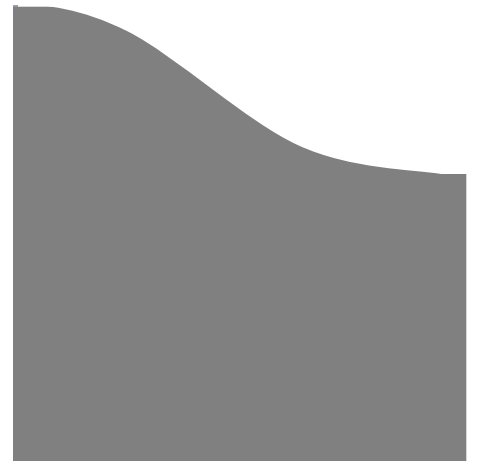


# Local Development Framework for Pendle

## Evidence Base



## Retail and Leisure Land Monitoring Report



2008 / 2009

Adopted: 27<sup>th</sup> August 2009  
£15



# PENDLE RETAIL AND LEISURE LAND MONITORING REPORT 2008-09

## TABLE OF CONTENTS

1.0	Introduction	1
2.0	Background	1
3.0	Methodology	2
4.0	Retail and Leisure Land Availability Schedule (31 <sup>st</sup> March 2009)	3
5.0	Retail and Leisure Land Completions (1 <sup>st</sup> April 2008 – 31 <sup>st</sup> March 2009)	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 <sup>st</sup> March 2009)	5
TABLE 2 – Completions (1 <sup>st</sup> April 2007 – 31 <sup>st</sup> March 2009)	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 1<sup>st</sup> April 2008 to the 31<sup>st</sup> March 2009 (the 2008-09 monitoring period).
- 1.2 It forms an important part of the evidence base for the new Pendle Local Development Framework (LDF). The Pendle LDF is the emerging portfolio of planning policy documents that will outline the spatial planning strategy for the Borough of Pendle.
- 1.3 This report lists all sites 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 1<sup>st</sup> April 2008 and the 31<sup>st</sup> March 2009.

## **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 fourth 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 and 4NW.

### 3.0 Methodology

- 3.1 A Microsoft Access database, developed in-house by the Planning Policy team, is used to record, query and report on the survey data contained in this report. The database allows for the continuous updating of records for retail and leisure sites in the Borough. This report is the fourth to be produced using this system.
- 3.2 Monitoring requirements of the regional planning body (4NW), Lancashire County Council, and indicators contained in the Pendle Annual Monitoring Report, have guided the development of the retail and leisure land monitoring database.
- 3.3 Each site granted planning permission for retail or leisure (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 and floorspace (based on a Geographic Information System (GIS) plot of each site) are then added.
- 3.4 Site visits are undertaken as soon as possible after the 1<sup>st</sup> 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 (31<sup>st</sup> March 2009)

- 4.1 The updated Retail and Leisure Land Availability Schedule at 31<sup>st</sup> March 2009 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, county and regional levels. The following fields are included.
- **Ref. No.** – site reference number from the retail and leisure monitoring database. This field is included within the report to enable quick referral back to the database record and any further relevant information.
  - **App. No.** – 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 (m<sup>2</sup>)** – 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 **16.57 hectares of land** in Pendle regarded as being '**available**' for retail and leisure use at 31<sup>st</sup> March 2009. 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 **9,961m<sup>2</sup> of A1** (shops) floorspace available with planning permission. This high level of A1 retail floorspace arises through the granting of planning permission for a major foodstore in Colne (7,552m<sup>2</sup>) (13/08/0569P) and a smaller though still significant foodstore in Barrowford (1,516m<sup>2</sup>) (13/07/0799P). In addition **319m<sup>2</sup> of A2** (financial and professional services), **815m<sup>2</sup> of A3** (restaurants and cafes), **94m<sup>2</sup> of A4** (pubs and bars) and **264m<sup>2</sup> of A5** (take-aways) is available.
- 4.7 In terms of leisure floorspace, Table 1 shows that there is a total of **43,825m<sup>2</sup> 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).

**TABLE 1 - AVAILABILITY SCHEDULE (31st March 2009)**

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
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
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
32	13/04/0219P Prestige In-door Karting Burnley Road Colne	Change of use of part of lower ground floor to Laser Quest.	0.056	0	0	0	0	0	532	Elsewhere
70	13/07/0020P Land to rear of McDonalds North Valley Road Colne	Construction of a building for restaurant (A3) or take-away (A5) use.	0.041	0	0	380	0	0	0	Edge of 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
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	95	0	0	Town Centre

**TABLE 1 - AVAILABILITY SCHEDULE (31st March 2009)**

Ref. No.	App. No.	Permission	Site Area (ha)	Internal Floor Space (SqM)						Location of Dev.
	Site			A1	A2	A3	A4	A5	D2	
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
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	1195	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
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
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



**TABLE 1 - AVAILABILITY SCHEDULE (31st March 2009)**

Ref. No.	App. No.	Permission	Site Area (ha)	Internal Floor Space (SqM)						Location of Dev.
	Site			A1	A2	A3	A4	A5	D2	
75	13/07/0081P Field No 2700 Cuckstool Lane Fence	Full: Major: Erect sports pavilion and groundsman'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
118	13/08/0513P The Warehouse Warehouse Lane Foulridge	Change of use from warehouse to cafe and single storey extension.	0.2113	0	0	231	0	0	0	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
59	13/06/0285P Hodge Bank Garage Site Reedyford Road Nelson	Building to provide teaching and activity space, café, office, exhibition and ancillary space to be known as Pendle Floral Heritage Centre. Site to be used as a tree nursery.	0.272	0	0	0	0	0	153	Elsewhere
80	13/07/0137P 7 Pendle Rise Shopping Centre Marsden Mall Nelson	Use for A2 use 'Cheque Centre'.	0.006	0	55	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	62	0	0	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

**TABLE 1 - AVAILABILITY SCHEDULE (31st March 2009)**

Ref. No.	App. No.	Permission	Site Area (ha)	Internal Floor Space (SqM)						Location of Dev.
	Site			A1	A2	A3	A4	A5	D2	
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	160	0	0	0	0	0	Town Centre
136	13/08/0558P Lucas Sports Ground  Colne Road  Reedley	Office space (588m2), retail space (145m2), football pitch, cricket pitch and club house (250m2) with associated landscaping and parking.	5.696	145	0	0	0	0	15000	Elsewhere

	Site Area	A1	A2	A3	A4	A5	D2	Total
<b>Total for All Permissions</b>	<b>16.5663</b>	<b>9961</b>	<b>319</b>	<b>815</b>	<b>95</b>	<b>263.5</b>	<b>43625</b>	<b>55079</b>

## 5.0 Retail and Leisure Land Completions (1<sup>st</sup> April 2008 – 31<sup>st</sup> March 2009)

- 5.1 All new completions between the 1<sup>st</sup> April 2008 and 31<sup>st</sup> March 2009 are listed in Table 2. The completions schedule shows the key information required for reporting and analysis of data to local, county and regional levels. These sites were classed as complete following site visits to assess 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 **1.23 hectares** of new retail and leisure land have been **completed** between the 1<sup>st</sup> April 2008 and the 31<sup>st</sup> March 2009. This equates to a total of **3,996m<sup>2</sup> (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 **409m<sup>2</sup> A1** (shops) floorspace, **98m<sup>2</sup> A2** (financial and professional services), **272m<sup>2</sup> A3** (restaurants and cafes), **1,250m<sup>2</sup> A4** (pubs and bars), **215m<sup>2</sup> A5** (take-aways) and finally **1,752m<sup>2</sup> D2** (assembly and leisure). All figures are gross and do not account for losses through conversions or demolitions.

**TABLE 2 - COMPLETIONS (1st April 2008 - 31st March 2009)**

Ref. No.	App. No.	Permission	Site Area	Internal Floor Space (SqM)						Location of Dev.
	Site			A1	A2	A3	A4	A5	D2	
67	13/06/0727P Pavilion in Victory Park  Westfield Road  Barnoldswick	Erect buildings for changing rooms and public toilet (replace existing smaller pavilion).	0.211	0	0	0	0	0	395	Elsewhere
90	13/07/0534P Victory Park Westfield Road Barnoldswick  Westfield Road  Barnoldswick	Erect multi-use games area on tennis courts, replace fence and erect 4 no. 8m high floodlights.	0.061	0	0	0	0	0	521	Elsewhere
124	13/08/0250P 93 Gisburn Road  Gisburn Road  Barrowford	Change of use from health clinic to hairdressers.	0.003	47	0	0	0	0	0	Local Shopping Centre
133	13/08/0588P Victoria Hotel Gisburn Road  Gisburn Road  Barrowford	Convert manager's accommodation at first floor to extension to Public House; erect replacement store and escape stair to rear and relocate smoking shelter.	0.025	0	0	0	220	0	0	Elsewhere
69	13/06/0775P 46  Colne Road  Brierfield	Use as hot food take-away (loss of A1).	0.006	0	0	0	0	57	0	Local Shopping Centre
84	13/07/0255P 35-37  Church Street  Colne	Change of use from A3 restaurant to A4 public house, erect two storey flat roof extension to rear with plant on roof top; construct external staircase and beer garden and alter shop front (no. 37A).	0.05	0	0	0	1005	0	0	Town Centre
119	13/08/0515P Foto Fast 33  Market Street  Colne	Change of use from retail shop (A1) to Hot Food Takeaway (A5) with first and second floor storage and staff use, installation of fire door to rear and extraction flue vent to rear roof.	0.005	0	0	0	0	157.8	0	Town Centre

**TABLE 2 - COMPLETIONS (1st April 2008 - 31st March 2009)**

Ref. No.	App. No.	Permission	Site Area	Internal Floor Space (SqM)						Location of Dev.
	Site			A1	A2	A3	A4	A5	D2	
128	13/08/0428P 214B Keighley Road  Keighley Road  Colne	Change of use of first and second floors from residential (C3) to beauty and holistic salon (A1).	0.015	124.8	0	0	0	0	0	Elsewhere
129	13/08/0526P 1-3 Primet Hill  Primet Hill  Colne	Change of use from shop (A1) to accountants office (A2).	0.009	0	40	0	0	0	0	Edge of Centre
134	13/08/0601P Bay Horse Inn 593  Wheatley Lane Road  Higham	Erect single storey extension and canopy to south elevation of the Bay Horse Inn.	0.173	0	0	0	25	0	0	Elsewhere
21	13/04/0440P 84 Manchester Road    Nelson	Erection of 2 storey commercial extension to rear.	0.007	0	0	92	0	0	0	Town Centre
76	13/08/0003P Land bounded by Cross St Russell St, Bk Scotland Rd Nelson	Erect 4 storey block fronting Cross St to include cinema/meeting hall, café, recording studio, dance studio at ground floor, function room at first floor; offices at second and third floors.	0.209	0	0	180	0	0	295	Town Centre
79	13/07/0132P Hussain Buildings  Lonsdale Street  Nelson	Raise roof and use extended mezzanine floor for Kashmiri Community Centre with office.	0.07	0	0	0	0	0	541	Elsewhere
108	13/07/0672P 84  Leeds Road  Nelson	Change of use from dwelling to hair-dressers and dwelling.	0.006	42	0	0	0	0	0	Edge of Centre

**TABLE 2 - COMPLETIONS (1st April 2008 - 31st March 2009)**

Ref. No.	App. No.	Permission	Site Area	Internal Floor Space (SqM)						Location of Dev.
	Site			A1	A2	A3	A4	A5	D2	
112	13/08/0177P Nelson Plumbers Merchants Manchester Road Nelson	Change of use of part first floor from storage to retail and insertion of first floor windows.	0.317	195	0	0	0	0	0	Elsewhere
127	13/08/0402P No.1 Market Street Market Street Nelson	Change of use from A1 (Retail) into part retail (A1), part office (A2) and part B1(a).	0.061	0	58	0	0	0	0	Town Centre

	Site Area	A1	A2	A3	A4	A5	D2	Total
<b>Total Completions (Gross)</b>	<b>1.228</b>	<b>408.8</b>	<b>98</b>	<b>272</b>	<b>1250</b>	<b>214.8</b>	<b>1752</b>	<b>3996</b>

## 6.0 Analysis

- 6.1 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 (1<sup>st</sup> April to 31<sup>st</sup> March), this is only the third consecutive survey representing an accurate 12 month picture of completions<sup>1</sup>.
- 6.2 At present therefore, there is little historical data against which the 2008-09 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.
- 6.3 The findings from all three surveys are shown in Table 3 below.

**Table 3: Comparison of completed floorspace**

	Gross Internal Floorspace (m <sup>2</sup> )			
	2006/07	2007/08	2008/09	Change from 2007/08
<b>A1</b>	4,832	13,852	409	-13,443
<b>A2</b>	0	135	98	-37
<b>A3</b>	0	886	272	-614
<b>A4</b>	-	0	1,250	+1,250
<b>A5</b>	-	288	214	-74
<b>D2</b>	2,162	14,360	1,752	-12,608
<b>Total</b>	<b>6,994</b>	<b>29,521</b>	<b>3,996</b>	<b>-25,557</b>

- 6.4 When comparing 2008-09 with 2007-08, 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 A4 (pubs and bars).
- 6.5 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 11,782m<sup>2</sup> of new retail floorspace. But even disregarding the floorspace from this application, the total A1 space completed during this current monitoring period would still show a year on year decrease from the previous two monitoring periods.
- 6.6 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 (10,550m<sup>2</sup>). With the floorspace from this application taken out, the completion rate for 2008-09 is still lower than in 2007-08 but falls more in line with that of the previous year 2006-07.
- 6.7 The amount of land available for retail and leisure use showed an increase to 16.57ha in the monitoring period 2008-09, after remaining relatively stable over

<sup>1</sup> 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 1<sup>st</sup> January to 31<sup>st</sup> March 2006, to bring retail and leisure monitoring in line with the annual monitoring process.

the previous couple of years with 13.17ha of land in the 2006-07 monitoring report, increasing slightly to 13.32ha in 2007-08. The main reasons for this increase can be explained through 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).

## Pendle Retail Capacity Study

- 6.8 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.
- 6.9 The report identifies requirements for both convenience and comparison shopping facilities over the above time periods. 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

- 6.10 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 <sup>2</sup> )	3,641	3,864	4,196	4,373	4,643

- 6.11 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 155m<sup>2</sup><sup>2</sup>. No new convenience floorspace has been completed during the monitoring period 2008-09.
- 6.12 A further 7,825m<sup>2</sup> 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 119% ahead of the identified 2006-2011 requirement (7,980m<sup>2</sup> rather than 3,641m<sup>2</sup>) as outlined in the RCS.
- 6.13 The majority of this floorspace is made up of one large permission for a major foodstore in Colne (5,664m<sup>2</sup>). 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

<sup>2</sup> The 2007/8 Report showed 168m<sup>2</sup> of completed Retail and Leisure land since 2006, due to an error in the classification of a site.



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 1516m<sup>2</sup> was associated with a small, edge of centre foodstore in Barrowford

### Comparison Floorspace

- 6.14 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.
- 6.15 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 new 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
<b>Low Scenario</b>					
Sales Floorspace (m <sup>2</sup> )	-4,323	-2,149	1,802	5,001	10,140
<b>High Scenario</b>					
Sales Floorspace (m <sup>2</sup> )	977	5,559	7,637	11,116	16,703

- 6.16 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 1,064m<sup>2</sup>. A further 2,163m<sup>2</sup> has been granted planning permission, sites listed as available in Table 1 of this report. Existing permissions and completions to date account for 3,227m<sup>2</sup>. In contrast the RCS identified a requirement for 977m<sup>2</sup>, for the 'high' scenario 2006-2011 requirements. As such we are currently 230% 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 (1,888m<sup>2</sup>).

### Loss of Retail and Leisure Floorspace

- 6.17 The greater emphasis placed on monitoring at local, sub-regional and 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 both the local authority Annual Monitoring Report (AMR), and for the monitoring return for 4NW.
- 6.18 Table 6 presents a summary of the total losses of retail floorspace and leisure space in Pendle during the 2008-09 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 (m<sup>2</sup>)**

	<b>A1</b>	<b>A2</b>	<b>A3</b>	<b>A4</b>	<b>A5</b>	<b>D2</b>
Losses to housing developments	-357	0	0	0	-56	0
Losses to employment developments	-89	0	0	0	0	0
Losses to retail & leisure developments	-313	0	-854	0	-57	-163
<b>Total losses (2008-09)</b>	<b>-759</b>	<b>0</b>	<b>-854</b>	<b>0</b>	<b>-113</b>	<b>-163</b>
Total completions (gross) (Table 2)	409	98	272	1,250	215	1,752
<b>Total completions (net)</b>	<b>-350</b>	<b>98</b>	<b>-582</b>	<b>1,250</b>	<b>102</b>	<b>1,589</b>

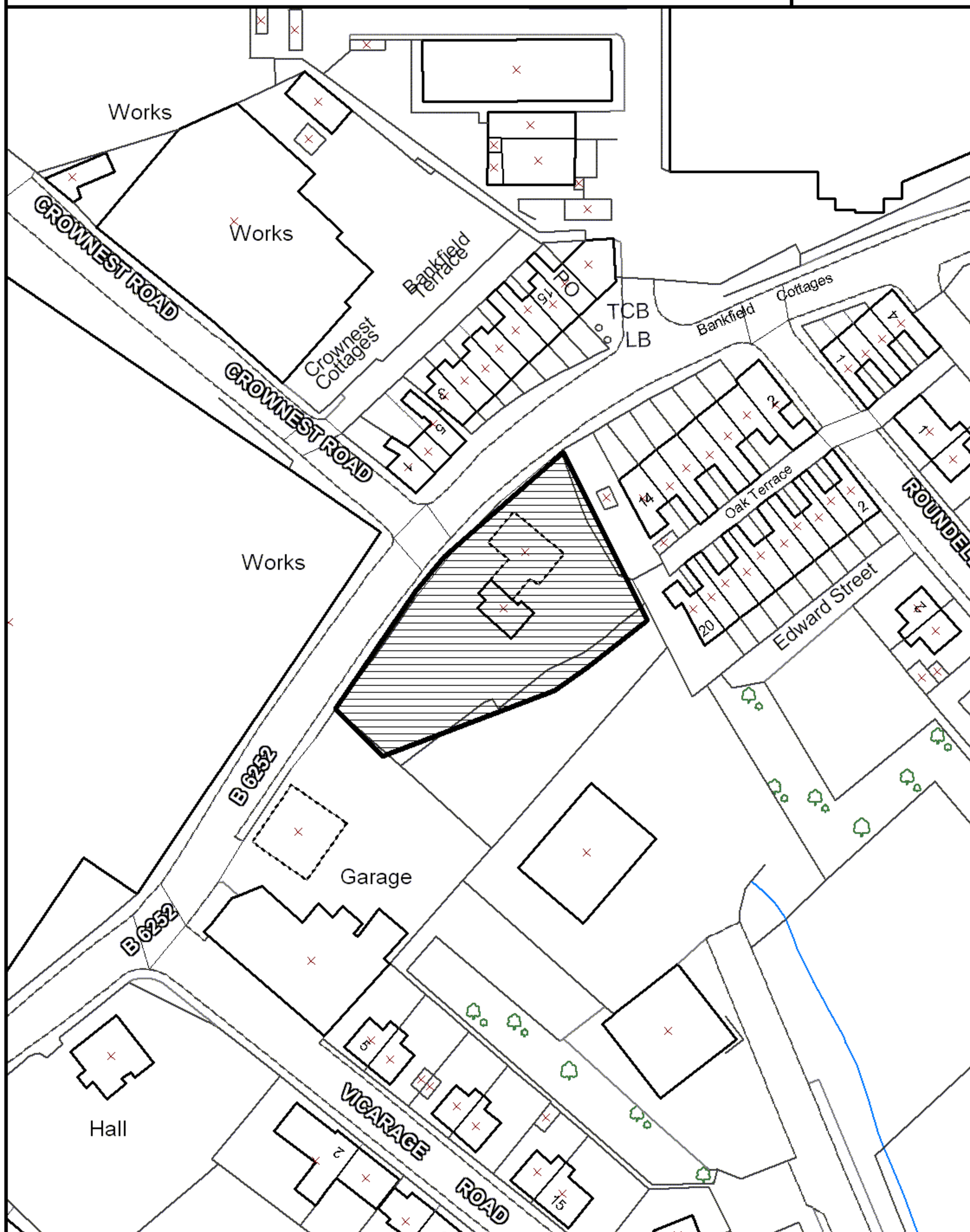
- 6.19 The table shows a mixed performance, with A1 (shops) and A3 (restaurants and cafes) showing an overall loss in floorspace during this monitoring period. Further analysis shows that the A1 losses to housing consisted of small scale conversions of shops and upper floors above shops to flats. The losses to other retail and leisure uses consisted of changes of use to offices or hot food takeaways. The loss from A3 to other retail and leisure uses consisted of one application, the change of use of a former restaurant to the new Weatherspoons pub in Colne (13/07/0255P). These losses outnumbered the amount of new completions in that use class during the same period, therefore resulting in an overall net loss of floorspace.
- 6.20 Conversely, use classes A2 (financial and professional services), A4 (pubs and bars) and A5 (takeaways) showed an overall increase in floorspace during the monitoring period. In the case of A2 and A4 uses this was due to no losses during the period. The small number of losses from A5 uses were outweighed by a higher number of completions of this use class during the period.
- 6.21 The D2 leisure class showed a loss but this was only through the demolition of the old pavilion facilities at Victory Park, Barnoldswick, which were subsequently replaced by larger, improved facilities, which are included in the completions figure above.

## **APPENDIX 1**

### **SITE PLANS**

**(Availability Schedule)**

## Strand Filling Station, Skipton Road



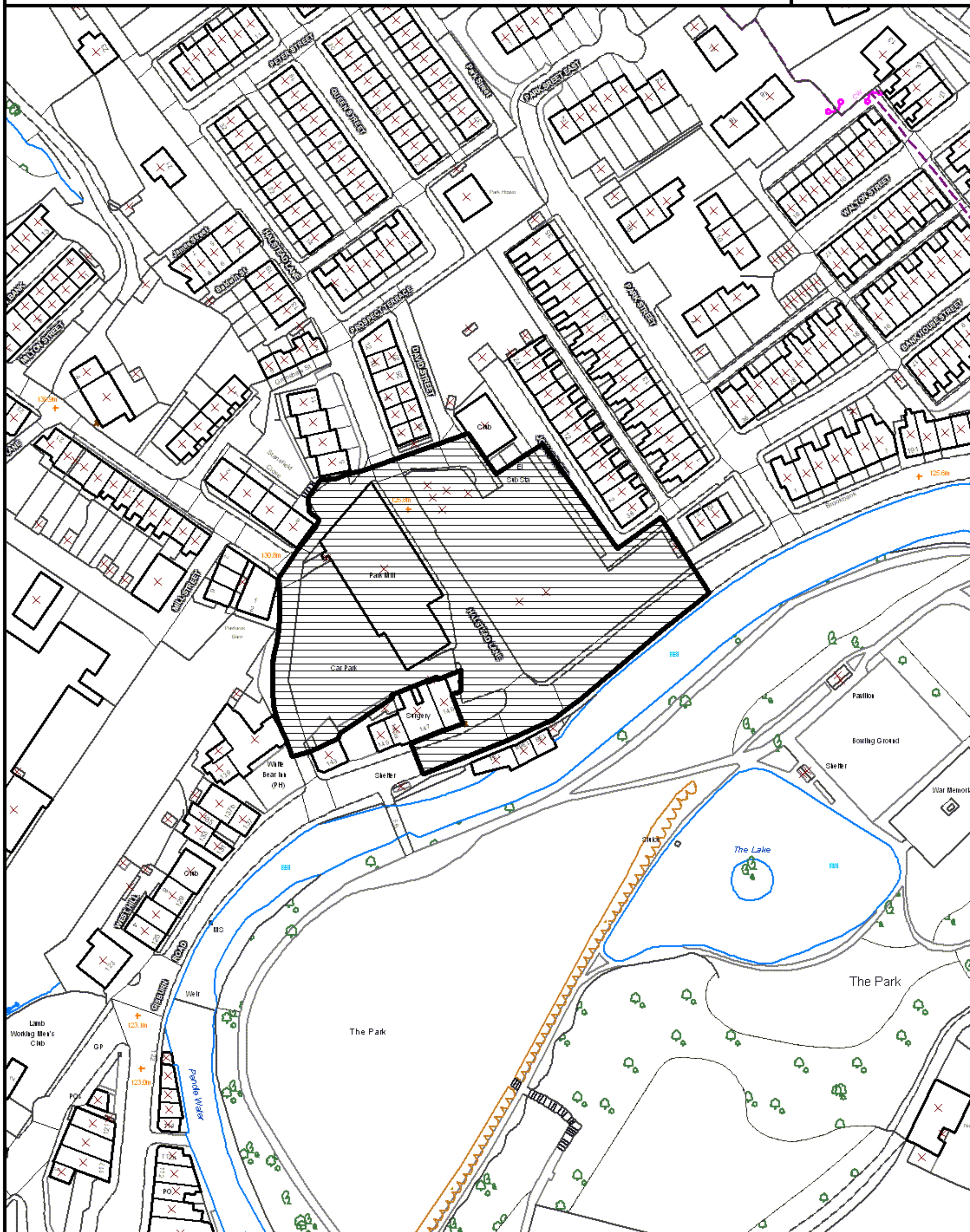
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Park Mill and former Pendle Brook Care Home, Halstead Lane and Gisburn Road



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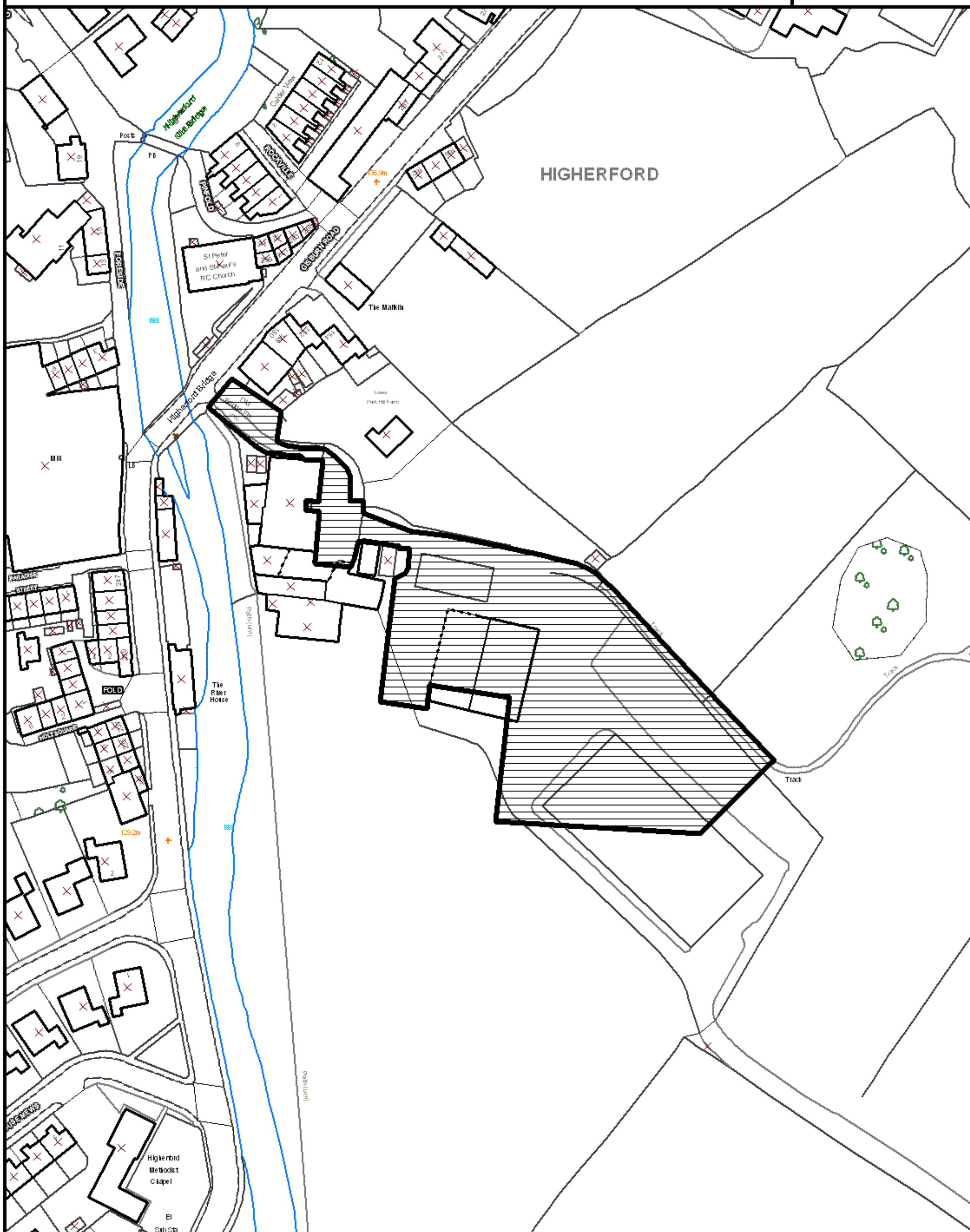


BARROWFORD

SITE REF:

85

Park Hill Farm, Gisburn Road



SCALE 1:1,500

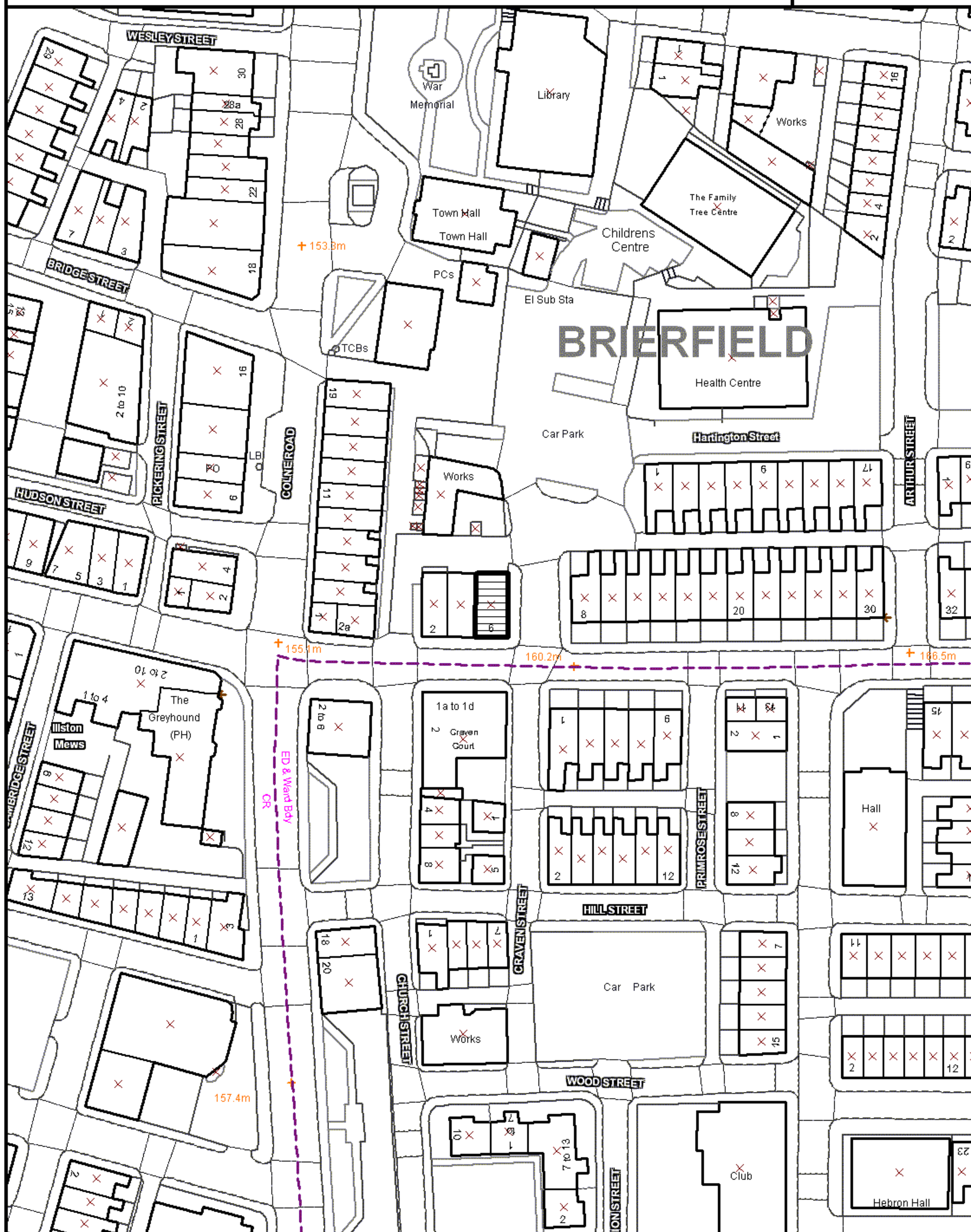
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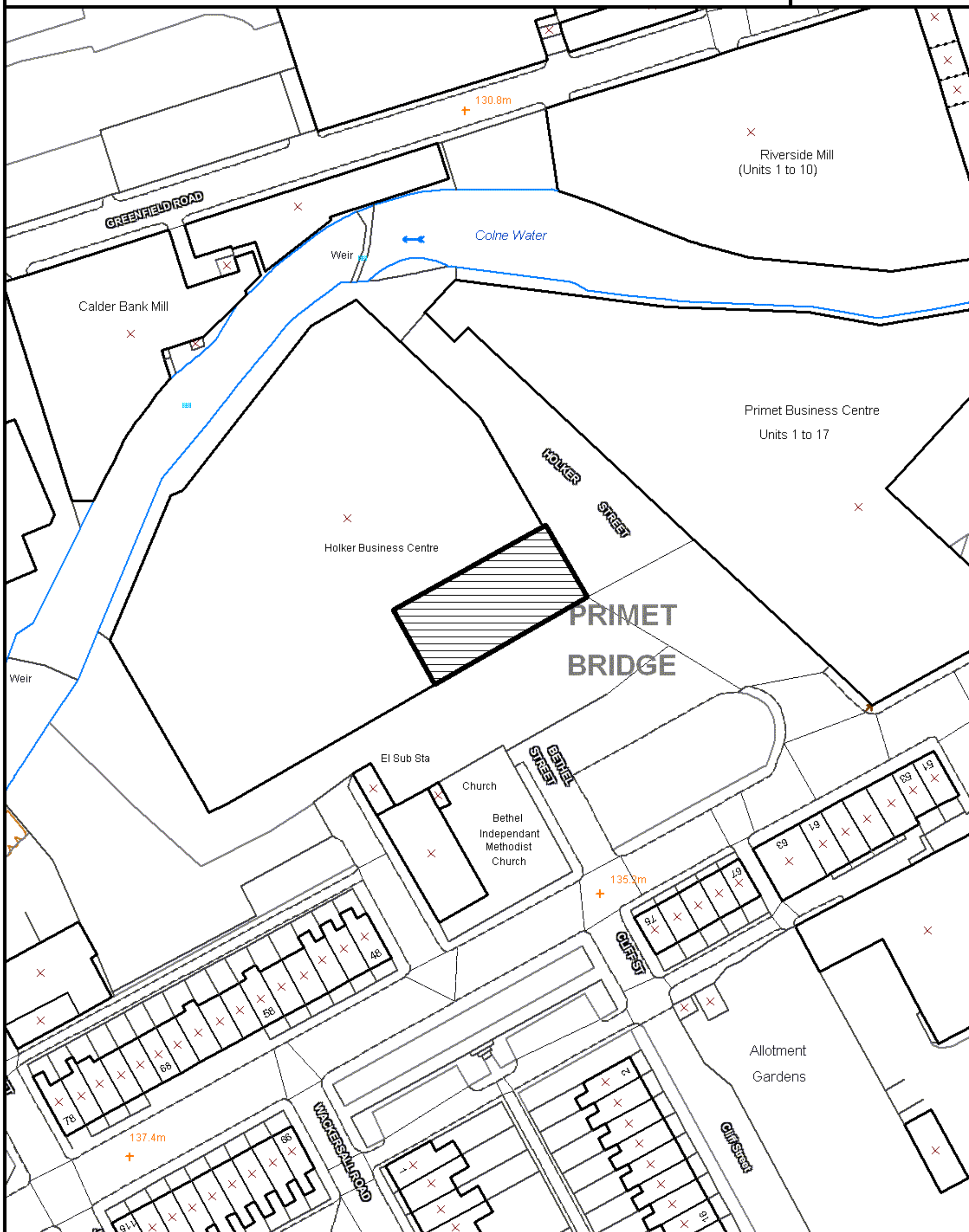


COLNE

SITE REF:

32

Prestige In-door Karting, Burnley Road



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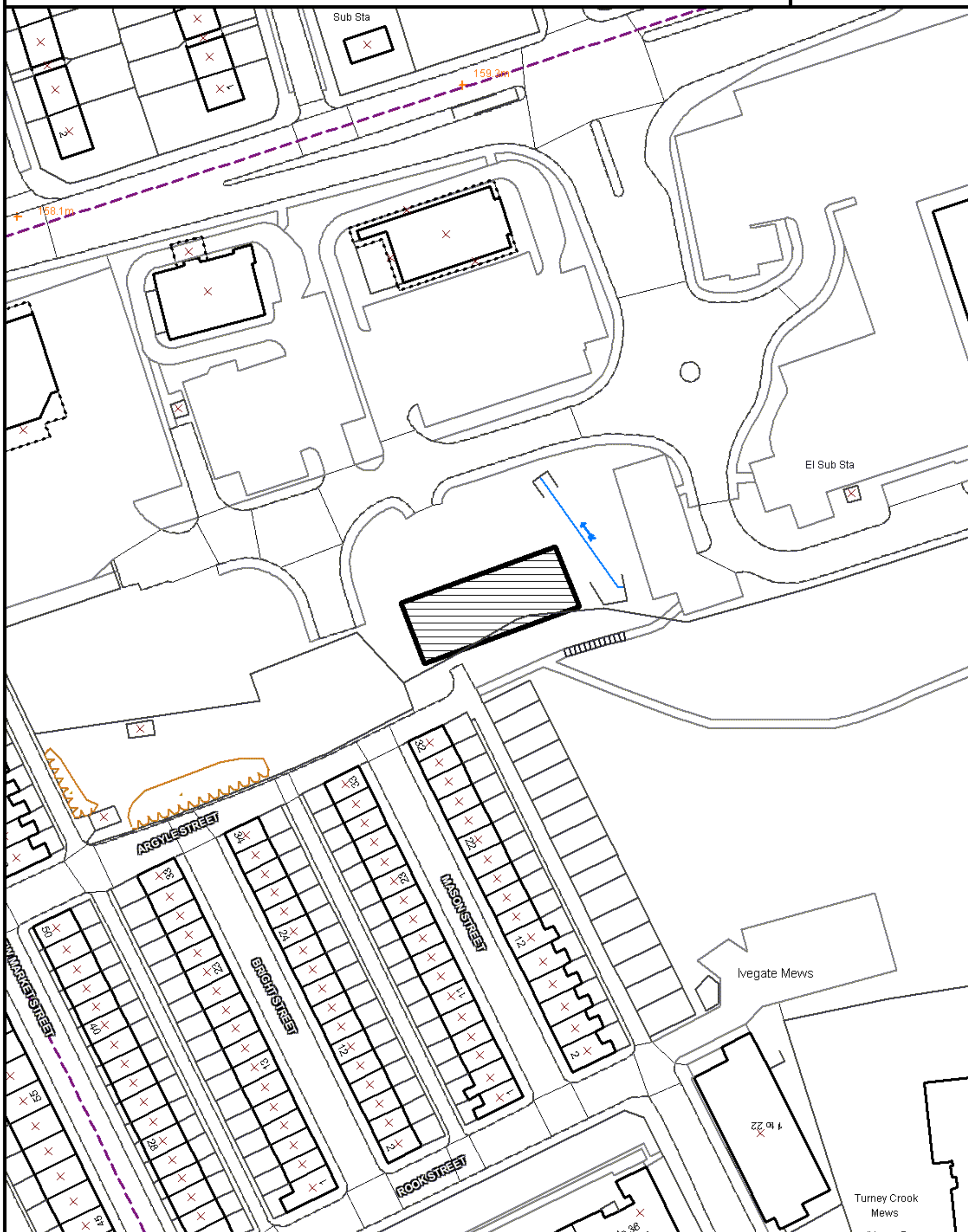


COLNE

SITE REF:

70

Land to rear of McDonalds, North Valley Road



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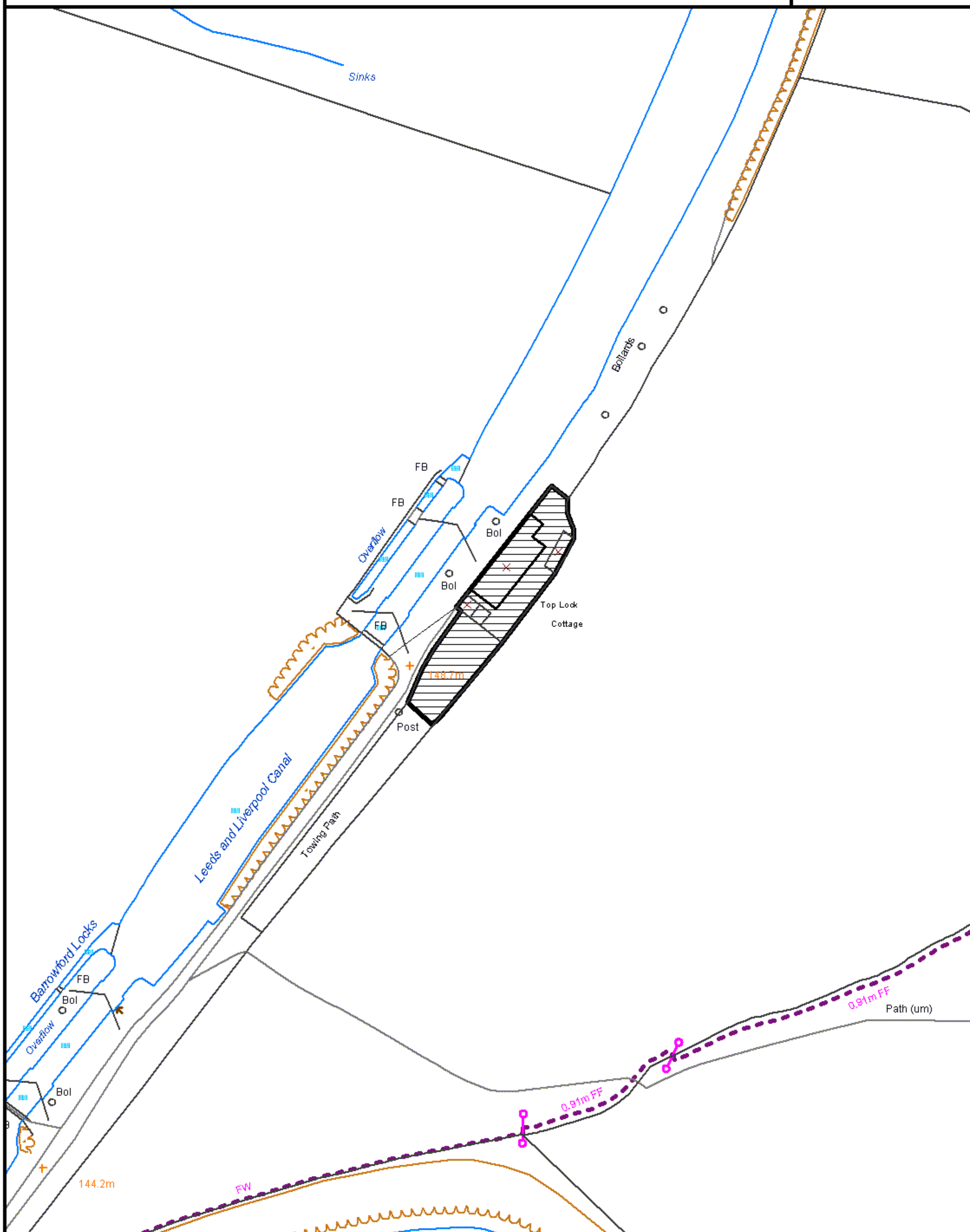


COLNE

SITE REF:

82

Top Lock Cottage, Colne Road



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COLNE

SITE REF:

97

Bygone Era, 70 Albert Road



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COLNE

SITE REF:

101

The Can and Bottle, 52 Walton Street



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COLNE

SITE REF:

106

28 Albert Road



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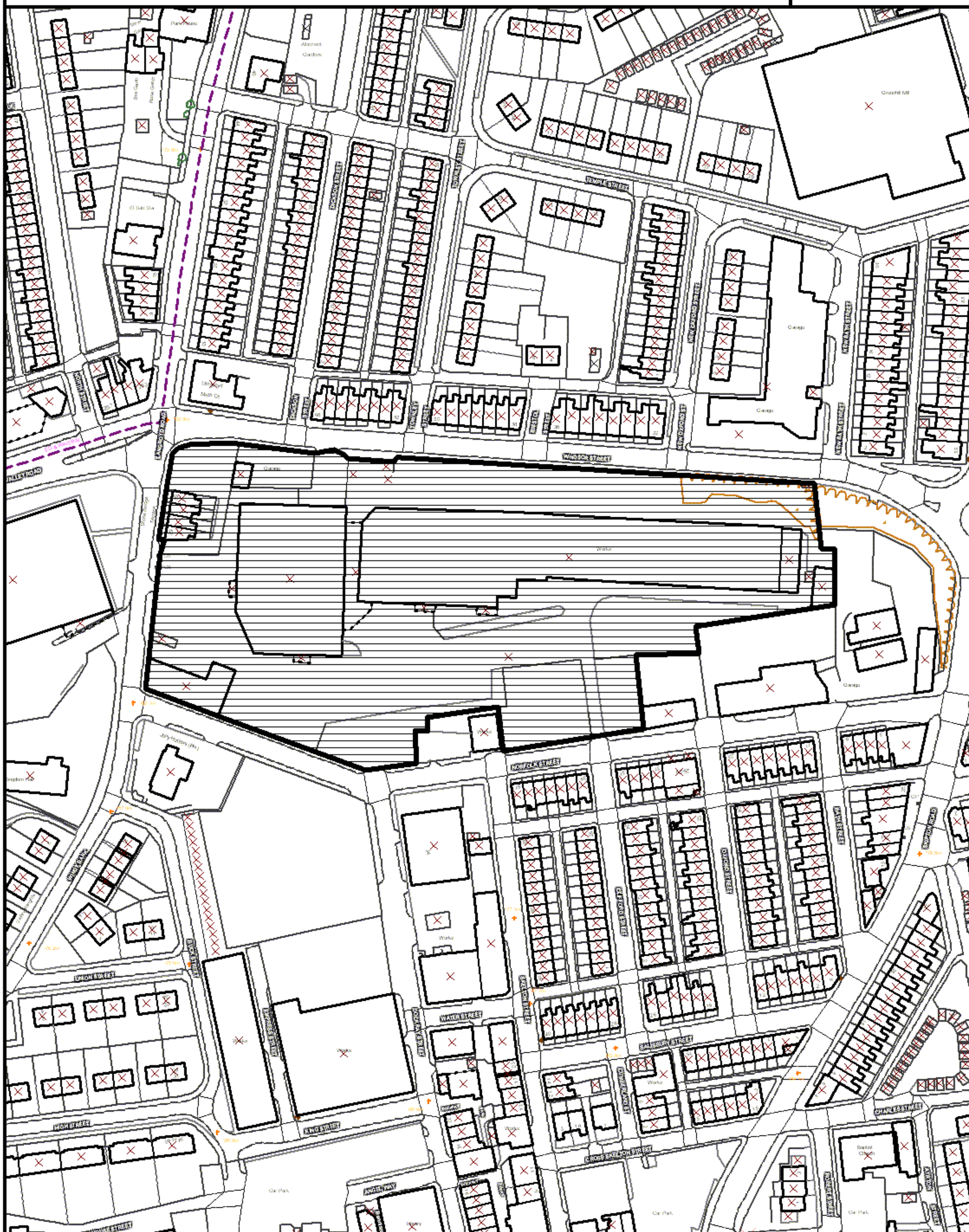


COLNE

SITE REF:

111

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



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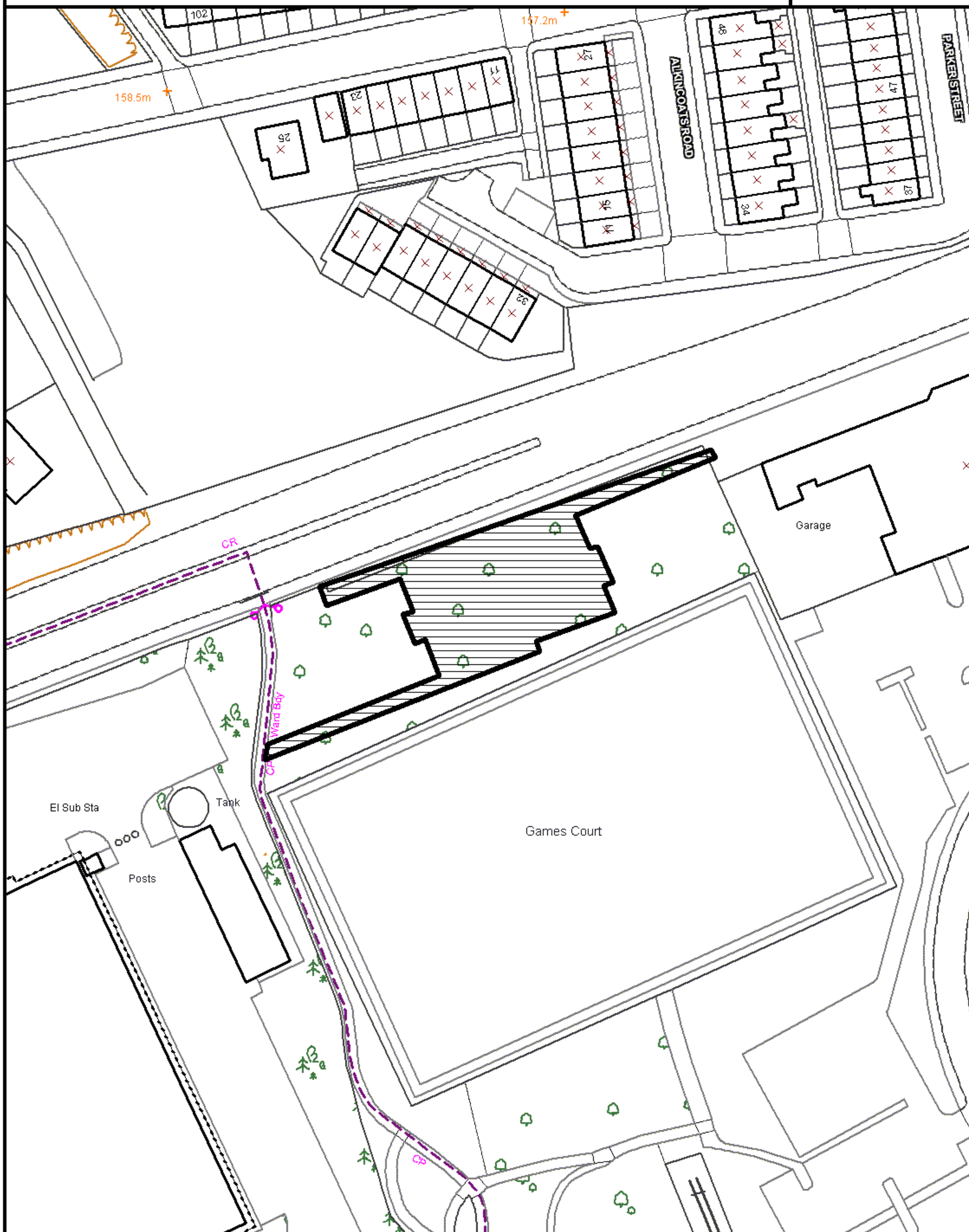


COLNE

SITE REF:

122

Land adjacent to Pendle Leisure All Weather Pitch, Vivary Way



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COLNE

SITE REF:

137

Tubbs of Colne, 82 Albert Road



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EARBY

SITE REF:

114

104 Colne Road



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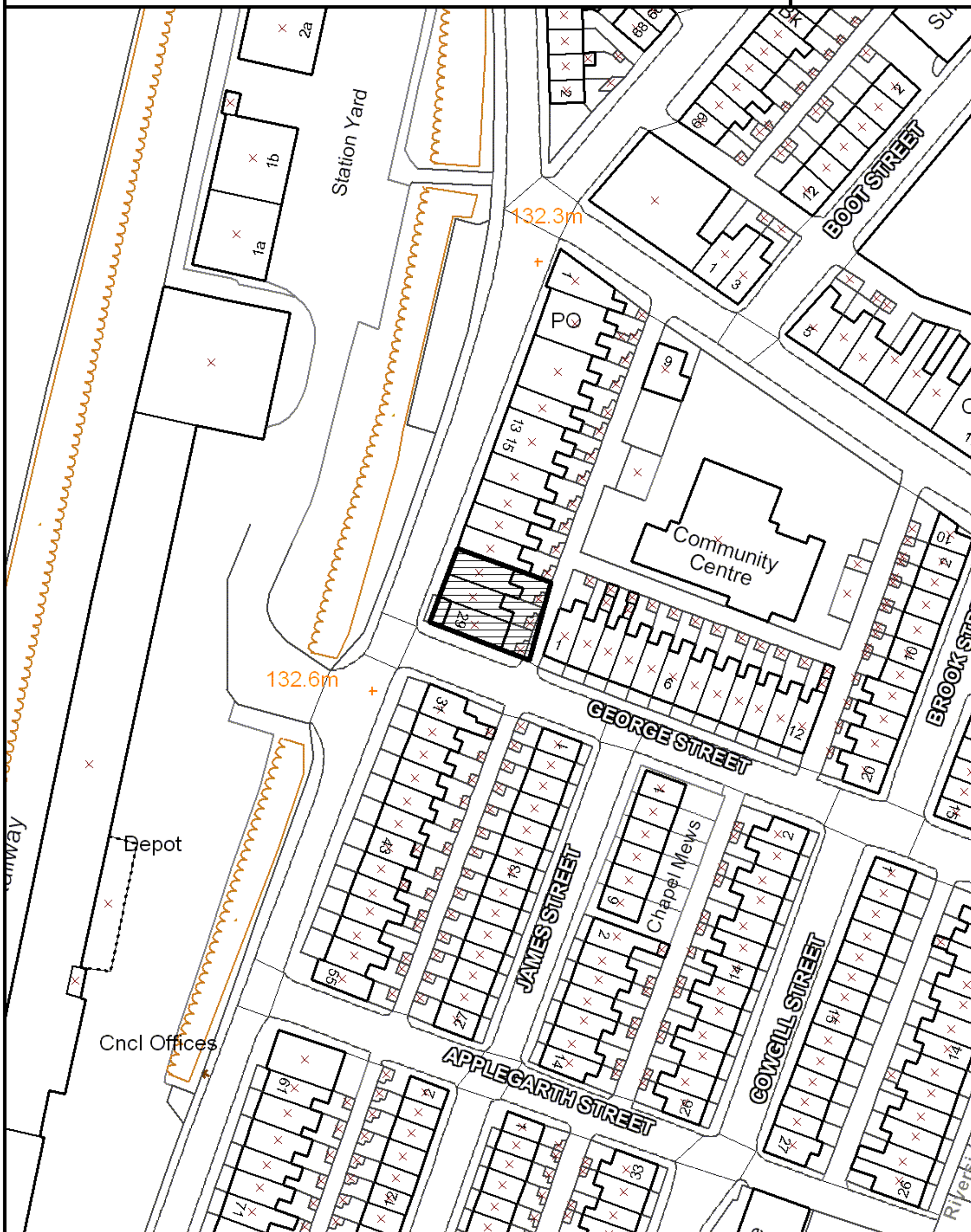


EARBY

SITE REF:

121

25 - 29 Colne Road



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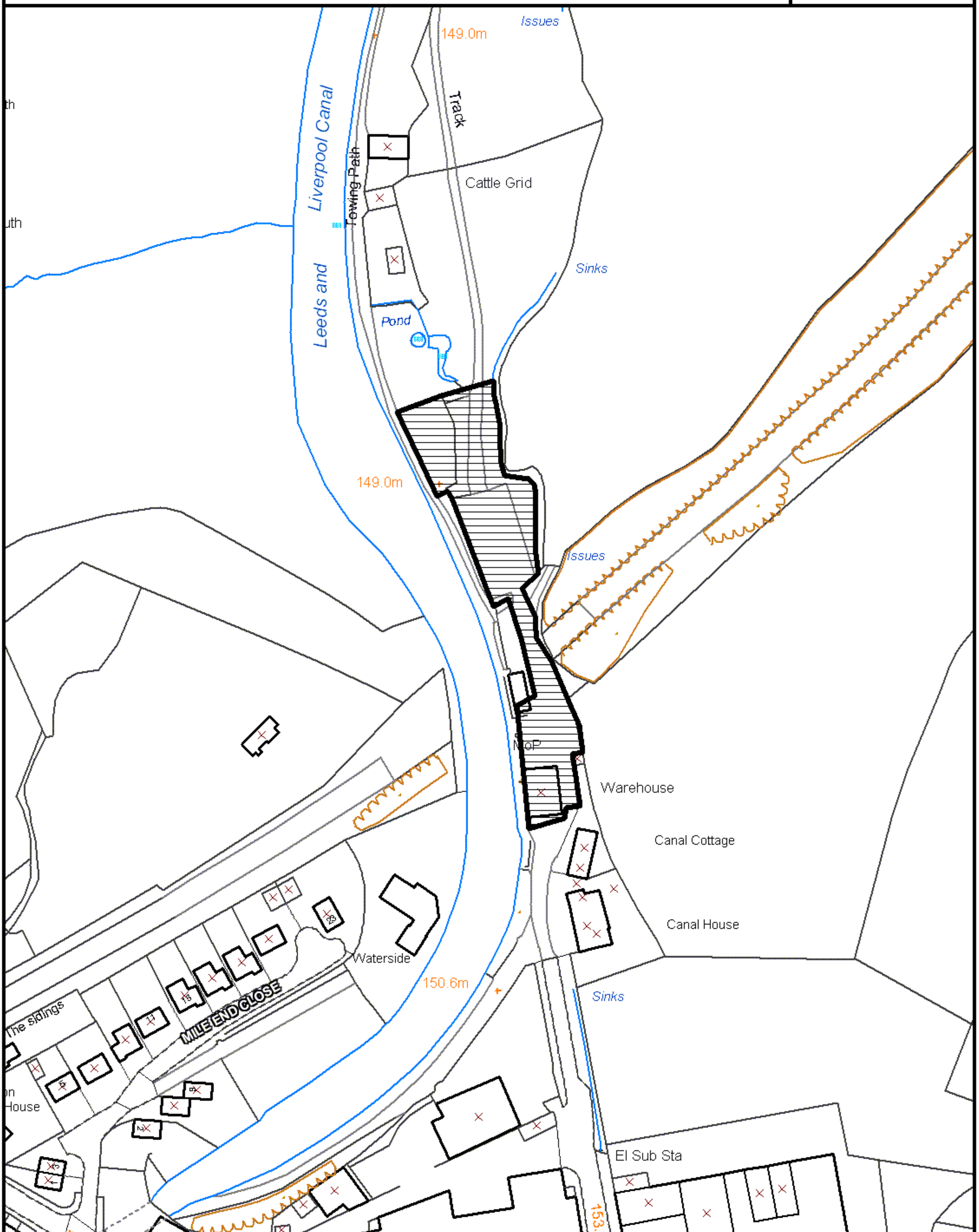


FOULRIDGE

SITE REF:

118

The Warehouse, Warehouse Lane



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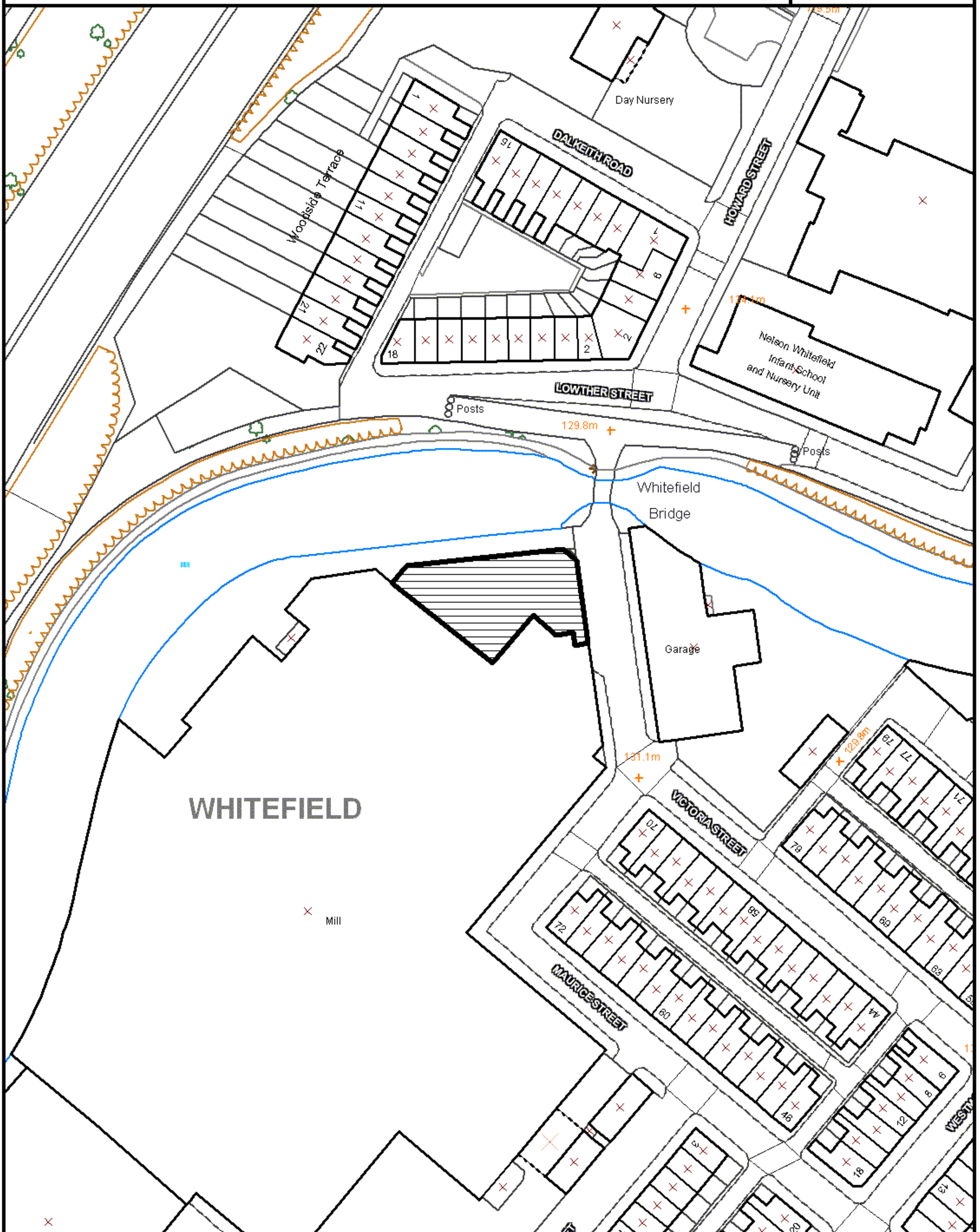
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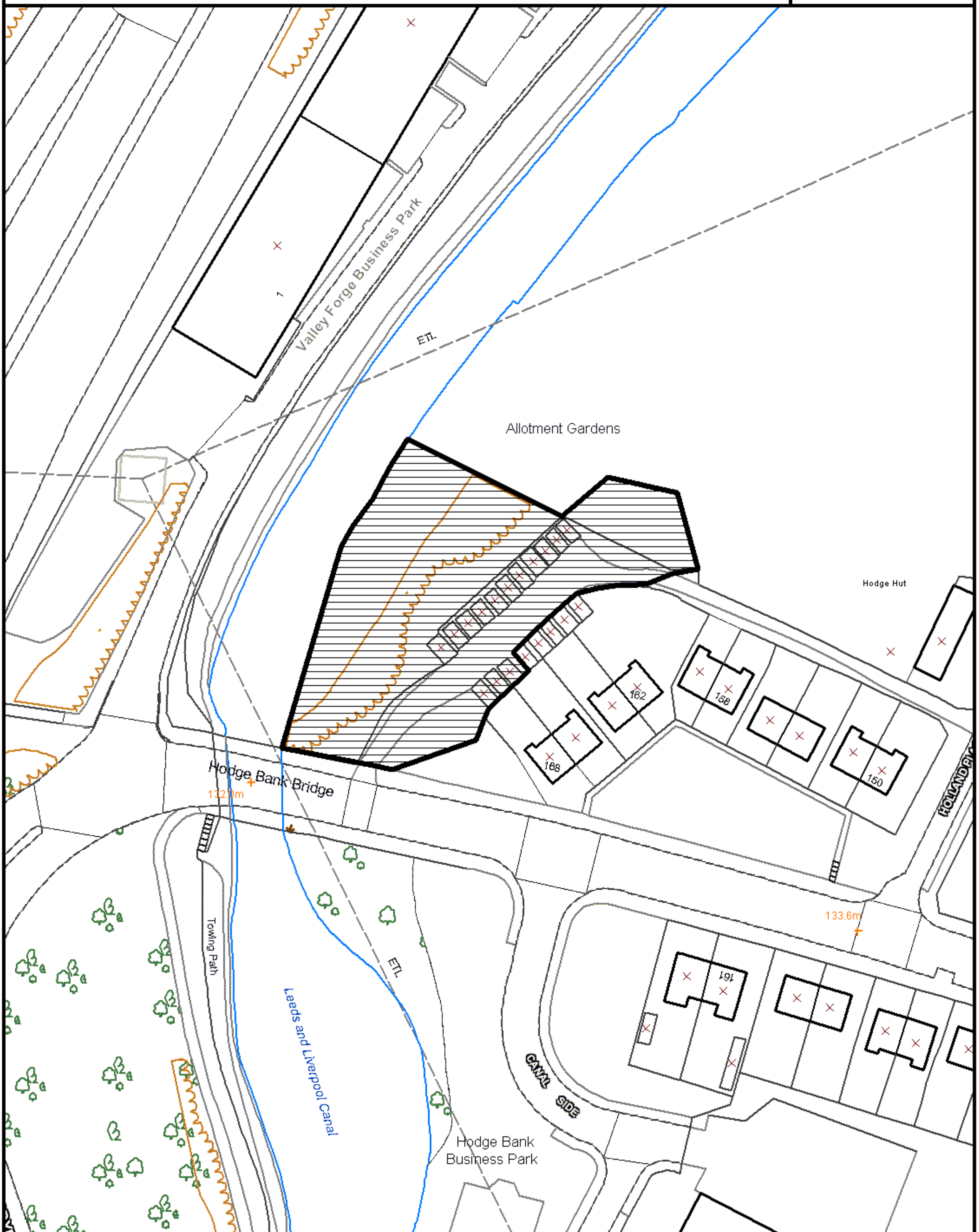
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## Hodge Bank Garage, Reedyford Road



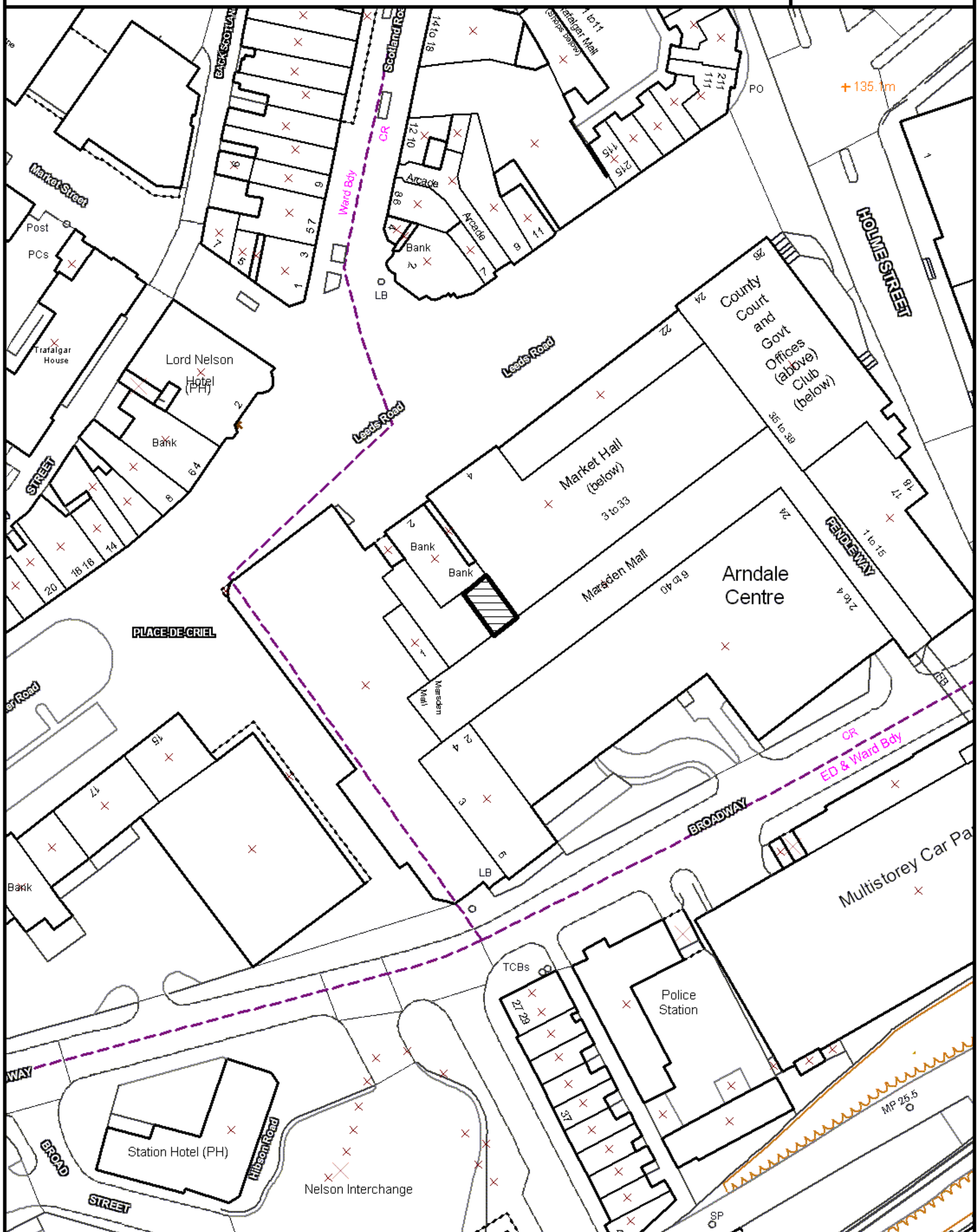
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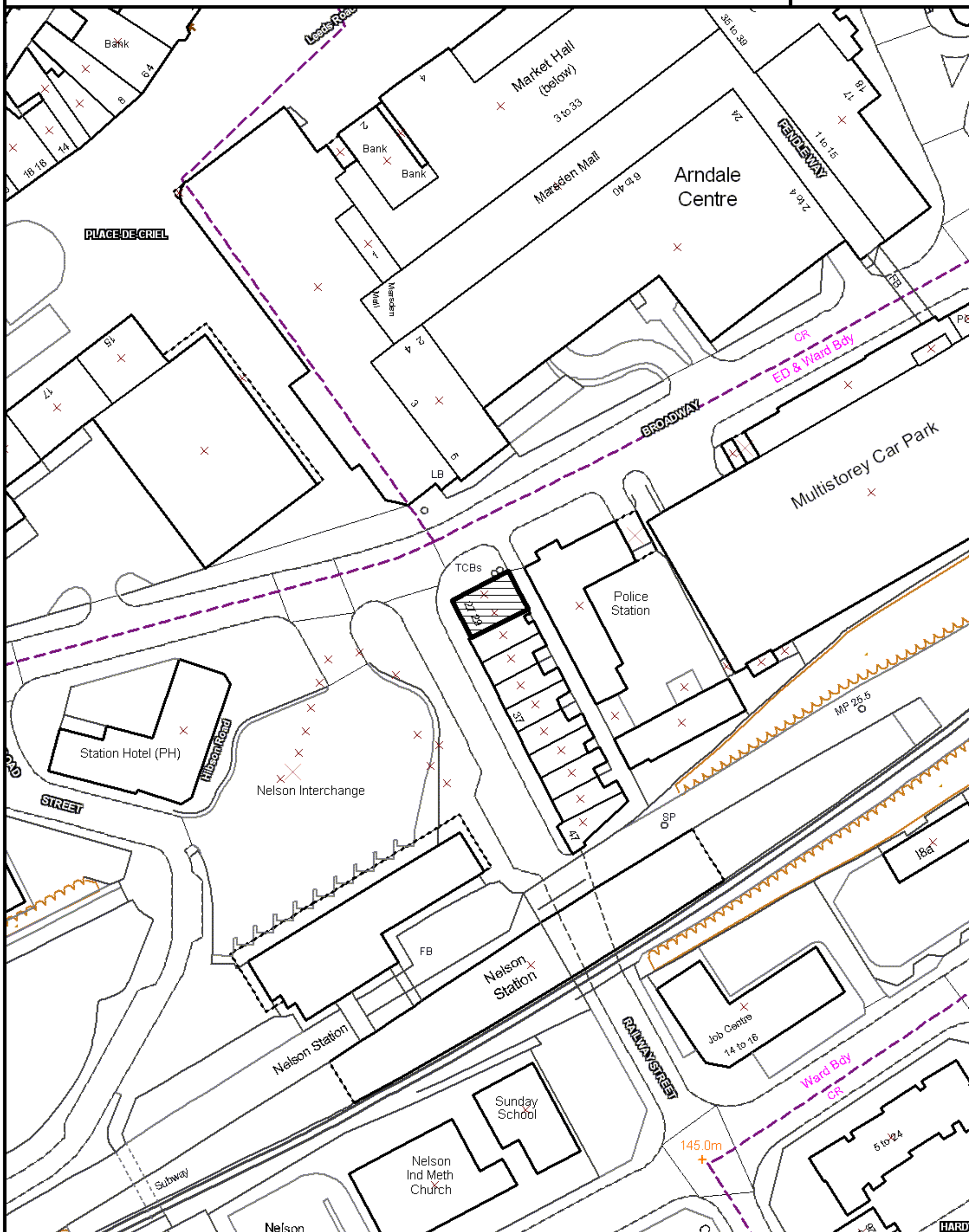


NELSON

SITE REF:

115

27-29 Railway Street



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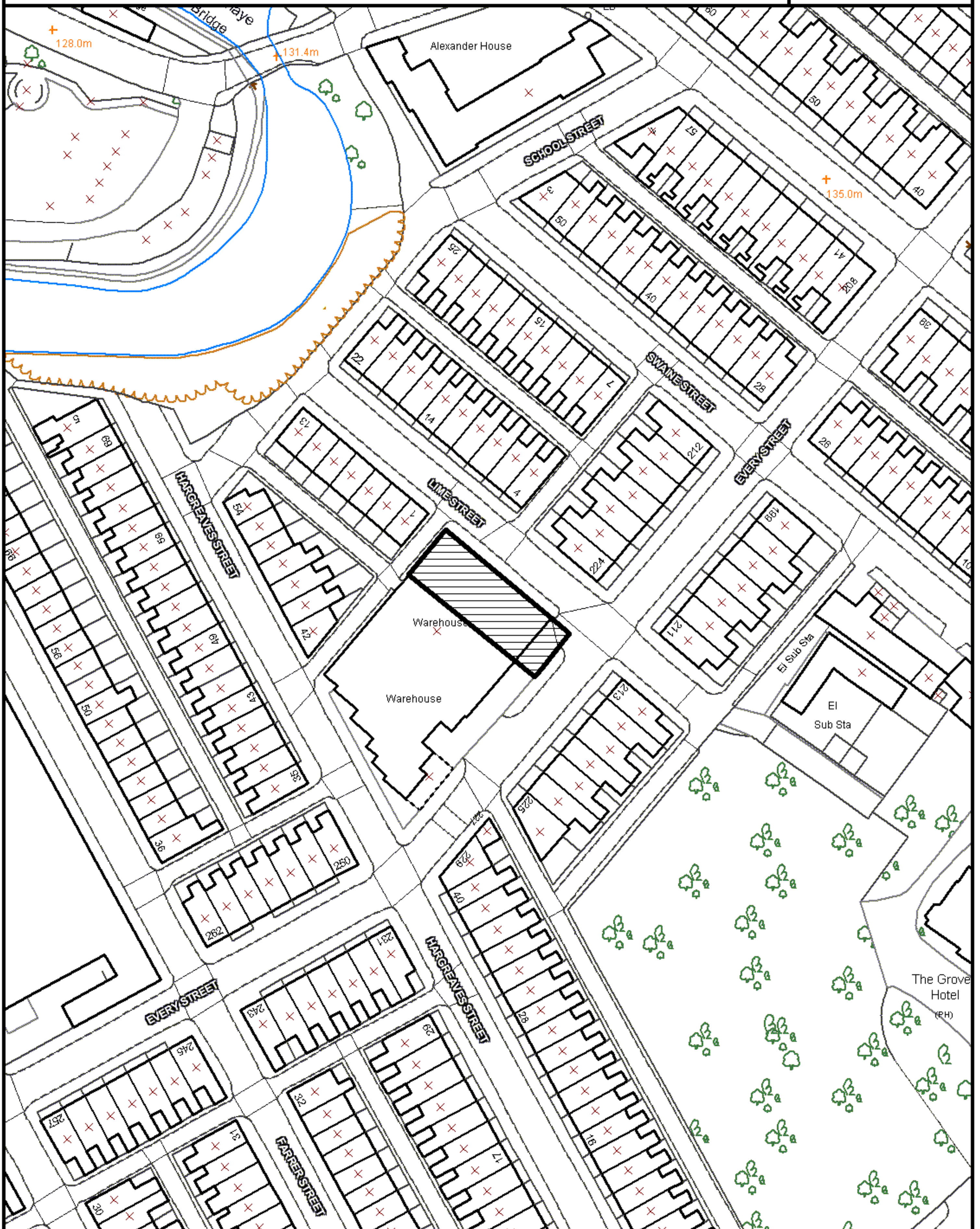


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123

Springbank Buildings, 226-248 Every Street



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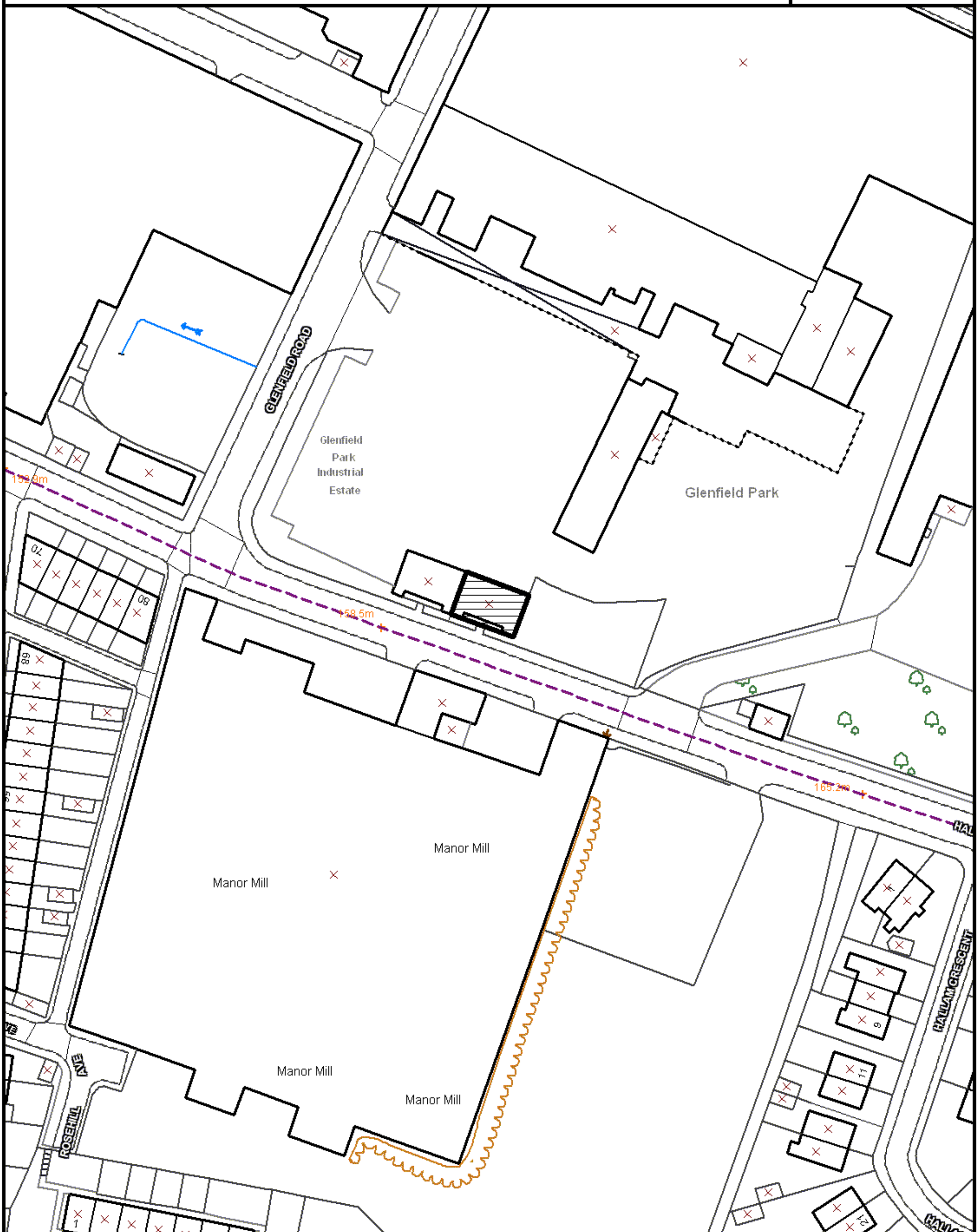


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SITE REF:

125

Little Shed Mill Shop, Manor Mill, Hallam Road



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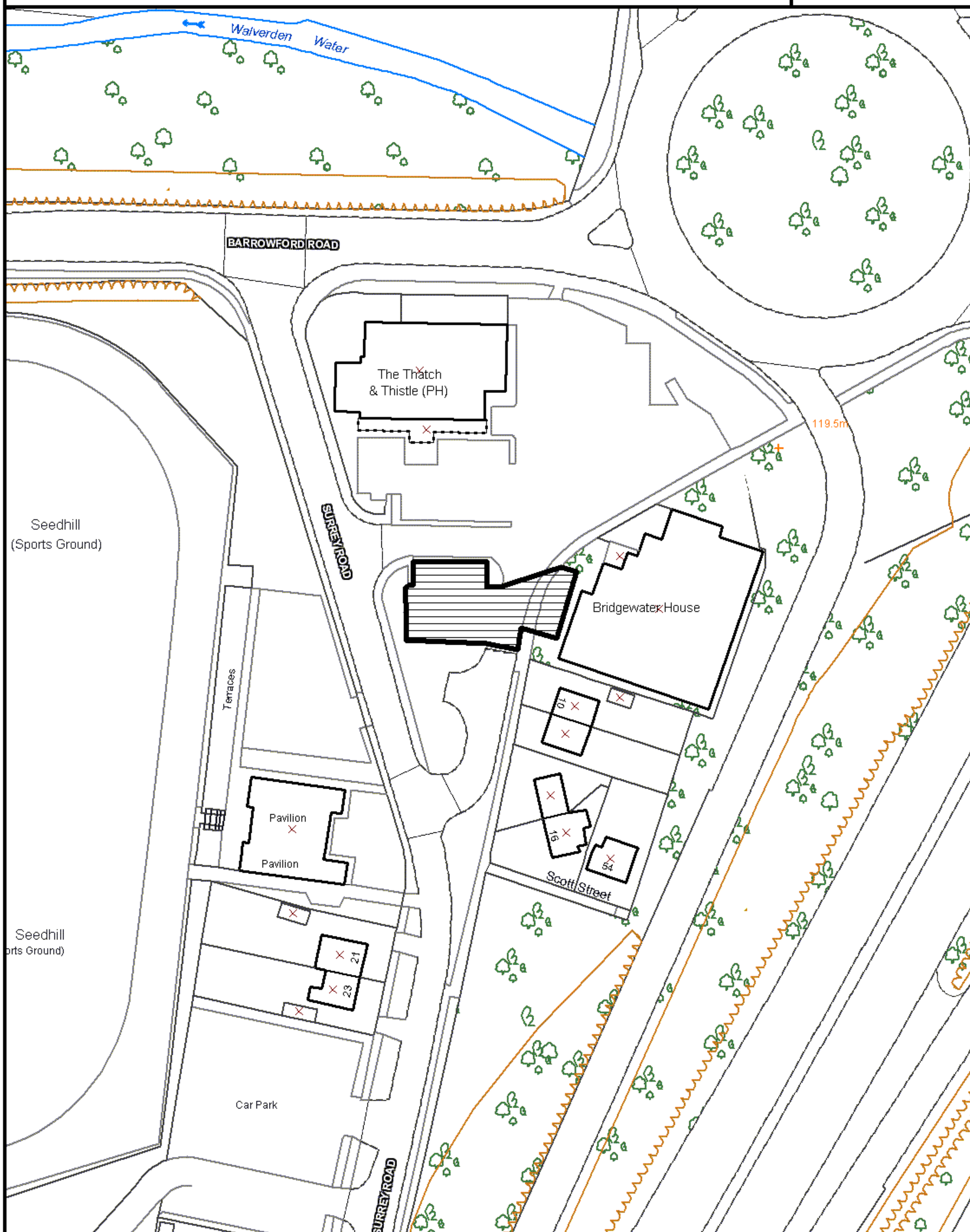


NELSON

SITE REF:

130

Unit 2 Bridgewater House, Surrey Road



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NELSON

SITE REF:

132

57-59 Cross Street



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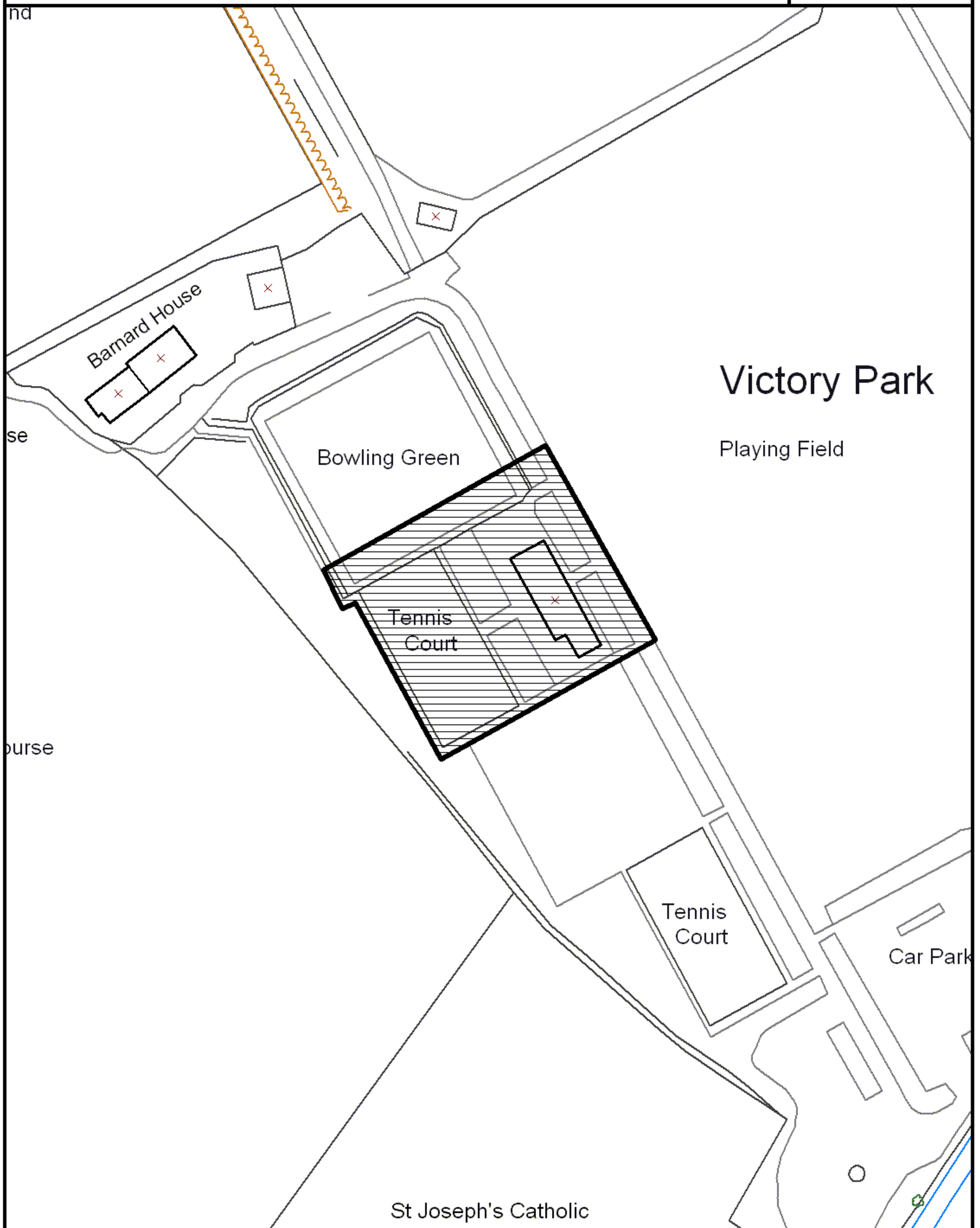


## **APPENDIX 2**

### **SITE PLANS**

**(Completions)**

Pavillion in Victory Park, Westfield Road



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## Victory Park

Playing Field

Bowling Green

Tennis Court

Tennis Court

Car Park

St Joseph's Catholic  
Primary School,  
BarnoldswickHousehold  
Waste  
Disposal  
Centre

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BARROWFORD

SITE REF:

124

93 Gisburn Road

BARROWFORD



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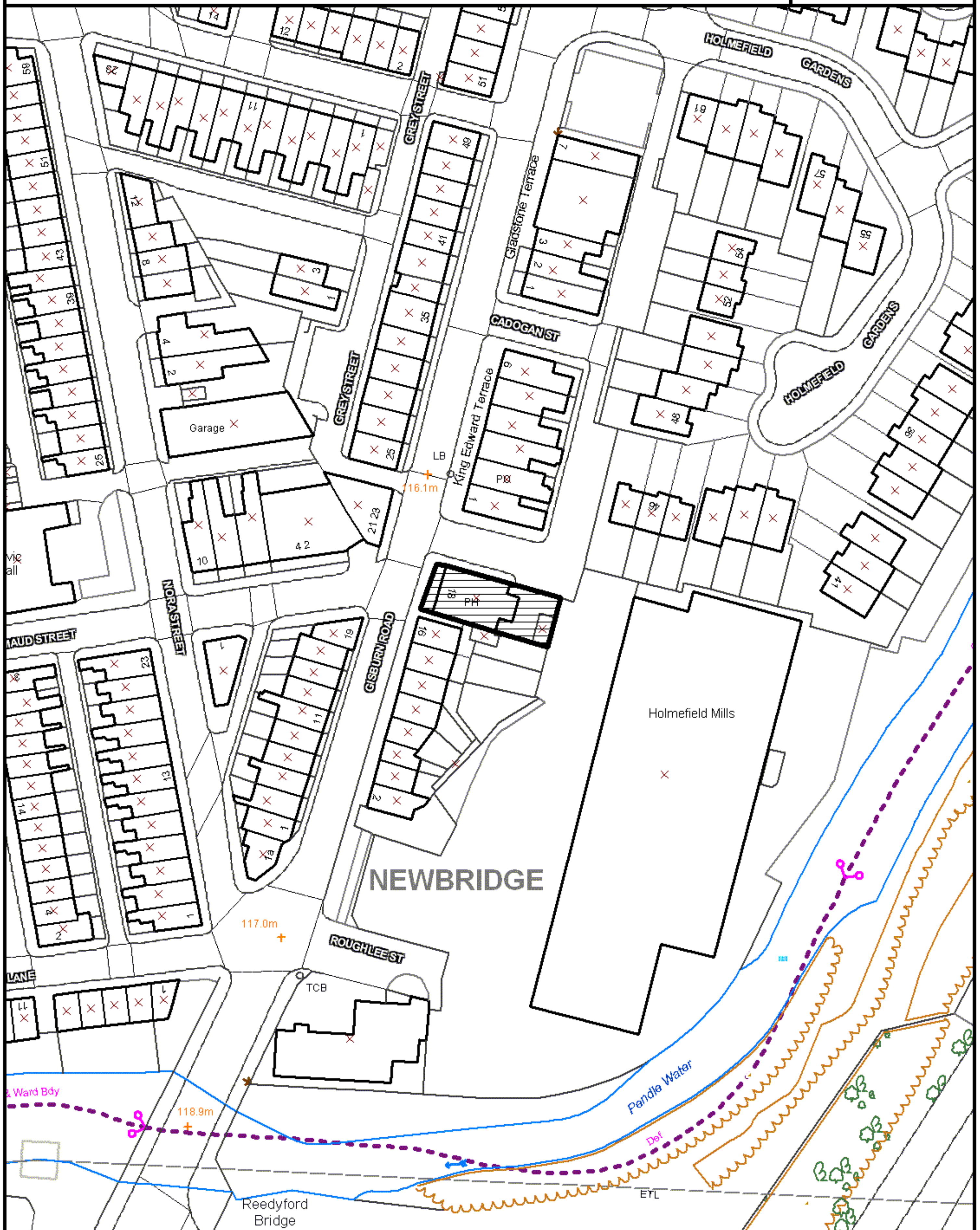


BARROWFORD

SITE REF:

133

Victoria Hotel, Gisburn Road



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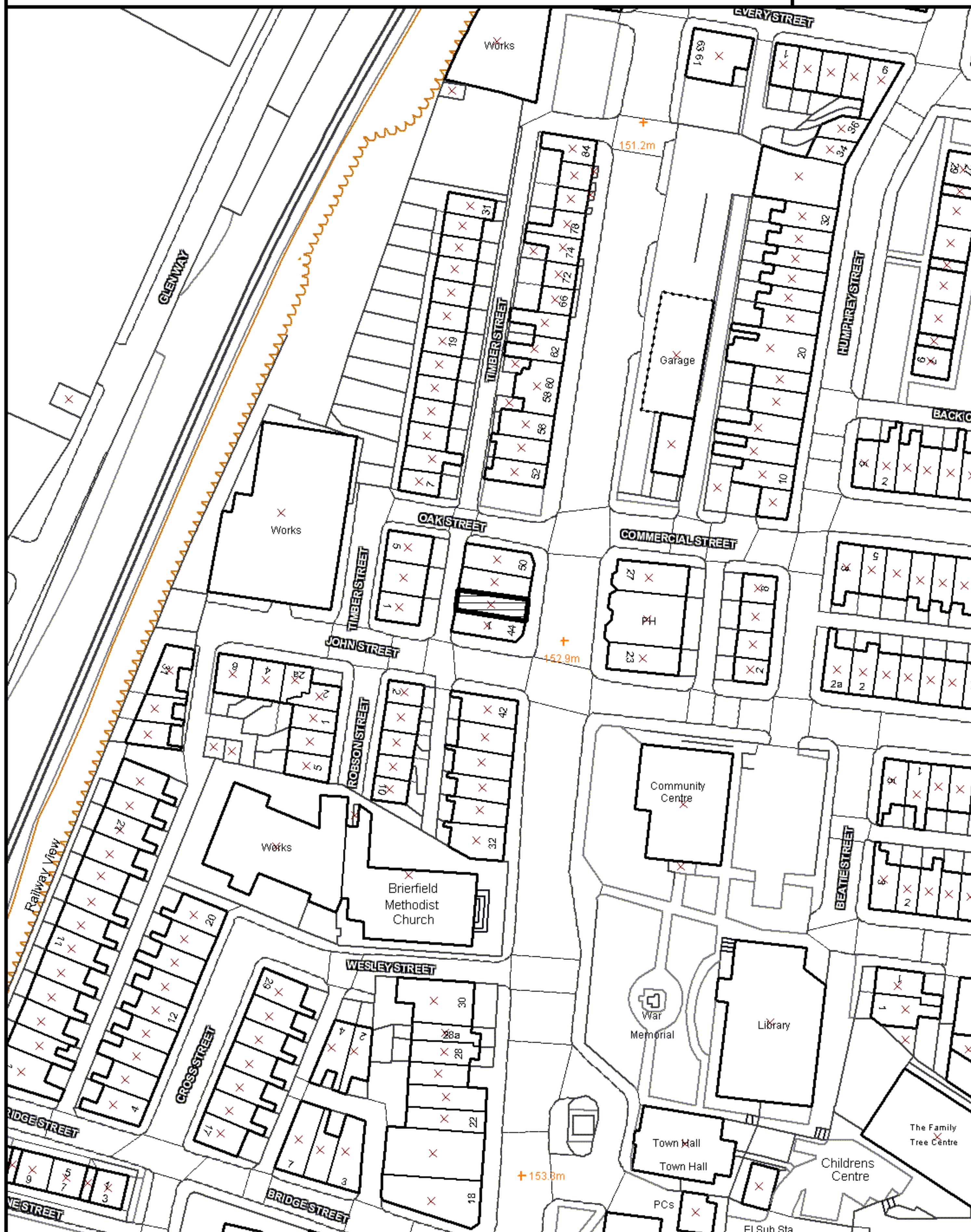
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COLNE

SITE REF:

128

214B Keighley Road



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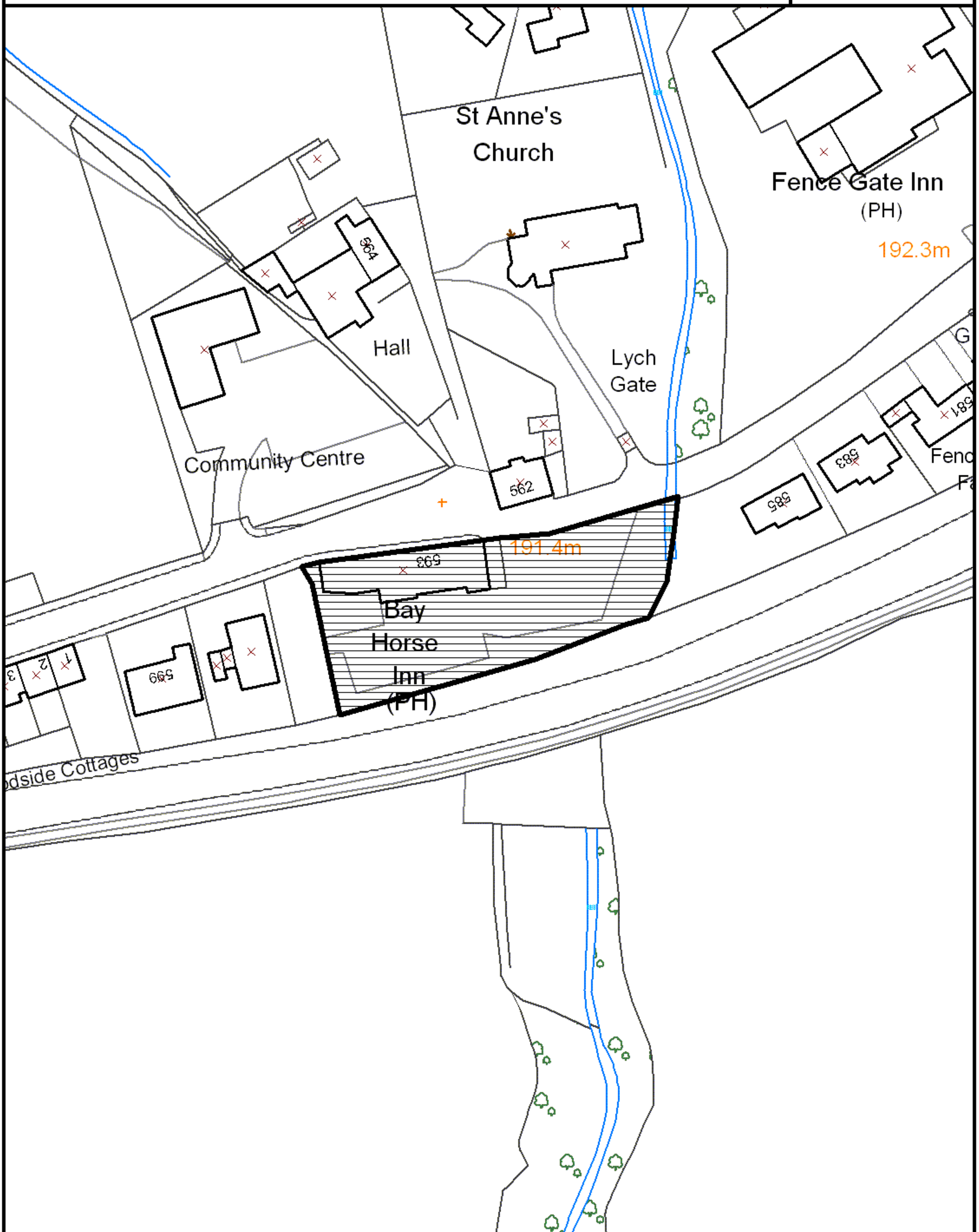


FENCE

SITE REF:

134

Bay Horse Inn, 593 Wheatley Lane Road



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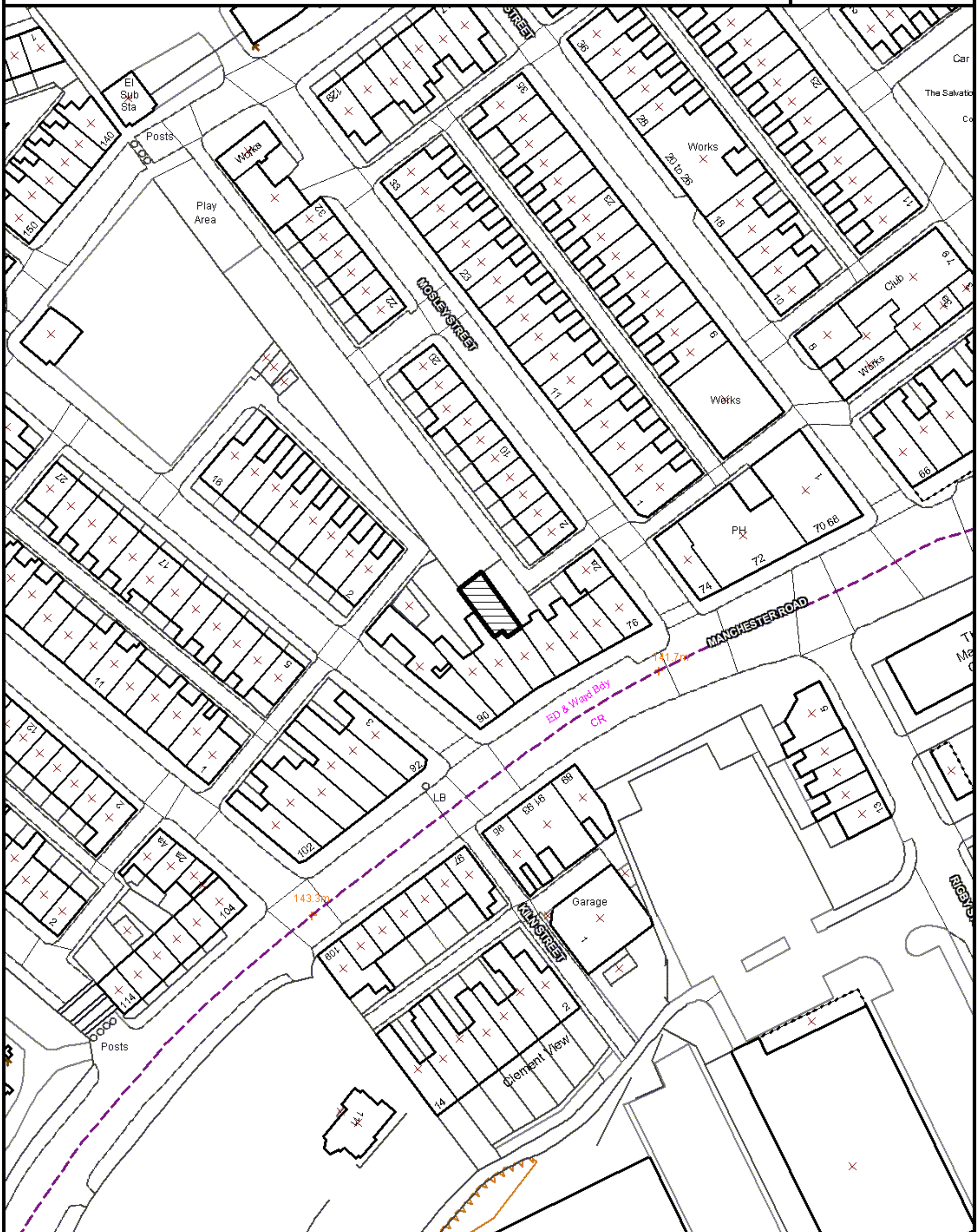


NELSON

SITE REF:

21

84 Manchester Road



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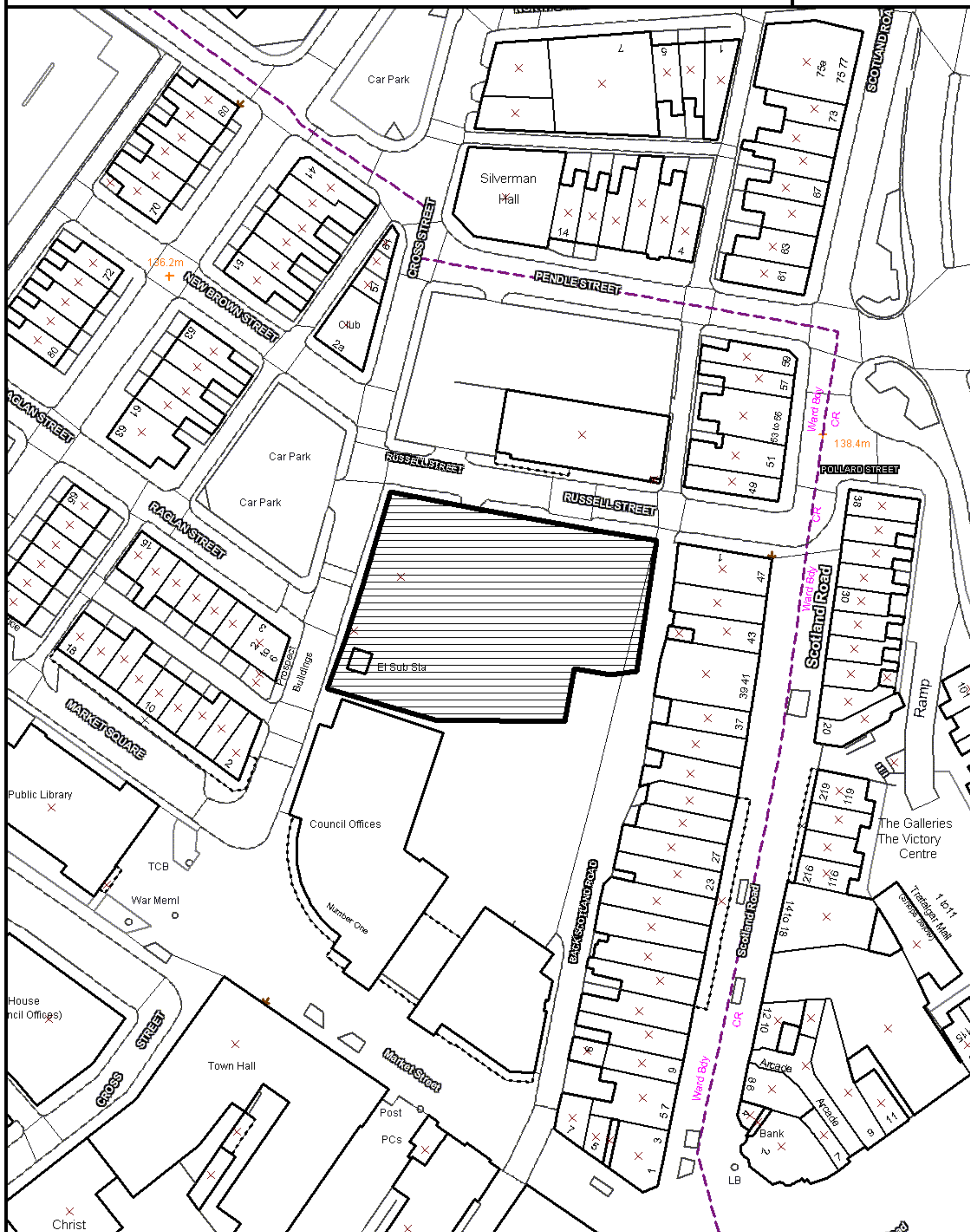


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Land bounded by Cross Street, Russell Street, Back  
Scotland Road



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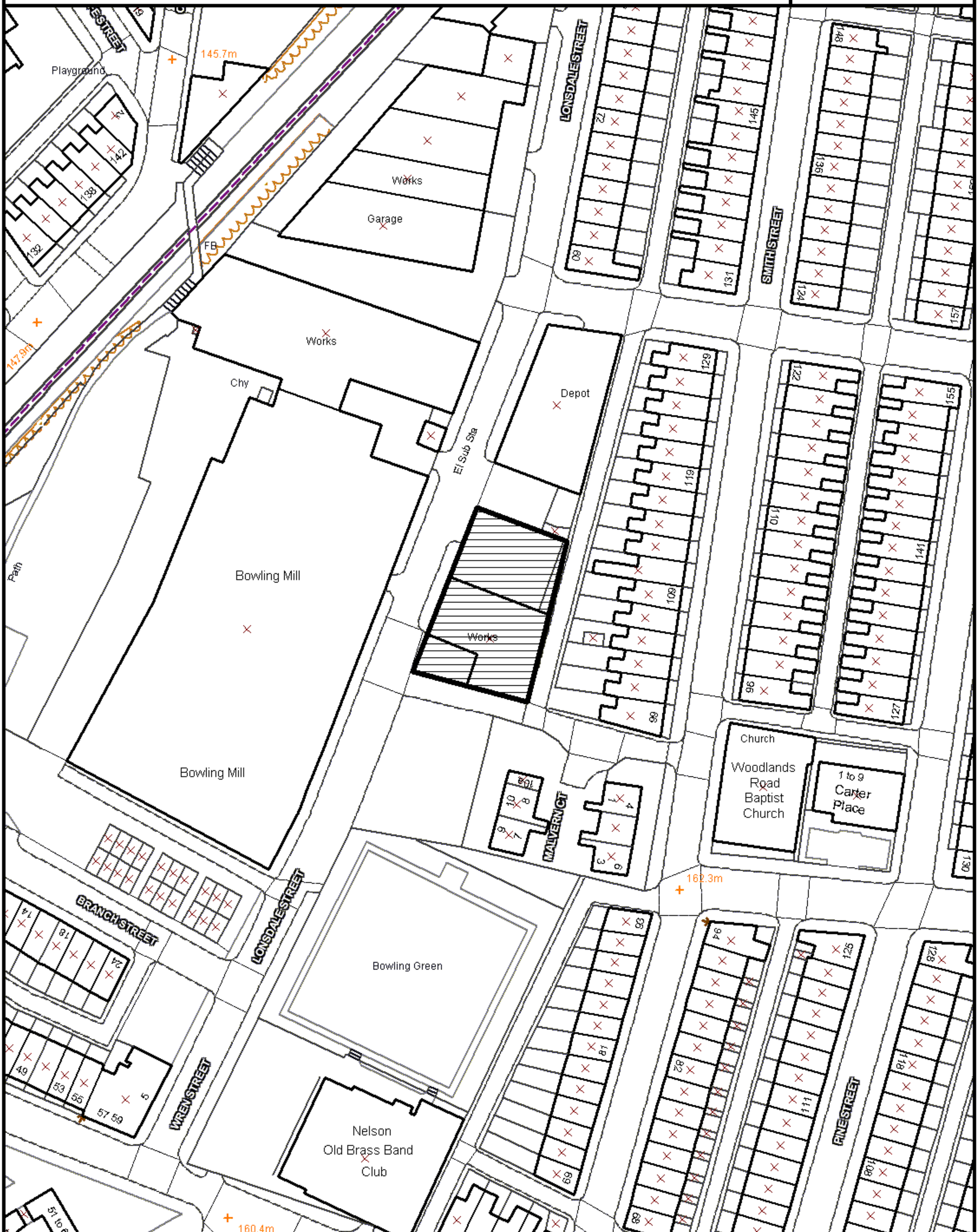


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SITE REF:

79

Hussain Buildings, Lonsdale Street



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NELSON

SITE REF:

108

84 Leeds Road



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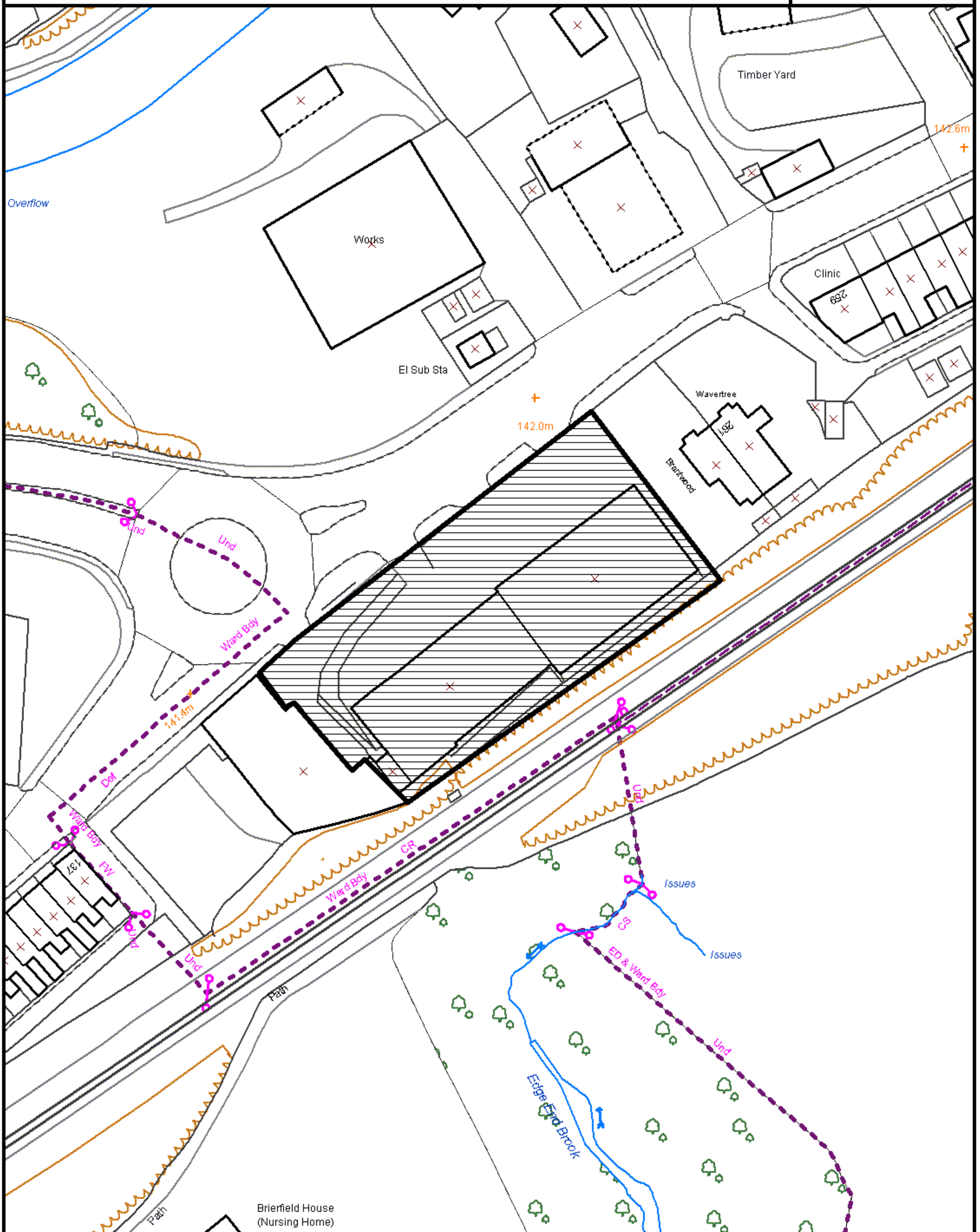


NELSON

SITE REF:

112

Nelson Plumbers Merchants, Manchester Road



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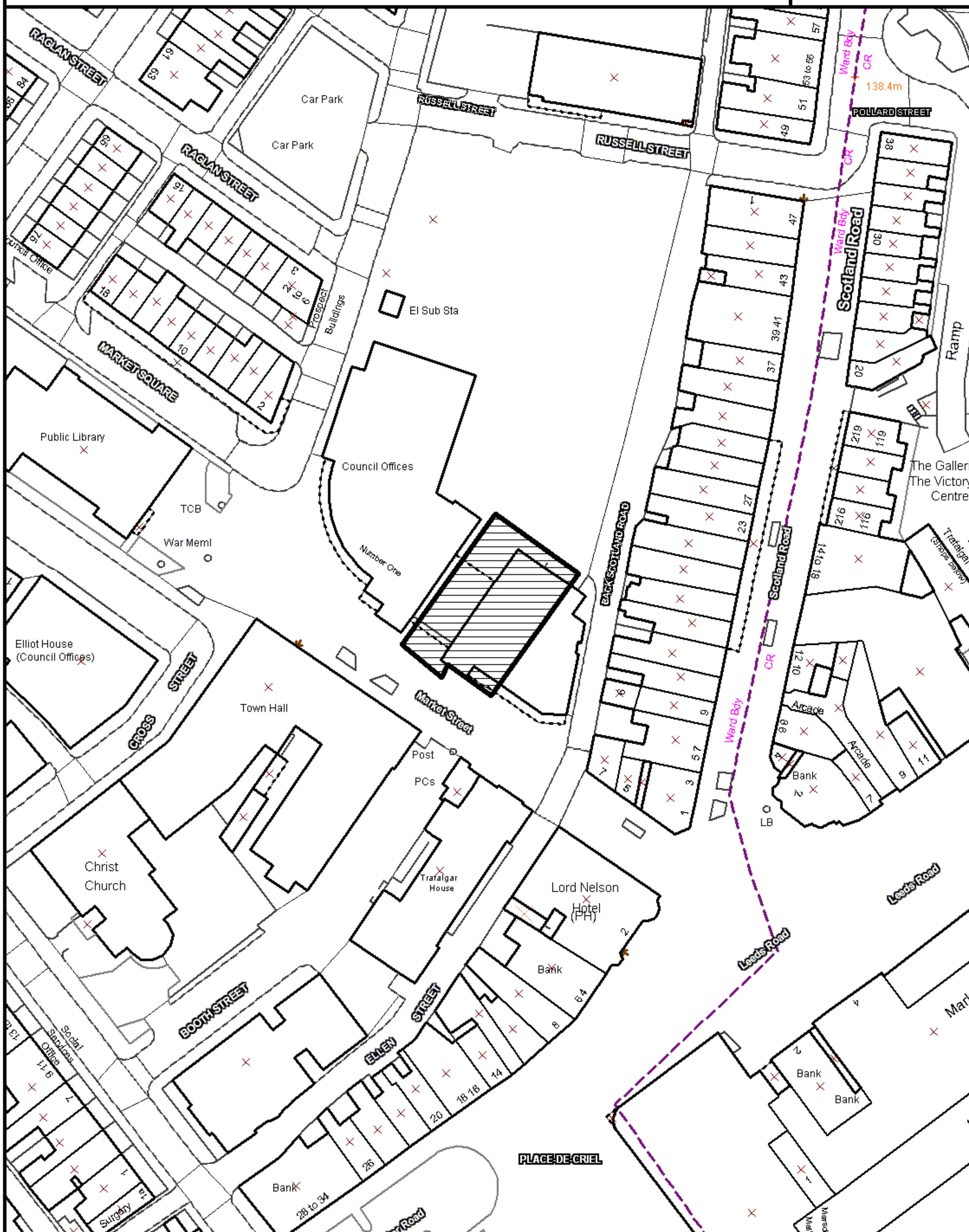


NELSON

SITE REF:

127

No.1 Market Street



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

Tel: 01282 661723

Fax: 01282 699463

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

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



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please telephone us.

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