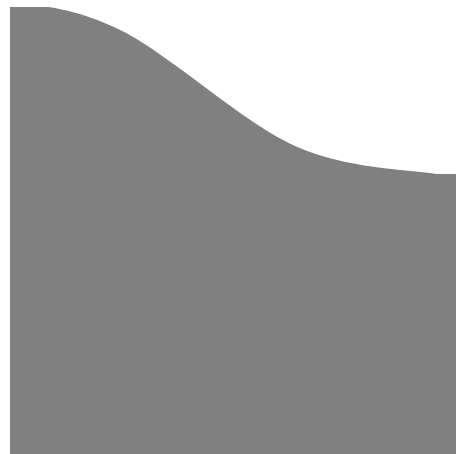


# Local Development Framework for Pendle

## Evidence Base



## Retail and Leisure Land Monitoring Report



2007 / 2008



11<sup>th</sup> September 2008  
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## **RETAIL AND LEISURE LAND MONITORING REPORT 2007/08**

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### **APPENDICES**

Appendix 1 – Site Plans (Availability Schedule)

Appendix 2 – Site Plans (Completions)

## **1.0 Introduction**

- 1.1 This report presents the results of the monitoring of retail and leisure land in Pendle for the period 1<sup>st</sup> April 2007 to the 31<sup>st</sup> March 2008 (the 2007-08 monitoring period).
- 1.2 It forms an important part of the evidence base for the new Pendle Local Development Framework (LDF). The Pendle LDF is the emerging portfolio of planning policy documents that will outline the spatial planning strategy for the Borough of Pendle.
- 1.3 This report lists all sites within the Borough that have been granted planning permission for development for retail and leisure uses that have either not yet started or remain incomplete. Together these sites represent the amount of 'available' retail and leisure land within the Borough, i.e. land that is currently available for development for retail and leisure purposes.
- 1.4 The report also lists all developments for retail and leisure uses that were completed between the 1<sup>st</sup> April 2007 and the 31<sup>st</sup> March 2008.

## **2.0 Background**

- 2.1 The Good Practice Guide to Local Development Framework Monitoring (ODPM 2005) states that monitoring is becoming an increasingly important part of evidence based policy making. This Retail and Leisure Land Monitoring Report is the third annual report to be produced, in line with similar reports on Employment and Housing Land that the Council has produced for many years.
- 2.2 The report will contribute to the evidence base for the Pendle LDF and in turn will help inform the preparation of the Core Strategy and Land Use Allocations DPDs and Area Action Plans.
- 2.3 Monitoring of new retail and leisure land is also essential in order to be able to report on core indicators contained within 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 third 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 monitoring database.
- 3.3 Each site granted planning permission for retail or leisure use (Use Classes A1, A2, A3, A4, A5 or D2) is logged as a new record within the database. Preliminary information obtained from the planning application files, along with details such as site area and floorspace (based on a Geographic Information System (GIS) plot of each site) are then added.
- 3.4 Site visits are undertaken 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 2008)

- 4.1 The updated Retail and Leisure Land Availability Schedule at 31<sup>st</sup> March 2008 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.** – planning application reference number.
  - **Site** – site name and address on the planning application form.
  - **Permission** – description of work to be undertaken as detailed on the application form.
  - **Site Area (ha)** – area of the site boundary in hectares as detailed on the submitted plans (1:500)
  - **Internal floor space (m<sup>2</sup>)** – floorspace excluding all external and internal walls of the new development. Where this is not stated on the application form, 95% of the total building area is taken.
  - **Location of Dev.** – illustrates if the development is located within a relevant designated retail or town centre area. Possible options are Town Centre, Local Shopping Centre, Local Frontage, Edge of Centre and Out of Centre Shopping Area. If a site is located in none of these areas its location is set to Elsewhere.
- 4.3 The list of sites within the availability schedule (Table 1) is ordered by settlement or town (*Site* column). This enables quick analysis of all the available sites within a particular location (e.g. Nelson) to be undertaken.
- 4.5 Total figures are provided at the end of the schedule. These indicate that there is a total of **13.323 hectares of land** in Pendle regarded as being '**available**' for retail and leisure use at 31<sup>st</sup> March 2008. 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 **1,736m<sup>2</sup> of A1** (shops) floorspace available with planning permission. In addition there is **61m<sup>2</sup> of A2** (financial and professional services), **799m<sup>2</sup> of A3** (restaurants and cafes), **1,100m<sup>2</sup> of A4** (pubs and bars) and **130m<sup>2</sup> of A5** (take-aways).

- 4.7 In terms of leisure floorspace, Table 1 shows that there is a total of **53,968m<sup>2</sup> of D2 floorspace** (assembly and leisure). This very high level of leisure floorspace availability arises through the granting of planning permission for significant new outdoor sports facilities (6 football pitches) at Cuckstool Lane, Fence, and reinstatement of the Lucas Sports ground cricket and football pitches.

**TABLE 1 - AVAILABILITY SCHEDULE (31st March 2008)**

Ref. No.	App. No.	Permission	Site Area (ha)	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	411	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	611	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 Gisb	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	800	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	Town Centre
96	13/07/0683P Salters Bakery  6 Halifax Road  Brierfield	Change of use from Class A1 bakery to Class A5 hot food takeaway	0.007	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
42	13/05/0954P Land to rear of Mason St  & North Valley Retail Park  Colne	Multi use games arena	0.116	0	0	0	0	0	568	Elsewhere



**TABLE 1 - AVAILABILITY SCHEDULE (31st March 2008)**

Ref. No.	App. No.	Permission	Site Area (ha)	Internal Floor Space (SqM)						Location of Dev.
	Site			A1	A2	A3	A4	A5	D2	
70	13/07/0020P Land to rear of McDonalds North Valley Road  Colne	Erect restaurant / take-away A3/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
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
88	13/07/0477P 7  New Market Street  Colne	Change of use of offices to therapy room	0.005	58	0	0	0	0	0	Town 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	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 & store to ground floor and living accommodation to first floor.	0.006	9	0	0	0	0	0	Edge of Centre
106	13/07/0491P 28  Albert Rd  Colne	Construct new shopfront (increase of 4m2 in floorspace)	0.01	0	4	0	0	0	0	Town Centre
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

**TABLE 1 - AVAILABILITY SCHEDULE (31st March 2008)**

Ref. No.	App. No.	Permission	Site Area (ha)	Internal Floor Space (SqM)						Location of Dev.
	Site			A1	A2	A3	A4	A5	D2	
86	13/07/0468P The Warehouse  Warehouse Lane  Foulridge	Convert warehouse to cafe on ground floor and self contained flat above and erect extension to gable.	0.014	0	0	134	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
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.	0.069	0	0	0	0	0	313	Edge of Centre
80	13/07/0137P 7 Pendle Rise Shopping Centre Marsden Mall  Nelson	Use for A2 use 'Cheque Centre'.	0.006	0	57	0	0	0	0	Town Centre
87	13/07/0476P 27-29  Railway Street  Nelson	Use as cafe.	0.009	0	0	96	0	0	0	Town Centre
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 1 - AVAILABILITY SCHEDULE (31st March 2008)**

Ref. No.	App. No.	Permission	Site Area (ha)	Internal Floor Space (SqM)						Location of Dev.
	Site			A1	A2	A3	A4	A5	D2	
109	13/07/0332P Lucas Sports Ground Colne Road Reedley	Outline: Major (Access and siting) for residential development; office development; G.P. surgery; childrens nursery; live work units; re construct cricket circle and pavilion; construct football pitch	6.006	111	0	0	0	0	25000	Elsewhere

	Site Area	A1	A2	A3	A4	A5	D2
<b>Total for All Permissions</b>	<b>13.323</b>	<b>1736</b>	<b>61</b>	<b>799</b>	<b>1100</b>	<b>130</b>	<b>53968</b>

## 5.0 Retail and Leisure Land Completions (1<sup>st</sup> April 2007 – 31<sup>st</sup> March 2008)

- 5.1 All new completions between the 1<sup>st</sup> April 2007 and 31<sup>st</sup> March 2008 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). For an explanation of any of the fields in Table 2 please see paragraph 4.2 (page 3) of this report.
- 5.3 The list of sites on the completions schedule (Table 2) is ordered by settlement name or town (*Site* column). This allows for a quick analysis of all the completed sites within a particular settlement to be made (e.g. Barnoldswick).
- 5.4 Total figures are provided at the bottom of Table 2 and demonstrate that **13.62 hectares** of new retail and leisure land have been **completed** between the 1<sup>st</sup> April 2007 and the 31<sup>st</sup> March 2008. This equates to a total of **29,521m<sup>2</sup> of net new floorspace**. Maps for each of the sites making up this total area can be found in Appendix 2. These are ordered by the *Ref. No.* column of Table 2.
- 5.5 This can be further broken down into **13,852m<sup>2</sup> of new A1** (shops) floorspace, **135m<sup>2</sup> of new A2** (financial and professional services), **886m<sup>2</sup> of new A3** (restaurants and cafes), **0m<sup>2</sup> of new A4** (pubs and bars), **288m<sup>2</sup> of new A5** (take-aways) and finally **14,360m<sup>2</sup> of new D2** (assembly and leisure) floorspace. All figures are gross and do not therefore account for losses through conversions or demolitions.

**TABLE 2 - COMPLETIONS (1st April 2007 - 31st March 2008)**

Ref. No.	App. No.	Permission	Site Area	Internal Floor Space (SqM)						Location of Dev.
	Site			A1	A2	A3	A4	A5	D2	
62	13/06/0523P Victory Park  Westfield Road  Barnoldswick	Re-profile land to form two sports pitches and erect perimeter fencing on east side of playing fields	3.244	0	0	0	0	0	10550	Elsewhere
68	13/06/0759P 9-11 Frank Street   Barnoldswick	Alterations and change of use from A4 drinking establishment to A1 post office and shop, A5 takeaway and A3 restaurant	0.016	92	0	160	0	68	0	Town Centre
29	13/04/1018P Lower Clough Mill  Lower Clough Street  Barrowford	Change of use to showroom with external alterations	0.018	167	0	0	0	0	0	Elsewhere
98	13/07/0723P Unit 3 The Fountains Gisburn Road Barrowford Gisburn Road  Barrowford	Change of use from retail (A1) to office (A2) use.	0.009	0	86	0	0	0	0	Local Shopping Centre
104	13/07/0915P Land adjacent to Bullholme Playing Fields Wilton Street  Barrowford	Formation of mountain bike track and trial area.	0.729	0	0	0	0	0	230	Town Centre
33	13/04/0979P Simspsons Garage Site  Knotts Lane  Colne	Erect part three, part four storey block for retail unit (459m2) with 18 apartments above, and 21 town houses with estate road access from Knotts Drive (Khyber Street)	0.401	459	0	0	0	0	0	Elsewhere
61	13/06/0199P 125 (Wine and Beer)  Albert Road  Colne	Use as hot food takeaway (A5) (loss of A1)	0.005	0	0	0	0	42	0	Town Centre

**TABLE 2 - COMPLETIONS (1st April 2007 - 31st March 2008)**

Ref. No.	App. No.	Permission	Site Area	Internal Floor Space (SqM)						Location of Dev.
	Site			A1	A2	A3	A4	A5	D2	
72	13/06/0203P Bunkers Hill  South side of Vivary Way  Colne	Erect retail store A1 pt relocation, warehouse, offices, restaurant, car parking, landscaping and servicing. Erect retail DIY store	8.158	11782	0	710	0	0	0	Edge of Centre
94	13/07/0615P PTE Ltd  Barrowford Road  Colne	Change of use of ground floor to equipment showroom and installation of glass frontage with roller shutter to west facing elevation.	0.065	622	0	0	0	0	0	Edge of Centre
105	13/07/0416P 38  Albert Road  Colne	Change of use to office (A2) accommodation on 1st Floor	0.007	0	49	0	0	0	0	Town Centre
107	13/07/0605P J H Kay  Norfolk Street  Colne	Change of use from workshop to retail unit	0.069	170	0	0	0	0	0	Edge of Centre
89	13/07/0508P Land at  Cemetery Road  Earby	Change of use of vacant land to public open space and construct Multi-Use Games Area with floodlights and childrens playground	0.214	0	0	0	0	0	780	Edge of Centre
92	13/07/0560P 25  Victoria Road  Earby	Change of use from shop (A1) to Hot Food Takeaway (A5).	0.009	0	0	0	0	48	0	Local Shopping Centre
78	13/07/0113P 10  Skipton Road  Foulridge	Change of use from A1 retail shop to a mixed use (sui generis) for Sandwich shop/takeaway with eat in facilities limited to 12m2	0.007	0	0	0	0	73	0	Elsewhere

**TABLE 2 - COMPLETIONS (1st April 2007 - 31st March 2008)**

Ref. No.	App. No.	Permission	Site Area	Internal Floor Space (SqM)						Location of Dev.
	Site			A1	A2	A3	A4	A5	D2	
34	13/05/0717P Number One Market Street  Nelson	Erection of three storey building to provide offices and a call centre and two retail units and erection of single storey café building and associated mobility car parking and landscaping	0.359	533	0	0	0	0	0	Town Centre
99	13/07/0735P 151  Railway Street  Nelson	Change of use of shop (A1) to hot food takeaway (A5); replacement shop front and erect flue on rear roof slope.	0.01	0	0	0	0	57	0	Elsewhere
77	13/07/0296P 14  Newchurch Village  Newchurch-in-Pendle	Erect tea room on site of store	0.017	0	0	16	0	0	0	Elsewhere
91	13/07/0557P Barden Lane Stables  Barden Lane  Reedley	Erect menage/arena to side of buildings and use land for horsiculture.	0.28	0	0	0	0	0	2800	Elsewhere
12	13/03/0748P Ebenezer Baptist Church Chapel Hill  Salterforth	Change of use of part of chapel to use as Post Office	0.003	27	0	0	0	0	0	Elsewhere

	Site Area	A1	A2	A3	A4	A5	D2
<b>Total Completions (Gross)</b>	<b>13.62</b>	<b>13852</b>	<b>135</b>	<b>886</b>	<b>0</b>	<b>288</b>	<b>14360</b>

## 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 (1<sup>st</sup> April to 31<sup>st</sup> March), this is only the second consecutive survey representing an accurate 12 month picture of completions<sup>1</sup>.
- 5.2 At present therefore, there is little historical data against which the 2007/08 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 both surveys are shown in Table 3 below.

**Table 3: Comparison of completed floorspace**

	Gross Internal Floorspace (m <sup>2</sup> )		
	2006/07	2007/08	Change from 2006/07
<b>A1</b>	4,832	13,852	+ 9,020
<b>A2</b>	0	135	+135
<b>A3</b>	0	886	+886
<b>A4</b>		0	
<b>A5</b>		288	+288
<b>D2</b>	2,162	14,360	+ 12,198
<b>Total</b>	<b>6,994</b>	<b>29,521</b>	<b>+ 22,527</b>

- 6.2 When comparing 2007/08 with 2006/07, it is clear that there has been a considerable increase in the overall completion of new retail and leisure land, and increases across all comparable use classes. Use Classes A4 and A5 cannot be compared as they were not recorded in 2006/07.
- 6.3 The significant amount of new A1 floorspace is principally down to the completion of the new Boundary Mill store in Colne. This development has provided an additional 11,782m<sup>2</sup> of new retail floorspace. Additional medium scale retail developments include new retail units at the Simpsons Garage site on Knotts Lane, Colne (459m<sup>2</sup>), a new retail showroom at PTE Ltd on Barrowford Road in Colne (622m<sup>2</sup>) and two new retail units at the Number One Market street development in Nelson (533m<sup>2</sup>).
- 6.4 All newly completed D2 development identified in Table 3 relates to the provision of new outdoor leisure facilities. The largest single development is the formation of two sports pitches in Victory Park, Barnoldswick

<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.



(10,550m<sup>2</sup>), followed by a new ménage/arena at Barden Land Stables, Reedley (2,800m<sup>2</sup>) and a new open space and multi-use games area at Cemetery Road, Earby (780m<sup>2</sup>).

- 6.5 The amount of land available for retail and leisure use has remained relatively stable from 13.173 hectares of land in the 2006/07 monitoring report, increasing slightly to 13.323 hectares. Despite the completion of 13.62 hectares of new land in this monitoring period (8.158 hectares of which was the new Boundary Mill site), some further large sites (such as the 6.006 hectare Lucas Sports Ground site) have been approved.

## The Borough of Pendle Retail Capacity Study

- 6.6 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.
- 6.7 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*

- 6.8 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

- 6.9 Completions of new convenience floorspace since 2006 (i.e. the 2006/07 and 2007/08 monitoring periods), excluding those listed and accounted for in Table 3A of the RCS, total 168m<sup>2</sup>. A further 1,525m<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 account for 46% (1,693m<sup>2</sup> of 3,641m<sup>2</sup>) of the identified 2006-2011 requirement.

### *Comparison Floorspace*

- 6.10 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%) that may occur due to the new Boundary Mill development. Table 5 summarises these requirements.
- 6.11 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> )	-3,026	-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

- 6.12 Completions of new comparison floorspace since 2006 (i.e. the 2006/07 and 2007/08 monitoring periods), excluding those listed and accounted for in Table 3A of the RCS, total 856m<sup>2</sup>. A further 58m<sup>2</sup> has been granted planning permission, sites listed in Table 1 of this report. Therefore, in line with the findings of the RCS, existing permissions and completions to date account for 94% (914m<sup>2</sup> of 977m<sup>2</sup>) of the 'high' scenario 2006-2011 requirements.

## Loss of Retail and Leisure Floorspace

- 6.9 The greater role of monitoring at local, sub-regional and regional levels in recent years has placed increasing requirements on 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.
- 6.10 Table 6 presents a summary of the total losses of retail floorspace and leisure space in Pendle during the 2007-08 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	-285	0	-60	0	0	-249
Losses to employment developments	-2,395	0	0	0	0	0
Losses to retail & leisure developments	-322	0	0	-320	0	0
<b>Total losses (2007-08)</b>	<b>-3,002</b>	<b>0</b>	<b>-60</b>	<b>-320</b>	<b>0</b>	<b>-249</b>
Total completions (gross) (Table 2)	13,852	135	886	0	288	14,360
<b>Total completions (net)</b>	<b>10,850</b>	<b>135</b>	<b>826</b>	<b>-320</b>	<b>288</b>	<b>14,111</b>

# **APPENDIX 1**

## **SITE PLANS**

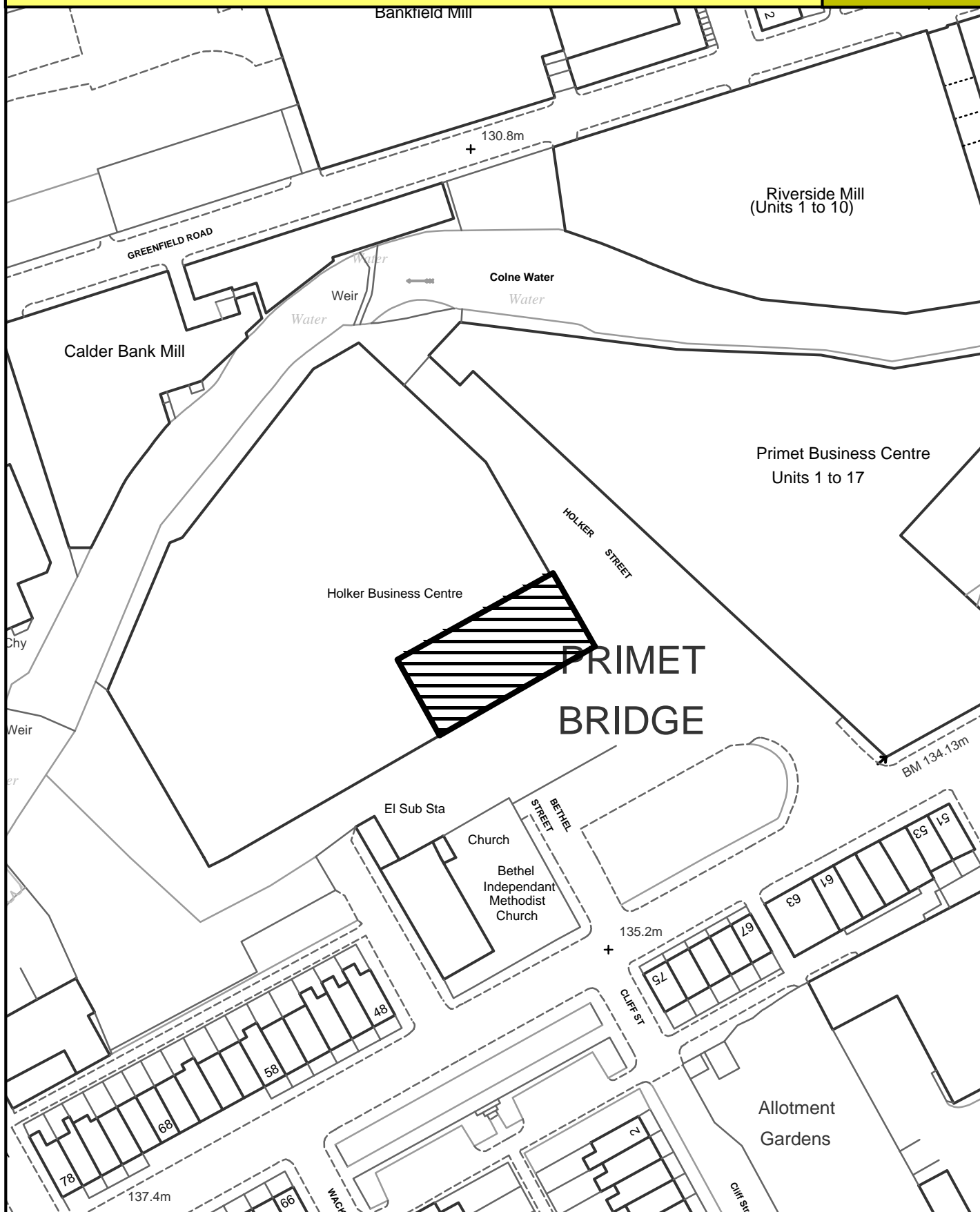
**(Availability Schedule)**

COLNE

SITE REF:

32

Prestige In-door Karting, Burnley Road



PRIMET  
BRIDGE



SCALE 1:1000

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Site boundary of planning permission

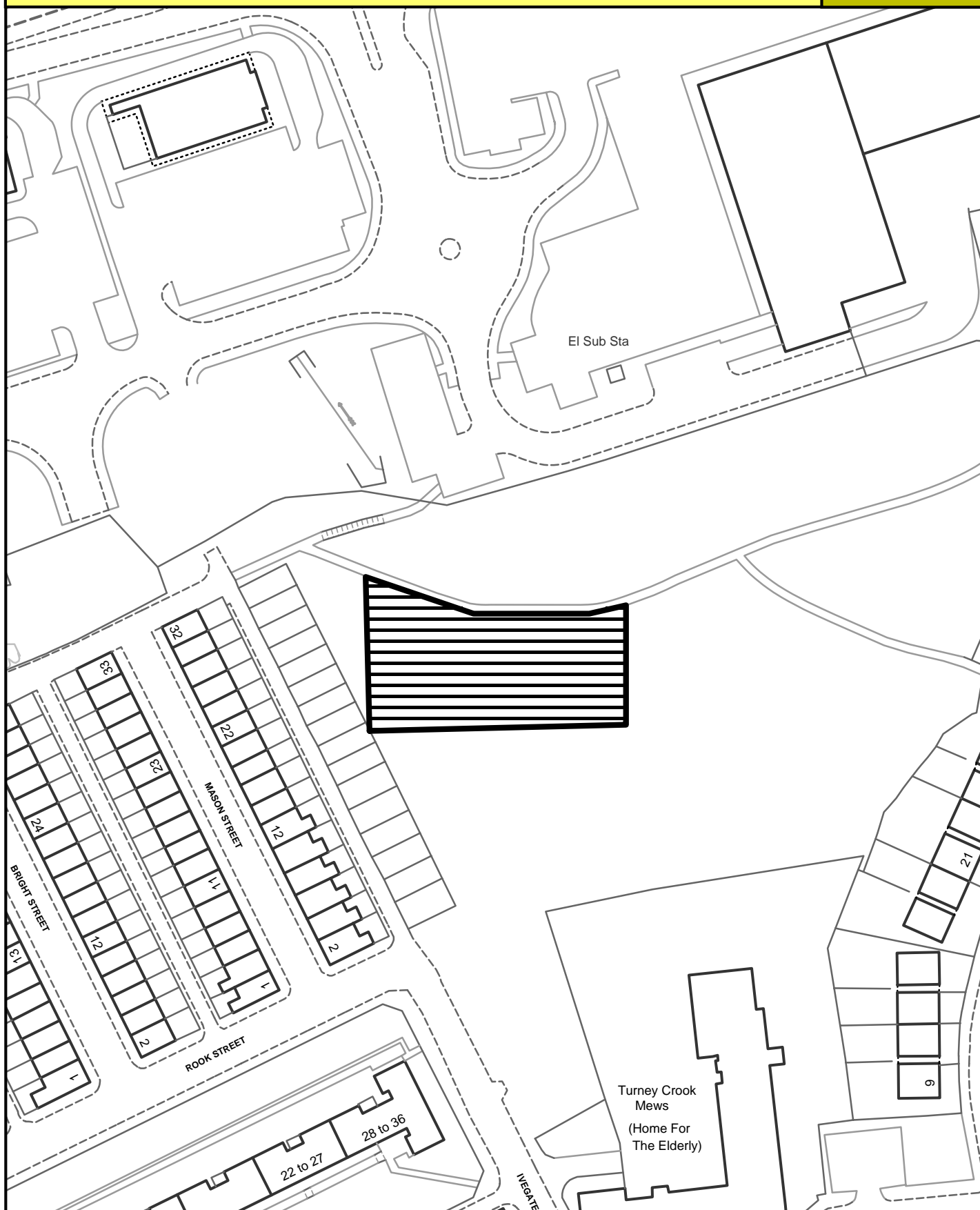


COLNE

SITE REF:

42

Land to rear of Mason St & North Valley Retail Park



SCALE 1:1000  
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Site boundary of planning permission



NELSON

SITE REF:

43

Whitefield Mill, Victoria Street



SCALE 1:1000

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Site boundary of planning permission



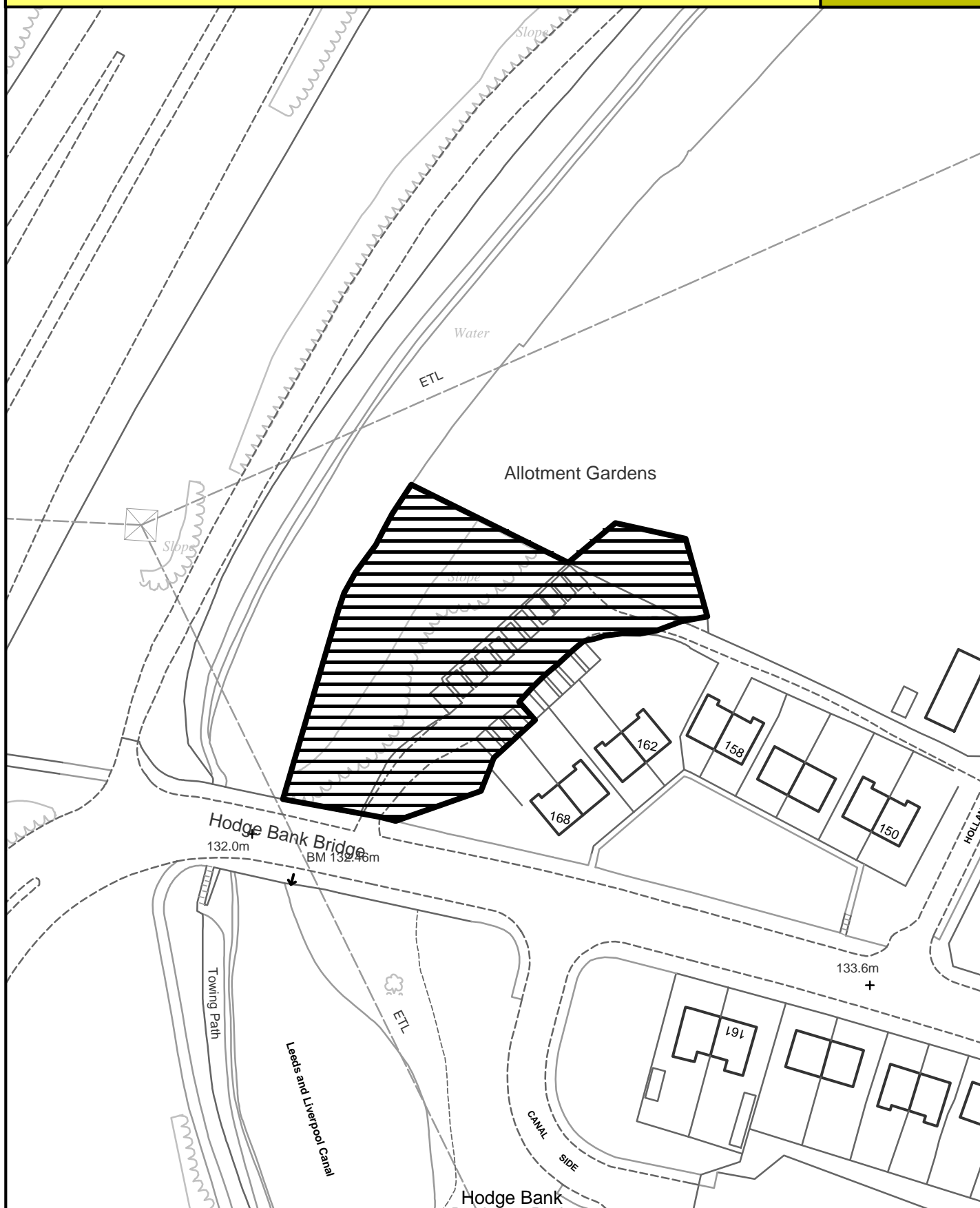


NELSON

SITE REF:

59

Hodge Bank Garage Site, Reedyford Road



SCALE 1:1000

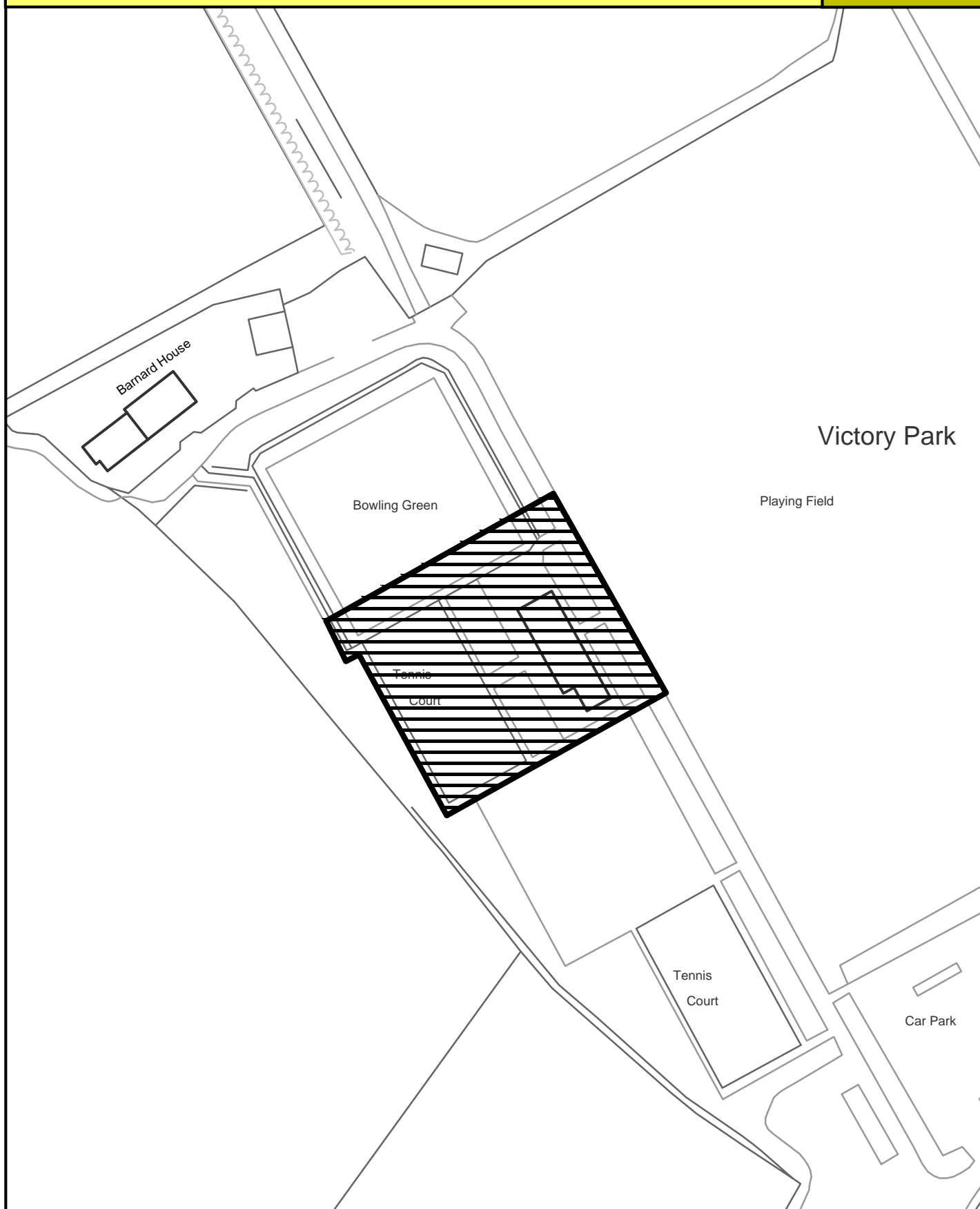
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## Pavilion in Victory Park, Westfield Road



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SCALE 1:1000

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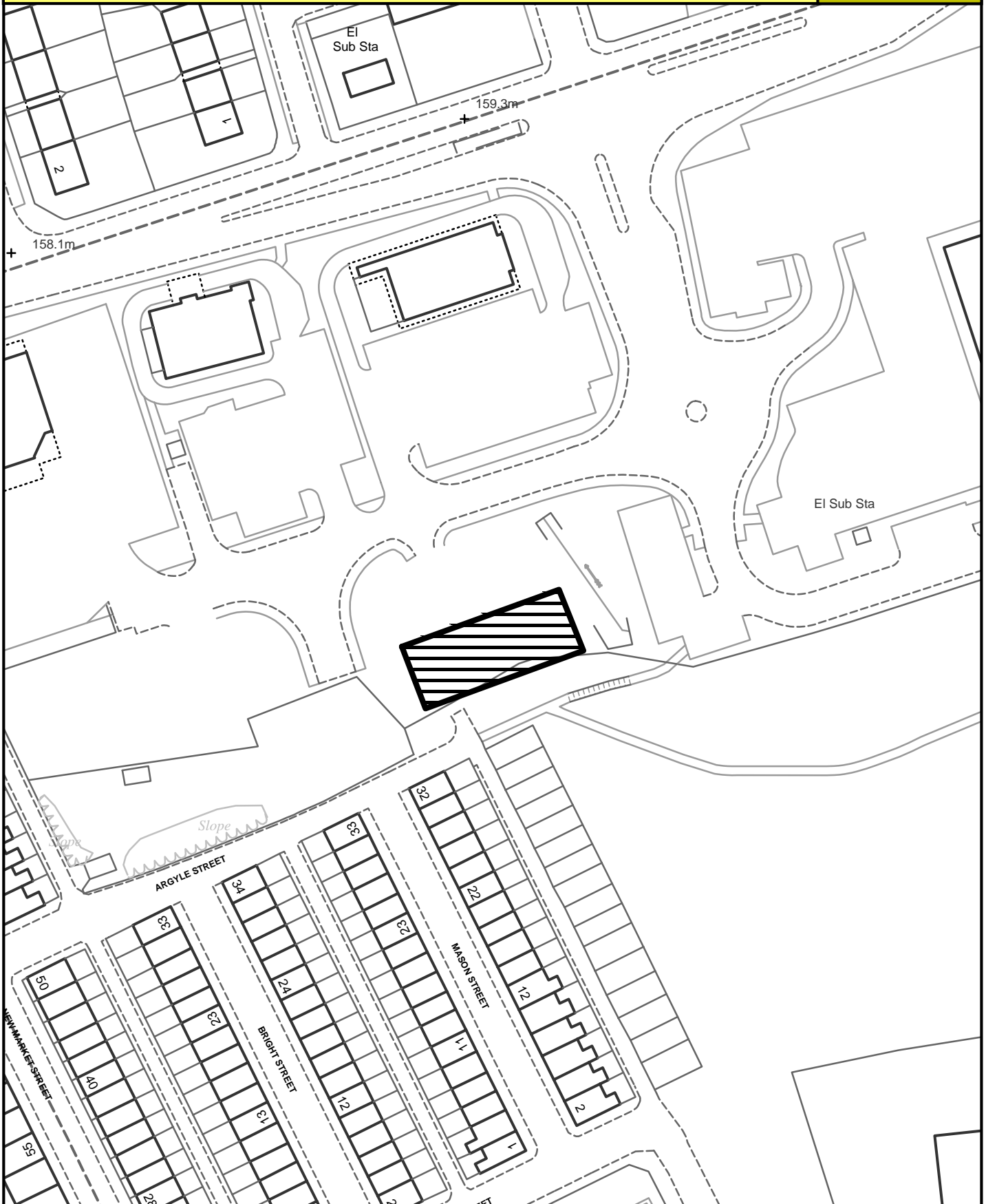
Site boundary of planning permission

COLNE

SITE REF:

70

Land to rear of McDonalds, North Valley Rd



SCALE 1:1000

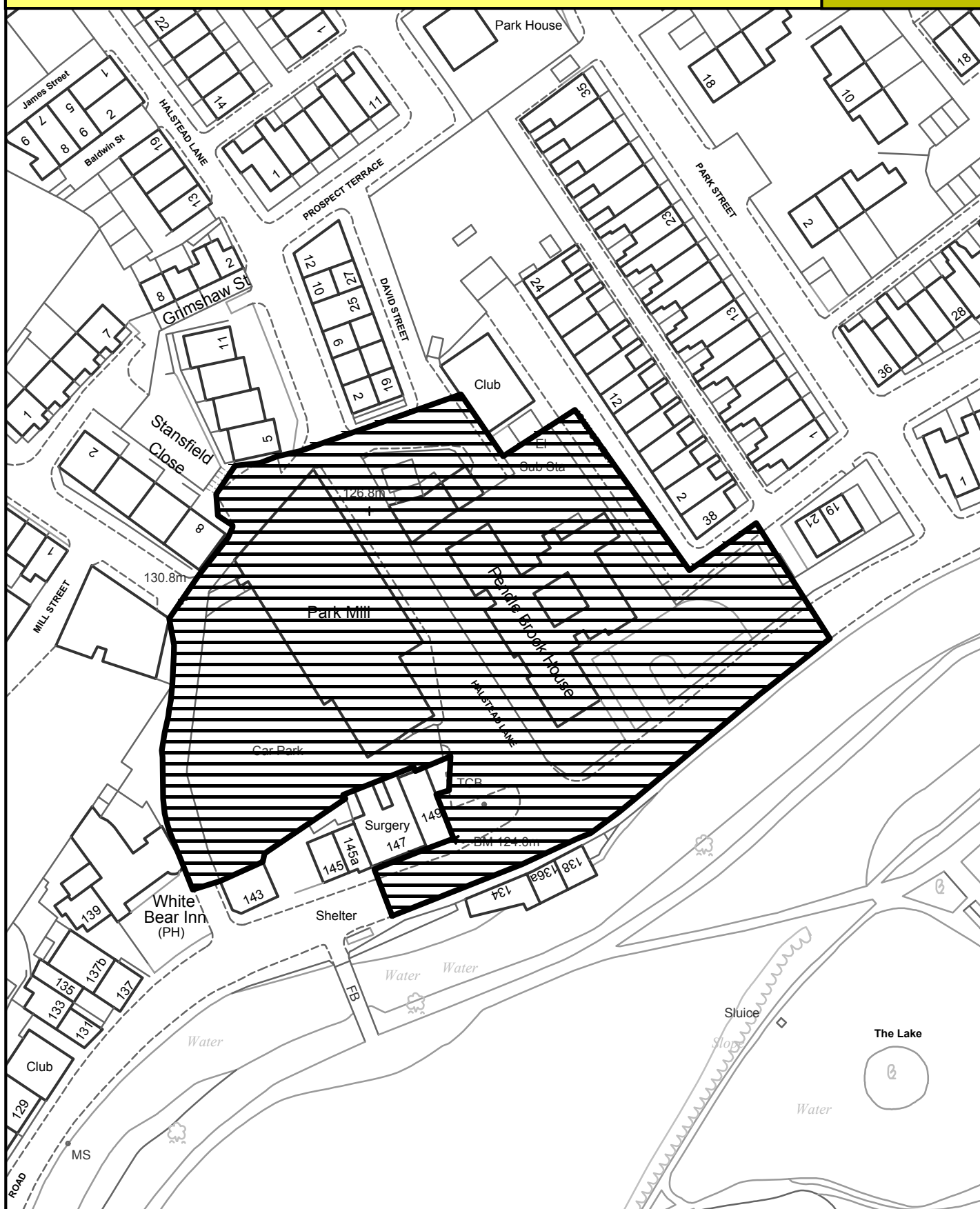
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Park Mill & former Pendle Brook Care Home  
Halstead Lane & Gisburn Road



SCALE 1:1000

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Borough of

Pendle



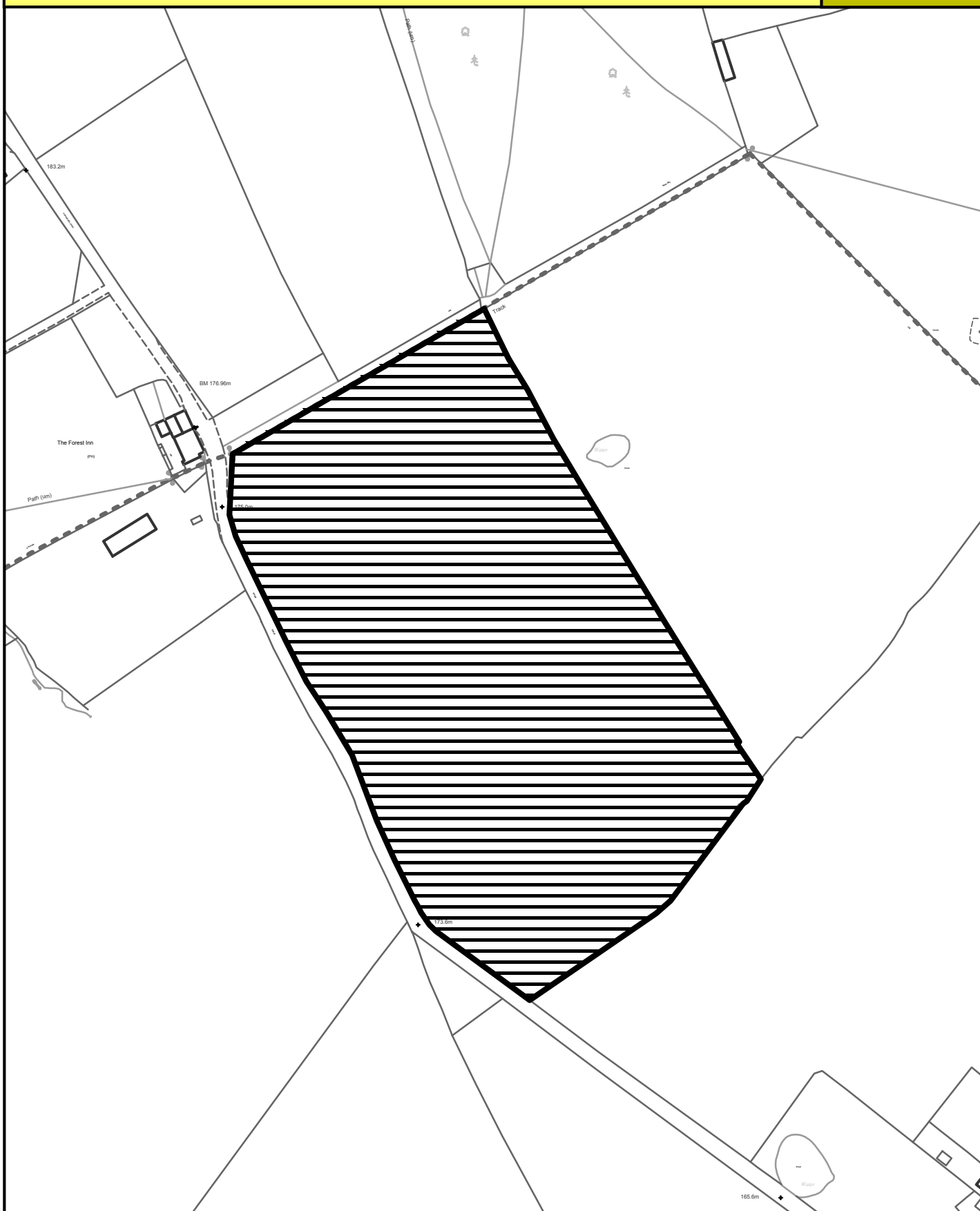


FENCE

SITE REF:

75

Field No 2700, Cuckstool Lane



SCALE 1:2500

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Site boundary of planning permission

Borough of

Pendle



NELSON

SITE REF:

76

Land bounded by Cross St, Russel St & Back Scotland Rd



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Borough of

Pendle

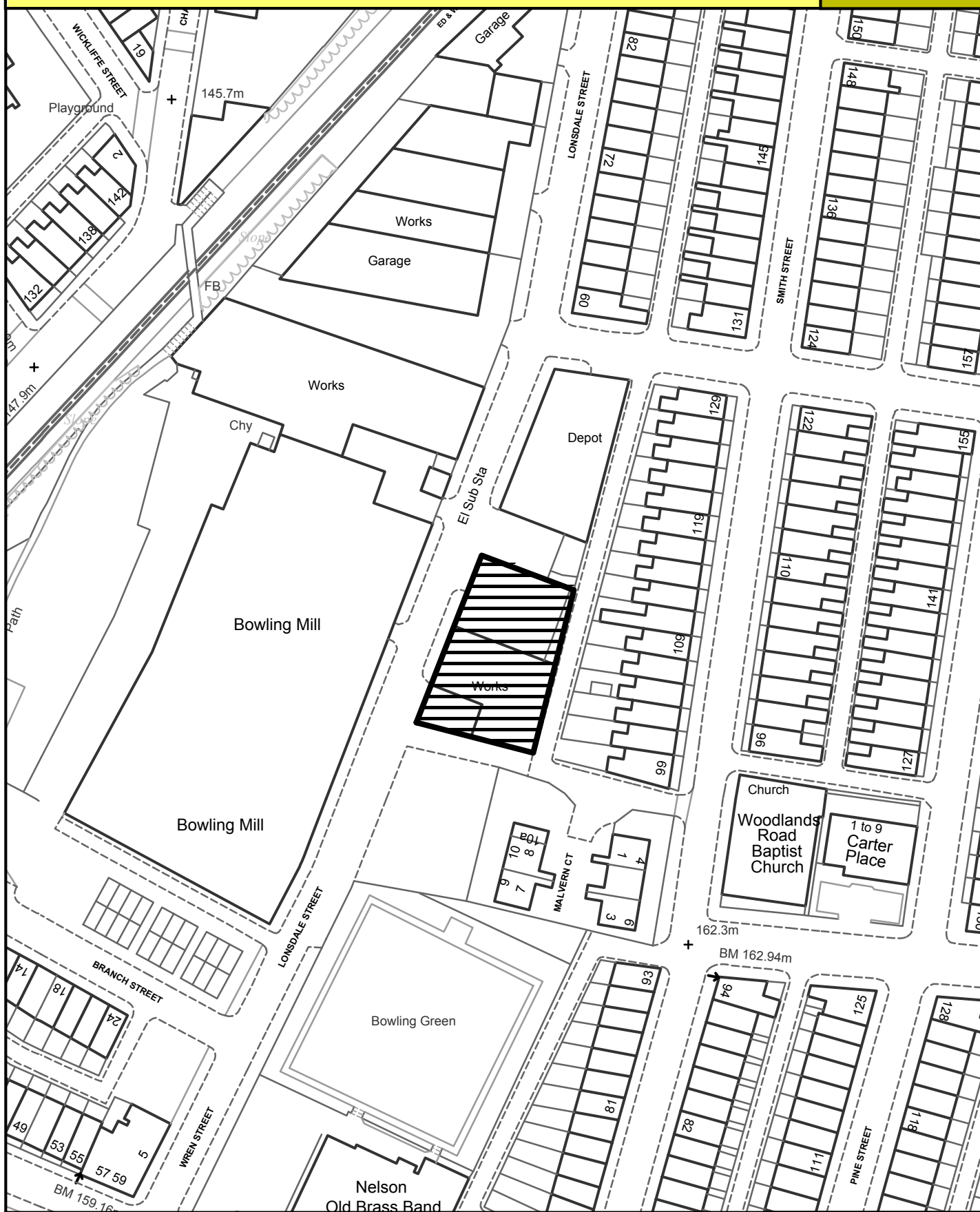


NELSON

SITE REF:

79

Hussain Buildings, Lonsdale St



SCALE 1:1000

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Borough of

Pendle



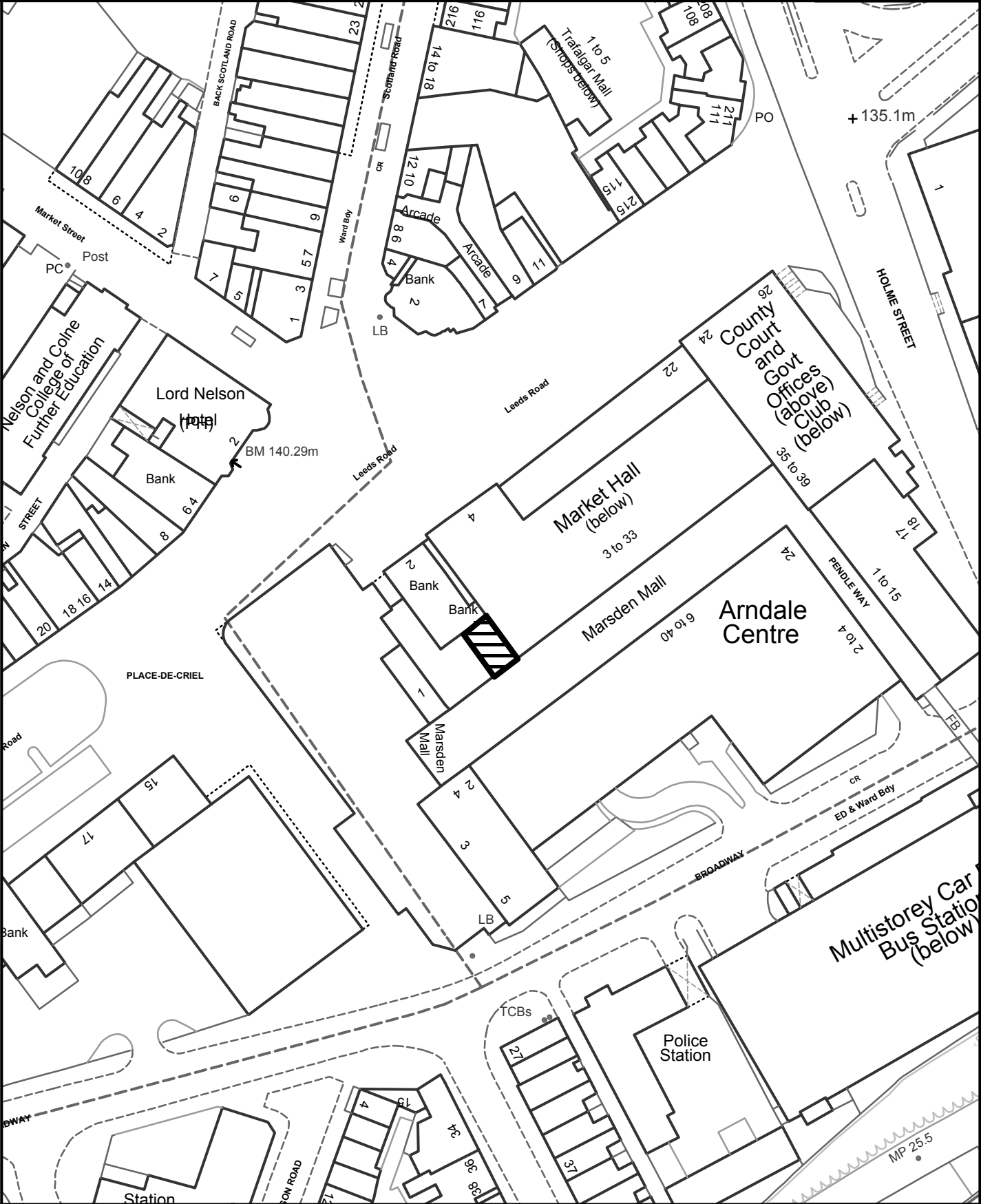


**NELSON**

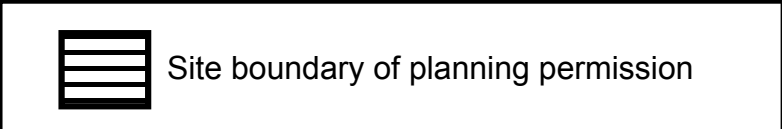
**SITE REF:**

**7 Pendle Rise Shopping Centre, Marsden Mall**

80



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Site boundary of planning permission

**Borough of**  
**Pendle**

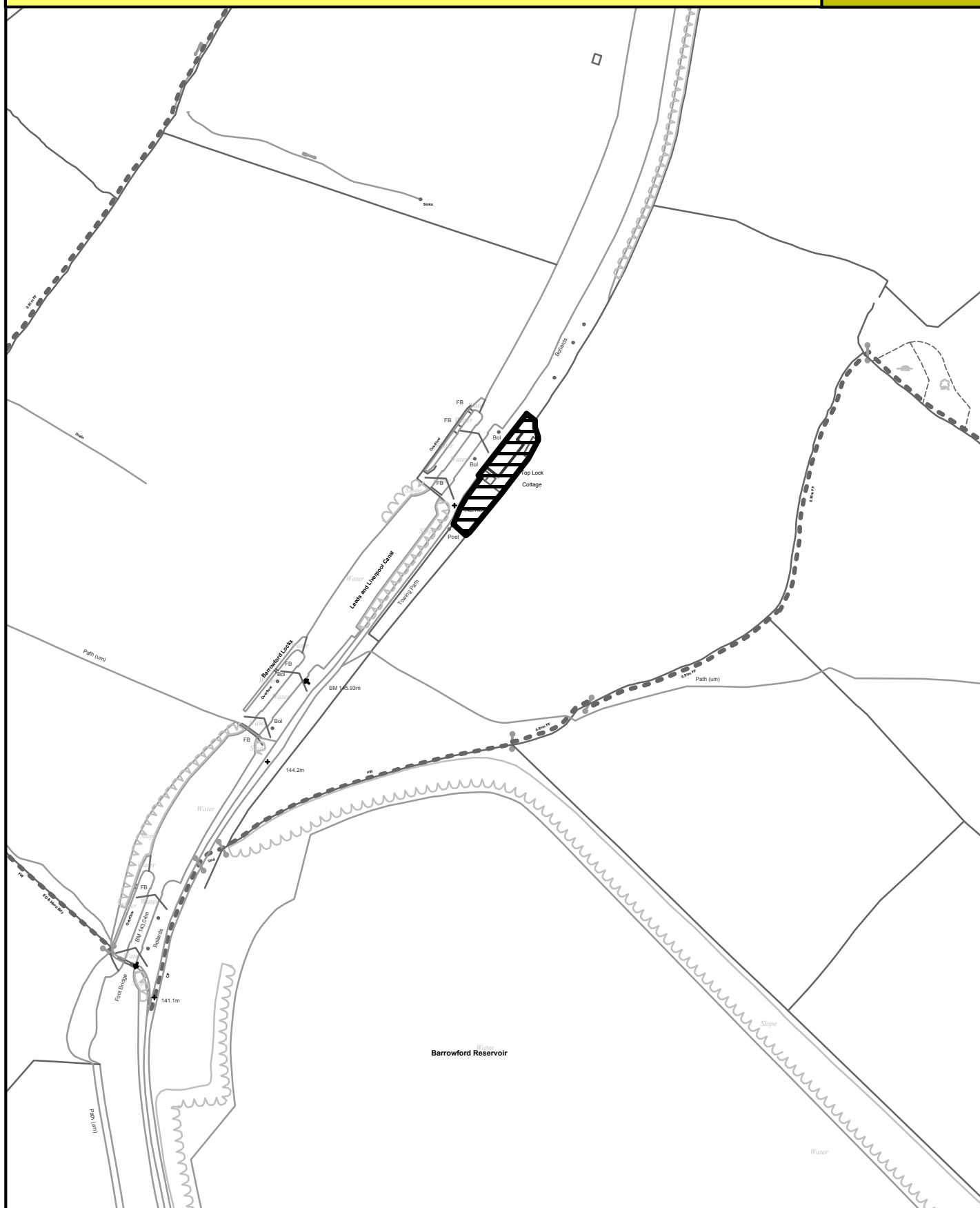


COLNE

SITE REF:

82

Top Lock Cottage, Colne Road



SCALE 1:2000

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Borough of

Pendle

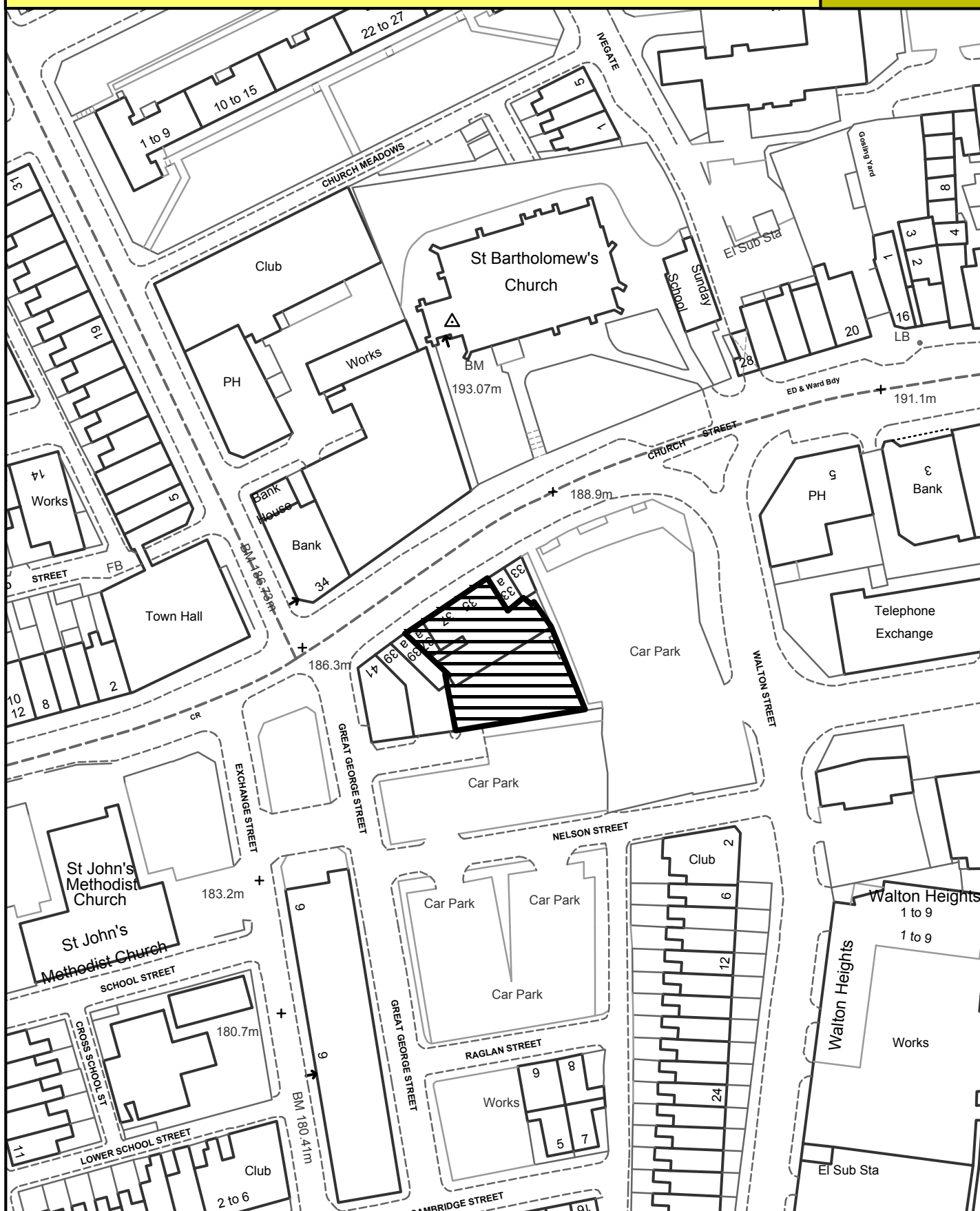


COLNE

SITE REF:

84

35-37 Church Street



SCALE 1:1000

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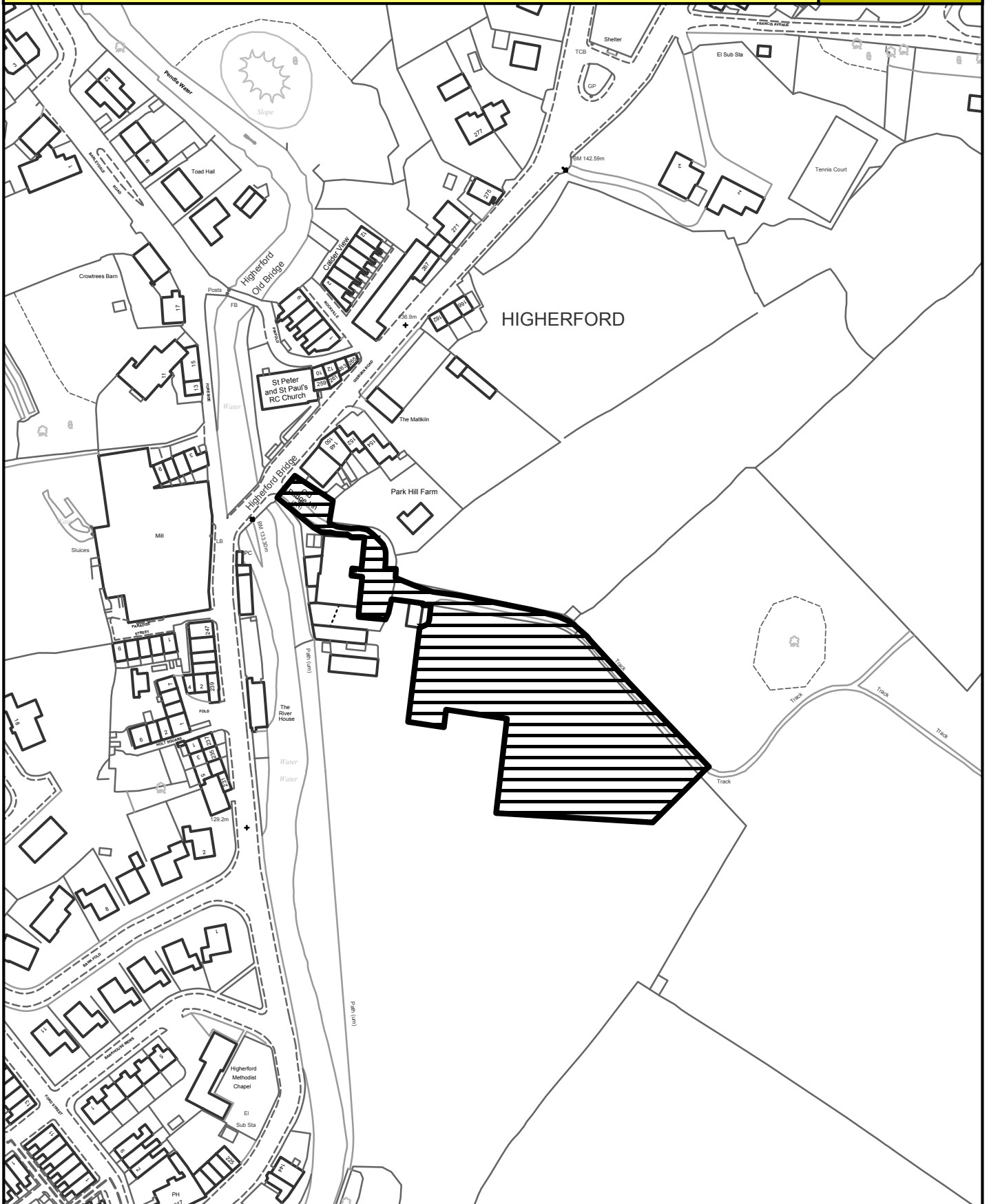


Site boundary of planning permission

Borough of

Pendle





SCALE 1:2000

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Borough of

Pendle

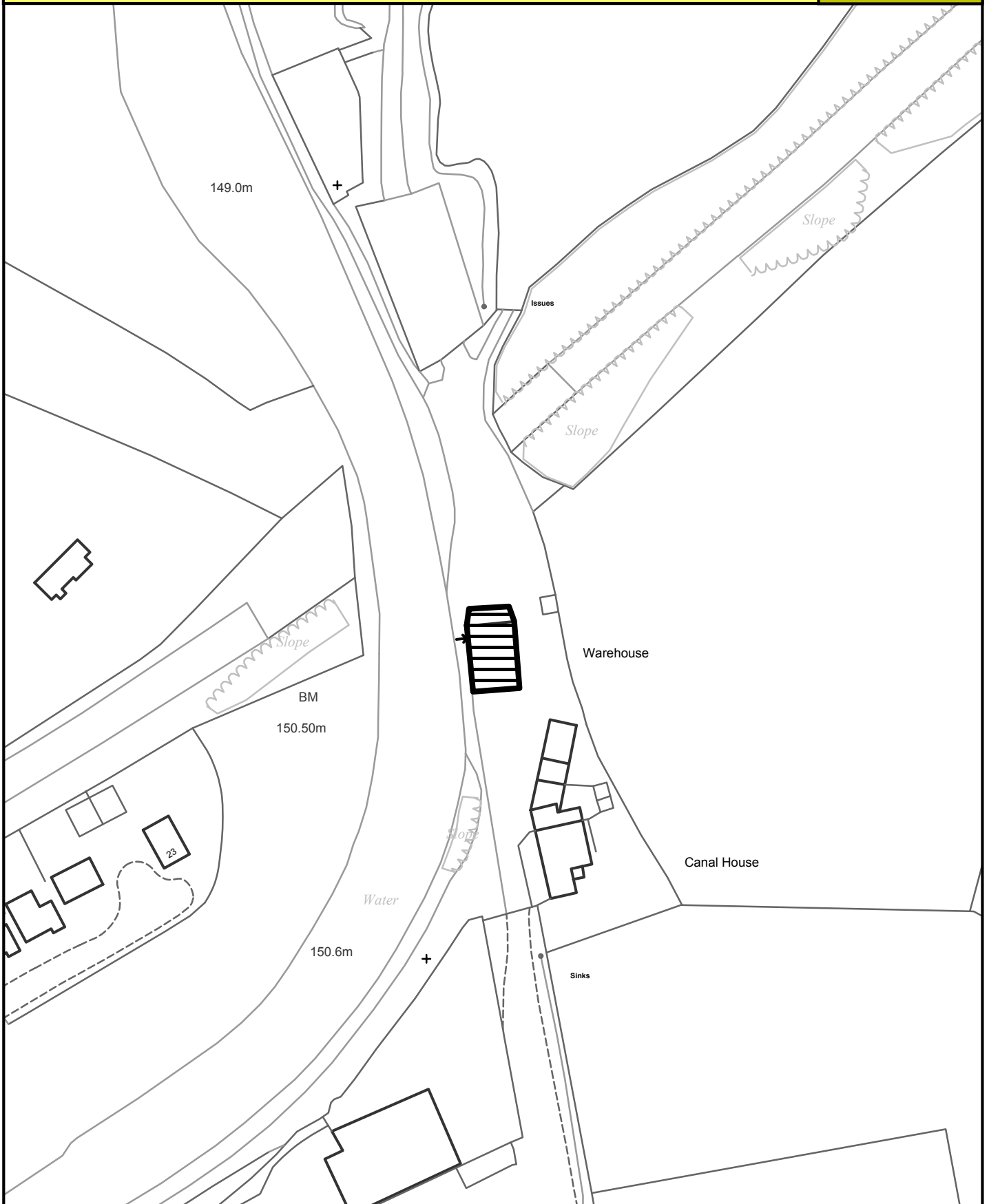


FOULRIDGE

SITE REF:

86

The Warehouse, Warehouse Lane



SCALE 1:1000

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Site boundary of planning permission



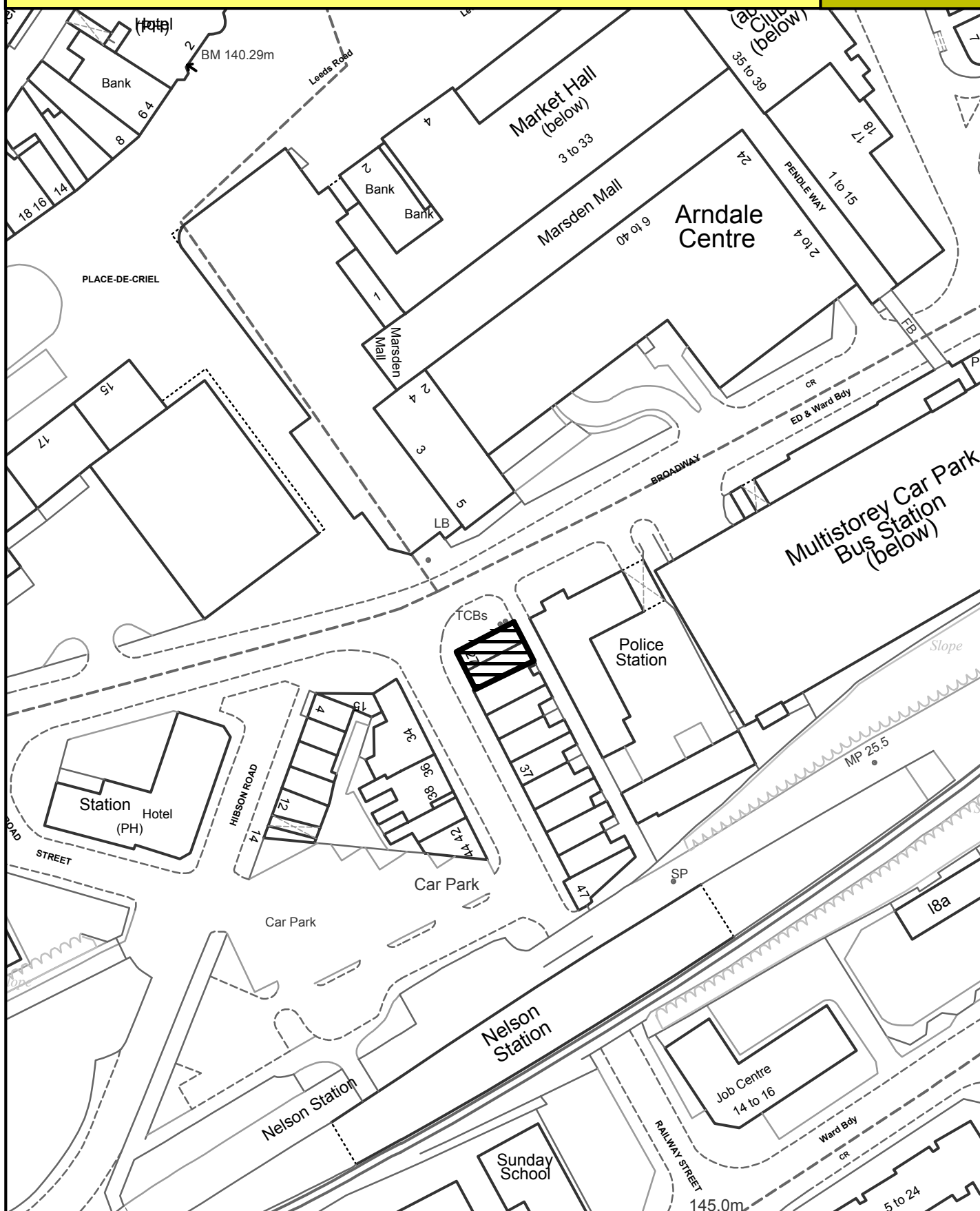


NELSON

SITE REF:

87

27-29 Railway Street



SCALE 1:1000

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Borough of

Pendle

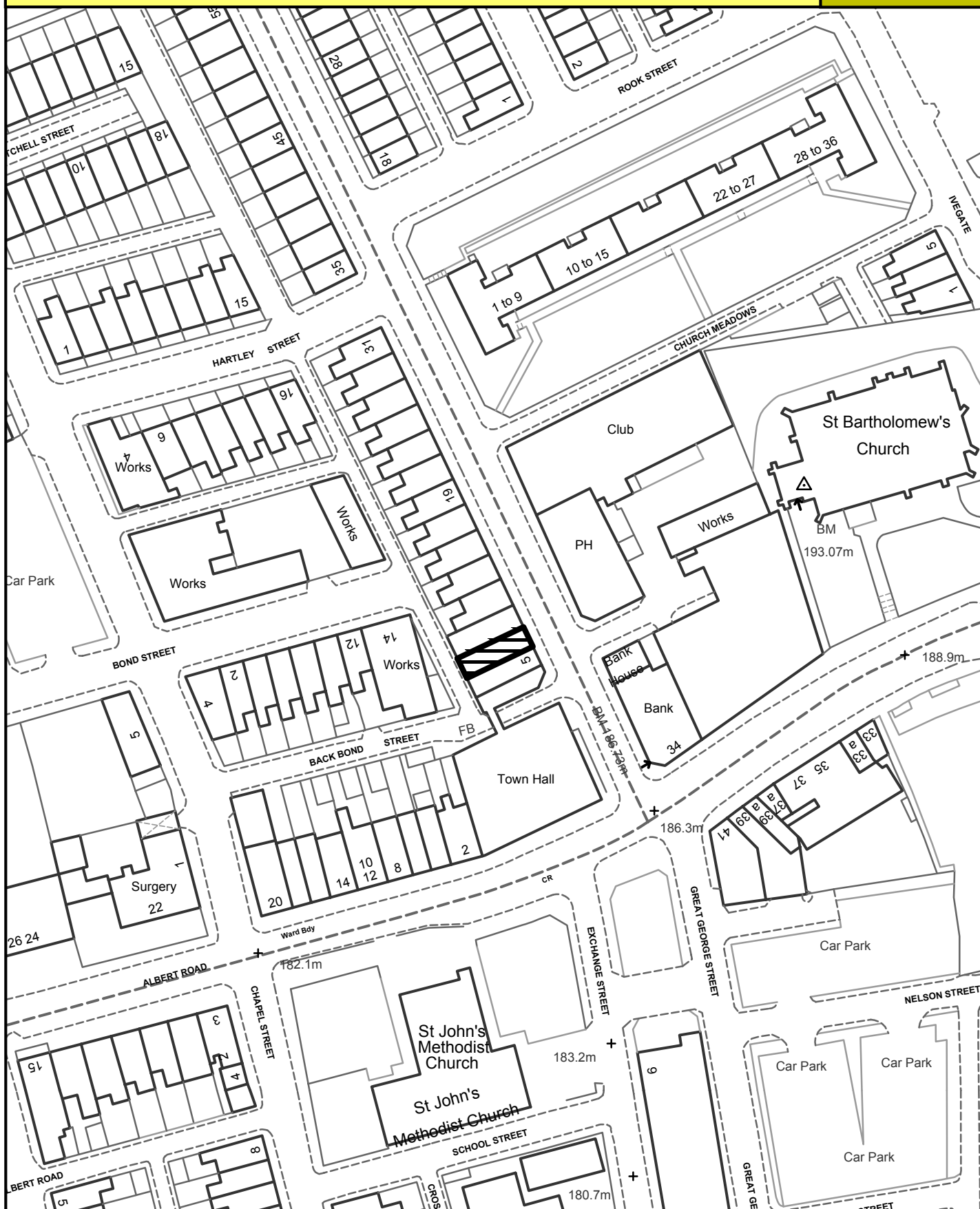


COLNE

SITE REF:

88

7 New Market Street



SCALE 1:1000

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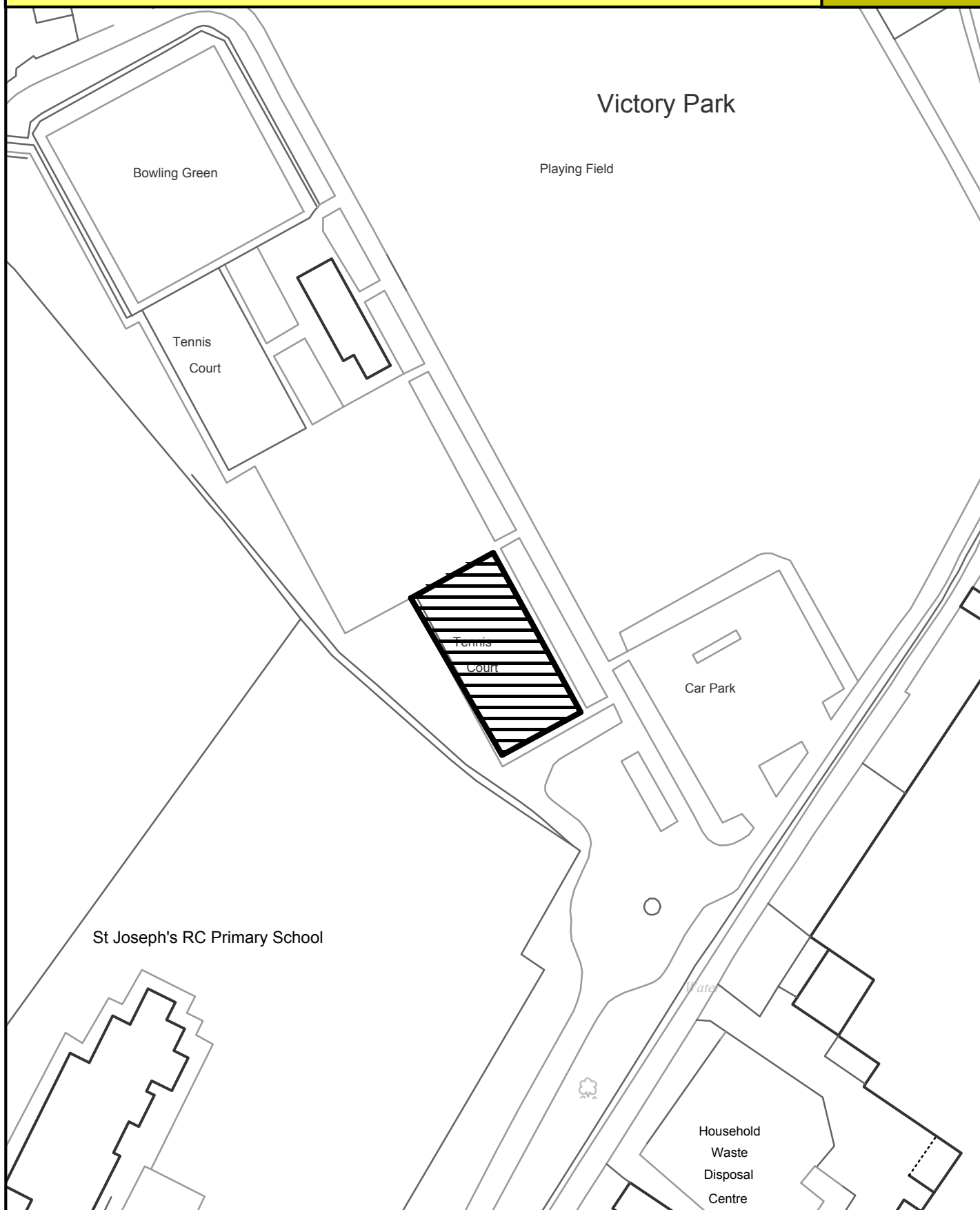


Site boundary of planning permission

Borough of

Pendle





**SCALE 1:1000**

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10018628 - 2008



Site boundary of planning permission

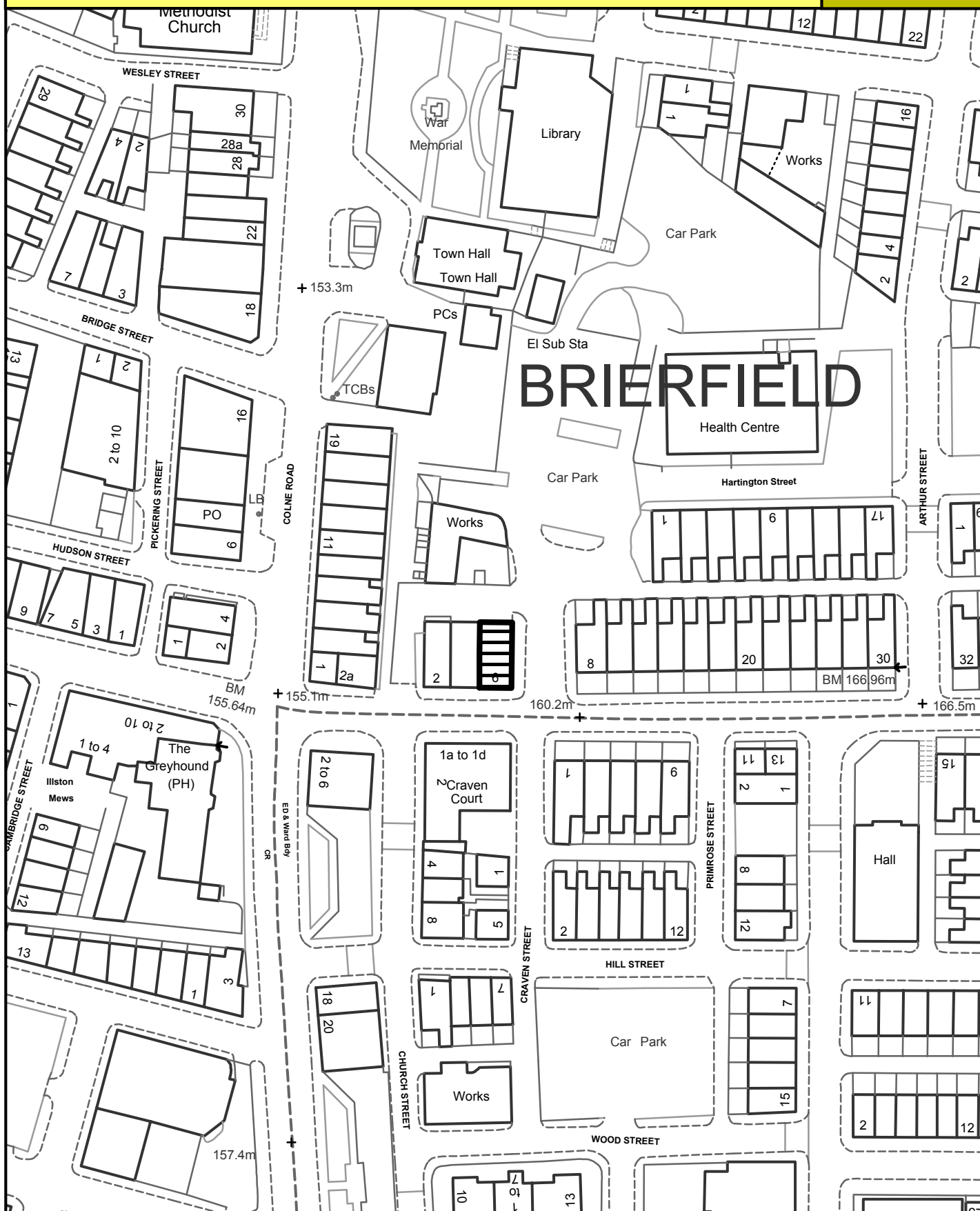
**Borough of**

**Pendle**





## Salters Bakery, 6 Halifax Road



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Site boundary of planning permission

Borough of

Pendle



COLNE

SITE REF:

97

Bygone Era, 70 Albert Road



SCALE 1:1000

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Borough of

Pendle



COLNE

SITE REF:

101

The Can and Bottle, 52 Walton Street



SCALE 1:1000

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Borough of

Pendle



COLNE

SITE REF:

106

28 Albert Road



SCALE 1:1000

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Site boundary of planning permission





NELSON

SITE REF:

108

84 Leeds Road



SCALE 1:1000

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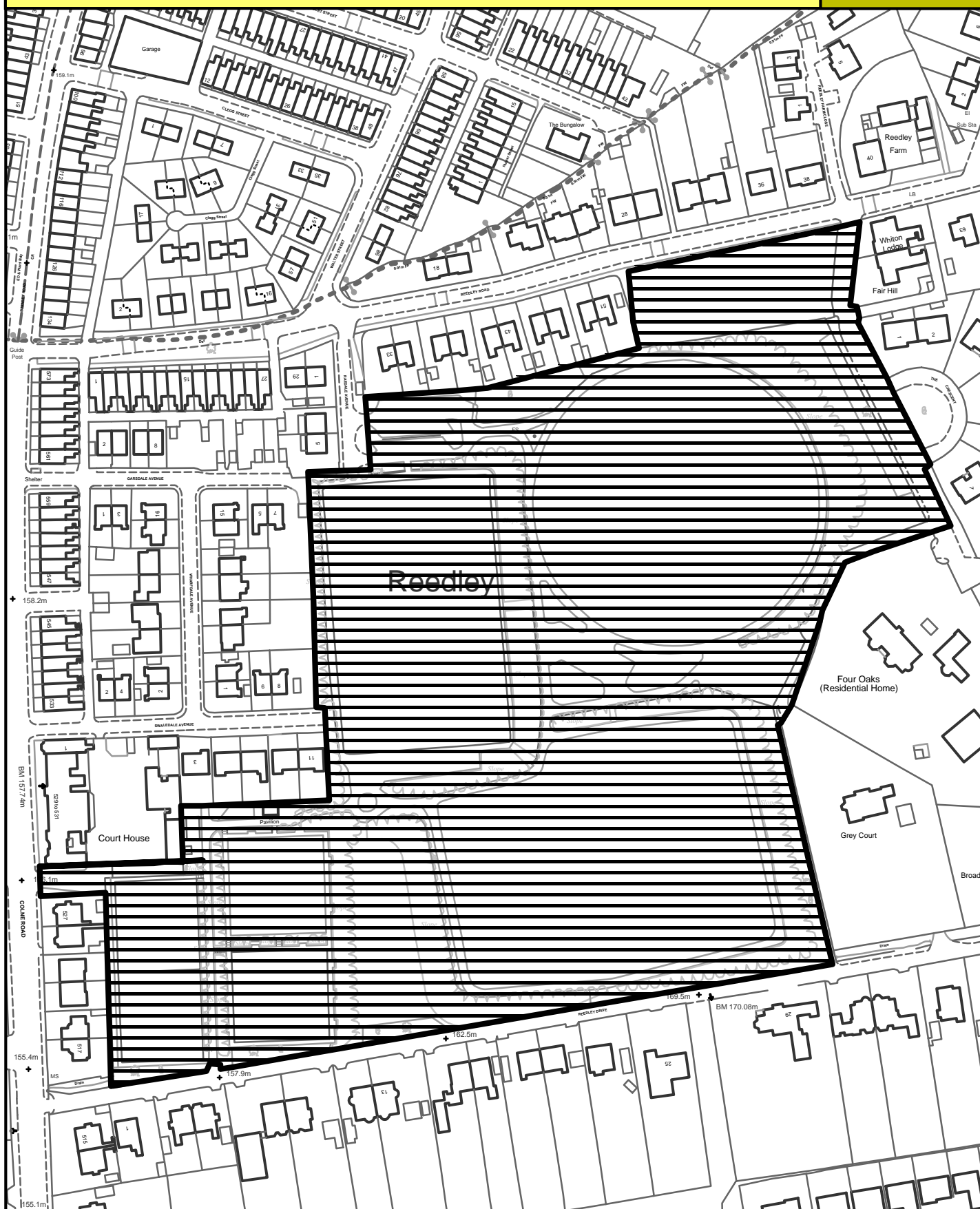


REEDLEY

SITE REF:

109

Lucas Sports Ground, Colne Road



SCALE 1:2000

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Site boundary of planning permission

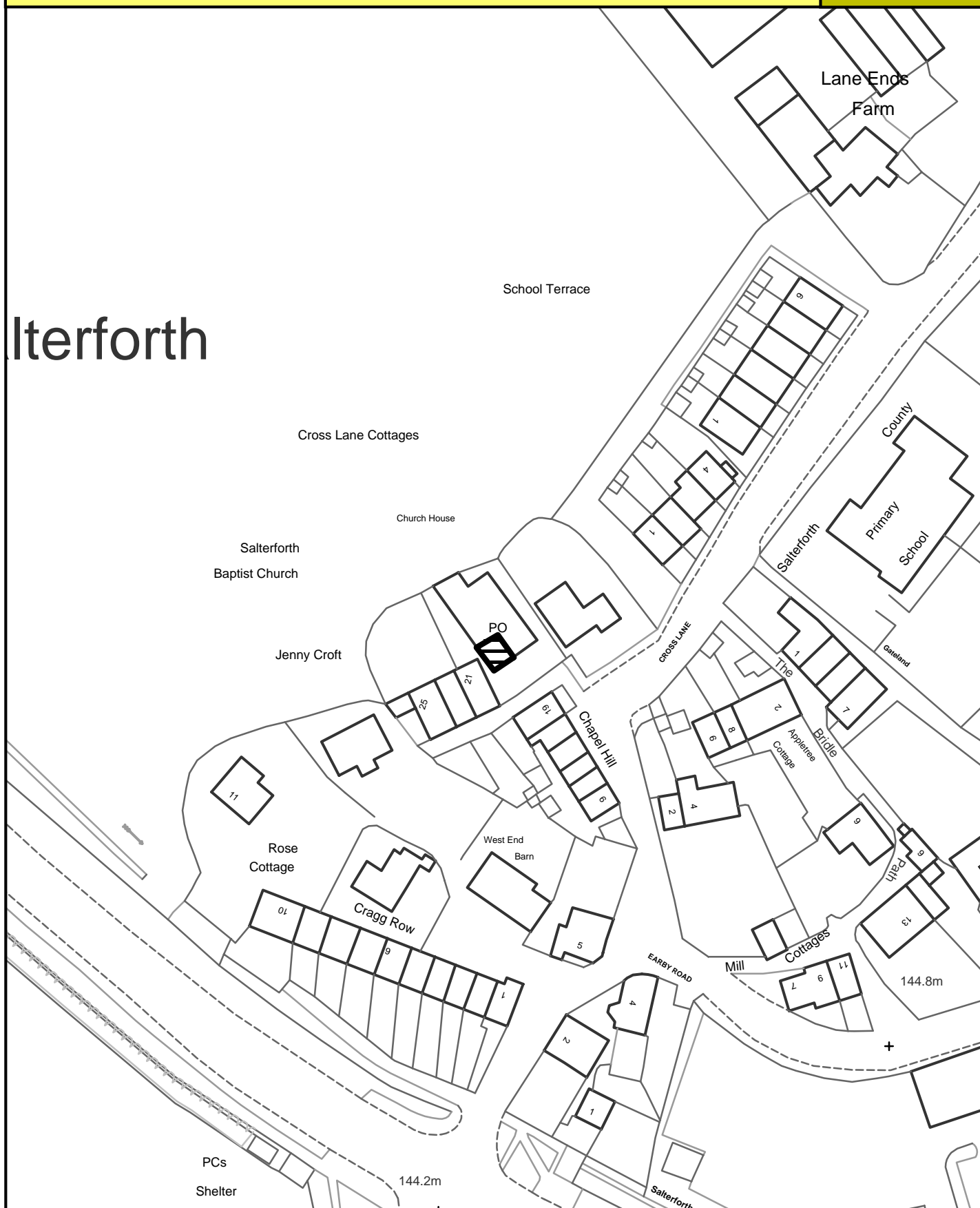


# **APPENDIX 2**

## **SITE PLANS**

### **(Completions)**

Salterforth



**SCALE 1:1000**

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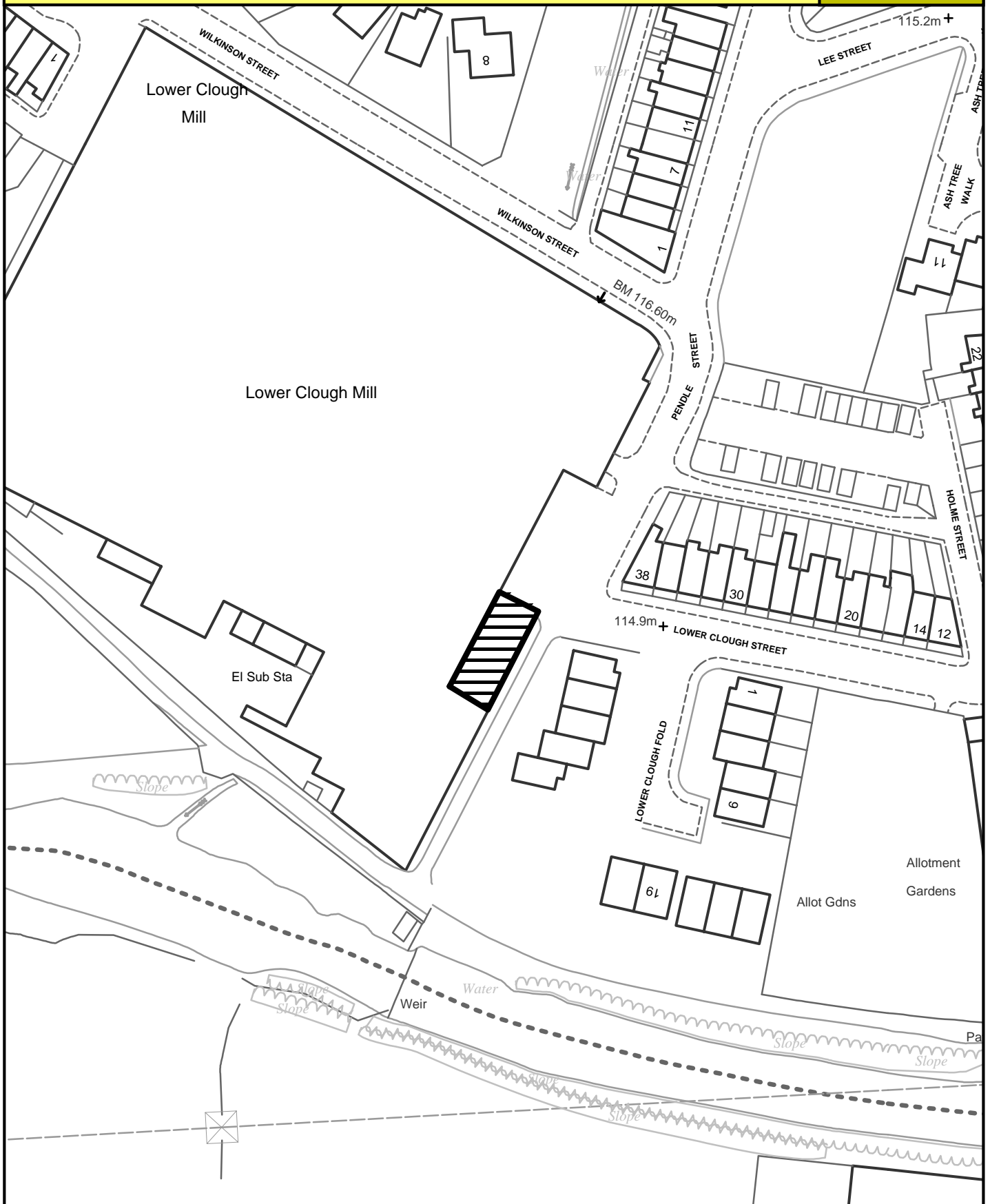


Site boundary of planning permission





Lower Clough Mill, Lower Clough Street



SCALE 1:1000

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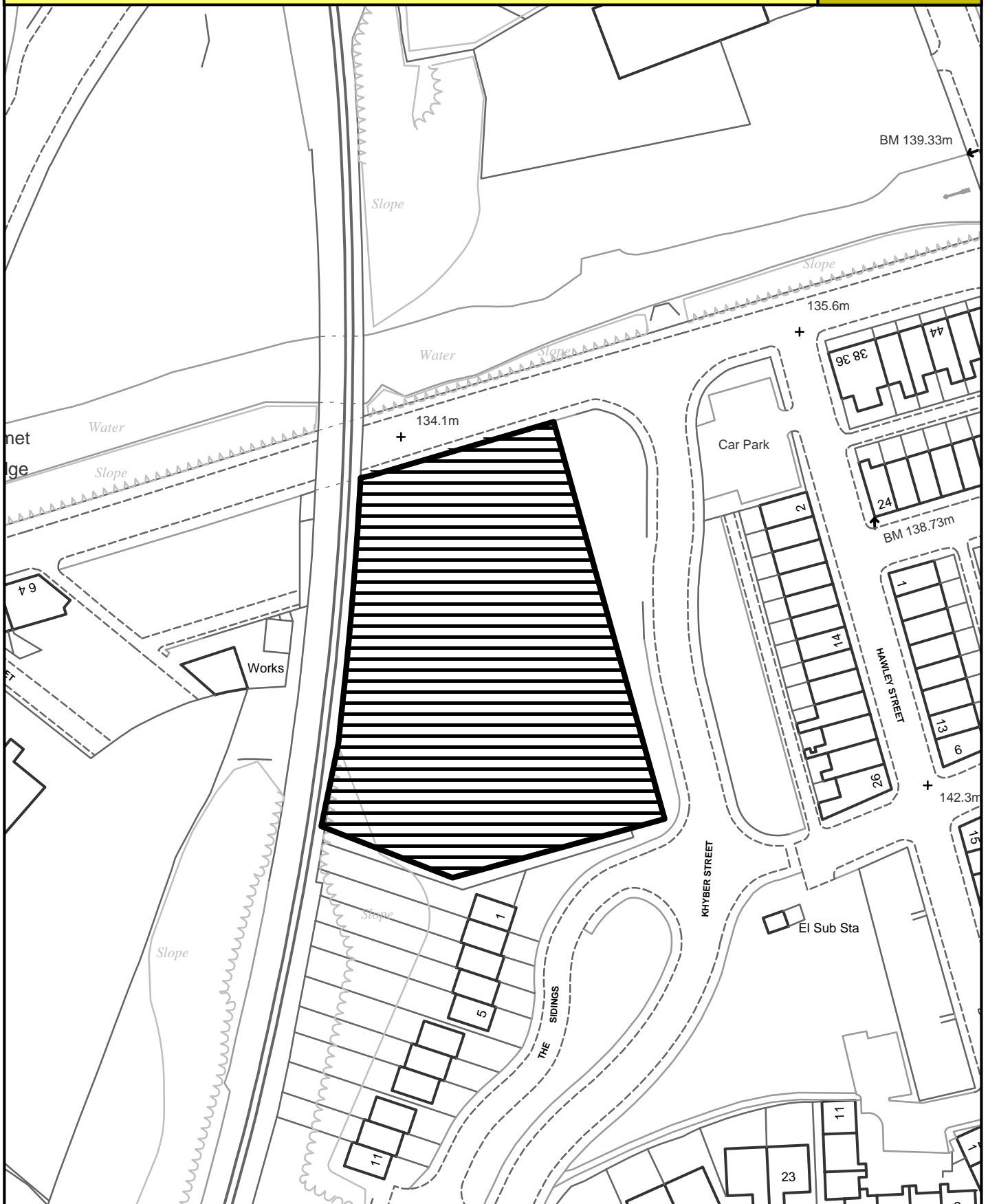
Site boundary of planning permission

COLNE

SITE REF:

33

Simpsons Garage Site, Knotts Lane



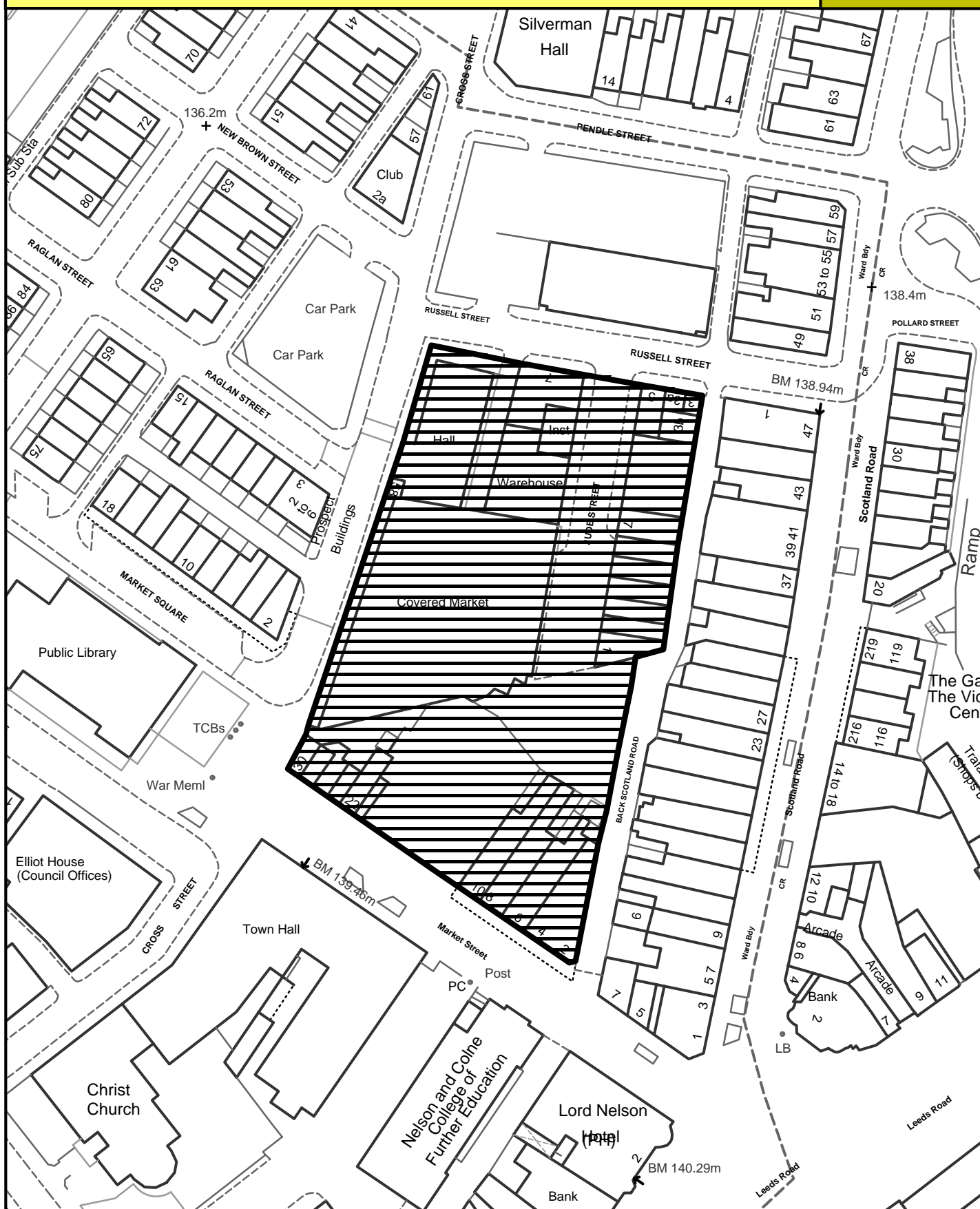
SCALE 1:1000

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## Land off Market Street



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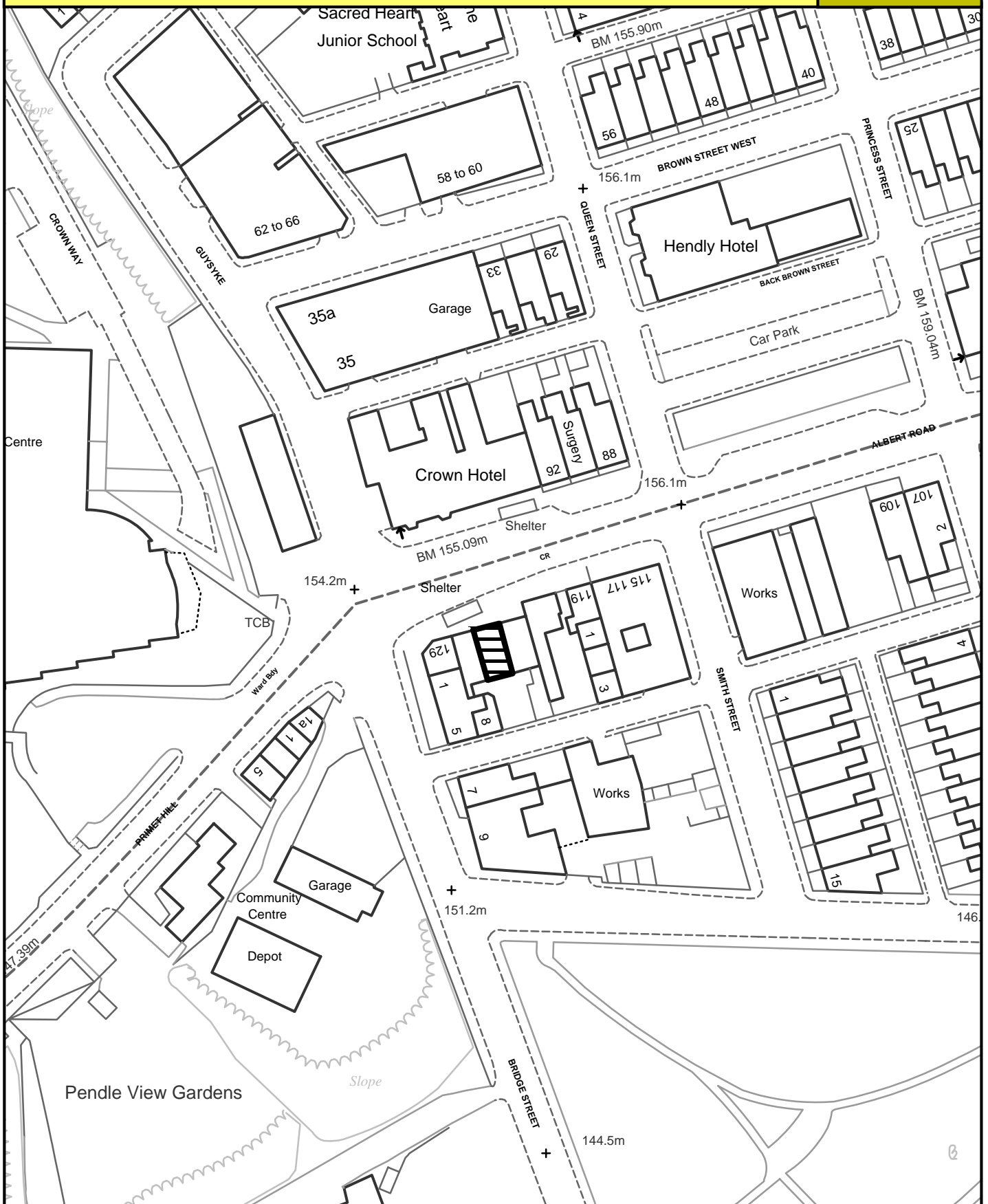
Site boundary of planning permission

COLNE

SITE REF:

61

125 Albert Rd



SCALE 1:1000

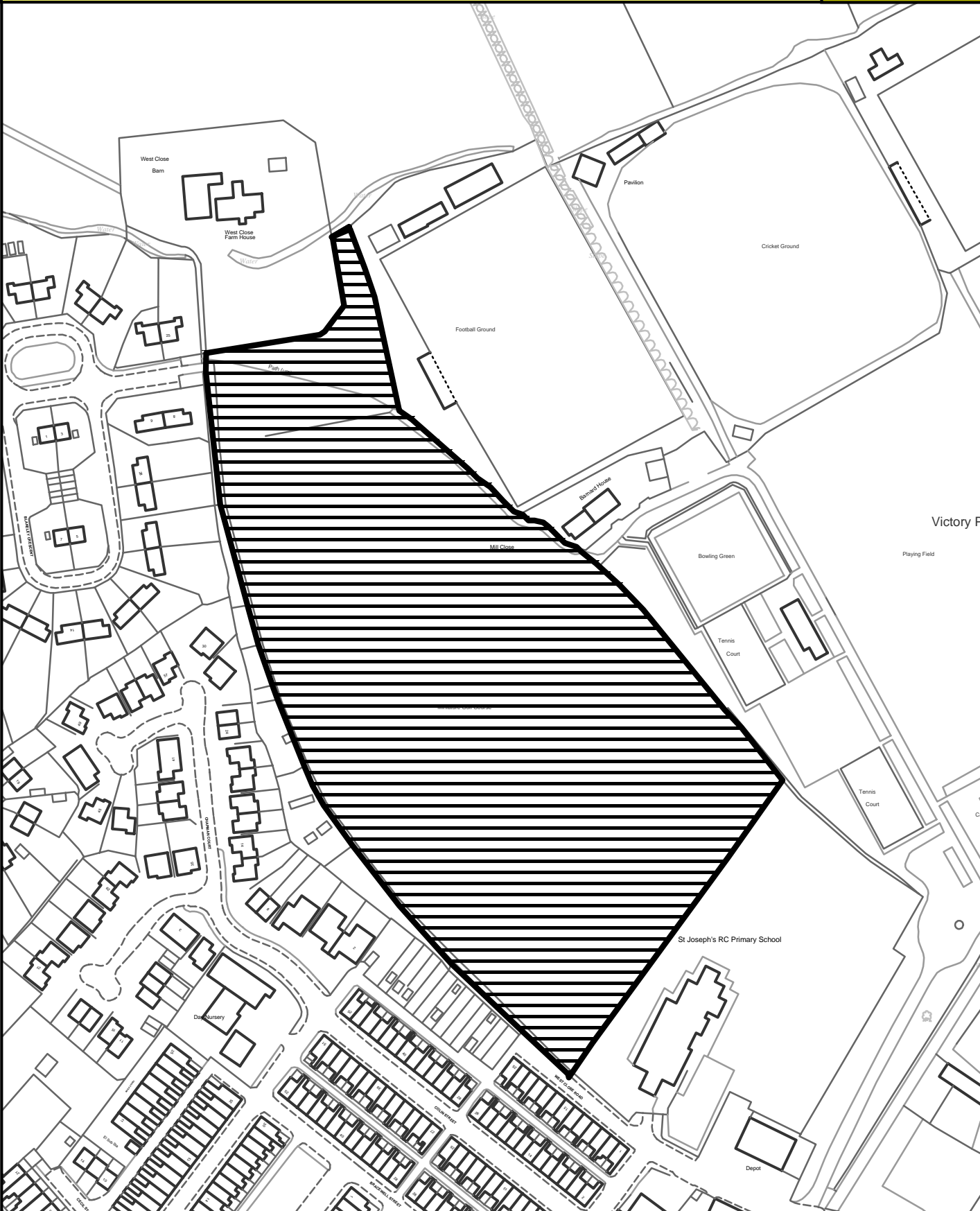
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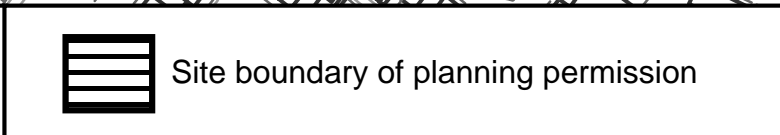







**N**  
  
**SCALE 1:2000**  
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10018628 - 2007

**N**  
  
**SCALE 1:2000**  
Crown Copyright  
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 Site boundary of planning permission

**9-11 Frank St**



**SCALE 1:1000**

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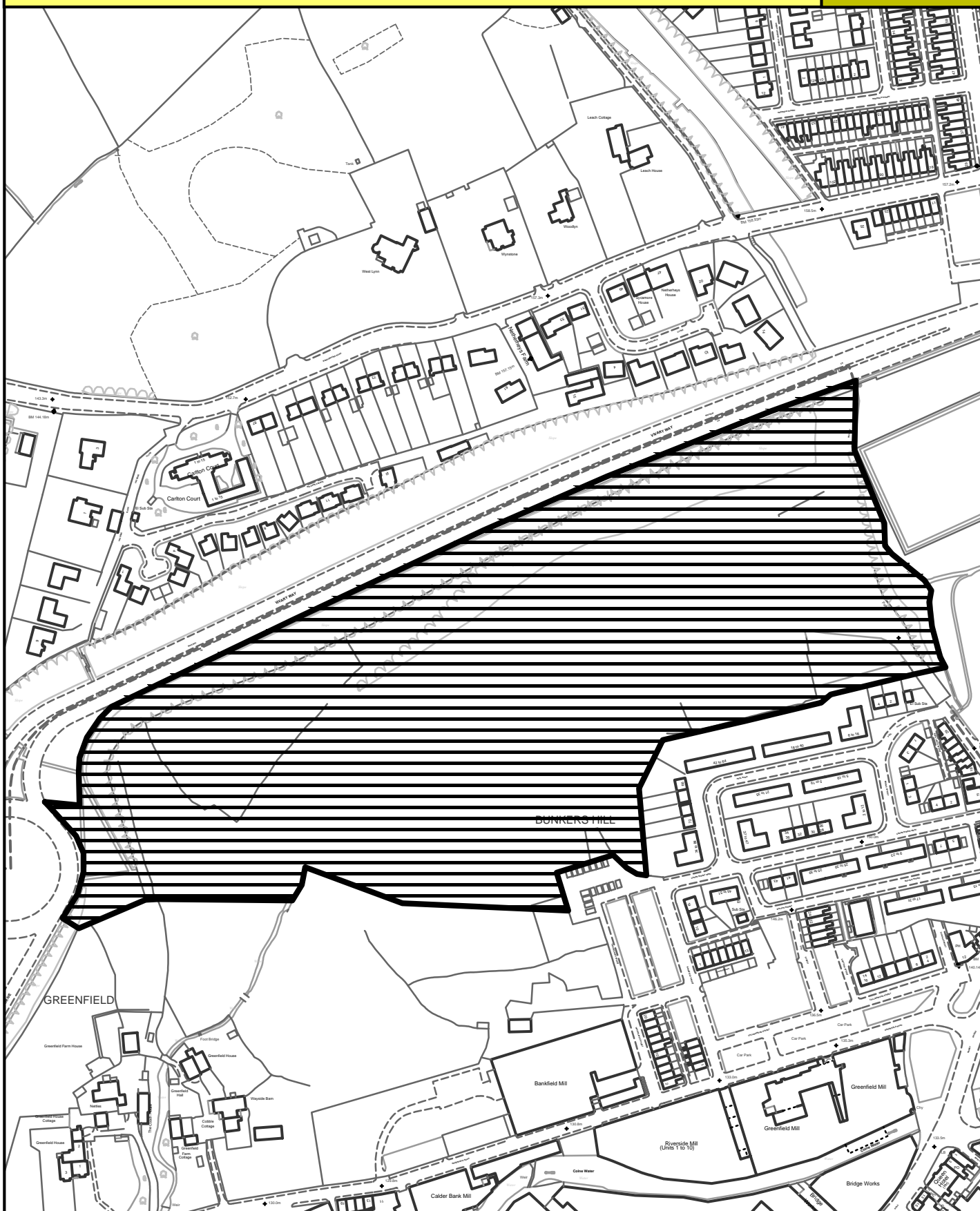


COLNE

SITE REF:

72

Bunkers Hill, South of Vivary Way



SCALE 1:3000

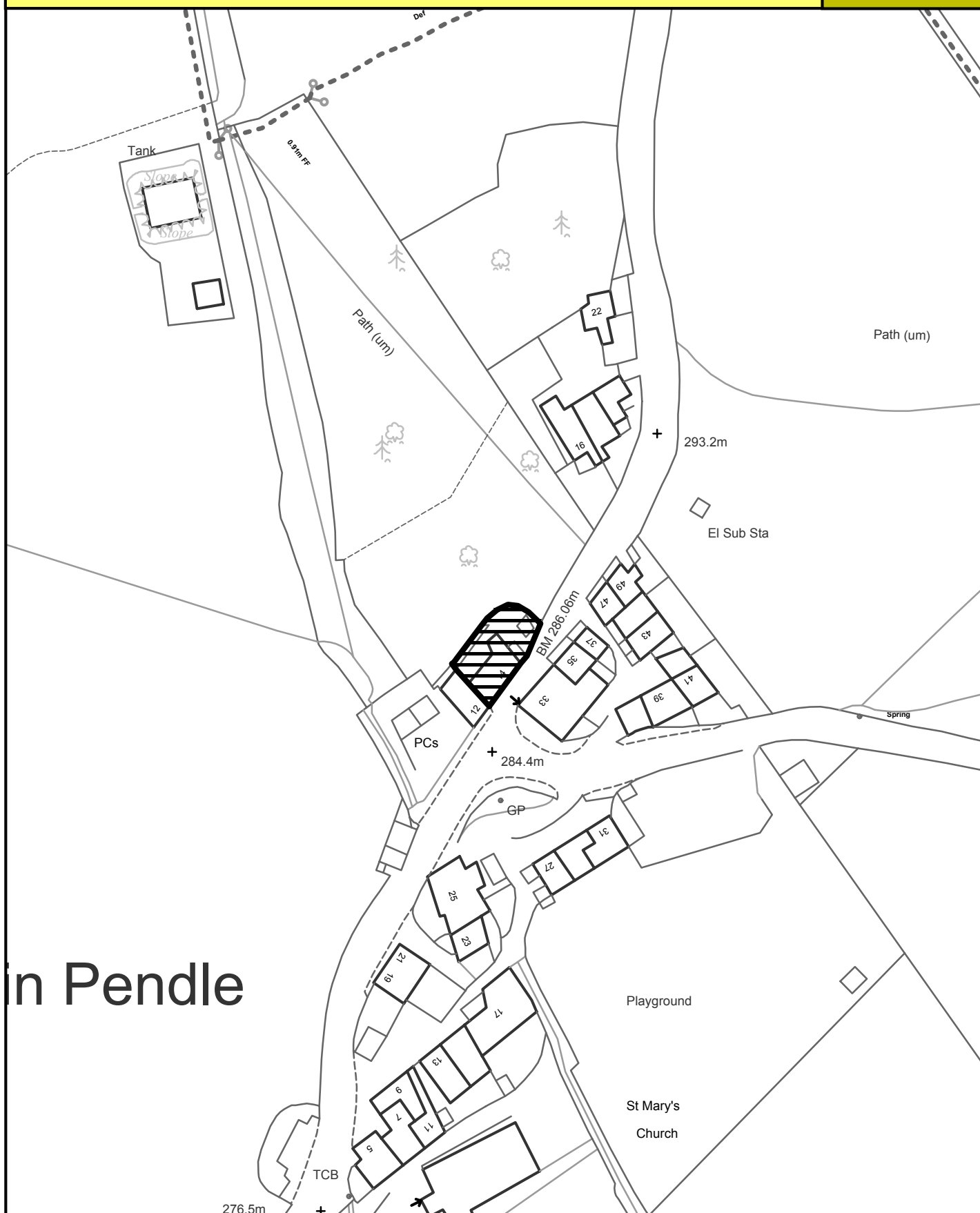
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## 14 Newchurch Village



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10018628 - 2008



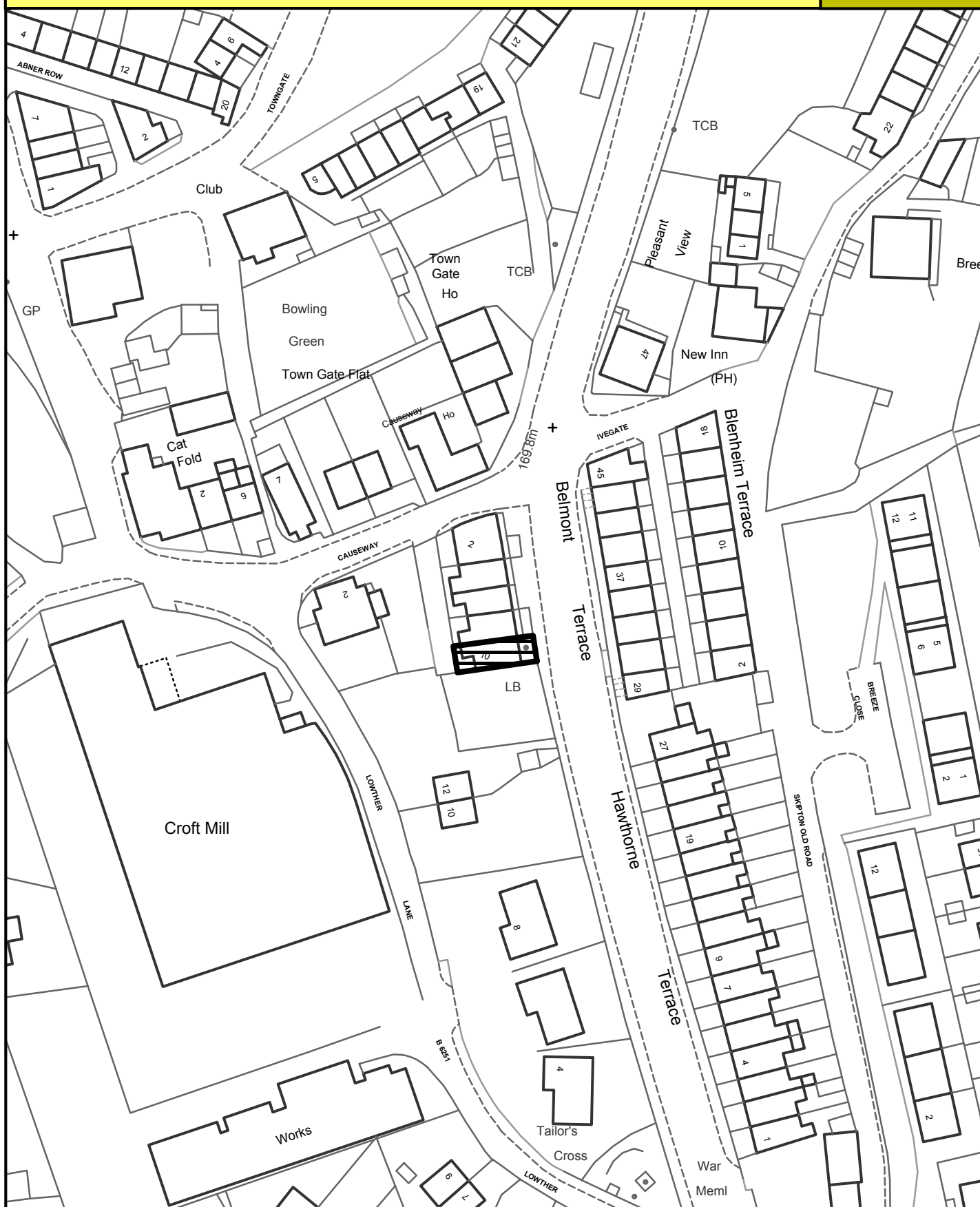
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Borough of

Pendle







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Site boundary of planning permission

Borough of

Pendle

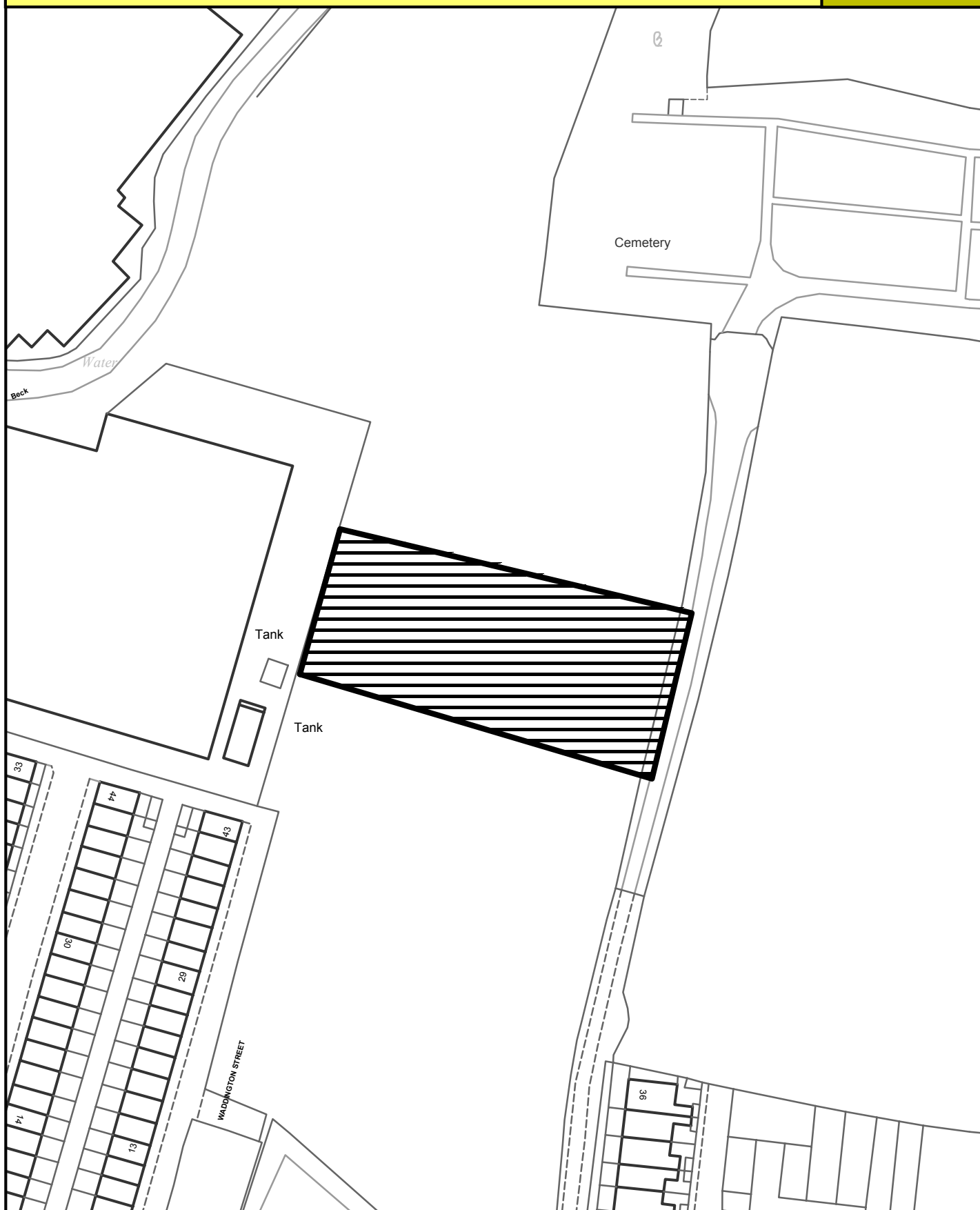


**EARBY**

**SITE REF:**

**89**

**Land at Cemetery Road**



**SCALE 1:1000**

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**Borough of**

**Pendle**

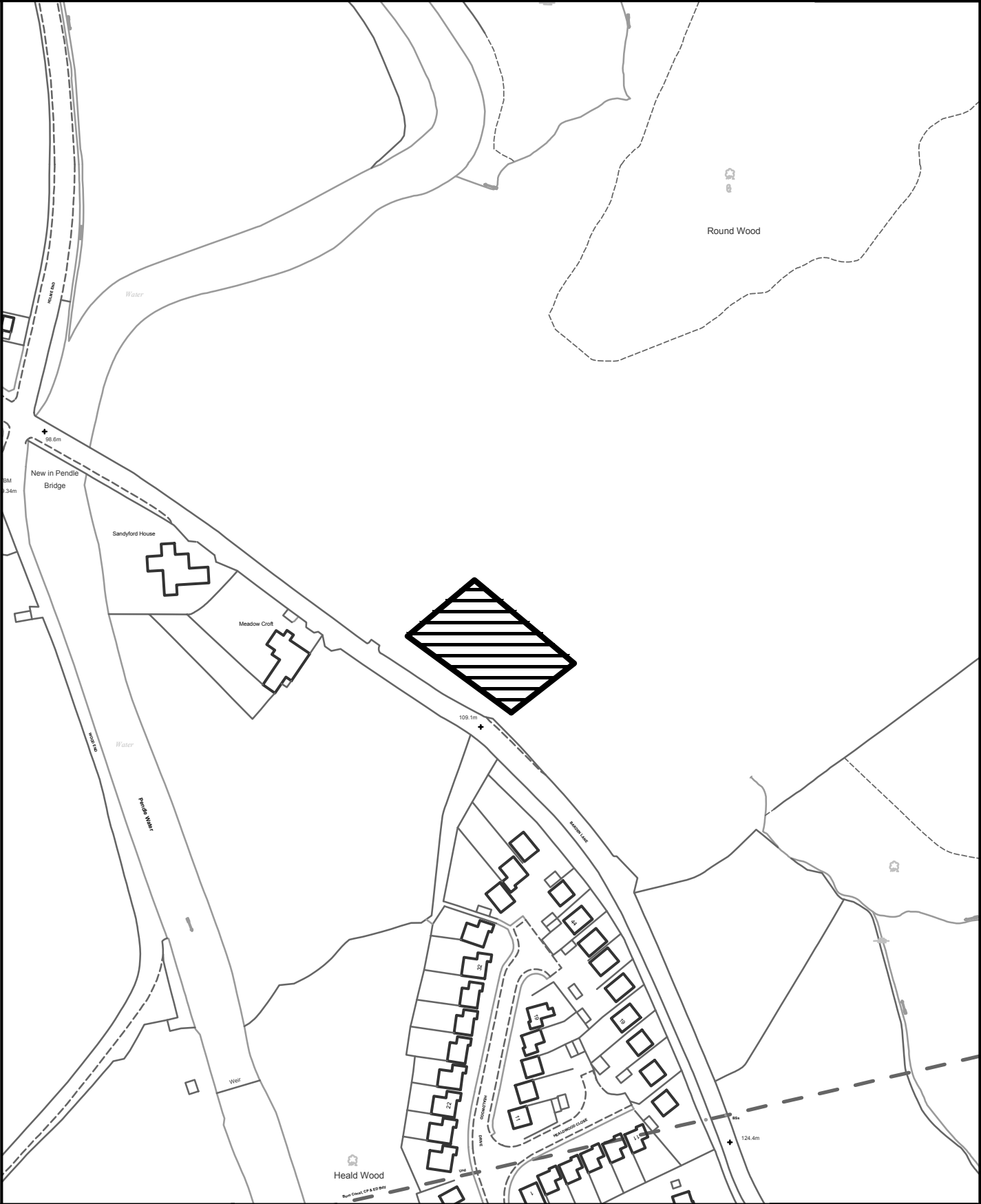


## REEDLEY

**SITE REF:**

**Barden Lane Stables, Barden Lane**

91



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**Borough of**  
**Pendle**

# Pendle

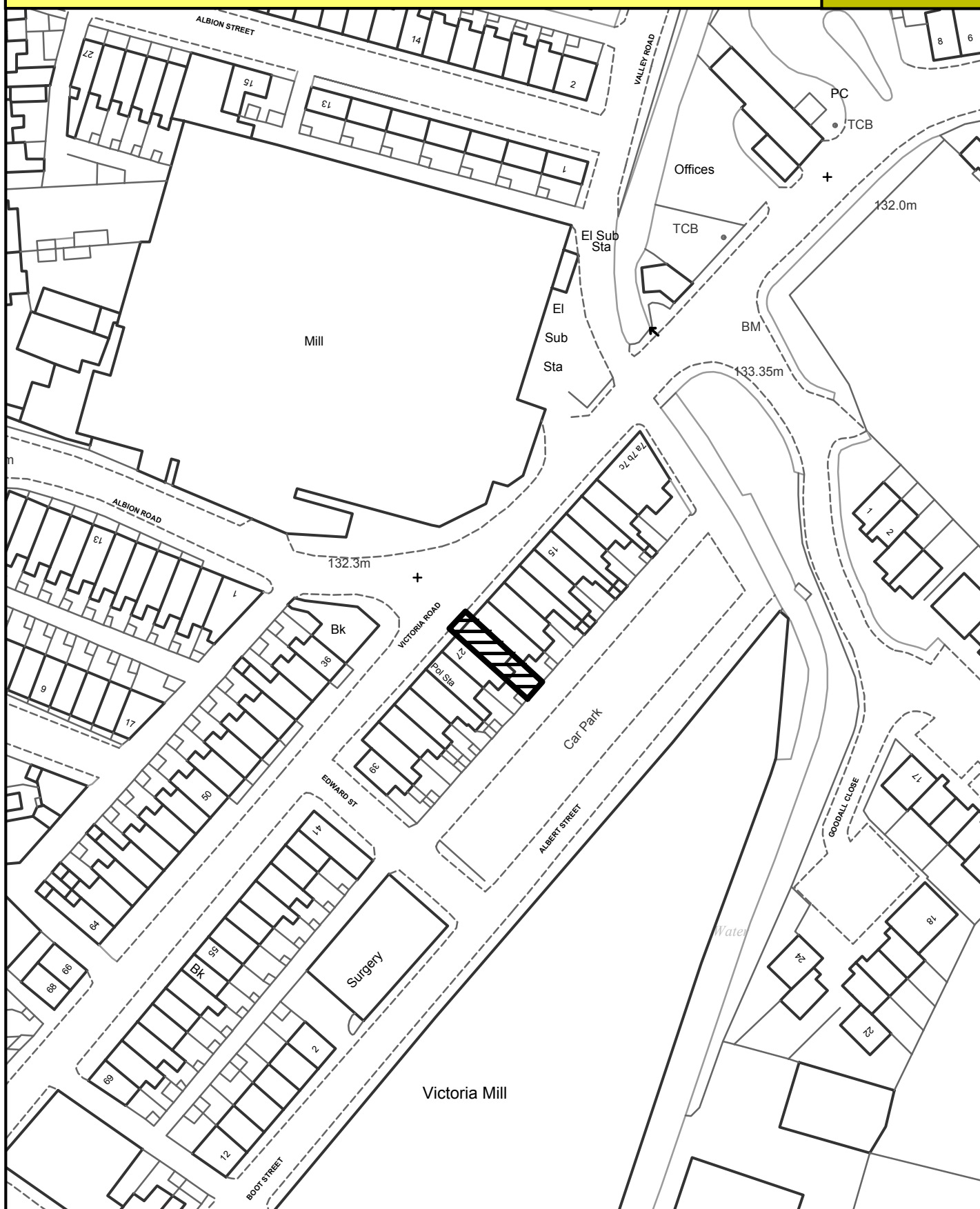


**EARBY**

**SITE REF:**

**92**

**25 Victoria Road**



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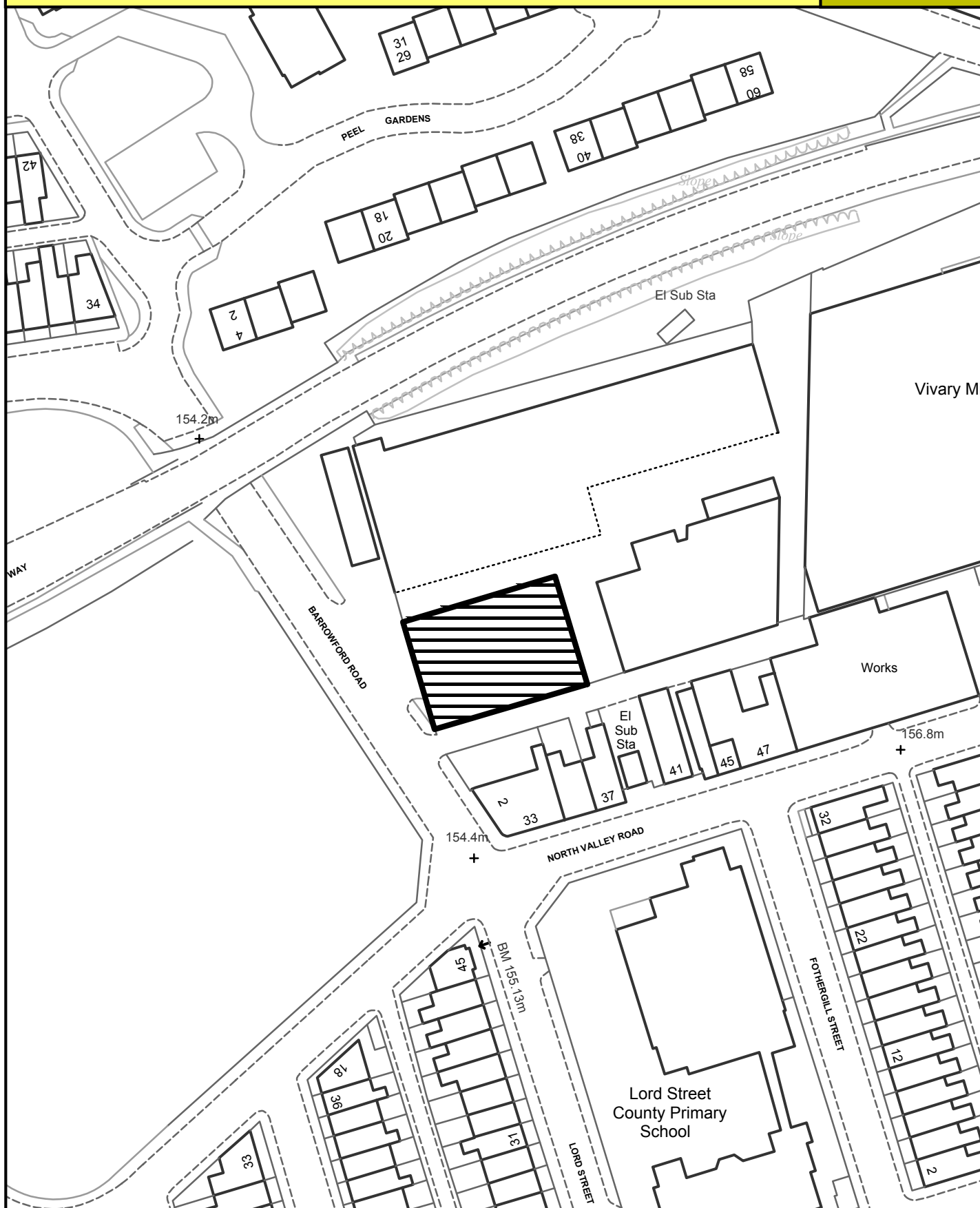


COLNE

SITE REF:

94

PTE Ltd, Barrowford Road



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Borough of

Pendle





Unit 3 The Fountains, Gisburn Road



LOWERFO



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NELSON

SITE REF:

99

151 Railway Street



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Borough of

Pendle

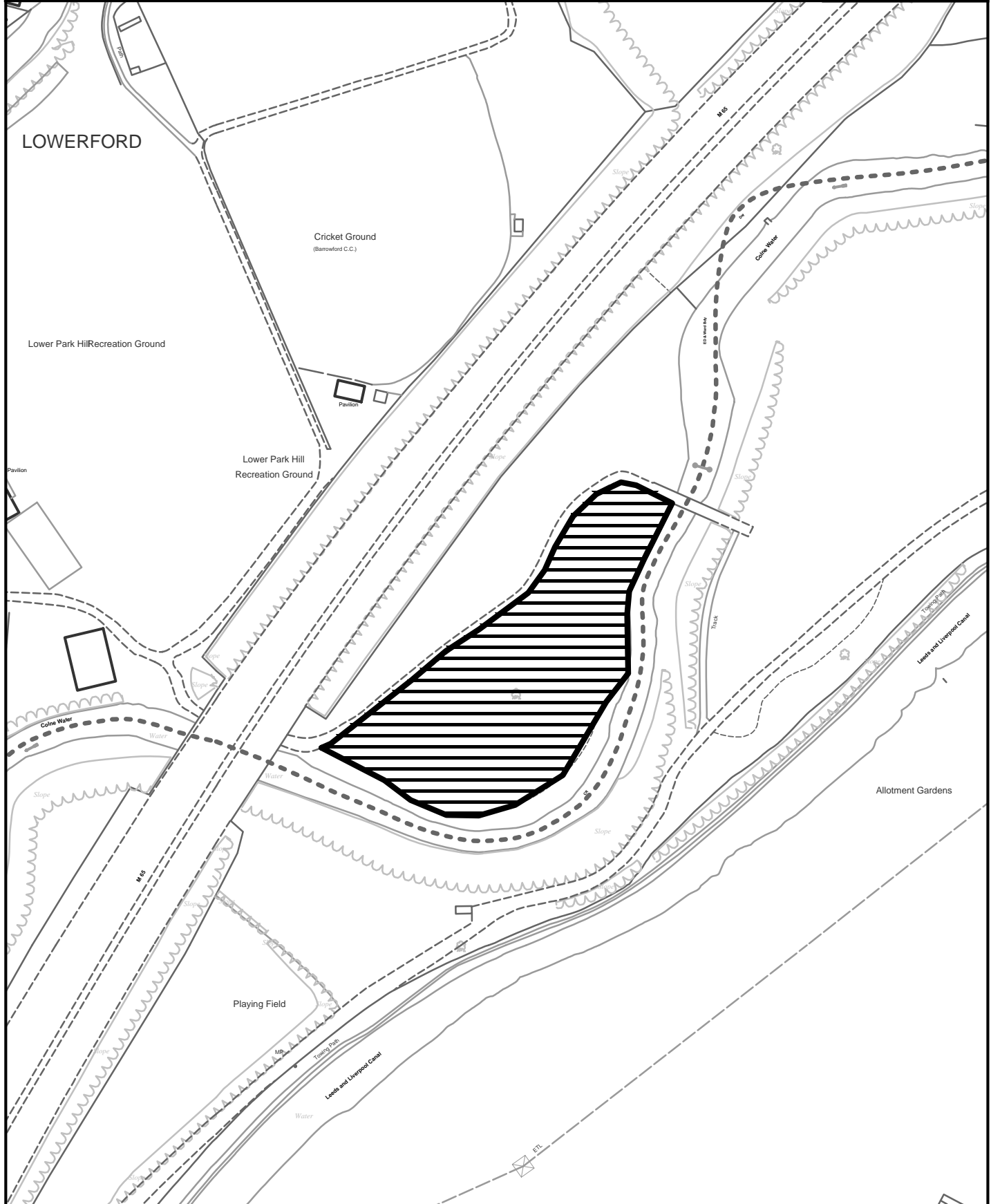


## BARROWFORD

**SITE REF:**


104

**Land adjacent to Bullholme Playing Fields, Wilton Street**



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**Borough of**  
**Pendle**



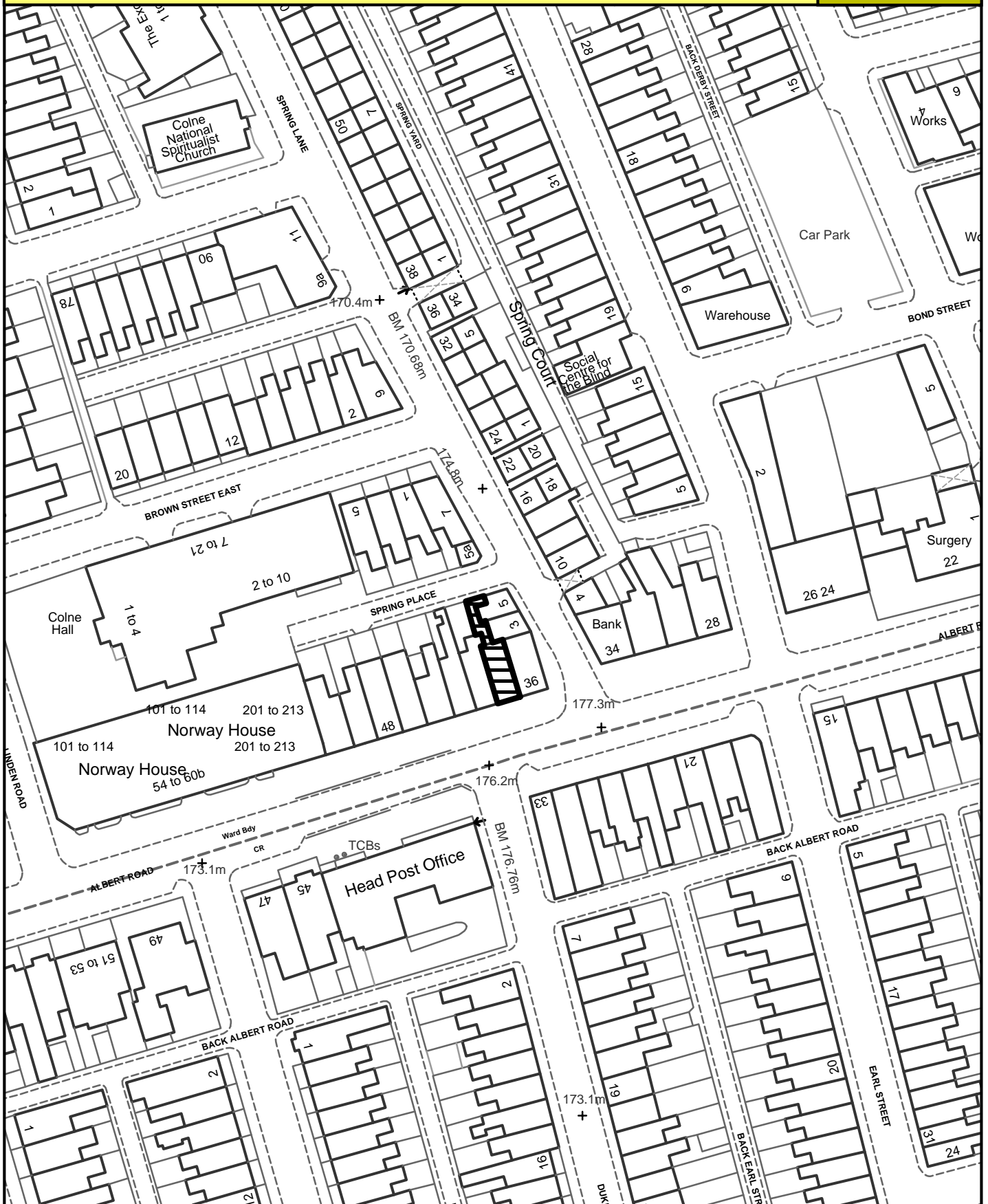


COLNE

SITE REF:

105

38 Albert Road



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COLNE

SITE REF:

107

J H Kay, Norfolk Street



SCALE 1:1000

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## Planning & Building Control Services

Planning Policy & Conservation

Town Hall

Market Street

Nelson

Lancashire

BB9 7LG

Tel: 01282 661716

Fax: 01282 661720

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

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

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



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