

# Local Development Framework for Pendle

## Evidence Base



## Retail and Leisure Land Monitoring Report



2006 / 2007



Adopted: 20<sup>th</sup> September  
2007

**£15.00**



# **RETAIL AND LEISURE LAND MONITORING REPORT 2006/07**

## **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 2007)	3
5.0	Retail and Leisure Land Completions (1 <sup>st</sup> April 2006 – 31 <sup>st</sup> March 2007)	6
6.0	Analysis	8

## **TABLE OF TABLES**

TABLE 1 – Availability Schedule (31 <sup>st</sup> March 2007)	4
TABLE 2 – Completions (1 <sup>st</sup> April 2006 – 31 <sup>st</sup> March 2007)	7

## **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 2006 to the 31<sup>st</sup> March 2007 (the 2006-07 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 2006 and the 31<sup>st</sup> March 2007.

## **2.0 Background**

- 2.1 The Companion Guide to PPS12 Local Development Frameworks states that 'review, monitoring and survey work are crucial to the successful delivery of local development frameworks, as they will help authorities to develop comprehensive evidence bases for plan making'.
- 2.2 Although Pendle Borough Council has historically produced both Employment and Housing Land Availability Reports on an annual basis, this Retail and Leisure Land Availability Report is only the second to be produced. The report will contribute to the evidence base for the Pendle LDF and help inform the Issues and Options Consultation (Regulation 25) for the Core Strategy and Land Use Allocations DPDs taking place between June and November 2007.
- 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 the North West Regional Assembly.

### 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 second to be produced using this system.
- 3.2 Monitoring requirements of the Regional Planning body (North West Regional Assembly (NWRA)), 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 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 2007)

- 4.1 The updated Retail and Leisure Land Availability Schedule at 31<sup>st</sup> March 2007 is shown in Table 1 (page 4). 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) 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 (SqM)** – 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 **13.173 hectares of land** in Pendle regarded as being '**available**' for retail and leisure use at 31<sup>st</sup> March 2007. 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 floorspace, Table 1 shows that there is **6,407 sqm of A1** (shops) floorspace available with planning permission. In addition there is **1,557 sqm of A3** (restaurants and cafes) and **12,699 sqm of D2** (assembly and leisure) available with planning permission. There is currently no A2 (financial and professional services) floorspace with planning permission available in the Borough.

**TABLE 1 - AVAILABILITY SCHEDULE (31st March 2007)**

Ref. No.	App. No.	Site	Permission	Site Area (ha)	Internal Floor Space (SqM)				Location of Dev.
					A1	A2	A3	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	10550	Elsewhere
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	411	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	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	Elsewhere
5	13/03/0527P	421 Gisburn Road Blacko	Extension to side elevation to increase shop floor area	0.001	12	0	0	0	Elsewhere
69	13/06/0775P	46 Colne Road Brierfield	use as hot food take-away (loss of A1)	-0.006	-57	0	0	0	Town 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	532	Elsewhere
33	13/04/0979P	Simpsons 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	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	568	Elsewhere
61	13/06/0199P	125 (Wine and Beer) Albert Road Colne	Use as hot food takeaway (A5) (loss of A1)	-0.005	-42	0	0	0	Town Centre

**TABLE 1 - AVAILABILITY SCHEDULE (31st March 2007)**

Ref. No.	App. No.	Site	Permission	Site Area (ha)	Internal Floor Space (SqM)				Location of Dev.
					A1	A2	A3	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	Edge of Centre
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	5216	0	710	0	Edge of Centre
21	13/04/0440P	84 Manchester Road   Nelson	Erection of 2 storey commercial extension to rear	0.007	0	0	92	0	Town Centre
34	13/05/0717P	Land off 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	0.567	533	0	215	0	Town Centre
43	13/05/0184P	Whitefield Mill  Victoria Street  Nelson	Use 2nd floor of warehouse as a gymnasiun and judo room	0.051	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	153	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	Elsewhere

**Total for All Permissions****13.151 6407 0 1557 12699**



## 5.0 Retail and Leisure Land Completions (1<sup>st</sup> April 2006 – 31<sup>st</sup> March 2007)

- 5.1 All new completions between the 1<sup>st</sup> April 2006 and 31<sup>st</sup> March 2007 are listed in Table 2 (page 7). 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 **2.68 net hectares** of new retail and leisure land have been **completed** between the 1<sup>st</sup> April 2006 and the 31<sup>st</sup> March 2007. This equates to a total of **6,994 square meters of 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 **4,832 sqm of new A1** (shops) floorspace, and **2,162 sqm of new D2** (assembly and leisure) floorspace. No new A2 (financial and professional services) or A3 (restaurants and cafes) floorspace has been created.

**TABLE 2 - COMPLETIONS (1st April 2006 - 31st March 2007)**

Ref. No.	App. No.	Site	Permission	Site Area	Internal Floor Space (SqM)				Location of Dev.
					A1	A2	A3	D2	
53	13/05/0874P	147  Gisburn Road  Barrowford	Change of use from doctors surgery to a shop	0.014	80	0	0	0	Local Shopping Centre
57	13/06/0100P	Plot 3A  Pendleside  Brierfield	Form sandwich bar	0.003	36	0	0	0	Elsewhere
65	13/06/0684P	Land to East of Corporation Street Corporation Street  Colne	Amended scheme for Retail Unit to incorporate mezzanine floor (additional 1115sqm over previous 3716)	1.907	4831	0	0	0	Out of Centre Shopping Area
66	13/06/0698P	9  Victoria Rd  Earby	Change of use to hot food take-away (loss of A1)	-0.006	-55	0	0	0	Local Shopping Centre
52	13/05/0747P	1  Turner Road  Nelson	Change of use from industrial unit to indoor childrens adventure play area with café	0.181	0	0	0	810	Elsewhere
60	13/06/0483P	28  Hallam Road  Nelson	Use sandwich shop and dwelling as single dwelling (loss of A1)	-0.007	-60	0	0	0	Elsewhere
71	13/06/0388P	Pendle Wavelengths  Leeds Road  Nelson	extension for fitness suite, spa and dance studio	0.588	0	0	0	1352	Town Centre

**Total for All Permissions****2.68    4832    0    0    2162**

## 6.0 Analysis

- 6.1 At present there is little historical data against which the 2006/07 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. 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.
- 6.2 Any comparisons of 2006/07 completions with previous figures must therefore be treated with care and more meaningful analysis will be possible over time with the publication of future reports. However the findings from all three surveys are shown in the table below.

<b>Gross Internal Floorspace (SqM)</b>				
	<b>2004/05 (AMR)</b>	<b>2005/06 (3 mths)</b>	<b>2006/07</b>	<b>Change from 2004/05</b>
<b>A1</b>	2,263	3,362	4,832	+ 2,569
<b>A2</b>	188	67	0	-188
<b>A3</b>	0	0	0	0
<b>D2</b>	524	1,875	2,162	+ 1,638
<b>Total</b>	<b>2,975</b>	<b>5,304</b>	<b>6,994</b>	<b>+ 4,019</b>

- 6.2 When comparing 2006/07 with 2004/05, it is clear that there has been an increase in the completion of new retail and leisure land, in particular due to the potential over inflation of figures in the 2004/05 period (para 6.2).
- 6.3 The increase in A1 completions is principally down to the retail units completed on Corporation Street, opposite the Asda Store, Colne. The significant completions of D2 floorspace arises from two developments, the Pendle Wavelengths extension in Nelson and the formation of a large children's adventure play area on the Lomeshaye Industrial Estate.
- 6.4 The amount of land available for retail and leisure use has also risen from 9.573 hectares of land in the previous monitoring report, to 13.151 hectares. The formation of two new sports pitches in Victory Park, Barnoldswick at 3.244 hectares contributes significantly to the rise in this figure. The majority of the remaining 9.907 hectares is from the Bunkers Hill site off Junction 14 of the M65, currently under construction and expected to be completed during the next monitoring period. This development will bring 3,500 sqm of new A1 floorspace to the Borough.



# **APPENDIX 1**

## **SITE PLANS**

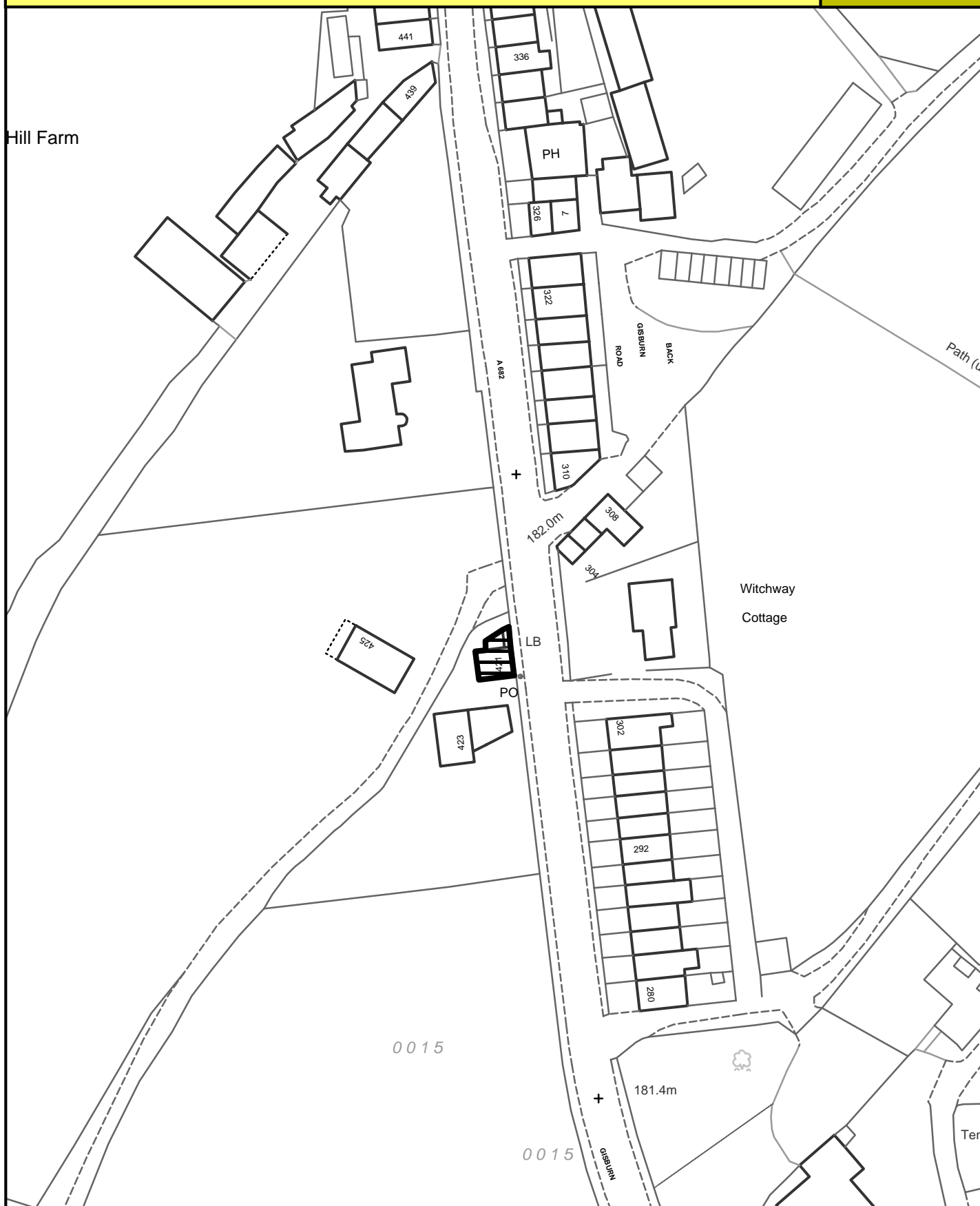
**(Availability Schedule)**

BLACKO

SITE REF:

5

421 Gisburn Road



SCALE 1:1000

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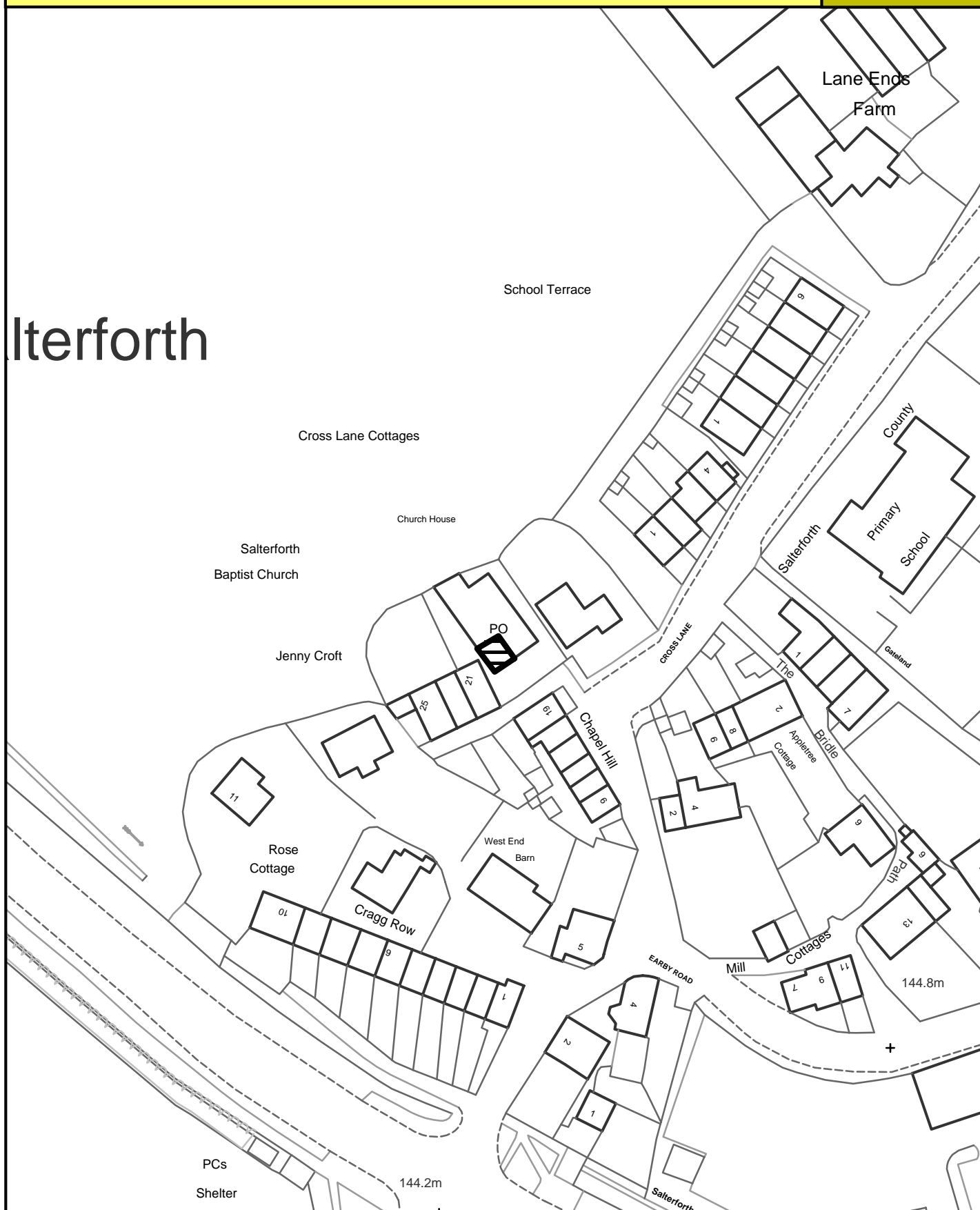


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## Ebenezer Baptist Church, Chapel Hill

Salterforth



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NELSON

SITE REF:

21

84 Manchester Road



SCALE 1:1000

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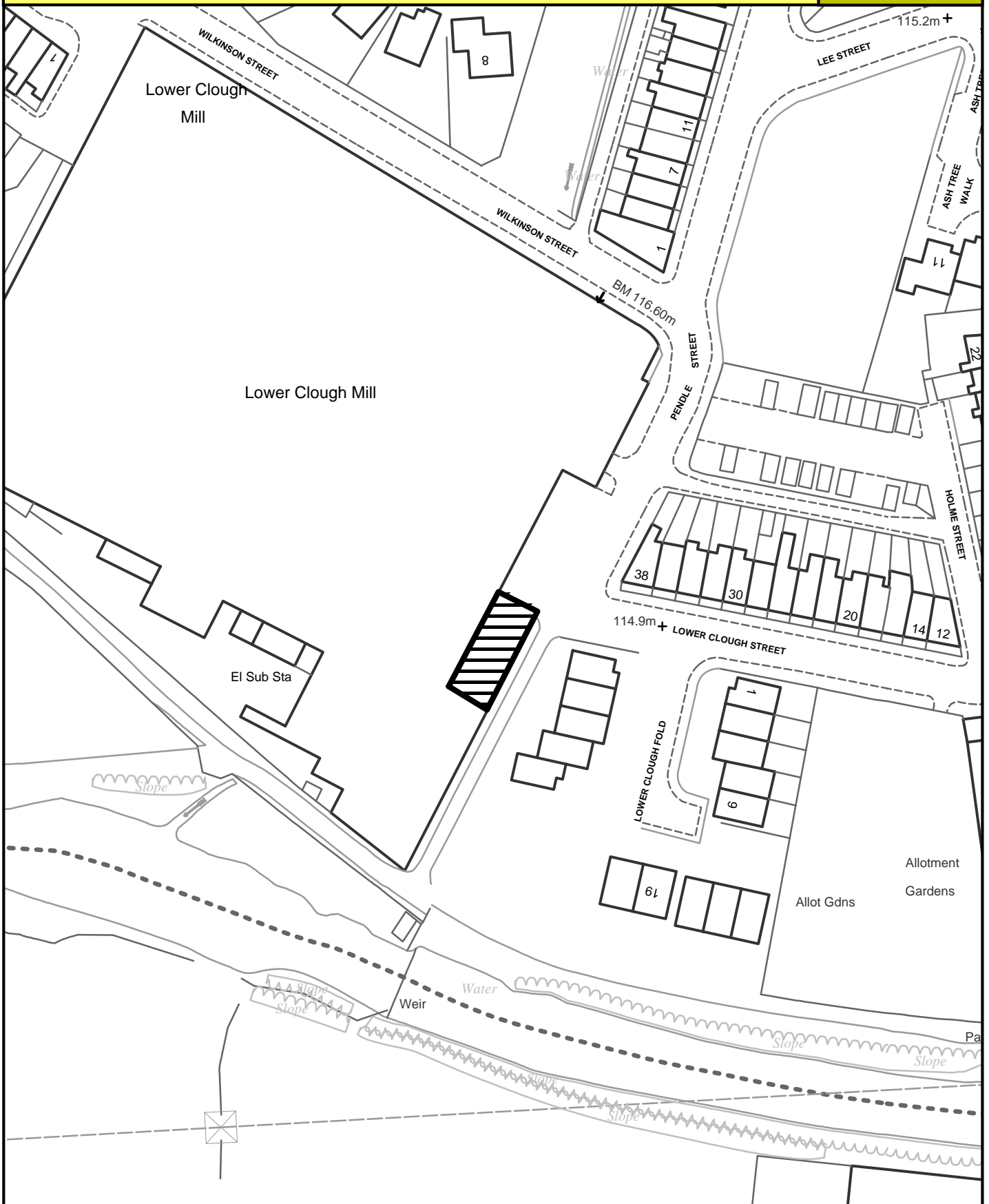


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Lower Clough Mill, Lower Clough Street



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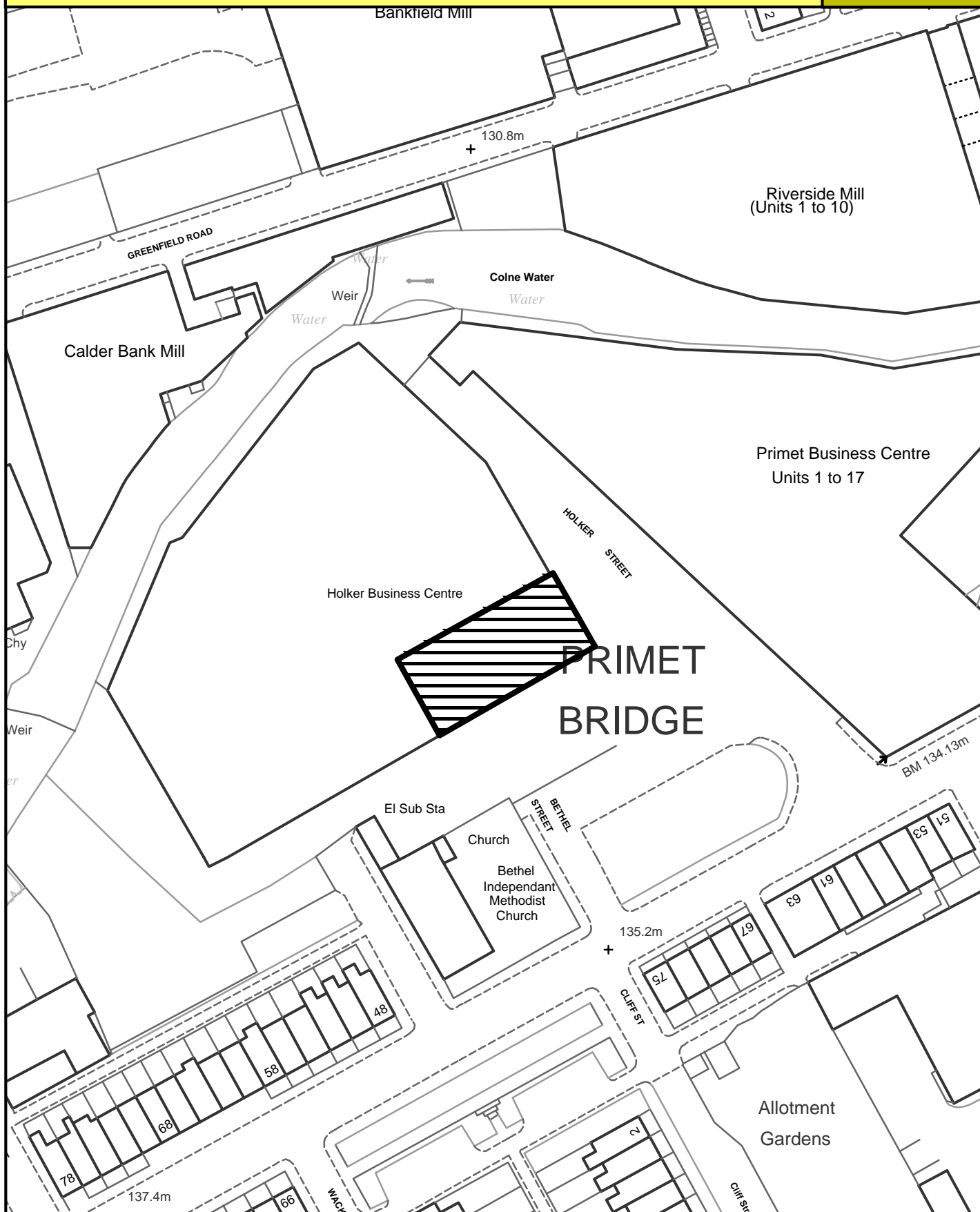


COLNE

SITE REF:

32

Prestige In-door Karting, Burnley Road



PRIMET  
BRIDGE



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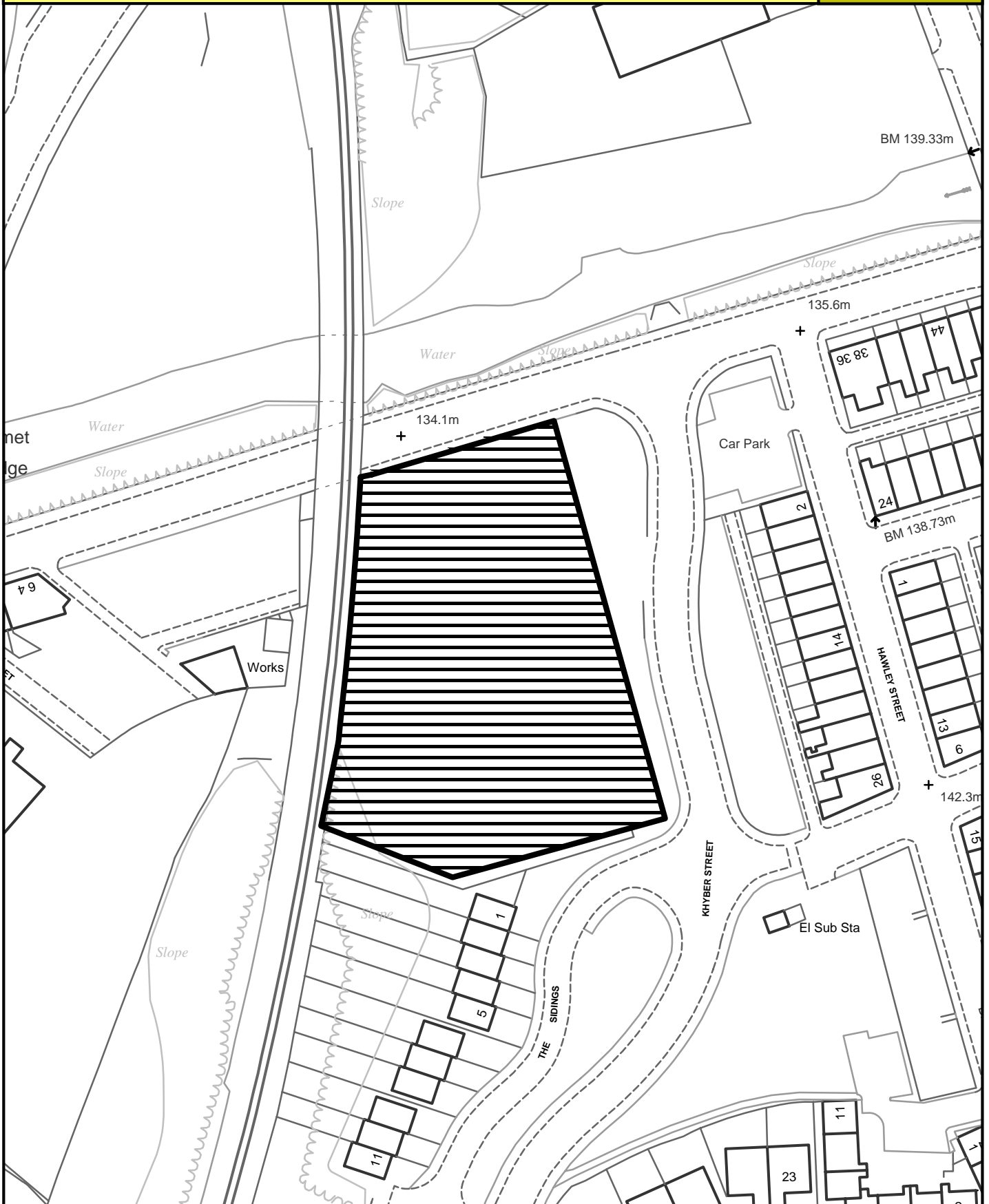


COLNE

SITE REF:

33

Simpsons Garage Site, Knotts Lane



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## Land off Market Street



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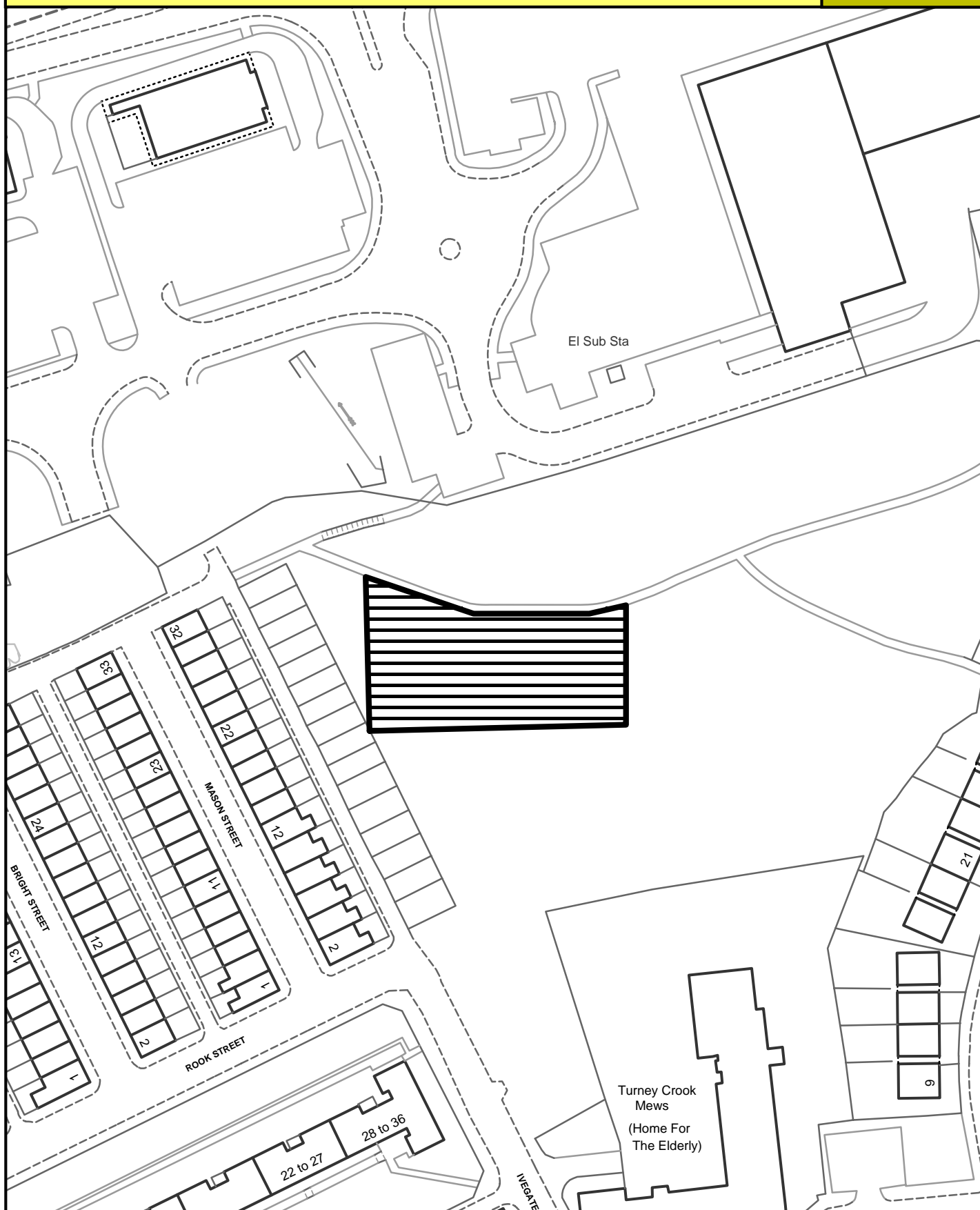


COLNE

SITE REF:

42

Land to rear of Mason St & North Valley Retail Park



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SITE REF:

43

Whitefield Mill, Victoria Street



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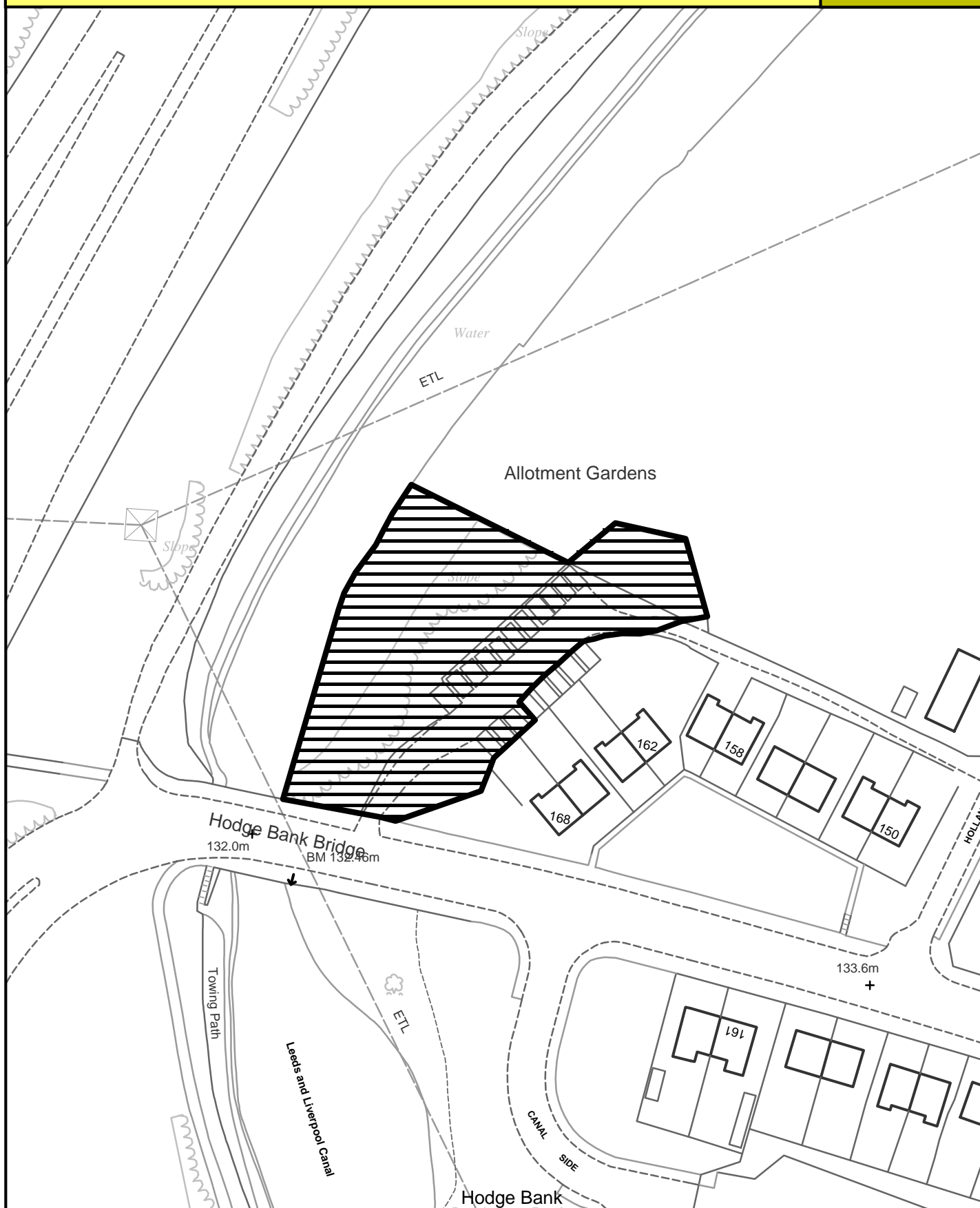


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SITE REF:

59

Hodge Bank Garage Site, Reedyford Road



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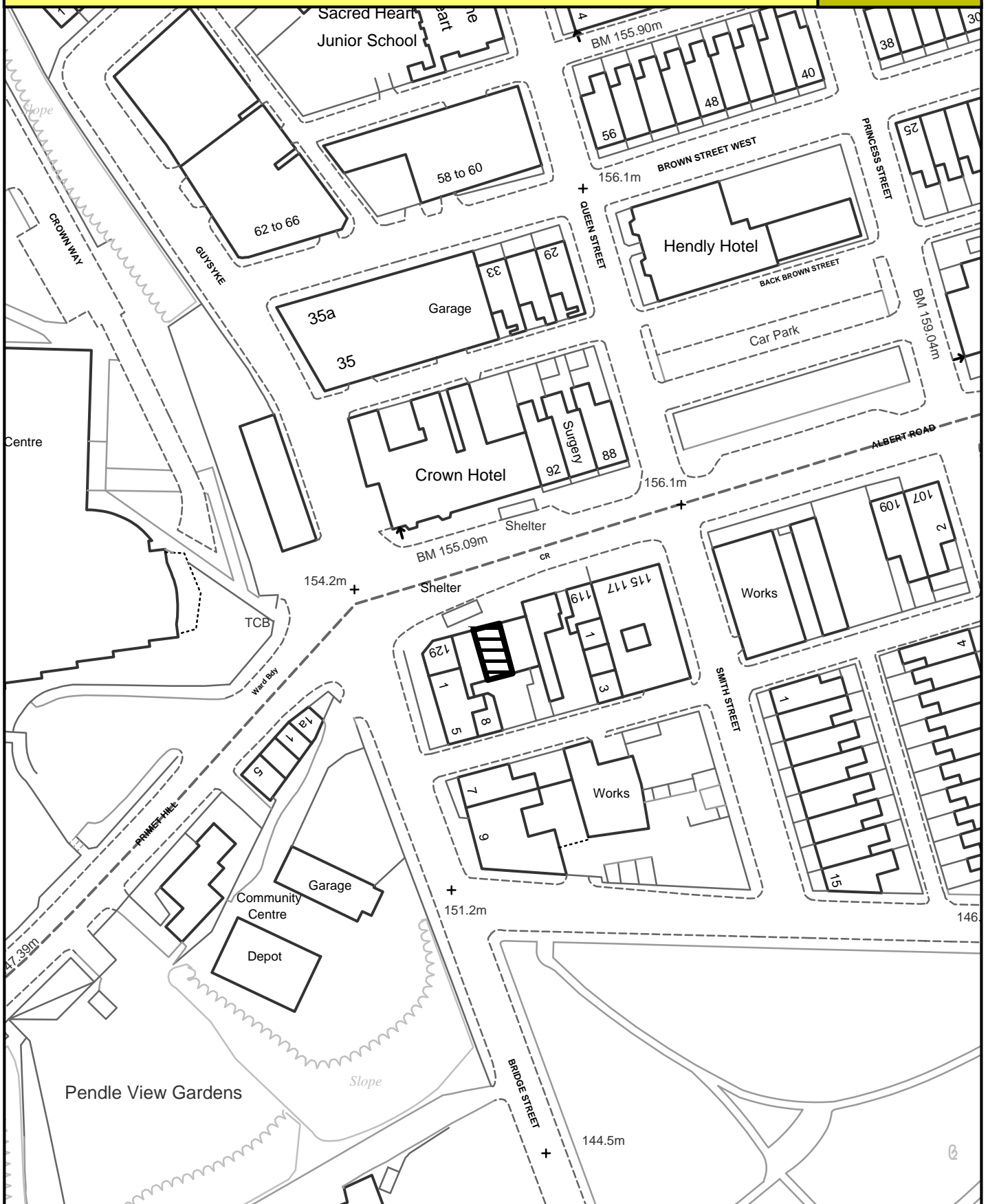


COLNE

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61

125 Albert Rd



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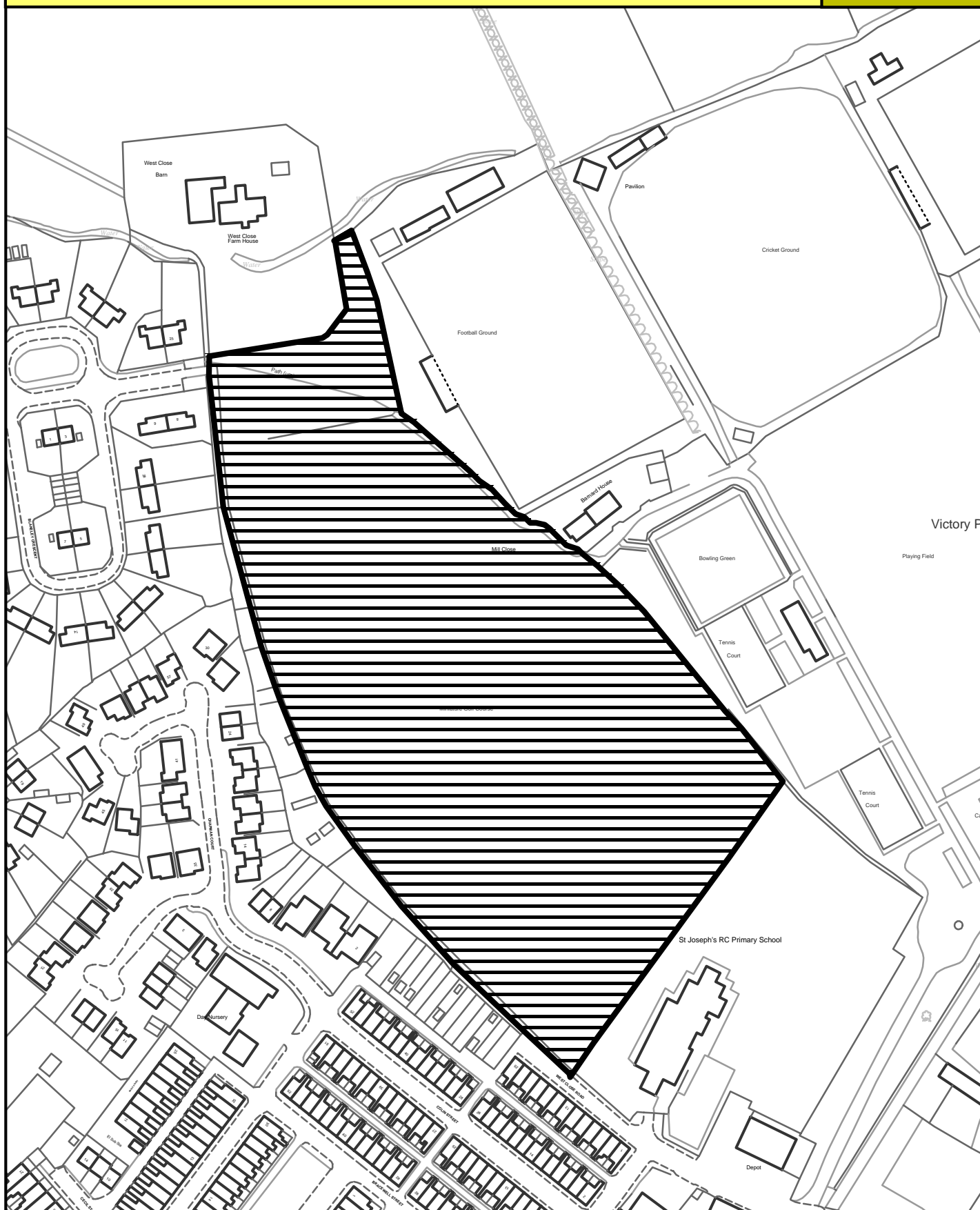
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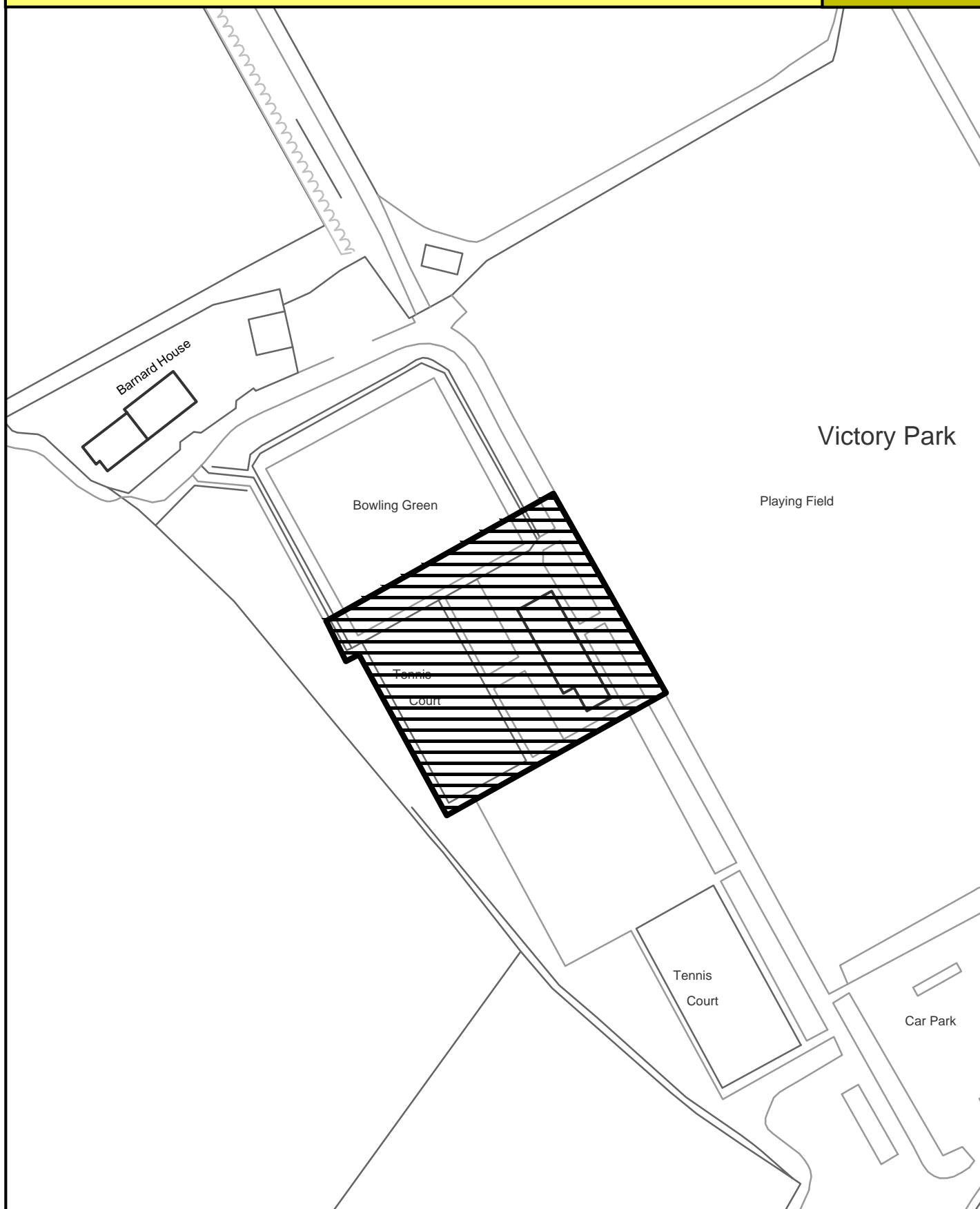
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## Pavilion in Victory Park, Westfield Road



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9-11 Frank St



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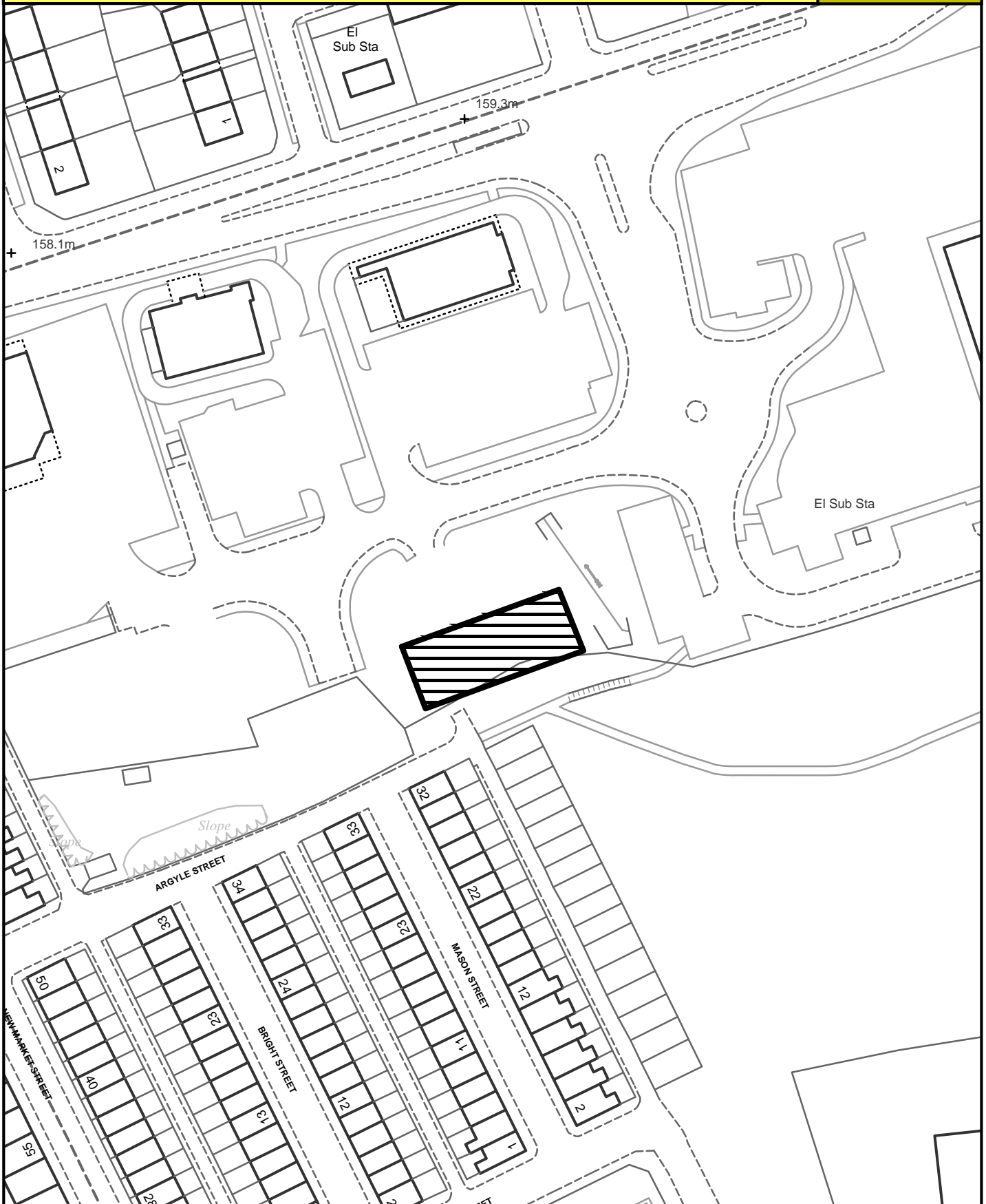


COLNE

SITE REF:

70

Land to rear of McDonalds, North Valley Rd



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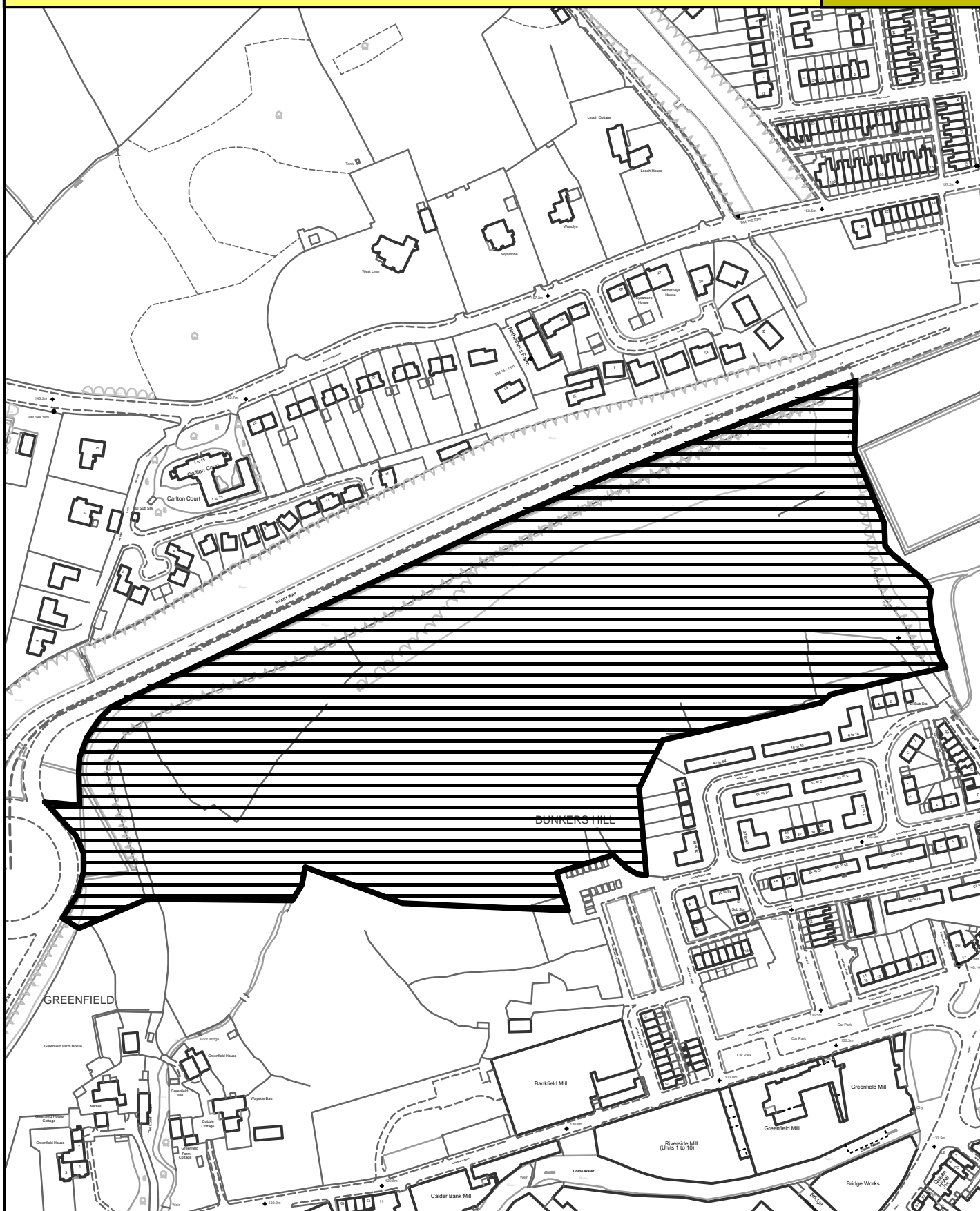


COLNE

SITE REF:

72

Bunkers Hill, South of Vivary Way



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# **APPENDIX 2**

## **SITE PLANS**

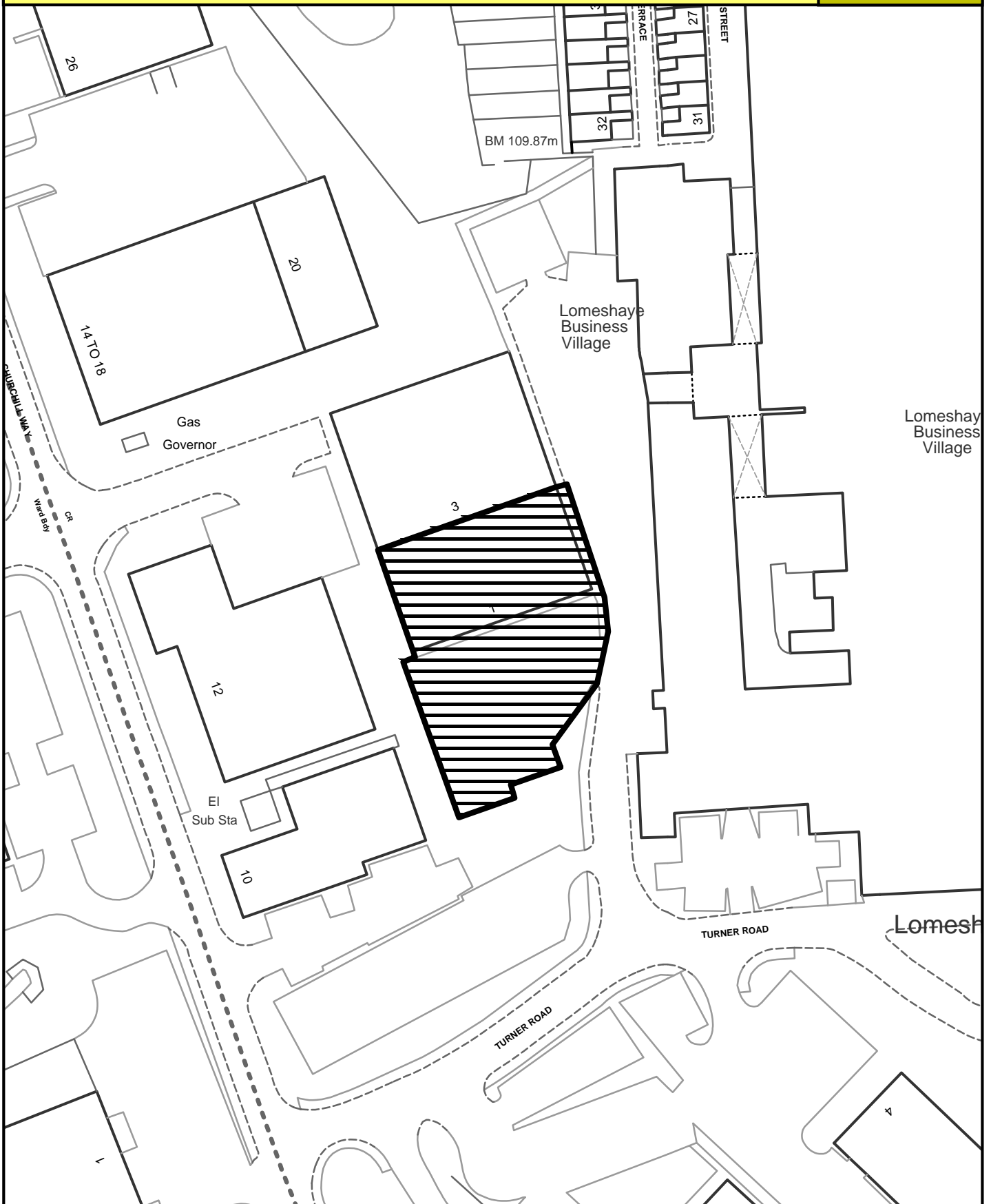
**(Completions)**

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SITE REF:

52

1 Turner Rd



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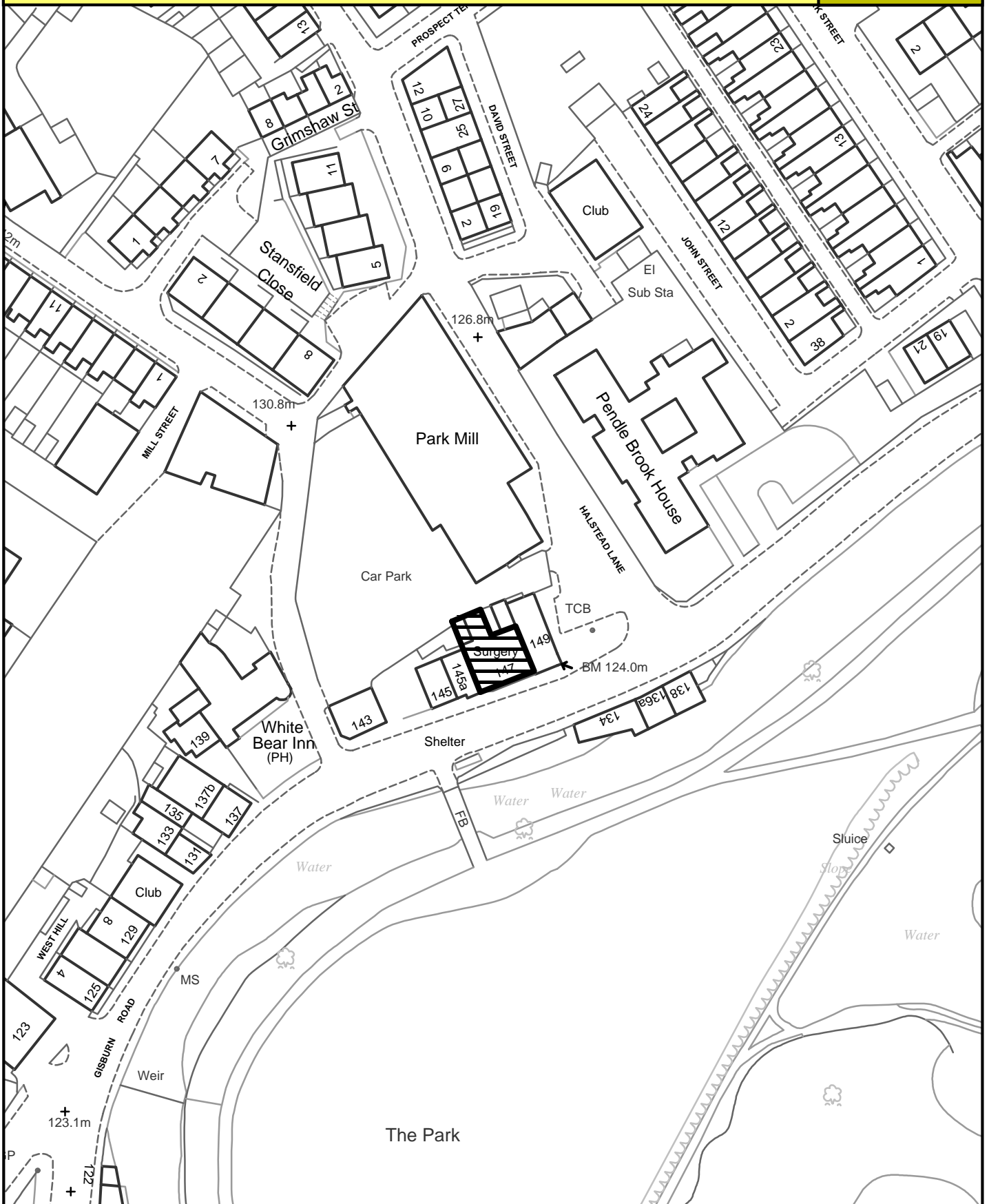


BARROWFORD

SITE REF:

53

147 Gisburn Rd



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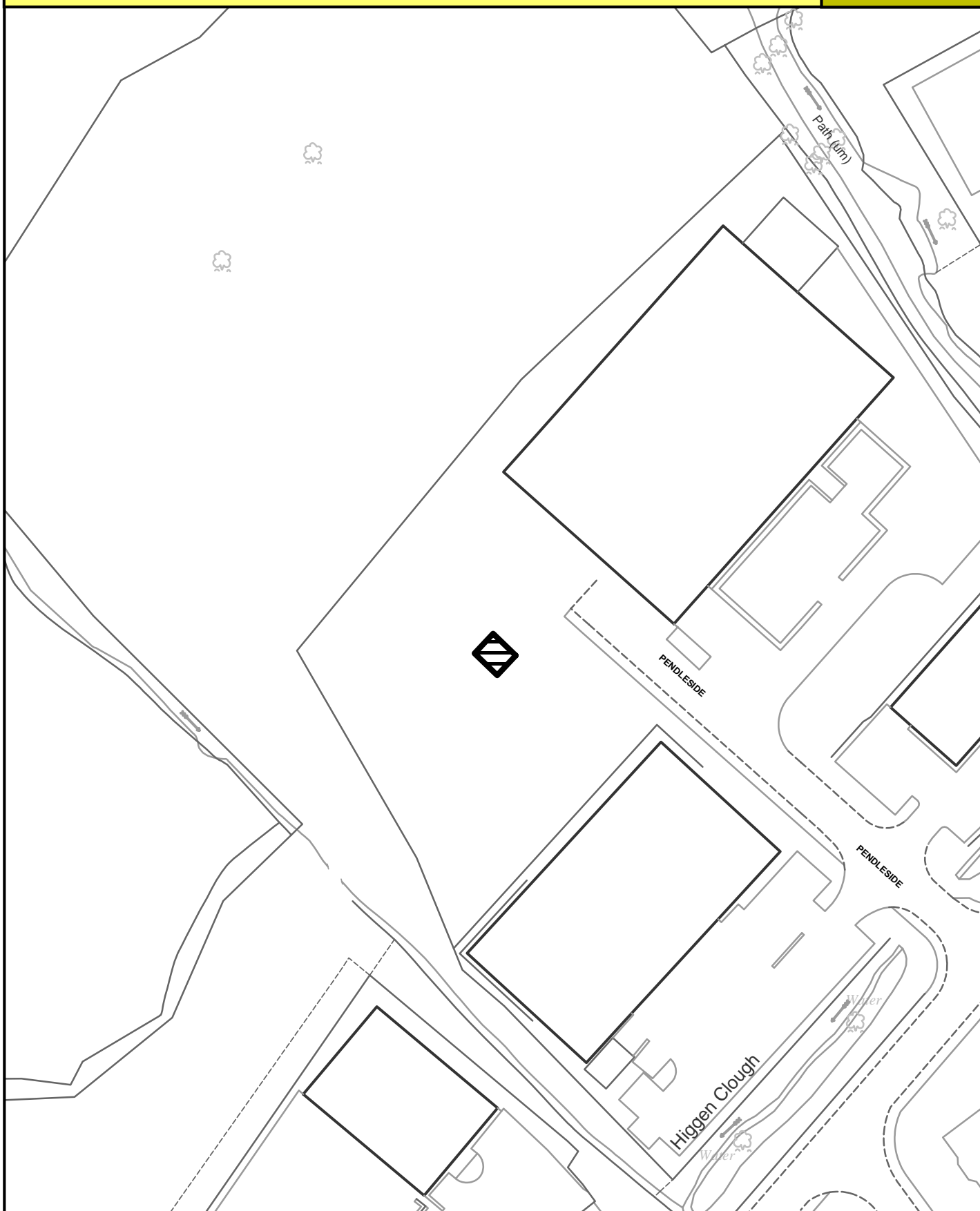


BRIERFIELD

SITE REF:

57

Plot 3A Pendleside



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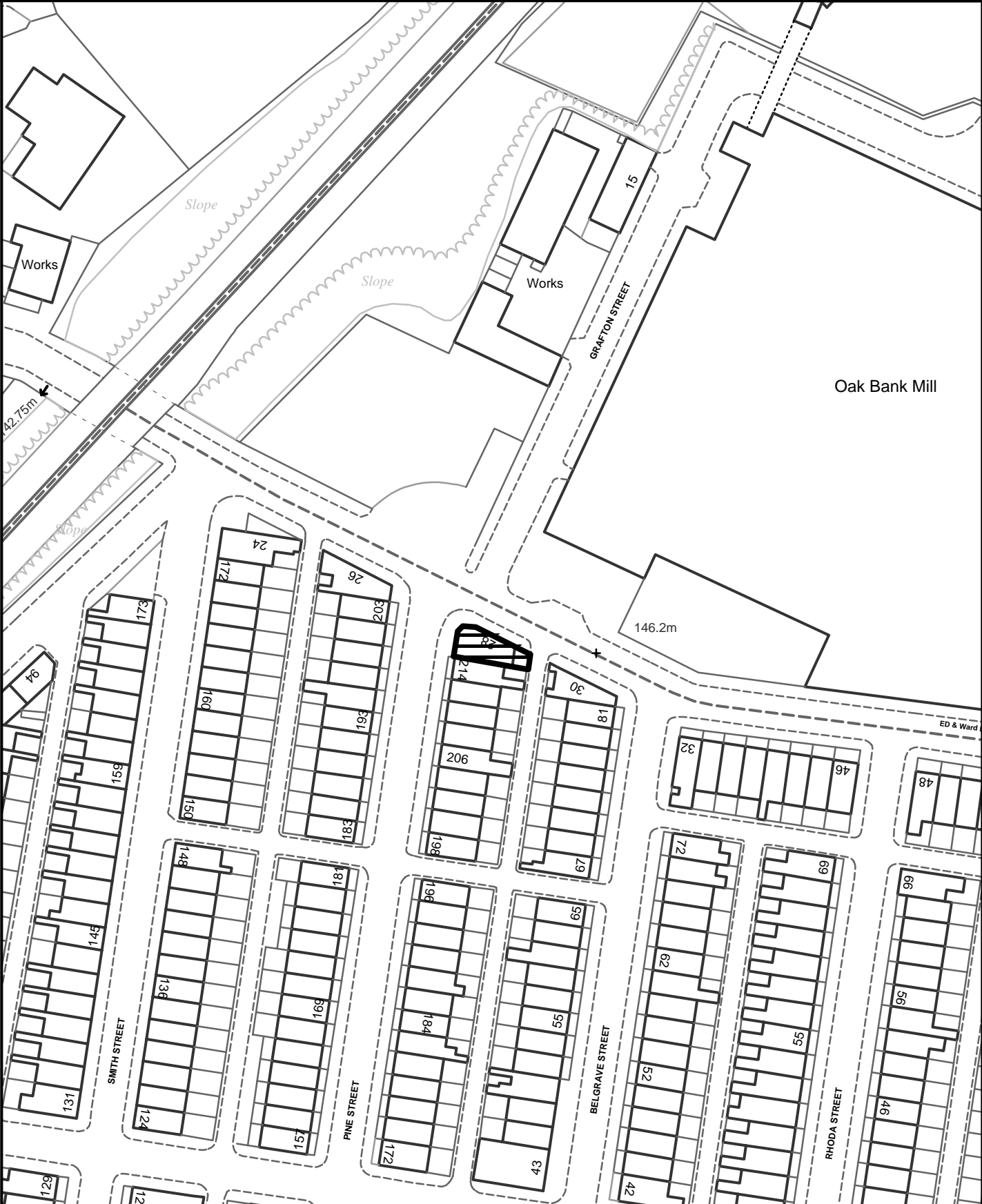


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28 Hallam Rd

60



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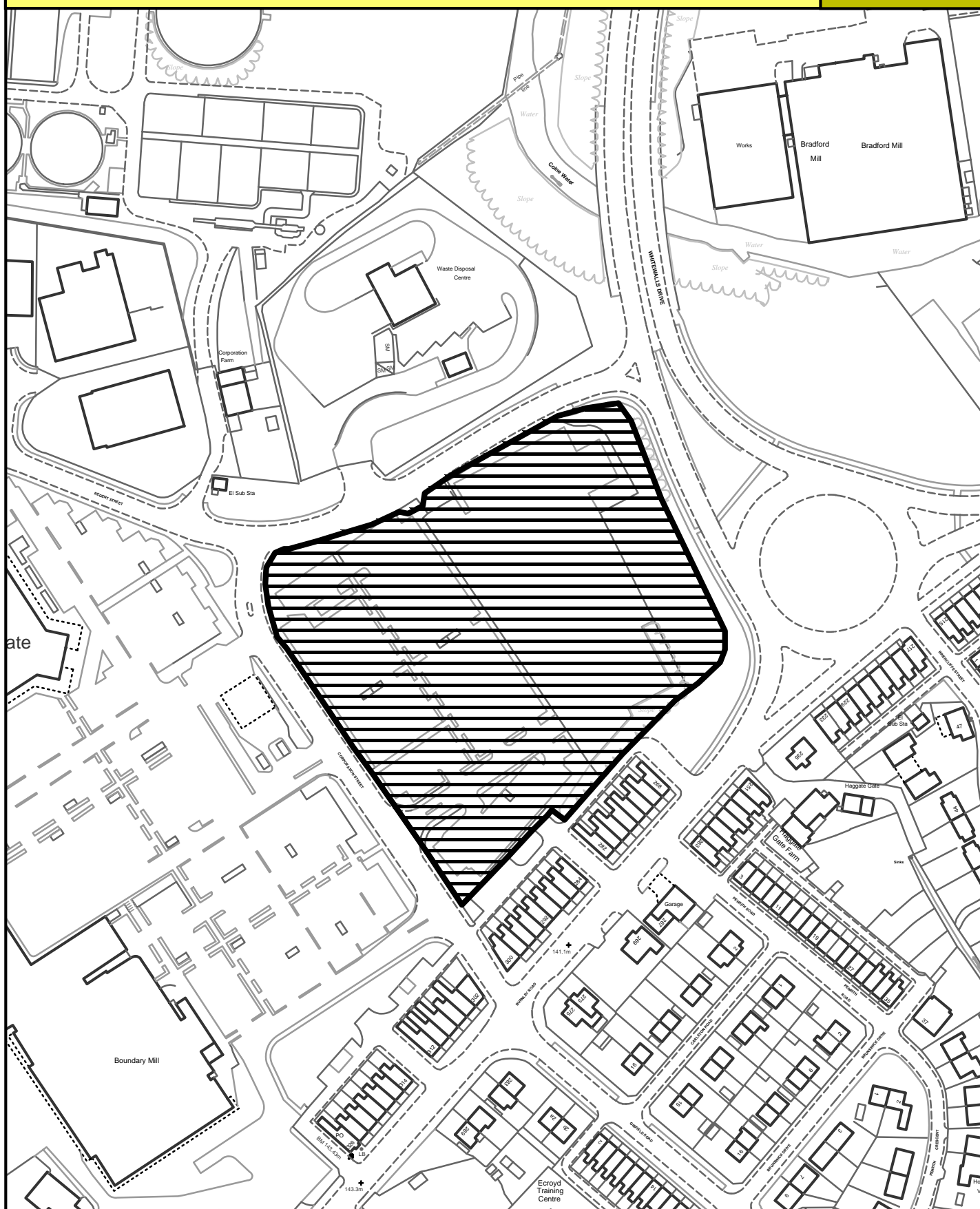
Borough of 

COLNE

SITE REF:

65

Land to East of Corporation St



SCALE 1:2000

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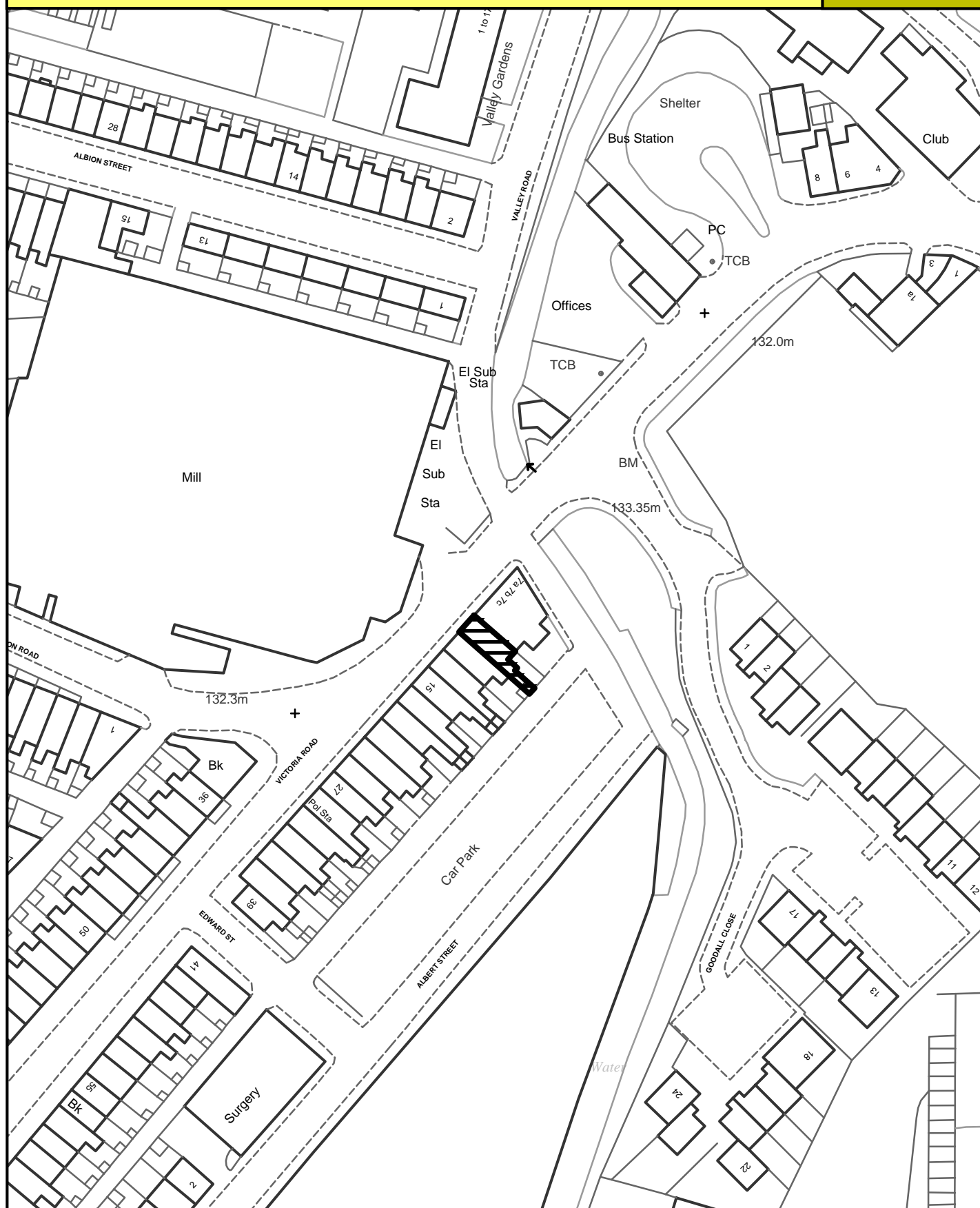


## EARBY

**SITE REF:**

9 Victoria Rd
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66



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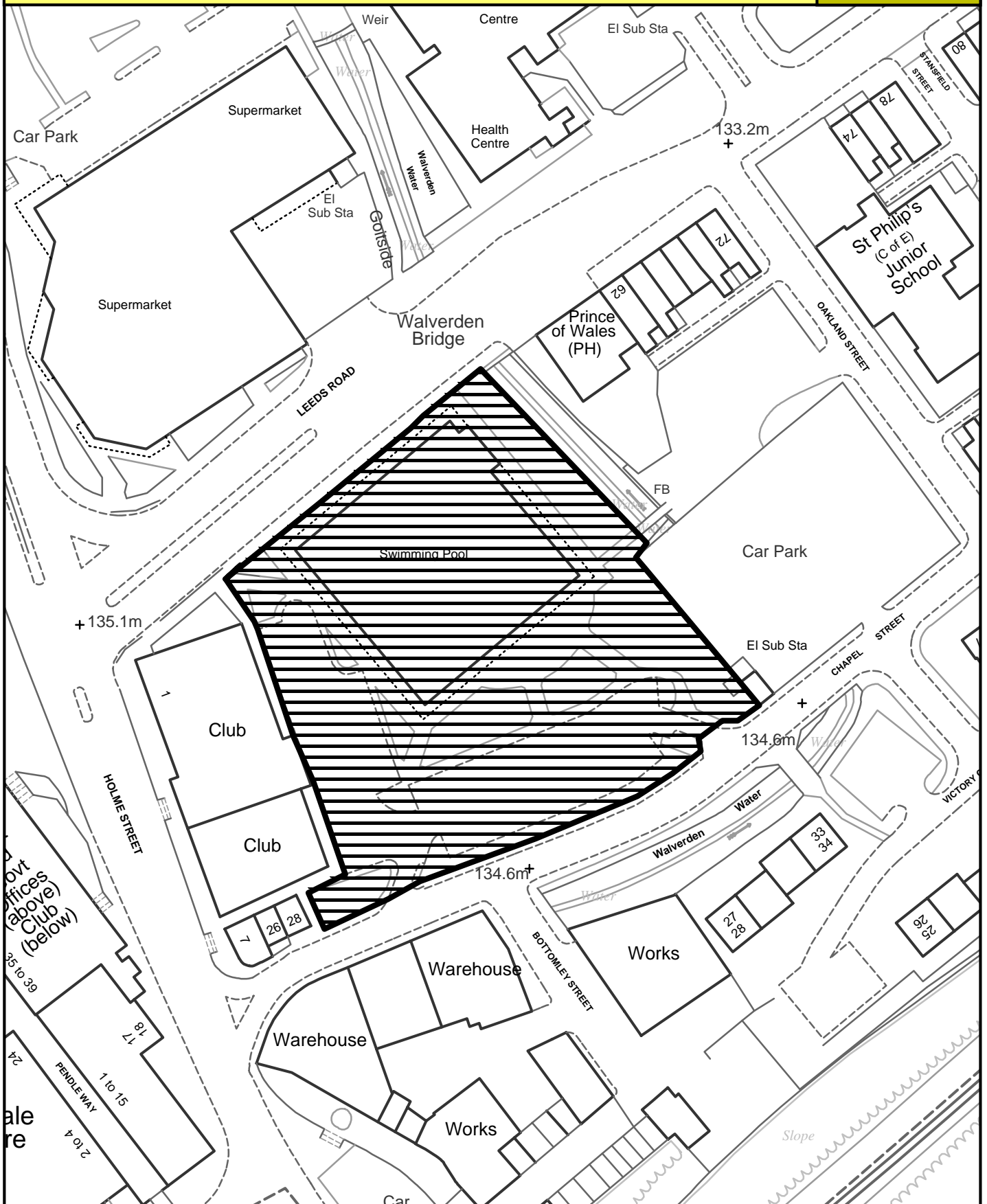
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**Borough of**  
**Pendle**



## Pendle Wavelengths, Leeds Rd



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## Planning & Building Control Services

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Fax: 01282 661720

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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  
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