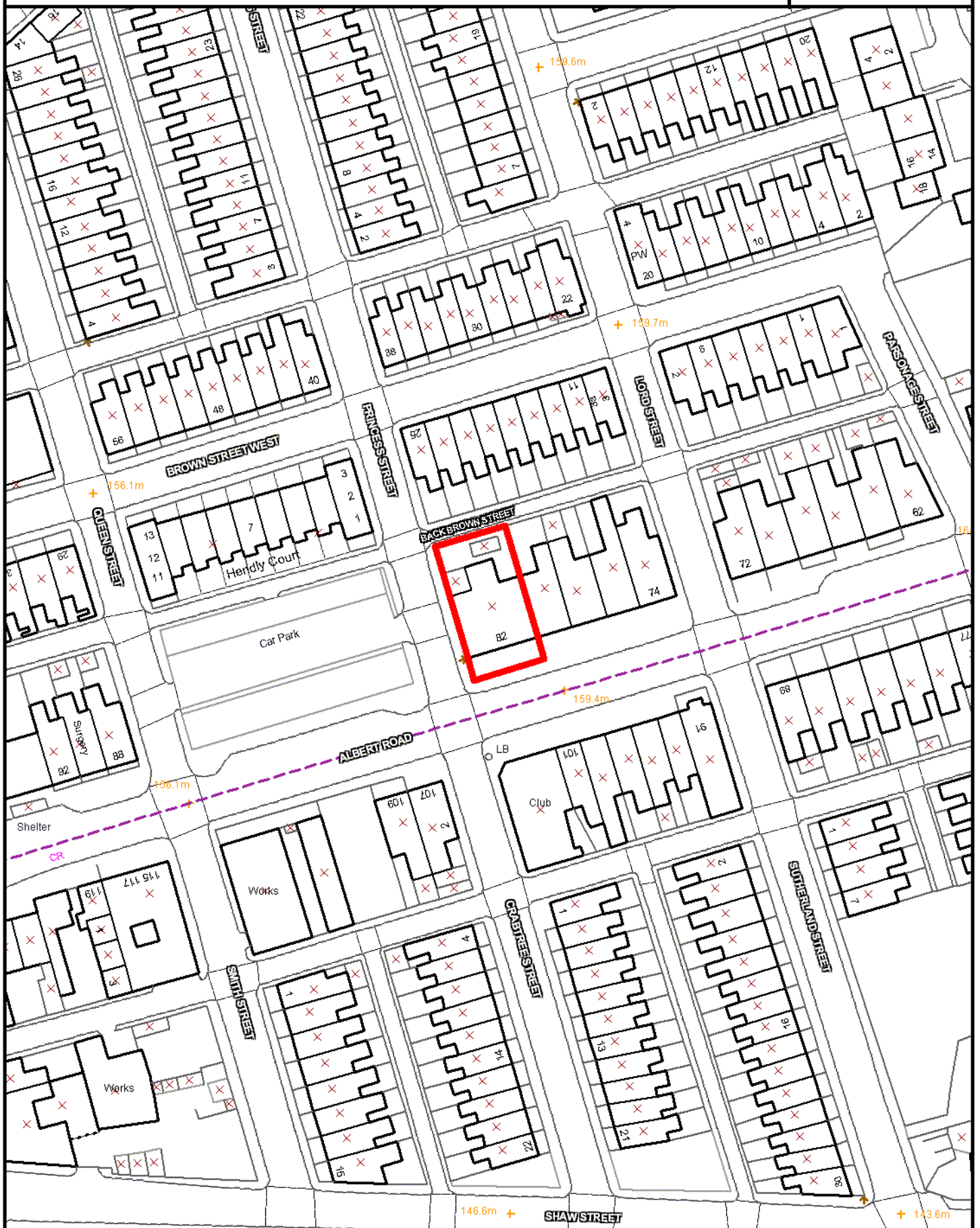


COLNE

SITE REF:

137

Tubbs of Colne,
82 Albert Road



SCALE 1:1,000

Crown Copyright
All Rights Reserved
100019669 - 2010



Site boundary of planning permission

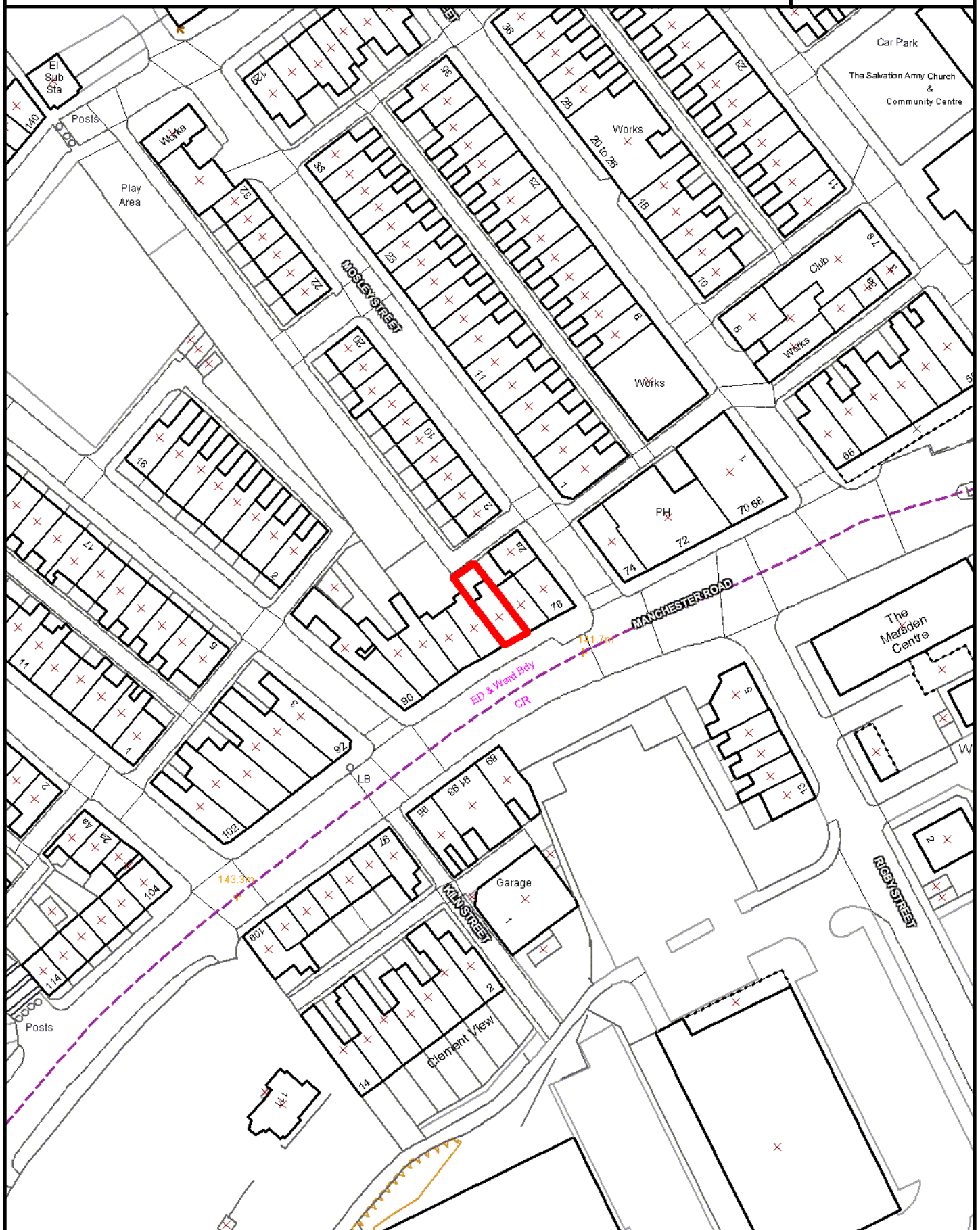


NELSON

SITE REF:

138

80 Manchester Road



SCALE 1:1,000

Crown Copyright
All Rights Reserved
100019669 - 2010



Site boundary of planning permission

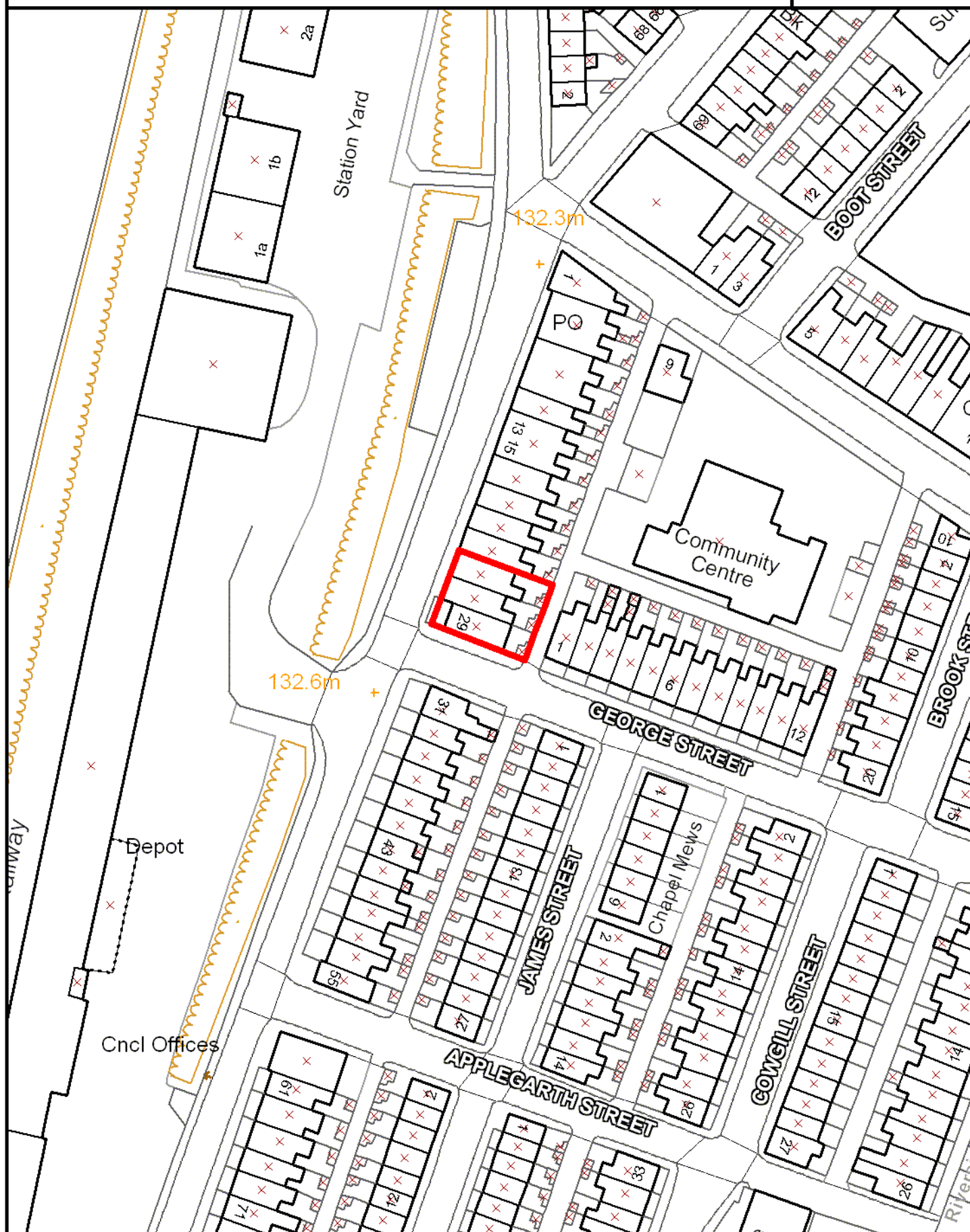


EARBY

SITE REF:

25-29 Colne Road

141



SCALE 1:1,000

Crown Copyright
All Rights Reserved
100019669 - 2010



Site boundary of planning permission

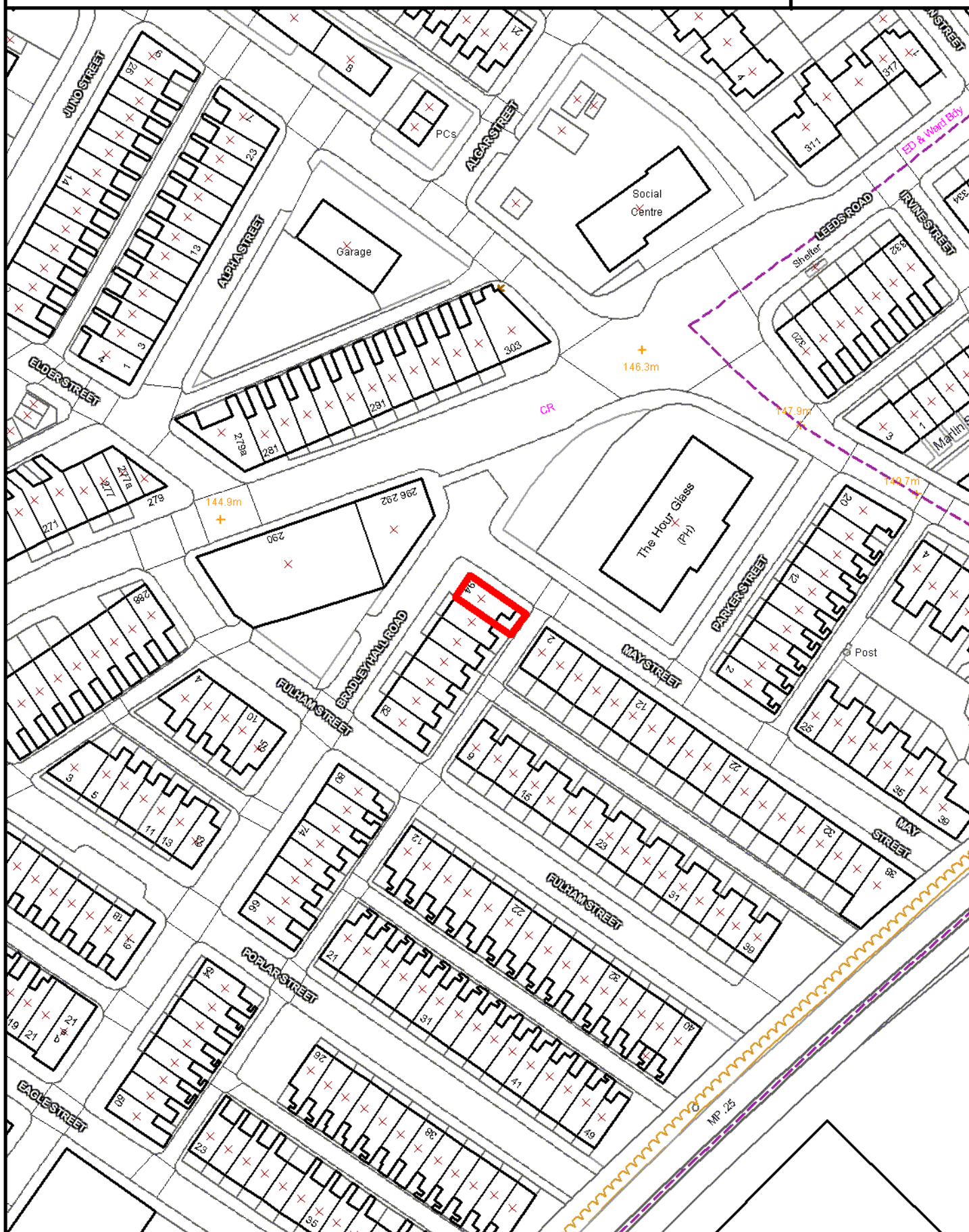


NELSON

SITE REF:

142

94 Bradley Hall Road



SCALE 1:1,000

Crown Copyright
All Rights Reserved
100019669 - 2010



Site boundary of planning permission

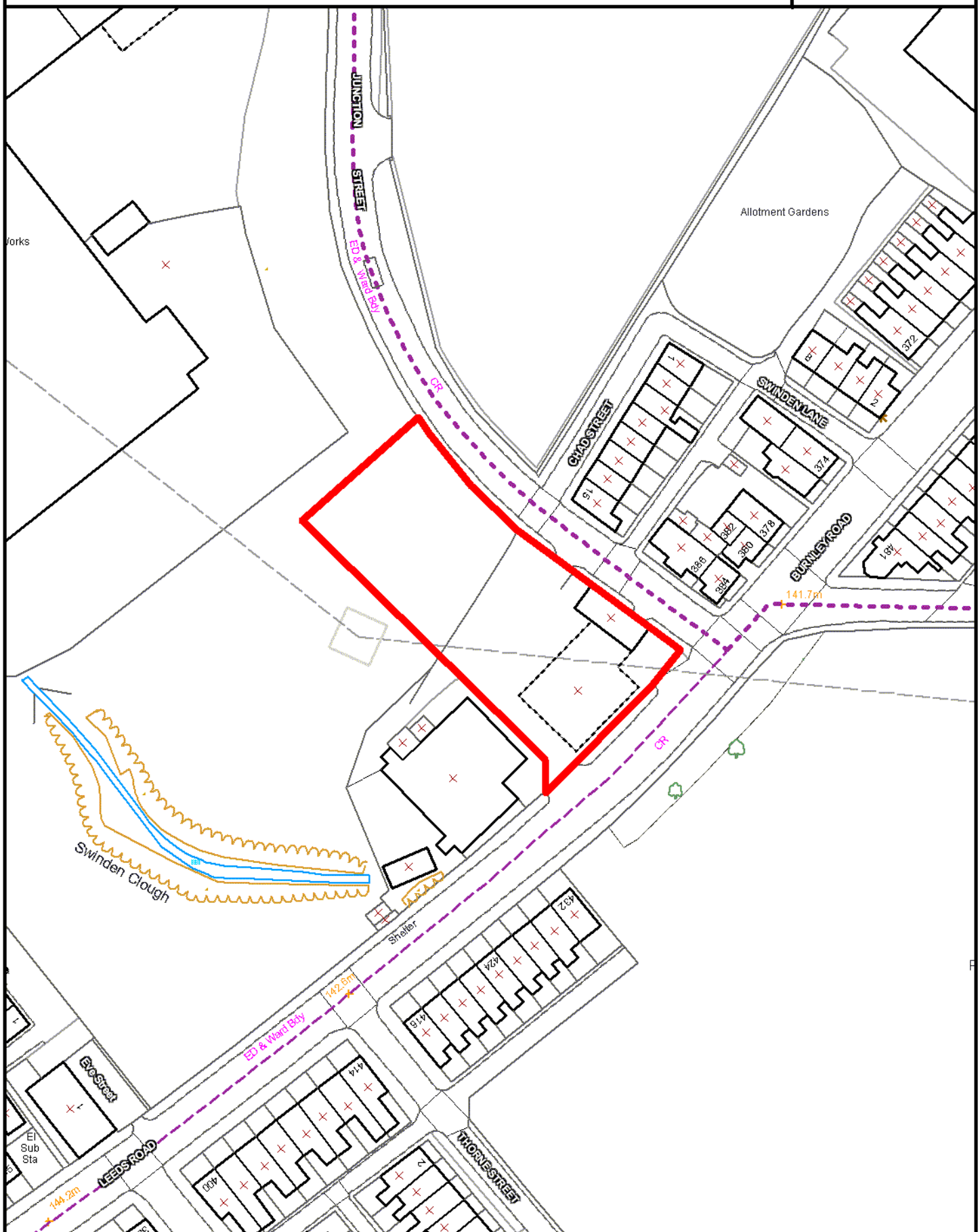


COLNE

SITE REF:

143

Colne Service Station,
Burnley Road



SCALE 1:1,000

Crown Copyright
All Rights Reserved
100019669 - 2010



Site boundary of planning permission

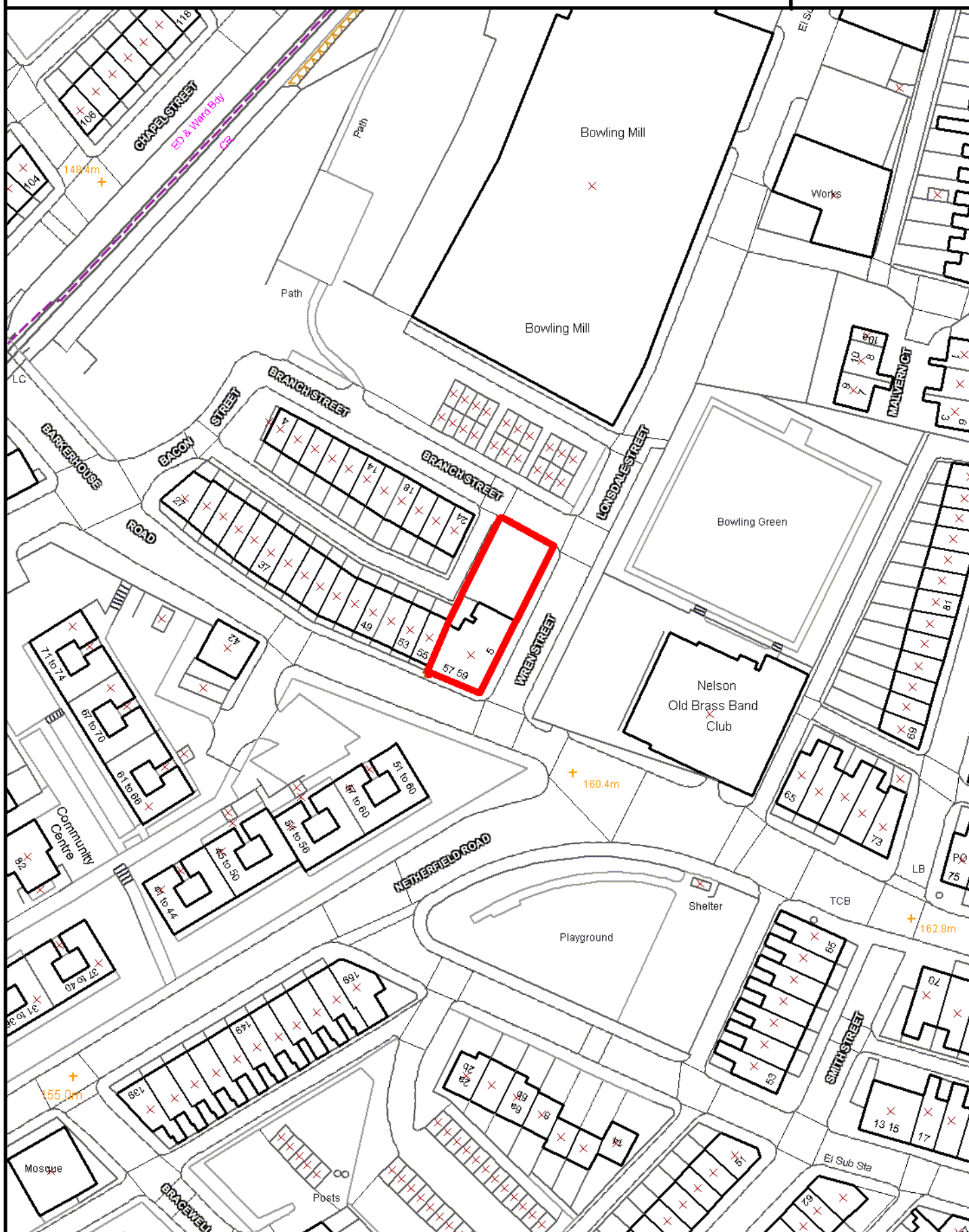


NELSON

SITE REF:

144

57-59 Barkerhouse Road



SCALE 1:1,000

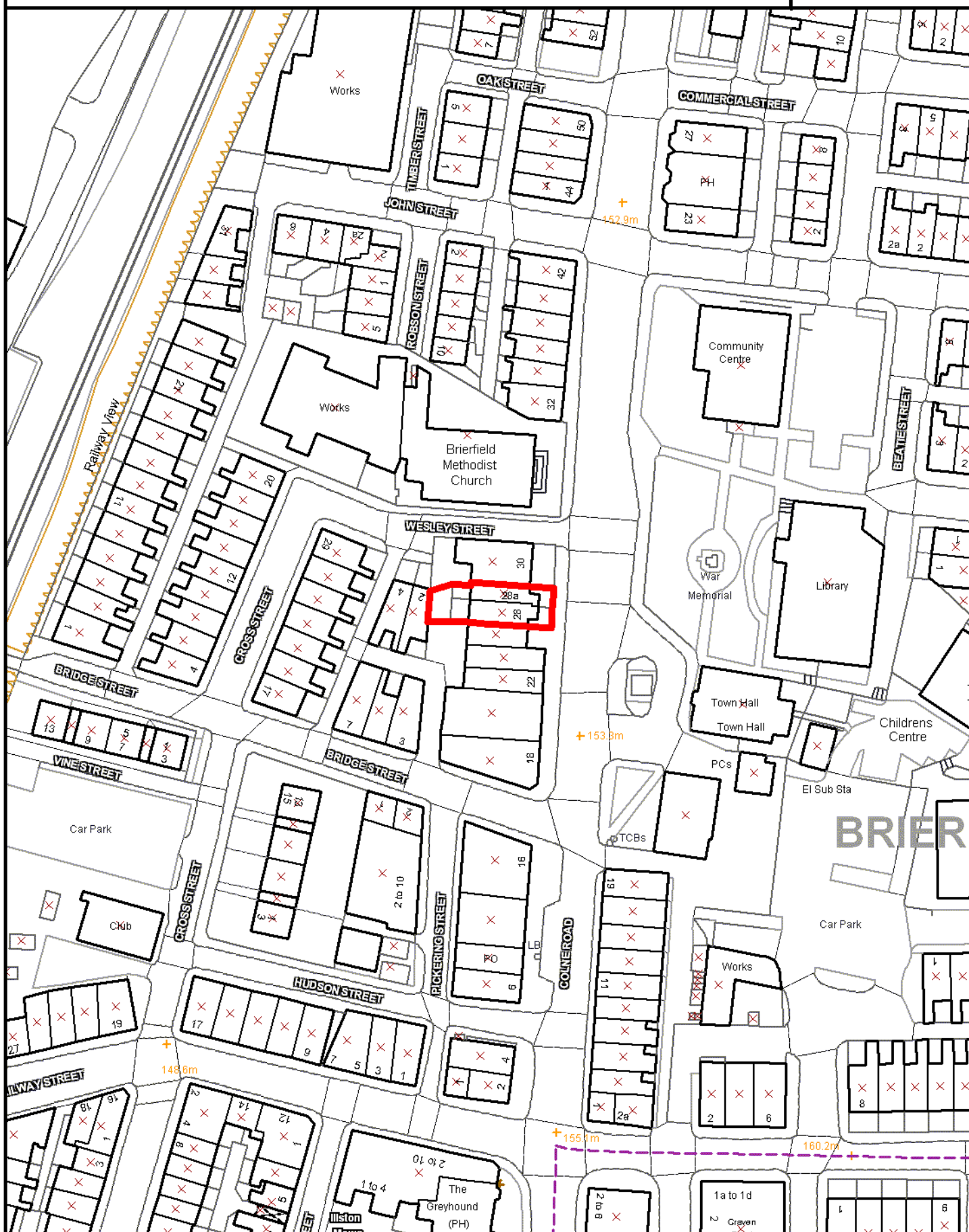
Crown Copyright
All Rights Reserved
100019669 - 2010



Site boundary of planning permission



28A Colne Road



SCALE 1:1,000

Crown Copyright
All Rights Reserved
100019669 - 2010



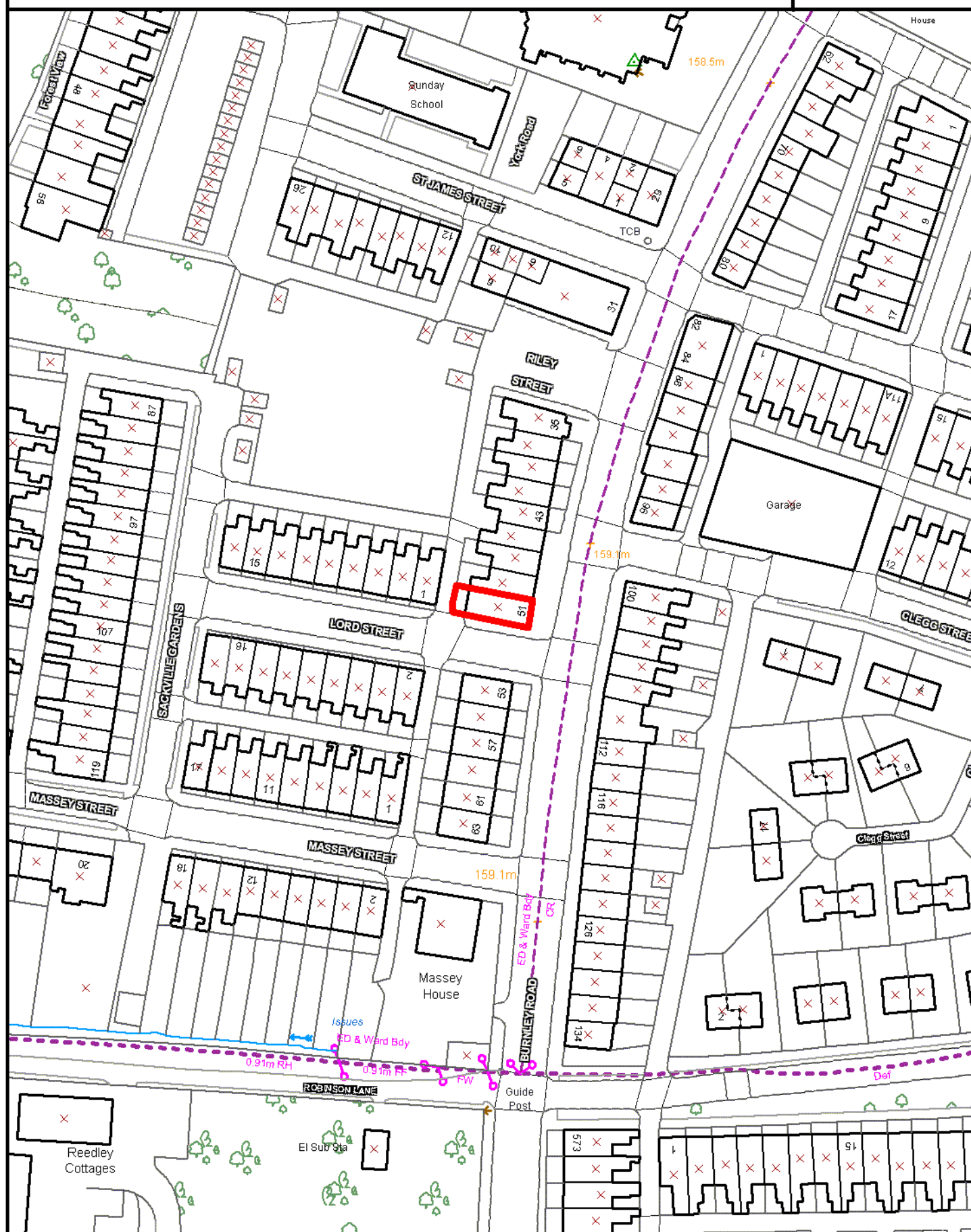
Site boundary of planning permission

BRIERFIELD

SITE REF:

51 Burnley Road

151



SCALE 1:1,000

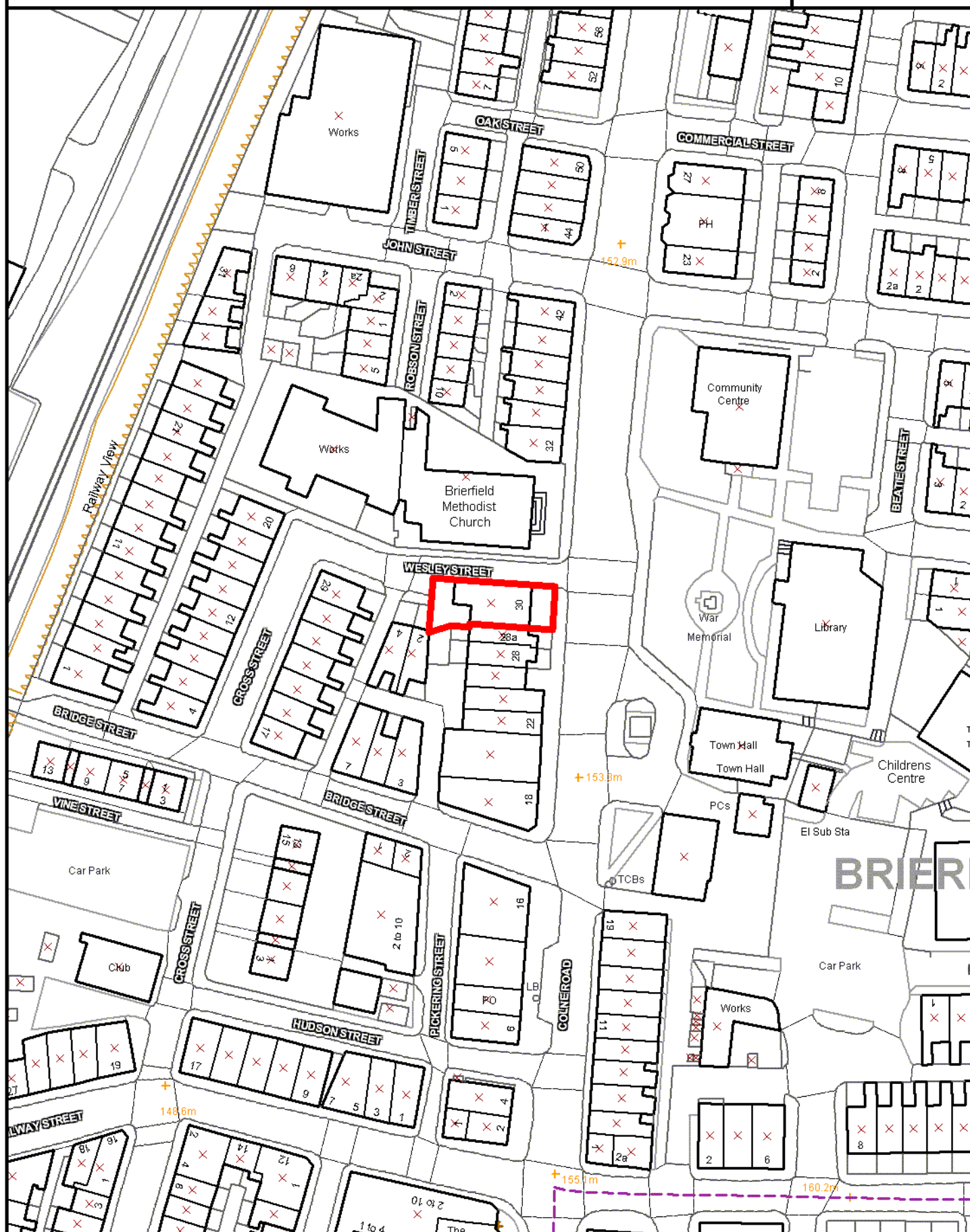
Crown Copyright
All Rights Reserved
100019669 - 2010



Site boundary of planning permission

Borough of





SCALE 1:1,000

Crown Copyright
All Rights Reserved
100019669 - 2010



Site boundary of planning permission

APPENDIX 2

SITE PLANS

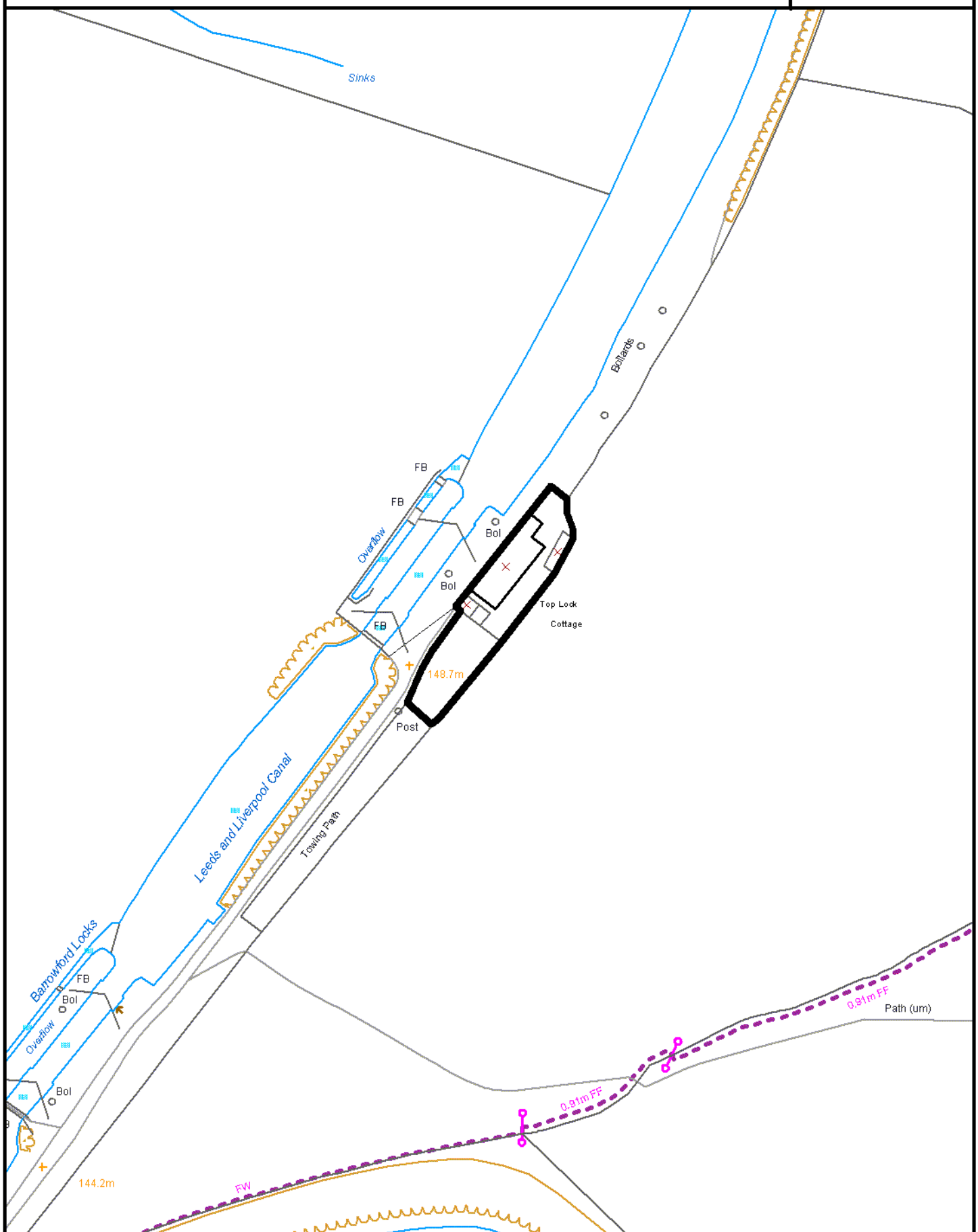
(Completions)

COLNE

SITE REF:

82

Top Lock Cottage,
Colne Road



SCALE 1:1,000

Crown Copyright
All Rights Reserved
100019669 - 2010



Site boundary of planning permission



BARROWFORD

SITE REF:

85

Park Hill Farm,
Gisburn Road



SCALE 1:1,000

Crown Copyright
All Rights Reserved
100019669 - 2010



Site boundary of planning permission



EARBY

SITE REF:

114

104 Colne Road



SCALE 1:1,000

Crown Copyright
All Rights Reserved
100019669 - 2010



Site boundary of planning permission

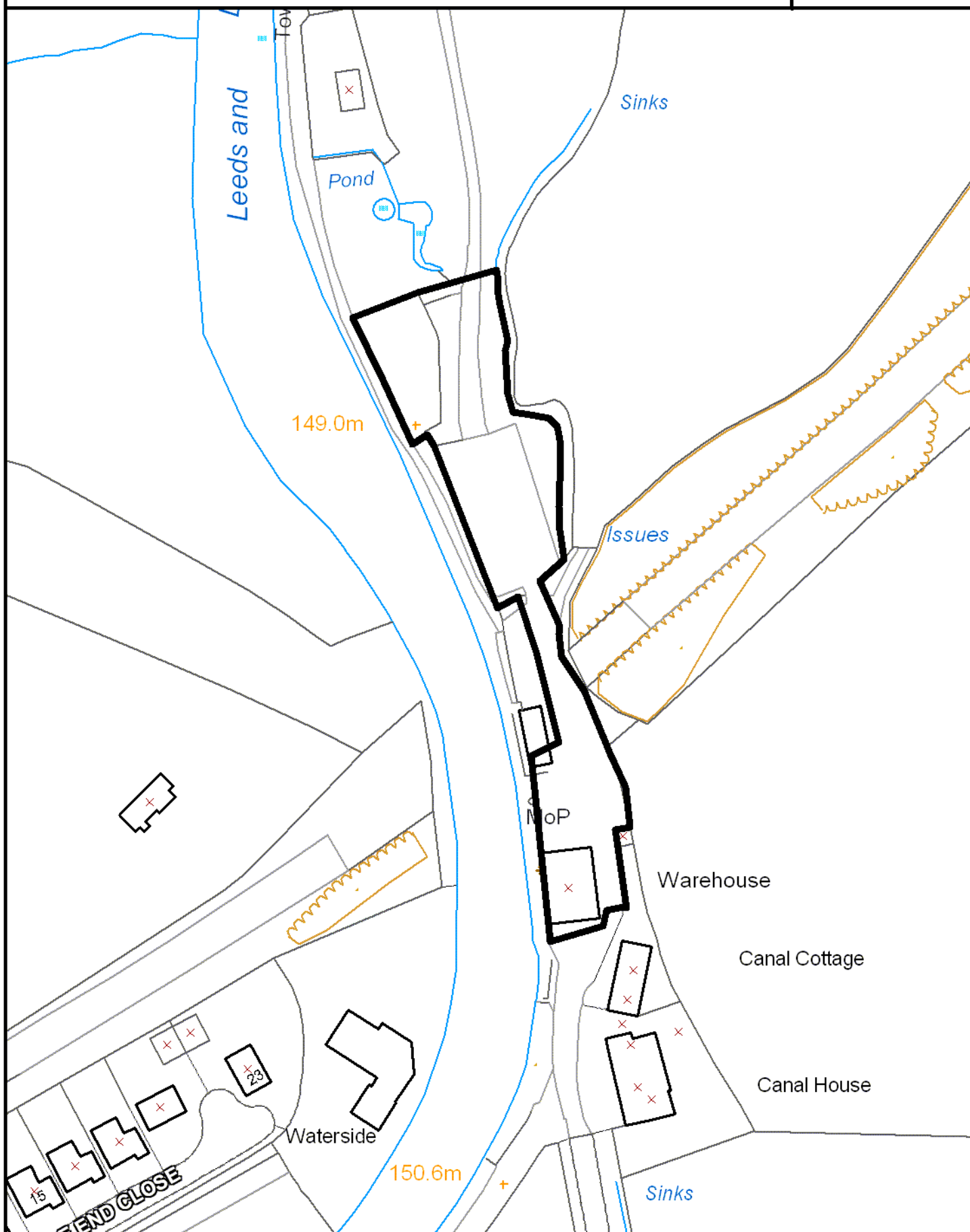


FOULRIDGE

SITE REF:

118

The Warehouse,
Warehouse Lane



SCALE 1:1,000

Crown Copyright
All Rights Reserved
100019669 - 2010



Site boundary of planning permission

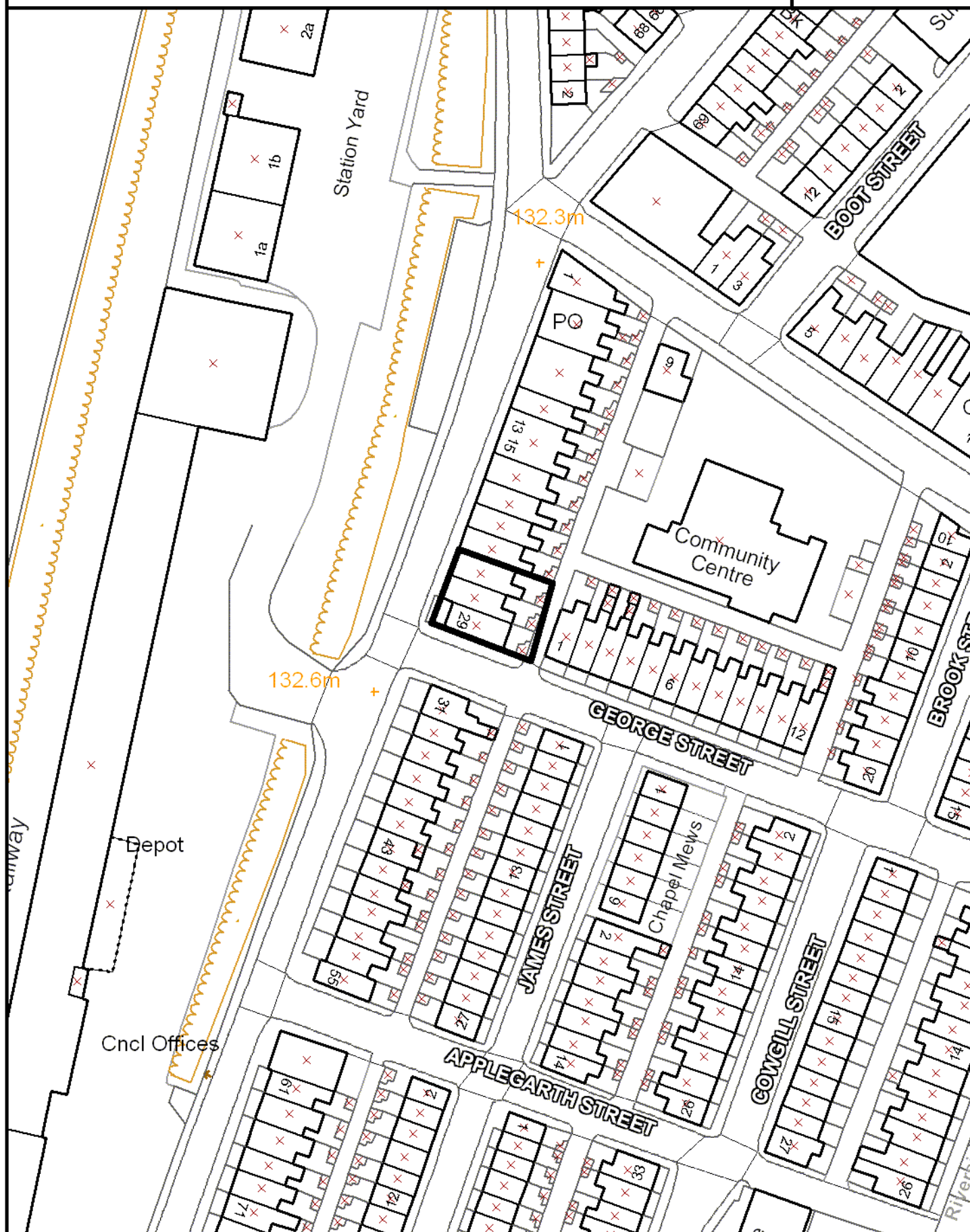


EARBY

SITE REF:

25-29 Colne Road

121



SCALE 1:1,000

Crown Copyright
All Rights Reserved
100019669 - 2010



Site boundary of planning permission

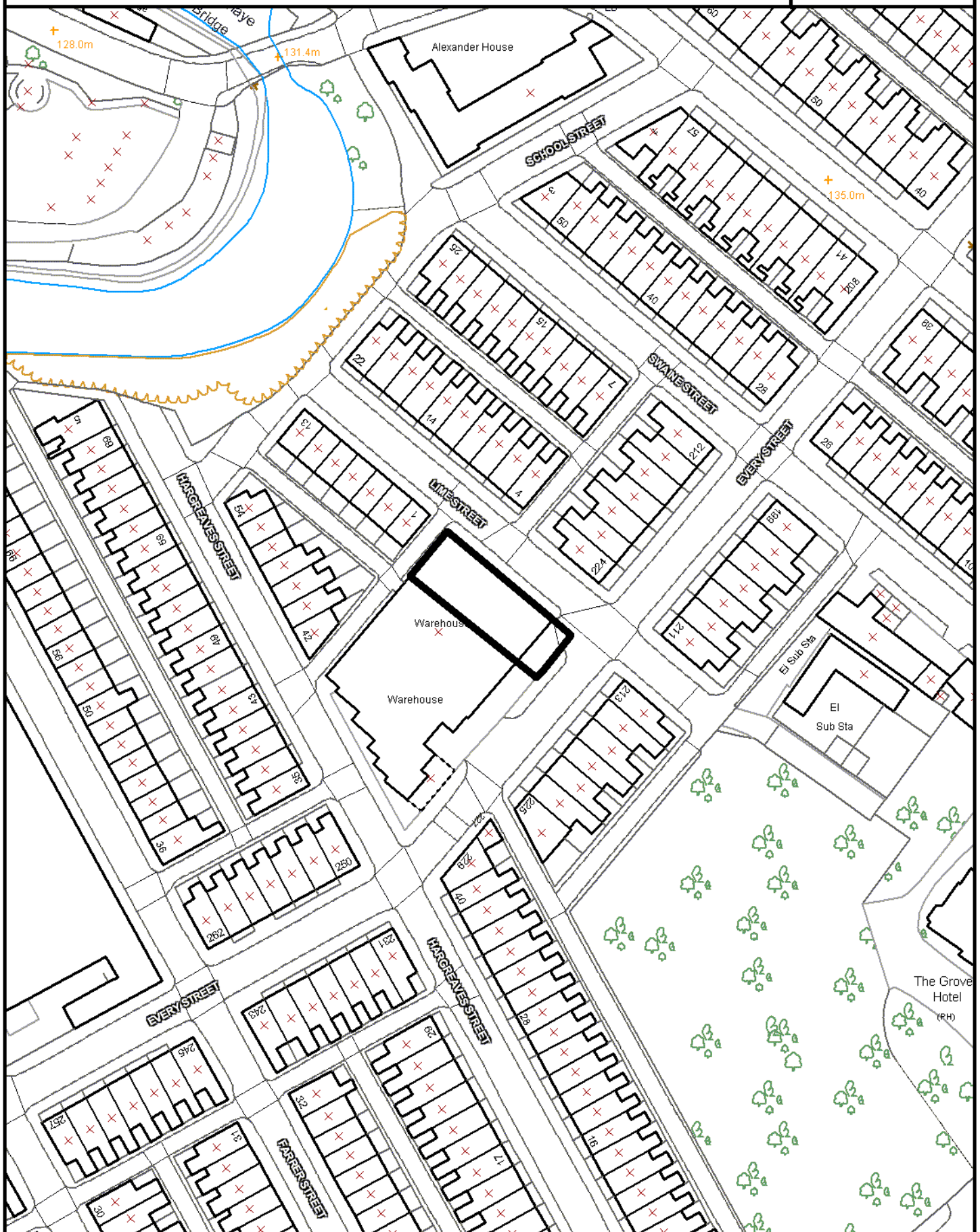


NELSON

SITE REF:

123

Springbank Buildings,
226-248 Every Street



SCALE 1:1,000

Crown Copyright
All Rights Reserved
100019669 - 2010



Site boundary of planning permission



EARBY

SITE REF:

135

Hill Top Recreation Ground,
Skipton Road

Bailey
Banks
Farm

Recreation Ground

135.3m

Garage

132.0m

2b

2a

Track



SCALE 1:1,000

Crown Copyright
All Rights Reserved
100019669 - 2010



Site boundary of planning permission



NELSON

SITE REF:

139

144 Leeds Road



SCALE 1:1,000

Crown Copyright
All Rights Reserved
100019669 - 2010



Site boundary of planning permission

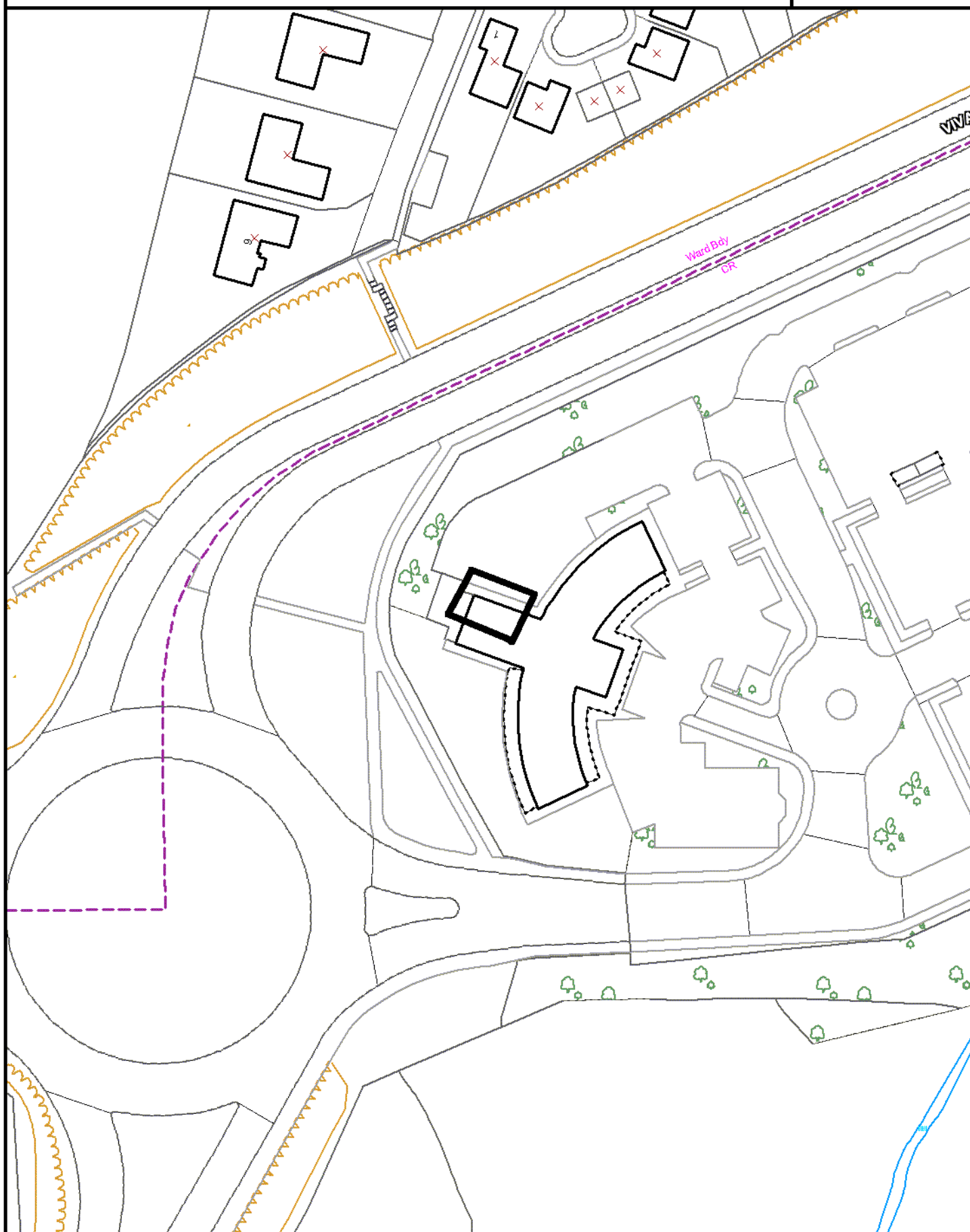


COLNE

SITE REF:

140

Boundary Mill Stores,
Vivary Way



SCALE 1:1,000

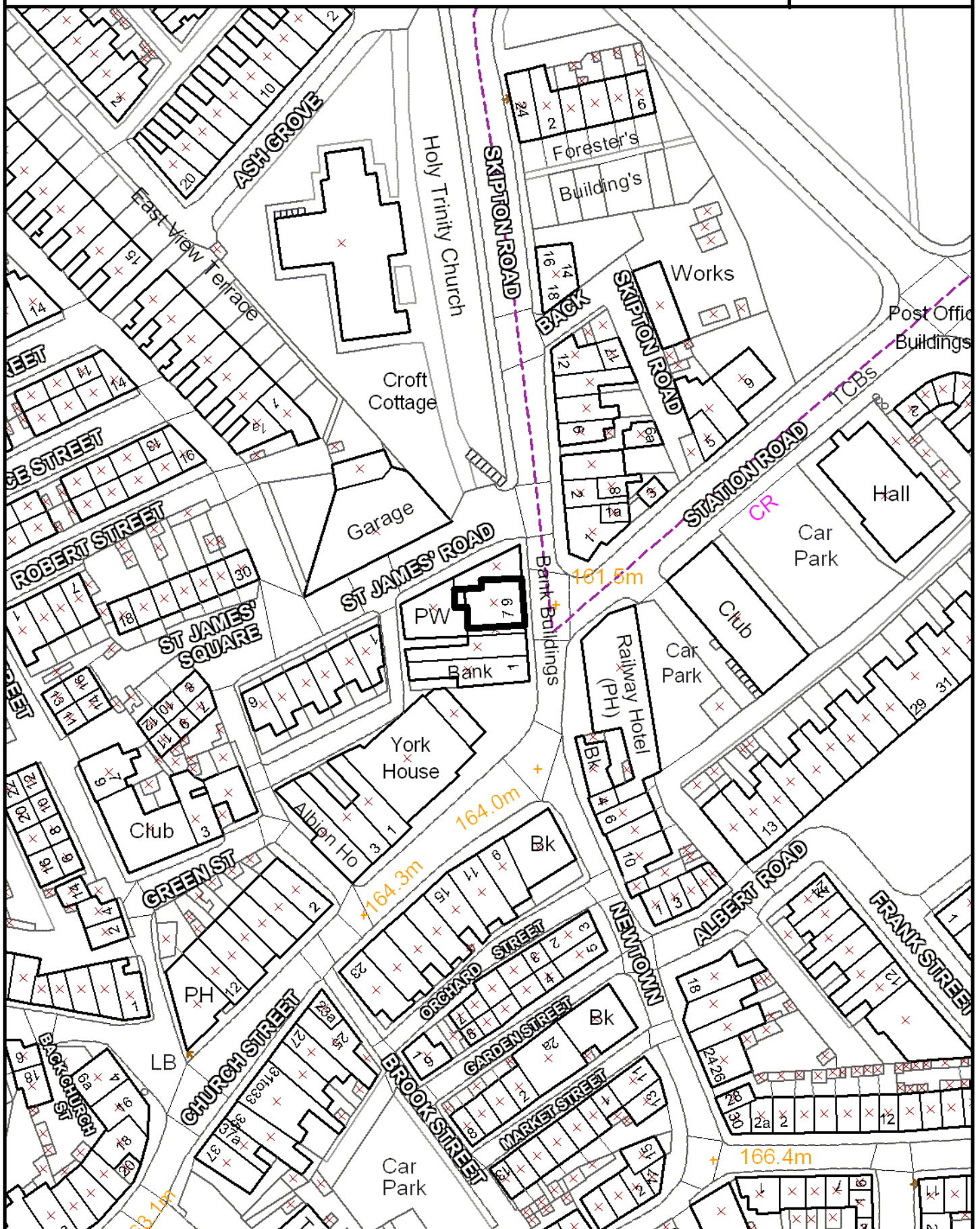
Crown Copyright
All Rights Reserved
100019669 - 2010



Site boundary of planning permission



7-9 Bank Buildings



SCALE 1:1,000

Crown Copyright
All Rights Reserved
100019669 - 2010



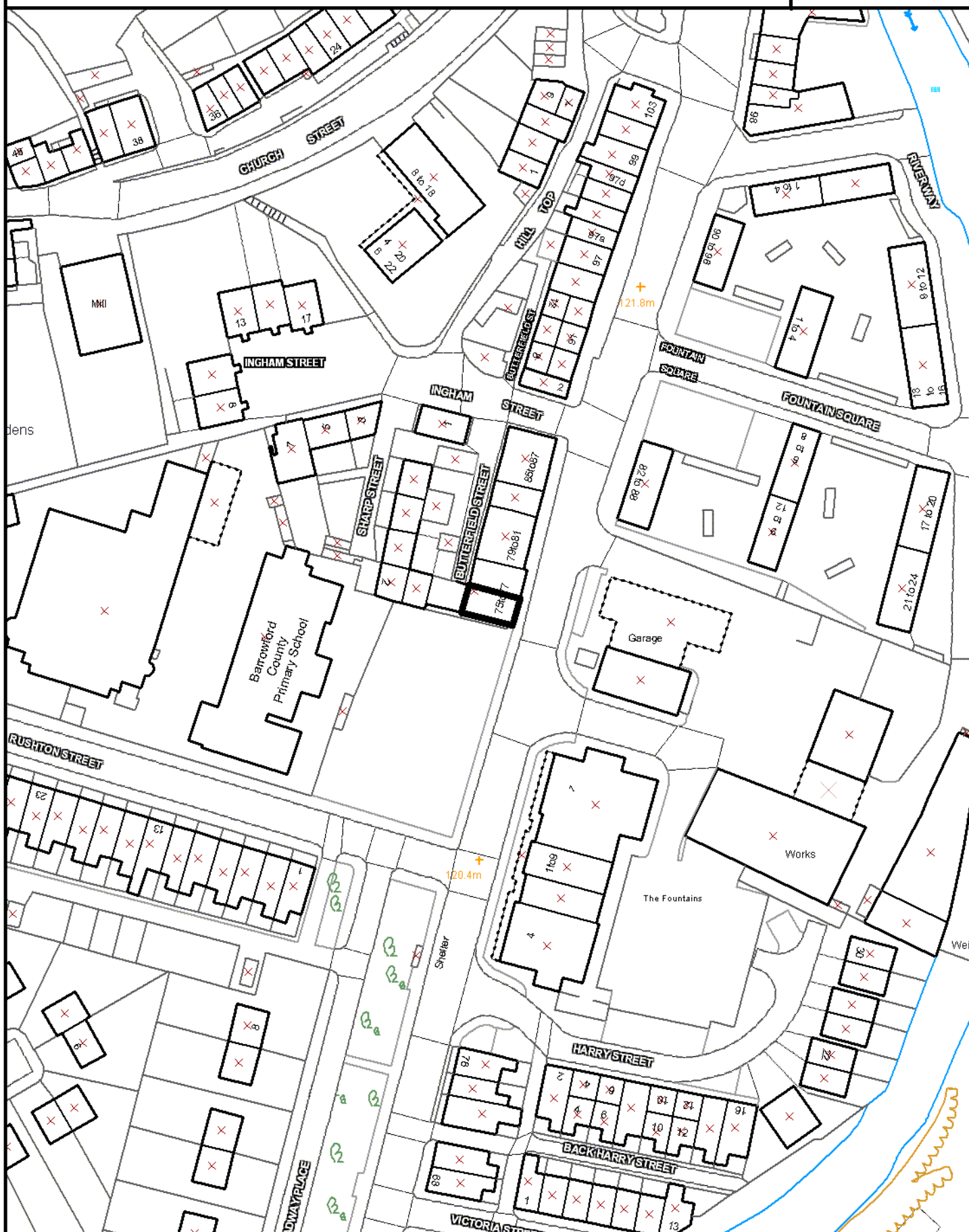
Site boundary of planning permission

BARROWFORD

SITE REF:

148

75 Gisburn Road



SCALE 1:1,000

Crown Copyright
All Rights Reserved
100019669 - 2010



Site boundary of planning permission



NELSON

SITE REF:

150

54 Manchester Road



SCALE 1:1,000

Crown Copyright
All Rights Reserved
100019669 - 2010



Site boundary of planning permission



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

Tel: 01282 661723

Fax: 01282 699463

Email ldf@pendle.gov.uk

Website www.pendle.gov.uk/planning



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

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



2006-2007
Transforming the Delivery of
Services Through Partnerships

