

# Local Development Framework for Pendle

Evidence Base



## Employment Land Monitoring Report



2007 / 2008



11<sup>th</sup> September 2008  
£15.00





# EMPLOYMENT LAND MONITORING REPORT 2007/08

## TABLE OF CONTENTS

1.0	Introduction	1
2.0	Background	1
3.0	Methodology	2
4.0	Employment land availability schedule (31 <sup>st</sup> March 2008)	3
5.0	Employment land completions (1 <sup>st</sup> April 2007 – 31 <sup>st</sup> March 2008)	10
6.0	Analysis	13
	Joint Lancashire Structure Plan (JLSP)	13
	Draft Regional Spatial Strategy	16
	The Pendle Employment Land Review	16
	Gap in provision	16
	1. New sites coming forward	17
	2. Loss of sites identified in the portfolio	18
	3. Losses of employment floorspace to other uses	18
	Summary – update of Table 21 of the ELR	19

## TABLE OF TABLES

TABLE 1	– Availability schedule (31 <sup>st</sup> March 2008)	5
TABLE 2	– Completions schedule (1 <sup>st</sup> April 2007 – 31 <sup>st</sup> March 2008)	11
TABLE 3	– Employment land take-up	14
TABLE 4	– New permissions (2007-08) on sites not previously identified	17
TABLE 5	– Loss of employment floorspace (m <sup>2</sup> )	19
TABLE 6	– ELR update – final gap in provision	20

## TABLE OF FIGURES

FIGURE 1	– Annual completions (ha) and deviation from JLSP req.	14
FIGURE 2	– Employment land take-up 1996-2008	15
FIGURE 3	– Take-up of employment land by use class (2001-2008)	15
FIGURE 4	– Annual completions (ha) and deviation from ELR req.	16

## APPENDICES

Appendix 1	– Site Plans (Available Sites)
Appendix 2	– Site Plans (Completed Sites)

## **1.0 Introduction**

- 1.1 This report presents the results of the monitoring of employment 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. It will also inform future updates of the Pendle Employment Land Review which was adopted in March 2008.
- 1.3 This report lists all sites within the Borough that have been granted planning permission for development for employment uses (B1, B2 and B8 Use Classes) that have either not yet started or remain incomplete. Together these sites represent the amount of 'available' employment land within the Borough, i.e. land that is currently available for development for employment purposes.
- 1.4 The report also lists all developments for employment uses that were completed within the 2007–2008 monitoring period. The completion figures are analysed in relation to historical completions data obtained from previous surveys.

## **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'. The new PPS12: Local Spatial Strategy re-iterates the importance of monitoring and reporting the results of development in the local area.
- 2.2 Pendle Borough Council has produced Employment (formerly Industrial and Business) Land Availability Reports for many years. However, this monitoring report represents only the third report that will contribute directly to the evidence base for the new Pendle LDF. The information contained in previous reports has informed the Employment Land Review, which in turn will inform the preparation of the Core Strategy and Land Use Allocations DPDs and Area Action Plans.
- 2.3 Monitoring is also essential in maintaining an adequate supply of employment land. The Joint Lancashire Structure Plan (adopted in March 2005) sets Pendle a target of providing 40 hectares of new employment land over the period 2001 to 2016. Annual monitoring of both the stock of available permissions and completions is an important means of assessing progress against this target.

### 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 employment sites in the Borough and this survey represents the fifth annual employment monitoring report to be produced using this system.
- 3.2 Monitoring requirements of the regional planning body 4NW (formerly the North West Regional Assembly), Lancashire County Council, and indicators contained in the Pendle Annual Monitoring Report, have guided the development of the employment monitoring database.
- 3.3 Each site granted planning permission for employment use (Use Classes B1, B2 or B8 between 1<sup>st</sup> April 2007 and 31<sup>st</sup> March 2008) 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 from 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 employment 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 on site. In this way the survey maintains an accurate list of the rolling stock of current permissions. All completed sites are fully listed in the report. This allows an annual assessment of progress against land provision targets to be made.

## 4.0 Employment Land Availability Schedule (31<sup>st</sup> March 2008)

4.1 The updated Employment 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' employment land in the Borough of Pendle. Employment land is defined as sites in the use classes: B1 (offices and light industry), B2 (industrial) and B8 (storage and distribution).

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 employment 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.
- **Site** – site name and address taken from the planning application form.
- **Permission** – description of work to be undertaken as detailed on the application form.
- **Site Area (ha)** – total area of the site in hectares as detailed on the boundary from the approved plans (1:500)
- **B1 (ha)** – element of the total site area (ha) approved for B1 development
- **B2 (ha)** – element of the total site area (ha) approved for B2 development
- **B8 (ha)** – element of the total site area (ha) approved for B8 development
- **Floorspace (m<sup>2</sup>)** – internal floorspace of the premises constructed on the site in square meters
- **Perm. Type** – identifies whether the planning permission granted is for Full or Outline permission or Reserved Matters.
- **Class.** – indicates whether the development is on previously developed land (brownfield) or undeveloped land (greenfield)
- **Emp. Area** – illustrates if the development is located within a designated Protected Employment Area (Policy 22, Replacement Pendle Local Plan 2001-2016)

4.3 The list of sites within the availability schedule (Table 1) is ordered by settlement or town (**Site** column), followed by Ref. No. This enables quick analysis of all the available sites within a particular location (e.g. Nelson) to be undertaken.

4.4 The Lomeshaye Industrial Estate is situated in both Nelson and Brierfield. Its significance, as an employment area, is borough-wide;

therefore, sites located on the estate have their town name identified as 'Lomeshaye' (**Site** column).

- 4.5 Total figures are available at the end of the schedule and indicate that there is a total of **19.535 hectares of land** in Pendle regarded as being 'available' for employment 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 The figure of 19.535 hectares can be broken down into 10.087 hectares of land with planning permission allowing for immediate development (Full or Reserved Matters planning permission approved). The remaining 9.448 hectares of land has Outline planning permission only and will therefore require a further planning application to be made and approved before any development can take place.

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

Ref. No.	App. No.	Site	Permission	Site Area (ha)	B1 (ha)	B2 (ha)	B8 (ha)	Floor space (sqm)	Perm. Type	Class.	Emp Area
101	13/04/0944P	Foot House Gate Farm  Barley	Repair and adaptation of redundant barn to form 1 unit of B1 workspace with ancillary residential accommodation	0.02	0.02			111	Full	Brownfield	<input type="checkbox"/>
128	13/05/0957P	Land adj  Edward Street Ravenscroft Way Barnoldswick	Erection of four business units in one block (240m2)	0.119	0.119			240	Outline	Brownfield	<input checked="" type="checkbox"/>
164	13/06/0853P	Land at Ravenscroft Way  Ravenscroft Way  Barnoldswick	Erect three storey industrial units (2,190m) with two secure courts, two 30m turning circles and 7 parking spaces.	0.915		0.915		2190	Full	Greenfield	<input type="checkbox"/>
168	13/07/0242P	Former Barnsay Shed and adjacent field  Long Ing Lane  Barnoldswick	Erection of 2000sqm B1, 9300sqm B2 and 1100sqm B8 of industrial floorspace and formation of access road, parking and landscaping.	5.085	0.82	3.814	0.451	12400	Reserved Matters	Greenfield	<input type="checkbox"/>
170	13/07/0715P	Land at Ravenscroft Way (B)  Ravenscroft Way  Barnoldswick	Erect two industrial units; form 3m wide earth mount and erect 2m high steel boundary fence.	0.393	0.393			1774	Full	Greenfield	<input type="checkbox"/>
155	13/06/0442P	Barrowford Business Park (Phase 2)  Barrowford Road  Barrowford	erection of B1 office buildings (8 hectares) (phase 2)	8.446	8.446			23290	Outline	Greenfield	<input checked="" type="checkbox"/>
165	13/06/0442P	Barrowford Business Park (Phase 1)  Barrowford Road  Barrowford	Erect 9 2-storey buildings for B1 use (Phase 1)	0.891	0.891			3710	Full	Greenfield	<input checked="" type="checkbox"/>
62	13/03/0324P	NorthValley Road Retail and Business Park  North Valley Road  Colne	Erect 2 retail and storage units	0.079	0.026	0.027	0.026	790	Full	Greenfield	<input type="checkbox"/>
107	13/04/0589P	Timber Centre, Whitewalls Ind. Estate  Regent Street  Colne	New storage building	0.03			0.03	432	Full	Brownfield	<input checked="" type="checkbox"/>



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

Ref. No.	App. No.	Site	Permission	Site Area (ha)	B1 (ha)	B2 (ha)	B8 (ha)	Floor space (sqm)	Perm. Type	Class.	Emp Area
139	13/05/0895P	Prestons Ltd  Vivary Way  Colne	Refurbishment of existing car showroom for the sale of cars with workshop facilities	0.028	0.012	0.016		279	Full	Brownfield	<input type="checkbox"/>
153	13/06/0264P	Land off Primet Street  Primet Street  Colne	Erect Portal framed building to be used for garage/store for plant hire business	0.128			0.128	250	Full	Brownfield	<input type="checkbox"/>
173	13/07/0291P	New Street Yard  New Street  Colne	Erection of light engineering workshop and offices with mezzanine floor (demolish existing workshop)	0.091	0.091			280	Full	Brownfield	<input type="checkbox"/>
182	13/07/0664P	212  Keighley Road  Colne	Change of use of residential dwelling to offices (B1)	0.015	0.015			77	Full	Brownfield	<input type="checkbox"/>
184	13/08/0021P	16  Keighley Road  Colne	Change of use from existing ground floor dwelling into office with first floor flat	0.026	0.026			50	Full	Brownfield	<input type="checkbox"/>
64	13/03/0401P	Coach House Antiques  West Craven Drive  Earby	Erect workshop unit	0.072		0.072		720	Full	Greenfield	<input checked="" type="checkbox"/>
166	13/07/0393P	Bellwoven House, West Craven Business Park  West Craven Drive  Earby	Erection of portal frame industrial building (B1/B2)	0.912	0.158	0.754		1960	Full	Greenfield	<input checked="" type="checkbox"/>
183	13/07/0886P	38  Victoria Road  Earby	Change of use from retail shop to bakers / food preparation	0.009	0.009			70	Full	Brownfield	<input type="checkbox"/>
123	13/05/0156P	Grains Barn Farm  Barrowford Road  Fence	Conversion of redundant shippens into office accomodation	0.013	0.013			121	Full	Brownfield	<input type="checkbox"/>



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

Ref. No.	App. No.	Site	Permission	Site Area (ha)	B1 (ha)	B2 (ha)	B8 (ha)	Floor space (sqm)	Perm. Type	Class.	Emp Area
161	13/06/0814P	Lomeshaye Bridge Mill  St Marys Street  Nelson	Convert Mill to use as 4 apartments at third floor, 9 workspace units on first and second floor, café and meeting room at ground floor, erect canopy to front, sky lights to roof	0.054	0.054			975	Full	Brownfield	<input type="checkbox"/>
163	13/06/0852P	Pendle Re-Employment Project  Bankhouse Road  Nelson	Use as offices (B1) and workshop	0.07	0.07			200	Full	Brownfield	<input type="checkbox"/>
167	13/07/0577P	The Ace Centre  Cross Street, Russell Street and Nelson	Erect 4 storey block fronting Cross Street - Theatre, café at ground floor; function rooms, recording studios at first floor; offices at second and third floors.	0.21	0.21			2590	Full	Brownfield	<input type="checkbox"/>
171	13/07/0856P	Former Vulcan Mill  Bradley Hall Road  Nelson	Erection of 4 warehouse units (B8)	0.381			0.381	1760	Outline	Brownfield	<input type="checkbox"/>
174	13/07/0428P	Water Board Offices  Every Street  Nelson	Repair and restore building to form B1 office premises and training centre	0.044	0.044			133	Full	Brownfield	<input type="checkbox"/>
178	13/07/0287P	Yard adjacent to 15  Brook Street  Nelson	Redevelopment of storage building to provide new structure	0.139			0.139	231	Full	Brownfield	<input checked="" type="checkbox"/>
179	13/07/0602P	Land to rear of Riverside Works  Brunswick Street  Nelson	Erect industrial building	0.192		0.192		796	Full	Brownfield	<input type="checkbox"/>
172	13/07/0189P	Reedley Squash Club  Holden Road  Reedley	Re-roof squash club premises and convert to B1 office space	0.19	0.19			591	Full	Brownfield	<input type="checkbox"/>
187	13/07/0332P	Lucas Sports Ground  Colne Road  Reedley	Outline: Major (access and siting) for residential development; office development; GP surgery; childrens nursery; live work units; reconstruct cricket circle and pavilion;	0.32	0.32			1278	Outline	Brownfield	<input type="checkbox"/>

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

Ref. No.	App. No.	Site	Permission	Site Area (ha)	B1 (ha)	B2 (ha)	B8 (ha)	Floor space (sqm)	Perm. Type	Class.	Emp Area
150	13/06/0128P	R Wellock & Co  Skipton Road  Trawden	Erect storage extension 2.35m & 16.5m to south elevation	0.004			0.004	39	Full	Brownfield	<input type="checkbox"/>
175	13/07/0443P	St Ursula (Chapel of Ease)  Bright Street  Trawden	Convert building into offices and create car park	0.013	0.013			114	Full	Brownfield	<input type="checkbox"/>

	Site Area	B1	B2	B8	Floorspace
Total for Full Planning Permissions	5.002	2.562	2.084	0.356	
Total for Outline Planning Permissions	9.448	8.885	0.000	0.563	
Total for Reserved Matters Planning Permissions	5.085	0.820	3.814	0.451	
<b>Total for All Permissions</b>	<b>19.535</b>	<b>12.267</b>	<b>5.898</b>	<b>1.370</b>	<b>63623</b>

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

- 5.1 All new completions within the 2007-08 monitoring period are listed in Table 2. The table shows the key information required for the reporting and analysis of data to local, county and regional levels. These sites were classed as complete following site visits to assess each particular development.
- 5.3 The list of sites within the Completions schedule (Table 2) is ordered by settlement name or town (**Site** column), followed by Ref. No. This allows for a quick analysis of all the completed sites within a particular settlement (e.g. Colne). As per the availability schedule (Table 1), the Lomeshaye Industrial Estate has in effect been classified as its own settlement due to its location between both Nelson and Brierfield and its significance as an employment area within Pendle.
- 5.4 Total figures are provided at the bottom of Table 2 and demonstrate that a total of **2.37 hectares of new employment land** has been developed between the 1<sup>st</sup> April 2007 and the 31<sup>st</sup> March 2008. This consists of 1.04 hectares of new B1 employment land, 1.05 hectares of new B2 employment land and 0.28 hectares of new B8 employment land. In total, 11,155 square metres of new floorspace has been built for employment purposes over the period.

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

Ref. No.	App. No.	Site	Permission	Total Site Area (ha)	B1 (ha)	B2 (ha)	B8 (ha)	Floor Space (SqM)	Class.	Emp. Area?
185	13/05/0220P	Rainhall Road Primary School  Rainhall Road  Barnoldswick	Change of use of school to mixed use development comprising of community hall, business support centre, training centre, office use and business start up centre.	0.144	0.144			183	Brownfield	<input type="checkbox"/>
181	13/07/0578P	101 (S D Kitchens)  Albert Road  Colne	Change of use of 1st floor to office	0.01	0.01			71	Brownfield	<input type="checkbox"/>
186	13/06/0564P	Land adjacent 415  Burnley Road  Colne	Construction of single storey office building with associated car parking, landscaping and access road.	0.385	0.385			485	Brownfield	<input type="checkbox"/>
162	13/06/0842P	West Craven Business Park  Skipton Road  Earby	Erect steel framed building for class B1/B2 (light /general industrial) use	1.161	0.113	1.048		3452	Greenfield	<input checked="" type="checkbox"/>
169	13/07/0315P	Euravia House  Colne Road  Kelbrook	Erection of two storey extension to be used for warehousing	0.168			0.168	1285	Brownfield	<input type="checkbox"/>
79	13/03/0604P	2 Victoria Street  Victoria Street  Nelson	Use as office	0.007	0.007			90	Brownfield	<input type="checkbox"/>
111	13/04/0408P	Oxfam  65 Scotland Road  Nelson	Change of use from retail to office, install new windows and door to front elevation	0.011	0.011			83	Brownfield	<input type="checkbox"/>
131	13/05/0149P	Land at  Walton Lane  Nelson	Erection of storage buildings with car parking	0.068			0.068	144	Brownfield	<input type="checkbox"/>
148	13/05/0717P	Number One Market Street  Market Street  Nelson	Erection of 3 storey building to provide offices and a call centre (B1) plus two retail units and single storey café building.	0.359	0.359			4775	Brownfield	<input type="checkbox"/>

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

Ref. No.	App. No.	Site	Permission	Total Site Area (ha)	B1 (ha)	B2 (ha)	B8 (ha)	Floor Space (SqM)	Class.	Emp. Area?
154	13/06/0407P	Unit 4 Valley forge Industrial Park Reedyford Road Nelson	Change of Use for B8 storage and distribution	0.046			0.046	450	Brownfield	<input type="checkbox"/>
180	13/07/0646P	Smurfit NW (Profile Park) Edward Street Nelson	Erect 2 storey extension	0.008	0.008			137	Brownfield	<input checked="" type="checkbox"/>

**TOTAL COMPLETIONS (2007-08)      2.37   1.04   1.05   0.28   11155**

## 6.0 Analysis

- 6.1 The monitoring of employment land is undertaken annually to ensure that there is an adequate supply of land available for development for employment use in Pendle. Annual monitoring can be used to assess progress made against the employment land requirements set out in the existing development plan. In addition it can help inform, and monitor, against the new emerging development plan, the Local Development Framework.
- 6.2 This section of the employment land monitoring report therefore assesses completion rates firstly against the Joint Lancashire Structure Plan requirement (present development plan), followed by the draft RSS requirement (the emerging development plan).

### Joint Lancashire Structure Plan (JLSP)

- 6.3 The Joint Lancashire Structure Plan (JLSP) sets Pendle a target of providing 40 hectares of new employment land over the period 2001 to 2016. Table 3 shows the historical completion rates in Pendle since 1996, the point at which regular local monitoring has been undertaken. This helps to provide perspective on the current activity within the Borough. It shows the cumulative completions between 1996 and 2001 (up to the start of the JLSP period) to be 14.58 hectares, and subsequent total completions (since the start of the JLSP period) to be 17.07 hectares.
- 6.4 The average annual take-up of employment land is outlined at the bottom of Table 3. This shows that the average annual completion figure has dropped from 2.92 hectares per annum between 1996 and 2001 to 2.44 hectares per annum since 2001 (the start of the Structure Plan period). With a total of 40 hectares required over the 15 year JLSP period (2001-2016), an average figure of 2.66 hectares needs to be achieved annually. Pendle is therefore currently building below the rate required to meet its JLSP target. With 17.07 hectares completed (compared to a target of 18.62 hectares), the Borough is presently 1.55 hectares below the required annual provision rate.
- 6.5 Looking at the historic trends in completion rates, Figure 2 demonstrates significant variability year on year. The provision of the three year average figure provides the general trend and demonstrates a gradual decline in the completion of new employment land since 2000. However despite this decline, and the current provision below the required annual provision rate, Table 1 demonstrates a significant amount of land on the availability schedule (Section 4). Indeed, the total available land with planning permission for employment use has increased from 19.050 hectares last year (2006-07) to 19.535 hectares this year, a positive sign in the context of future completions.



**TABLE 3 – Employment land take-up (completions by monitoring period)**  
**Pre – Joint Lancashire Structure Plan (JLSP)**

Monitoring Period	Area (Ha)					Floor Space (m <sup>2</sup> )
	Total	B1	B2	B8	Other	
1996 – 97	1.40	0.60	0.80	0.00	0.00	2,053.00
1997 – 98	0.40	0.01	0.39	0.00	0.00	2,332.00
1998 – 99	0.78	0.20	0.50	0.05	0.03	6,328.00
1999 – 00	1.89	0.10	0.96	0.83	0.00	9,409.00
2000 – 01	10.11	1.88	6.42	1.71	0.10	46,147.00
<b>Totals</b>	<b>14.58</b>	<b>2.79</b>	<b>9.07</b>	<b>2.59</b>	<b>0.13</b>	<b>66,269.00</b>

**Joint Lancashire Structure Plan (JLSP) Period**

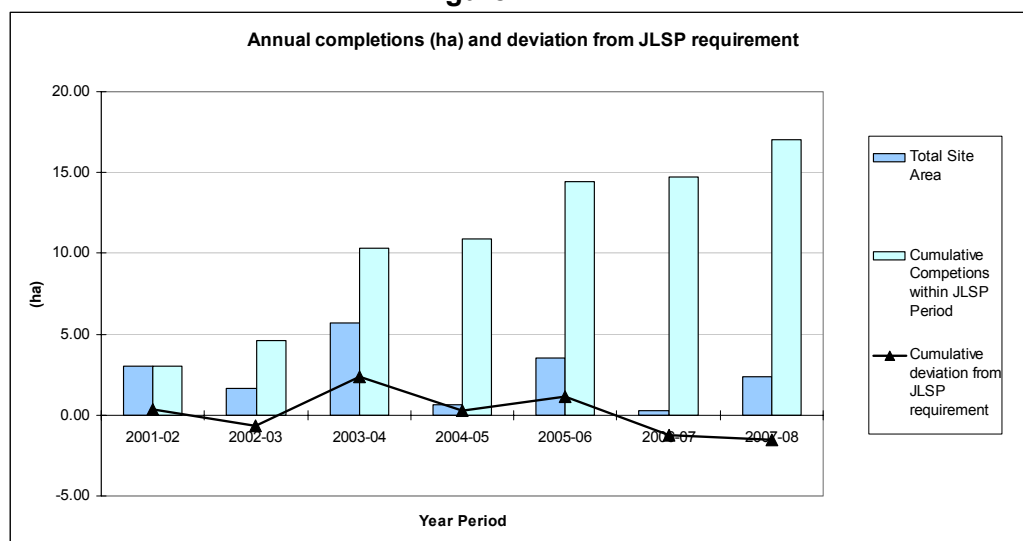
Monitoring Period	Area (Ha)					Floor Space (m <sup>2</sup> )
	Total	B1	B2	B8	Other	
2001 – 02	2.99	0.01	0.81	2.17	0.00	11,844.80
2002 – 03	1.63	0.09	0.26	1.28	0.00	18,902.00
2003 – 04	5.70	0.31	3.59	1.80	0.00	42,170.00
2004 – 05	0.60	0.28	0.08	0.24	0.00	3,925.00
2005 – 06	3.50	1.15	2.35	0.00	0.00	21,764.00
2006 – 07	0.28	0.21	0.03	0.05	0.00	2,021.00
2007 – 08	2.37	1.04	1.05	0.28	0.00	11,155.00
<b>Totals</b>	<b>17.07</b>	<b>3.09</b>	<b>8.17</b>	<b>5.82</b>	<b>0.00</b>	<b>111,781.8</b>

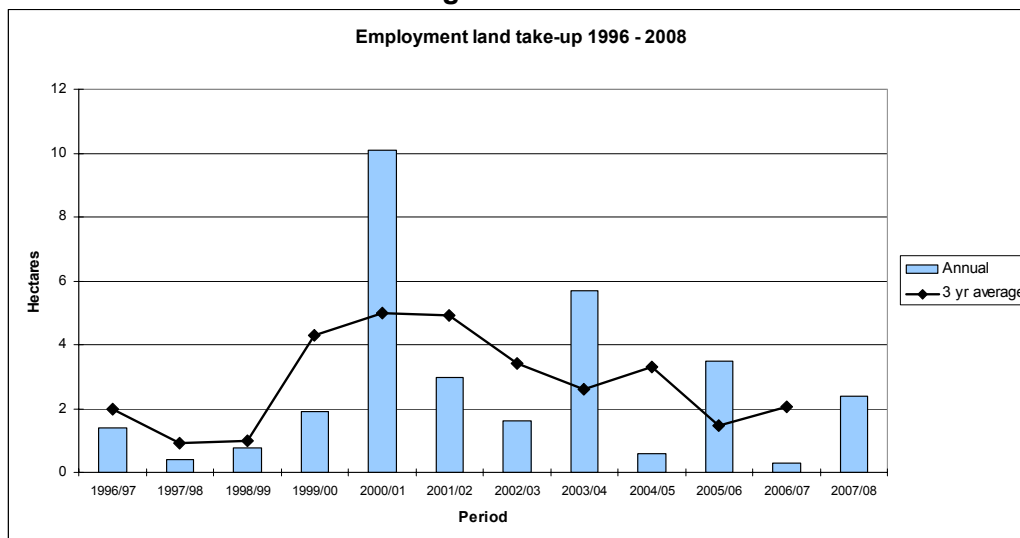
<b>2.92</b>	<b>Average take-up per annum (1996-2001)</b>
<b>2.44</b>	<b>Average take-up per annum (2001-2008)</b>

**New floorspace (m<sup>2</sup>)**

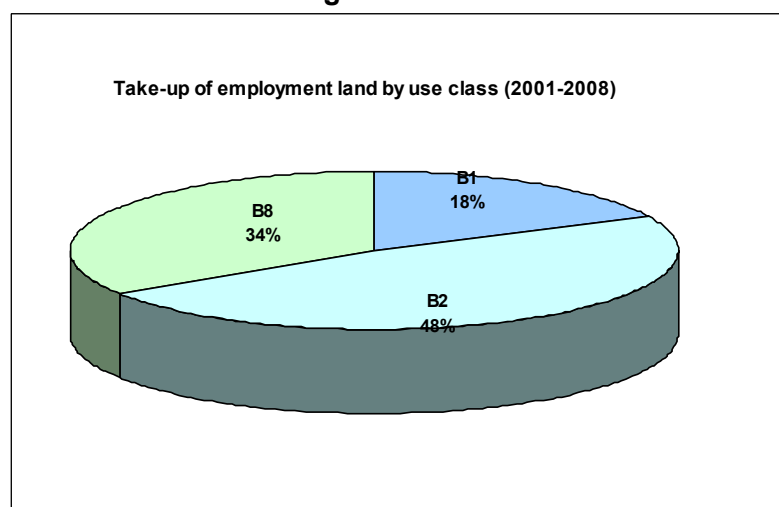
Monitoring Period	B1	B2	B8	Total
2007 – 08	6,158	3,118	1,879	<b>11,155</b>

**Figure 1**



**Figure 2**

- 6.6 Of those sites listed in Table 1, work at the Barrowford (Riverside) Business Park and at Ravenscroft Way in Barnoldswick was underway during the site visits undertaken for this monitoring report. Both sites are significantly large enough to address the current shortfall in provision if completed. Annual monitoring will continue to ensure that the gap between the actual and required provision rates does not widen excessively.
- 6.7 Finally by looking at the breakdown for completions within the 2007-08 it is evident that a mix of B1, B2 and B8 uses has been completed. Figure 3 demonstrates that 18% of all completions since 2001 have been for B1 use (up from 14% last year), 48% for B2 use (no change) and 34% for B8 (down from 38%). It is important that a suitable mix of employment uses is maintained, as this is important to the future health and vitality of the Pendle economy.

**Figure 3**

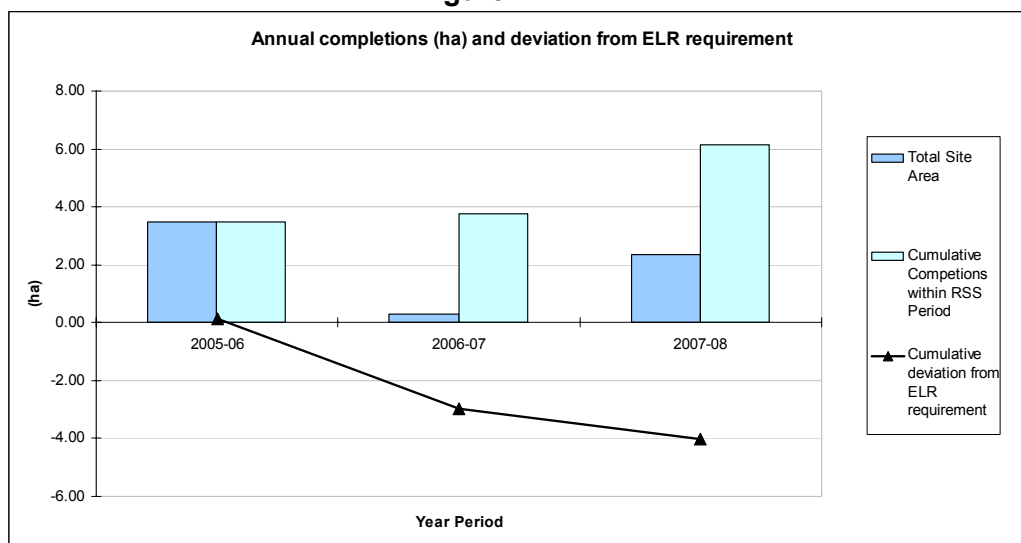
## Draft Regional Spatial Strategy

- 6.9 The Joint Lancashire Structure Plan (JLSP) will cease to have effect when the draft Regional Spatial Strategy (RSS) is adopted (expected late in 2008). The draft RSS, along with the Secretary of State's proposed changes to the draft RSS, set out a new provision of employment land for Lancashire 2005-2021.
- 6.10 However, the required Lancashire provision rates are not specified in the draft RSS at a district level. The Pendle Employment Land Review (ELR) (adopted March 2008) therefore included a range of demand assessment techniques to help determine the anticipated new local requirement, as per the ELR guidance note on preparing a local evidence base.

## The Pendle Employment Land Review

- 6.11 The ELR demonstrates an anticipated demand for 54.16 hectares of new employment land in Pendle over the period 2005-2021, equating to 3.385 hectares per annum. Figure 4 demonstrates progress against this requirement using the completions to date, as presented in Table 3.

**Figure 4**



- 6.12 Although take-up in 2005-06 just exceeded the ELR requirement, take-up in the previous two years has fallen far short of 3.385 hectares per annum. The result is that following the 2007-08 monitoring period the borough is presently 4.01 hectares below the annual requirement in the RSS period.

## Gap in provision

- 6.13 The Pendle ELR forms a key part of the evidence base to help inform preparation of the new Local Development Framework. The ELR identified a portfolio of 73 sites (62 currently available and 11 potential

sites) which, if all developed out for employment uses, would help to meet the anticipated requirement of 54.16 hectares.

- 6.14 The ELR concluded that the portfolio of sites, together with completions to date and sites in the 2006-07 employment land monitoring report below the size threshold left a residual requirement (shortfall) of 7.121 hectares of land (Table 21 of the ELR).
- 6.15 The annual monitoring of employment land completions provides an opportunity to reassess the portfolio of sites. The key individual tasks include;
1. To determine if any new sites have come forward during the monitoring period, not previously identified in the ELR portfolio of sites and assessment.
  2. To determine if any of the portfolio of sites have been lost to non-employment uses during the monitoring period and therefore can no longer be counted towards the overall supply of sites.
  3. To assess total losses of employment floorspace through annual monitoring and any potential impact on residual land requirements.
- 6.16 Each is discussed in more detail below, followed by an update of Table 21 of the ELR summarising the adjusted shortfall in supply following the 2007-08 monitoring period.

### 1. New sites coming forward

- 6.17 The portfolio of 73 sites presented in the adopted ELR included sites over 0.25ha in size (or vacant premises over 500m<sup>2</sup> floorspace) only. However sites below this size threshold with existing planning permission at the time of the ELR assessment (taken from the 2006-07 employment land monitoring report) were also included in determining the 7.121 shortfall.
- 6.18 Table 4 lists new permissions granted during the 2007-08 monitoring period, on sites not previously identified in the ELR. It demonstrates a total of 1.959 hectares of new employment land granted planning permission, previously uncounted land, which can contribute to the overall land availability.

**Table 4 – New permissions (2007-08) on sites not previously identified**

Ref.	Site	Area (ha)	Status
167	The ACE Centre (residual area of ELA site #148 & 167 over ELR #18)	0.178	Available
169	Euravia House, Kelbrook	0.168	Complete
172	Reedley Squash Club	0.190	Available
173	New Street Yard, Colne	0.091	Available
174	Water Board Offices	0.021	Available

Ref.	Site	Area (ha)	Status
175	St. Ursula, Bright Street, Trawden	0.013	Available
176	532 Wheatley Lane Road, Fence	0.009	Available
177	Protect House, Lomeshaye	0.049	Available
178	Yard adjacent 15 Brook St, Nelson	0.139	Available
179	Land to rear of Riverside works, Nelson	0.192	Available
181	101 Albert Rd, Colne	0.010	Complete
182	212 Keighley Road, Colne	0.015	Available
183	38 Victoria Road, Earby	0.009	Available
184	16 Keighley Road, Colne	0.026	Available
185	Rainhall Centre, Barnoldswick	0.144	Complete
186	Land adjacent 415 Burnley Rd, Colne	0.385	Complete
187	Lucas Sports Ground, Reedley	0.320	Available
<b>Total (hectares)</b>		<b>1.959</b>	

## 2. Loss of sites identified in the portfolio

- 6.19 During the 2007/08 monitoring period there have been no losses of the portfolio of vacant sites through the granting of planning permission for alternative uses. However, a number of sites identified in the 2006-07 employment land monitoring report have either been completed (for employment use) or have lapsed during the 2007-08 monitoring period.
- 6.20 Of those sites listed as complete in Table 2 of this monitoring report, only sites 162 (West Craven Business Park) and 148 (Number One Market Street) formed part of the ELR site portfolio. These two sites total 1.552 hectares of land, therefore the total site portfolio is reduced by this area. However this will have no net impact on the overall shortfall of land, as these sites are counted as completions.
- 6.21 A further two sites listed as available in the 2006-07 employment land monitoring report (sites 55 and 72), and that formed part of the ELR site portfolio, have lapsed during this monitoring period. These two sites total 0.171 hectares of land, further reducing the total site portfolio area.
- 6.22 An additional 7 sites (a further 0.132 hectares) that did not form part of the ELR site portfolio, but that were included in the overall ELR shortfall calculation (ELR Table 21 - sites in monitoring report (below size threshold)), have also expired.

## 3. Losses of employment floorspace to other uses

- 6.23 Table 5 presents a summary of the total losses of employment floorspace in Pendle during the 2007-08 monitoring period. The table

summarises losses of employment floorspace from all new developments for housing, employment, retail and leisure uses.

**Table 5 – Loss of employment Floorspace (m<sup>2</sup>)**

	<b>B1</b>	<b>B2</b>	<b>B8</b>
Losses to housing developments		-2,755	-76
Losses to employment developments	-225	-565	-253
Losses to retail & leisure developments	-167	-170	-622
<b>Total losses (2007-08)</b>	<b>-392</b>	<b>-3,490</b>	<b>-951</b>
<b>Total new completions (2007-08) (Table 3)</b>	<b>6,158</b>	<b>3,118</b>	<b>1,879</b>

- 6.24 This summary enables a more accurate figure of losses to be reported in Pendle Borough Council's Annual Monitoring Report, and to 4NW in their annual monitoring return. It also helps to set the context of the provision of new floorspace generated in 2007-08. For example, although 3,118m<sup>2</sup> of new B2 floorspace has been created during this monitoring period, Table 5 demonstrates that the loss of 3,490m<sup>2</sup> means that there has in actual fact been a net loss of overall B2 floorspace in the borough.
- 6.25 The Pendle ELR considered the supply and demand for existing vacant floorspace in Pendle separately to the supply and demand of land and sites available for new developments. The ELR demonstrated an overall surplus of 12,693m<sup>2</sup> of existing floorspace (Table 11 of the ELR) and therefore there was no additional land requirement evident. However should this surplus turn into a deficit over the plan period, additional land requirements may be necessary. The loss of floorspace demonstrated in Table 5 must therefore be considered in this context.
- 6.26 The loss of a total of 4,833m<sup>2</sup> of floorspace identified during this monitoring period will clearly reduce the surplus identified in the ELR. However, an additional 7,860m<sup>2</sup> surplus is still evident. Monitoring in future years should highlight any need to reassess the overall floorspace requirements and any potential land implications in the event of a demonstrated deficit<sup>1</sup>.

### **Summary – update of Table 21 of the ELR**

- 6.27 In summary therefore the availability and completions schedules presented in this monitoring report demonstrate a further 1.959 hectares of employment land not previously counted or recognised as potential. The completion of previously identified sites in the employment land portfolio, and lapses of employment permissions on various sites, also impact upon the 7.121 ha gap in provision identified in the ELR.

<sup>1</sup> A full reassessment of this aspect of the ELR will be necessary to truly gauge any land implications as the floorspace element is based upon planned business expansion returns from the business survey, and accounted for any anticipated vacated premises from this survey.

- 6.28 Table 6 below updates the summary of provision (Table 21 of the ELR) with the findings of this annual employment land monitoring report. It demonstrates a reduction of the final shortfall in supply from 7.121 hectares to 4.647 hectares.

**Table 6: ELR update – final gap in provision**

	Area (ha)	
	ELR	2007-08 update
Total Pendle Requirement 2005-2021	54.160	54.160
Portfolio of Sites in Employment Land Review	-35.329	-33.606
<b>Residual Requirement</b>	<b>18.831</b>	<b>20.554</b>
Completions since 2005	-3.780	-6.150
Sites in Monitoring Report (below size threshold)	-0.860	-0.728
New sites coming forward (2007-08)	N/A	-1.959
Proposed sites (supply) on PDL	-4.003	-4.003
Proposed sites (supply) on greenfield land (within settlement boundary)	-3.067	-3.067
<b>Final gap in provision – shortfall of supply</b>	<b>7.121</b>	<b>4.647</b>

- 6.29 Although this monitoring report provides an update of the supply side of employment land in Pendle, re-analysis of the demand side would be necessary to provide a fully accurate update to the ELR. As outlined in the monitoring and review section of the ELR, this will be undertaken at no more than five yearly intervals as part of the 'plan, monitor and manage' approach.

# **APPENDIX 1**

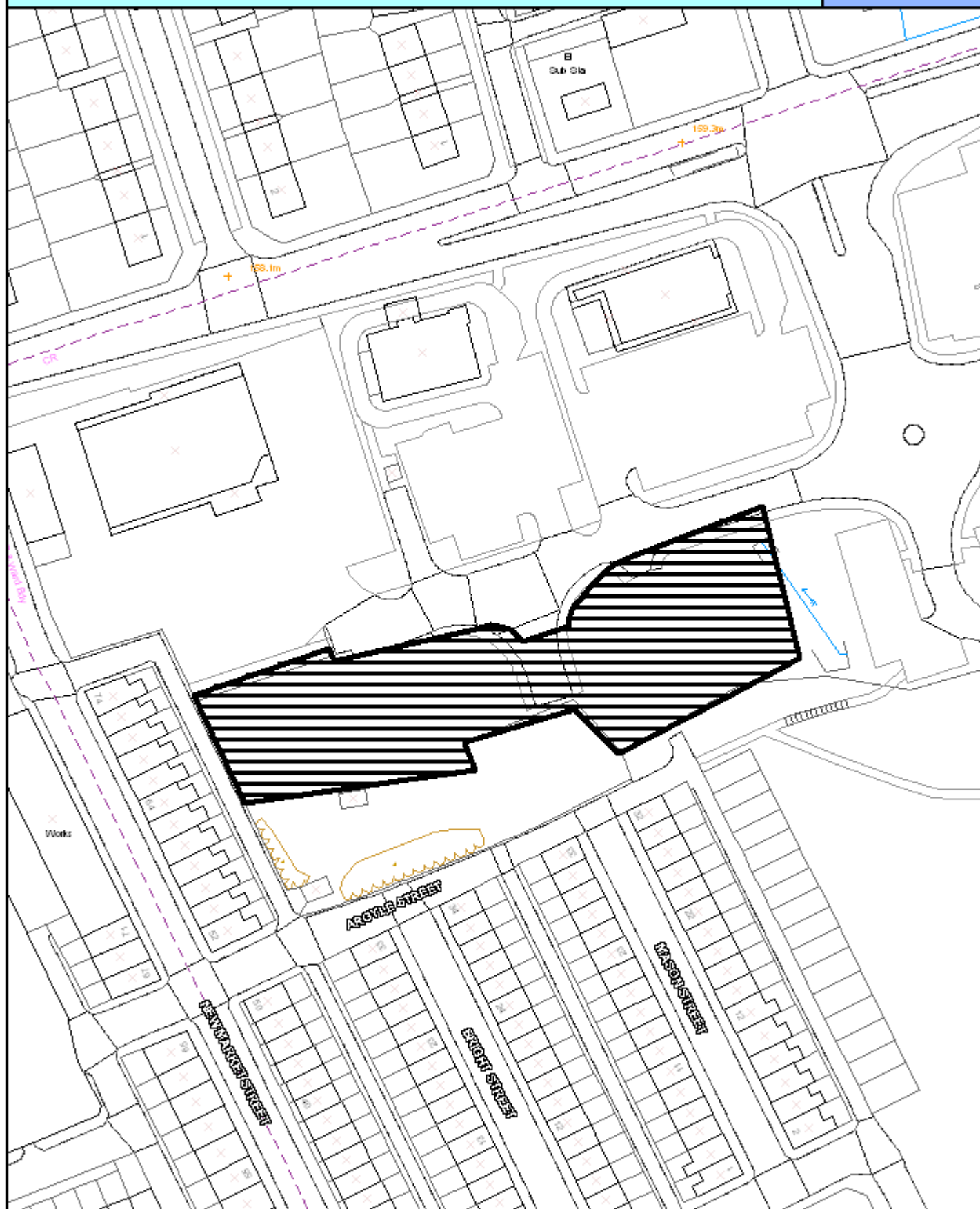
## **SITE PLANS**

### **AVAILABLE SITES**

**(ordered by Site Ref)**



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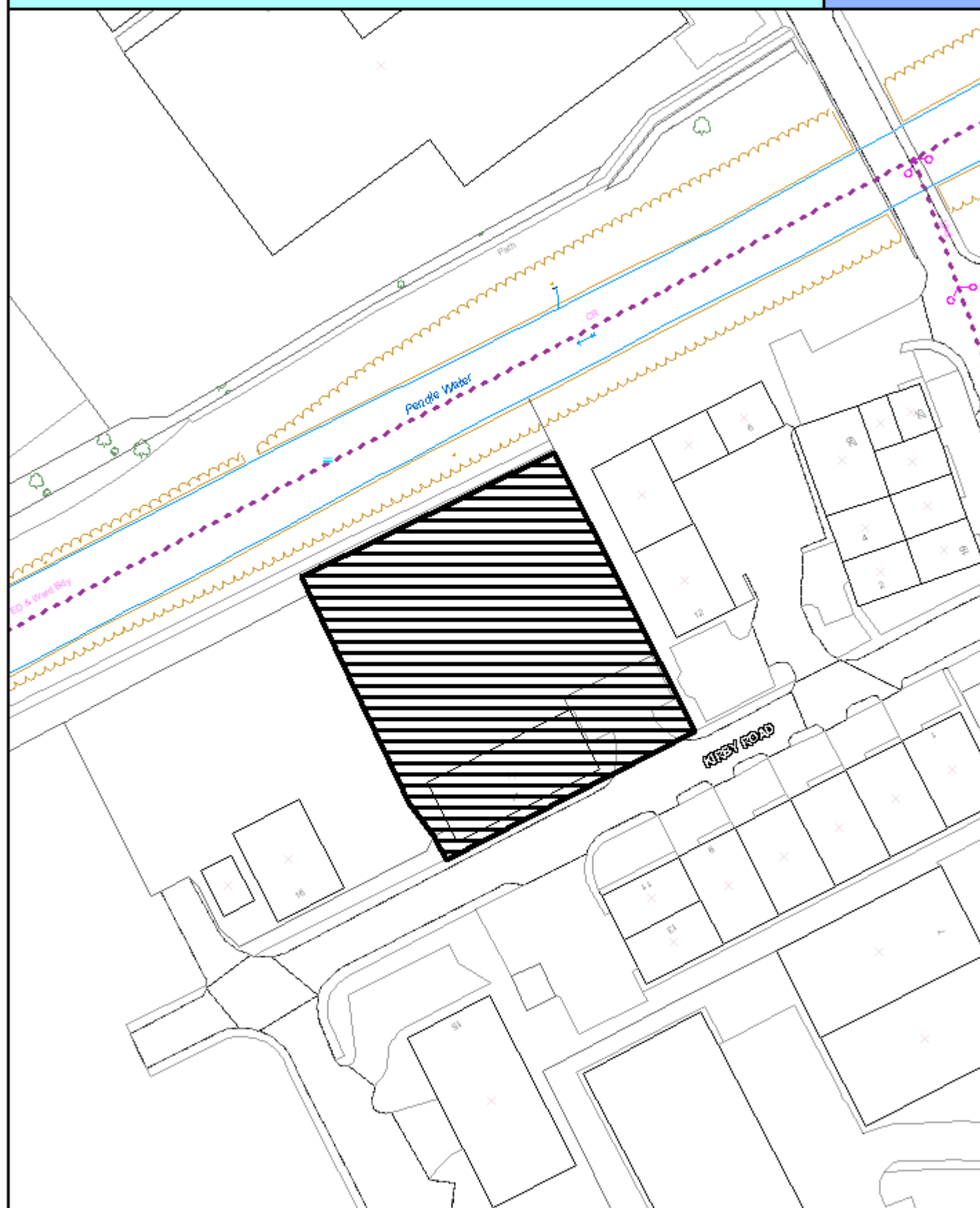
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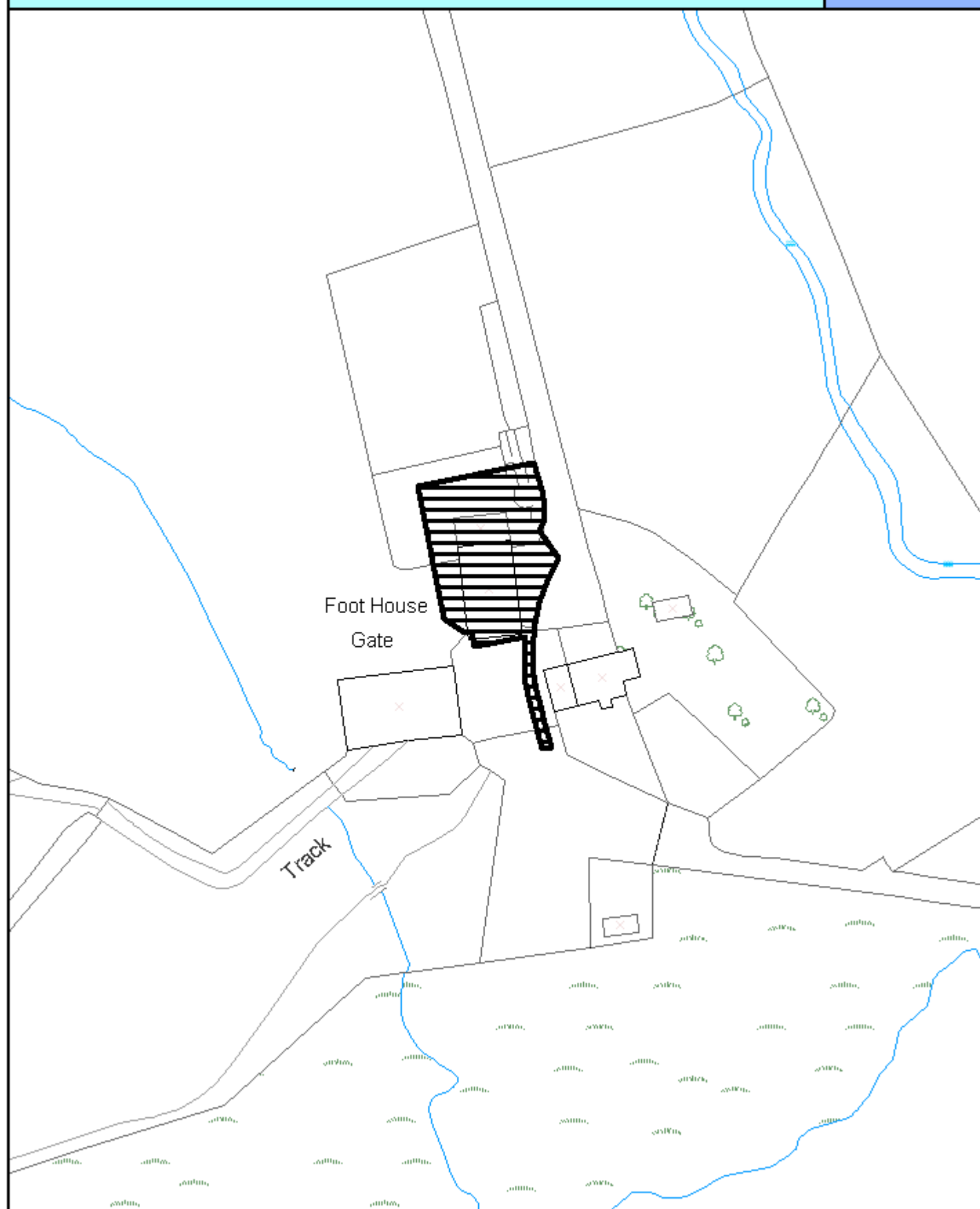


BARLEY

SITE REF:

Foot House Gate Farm

101



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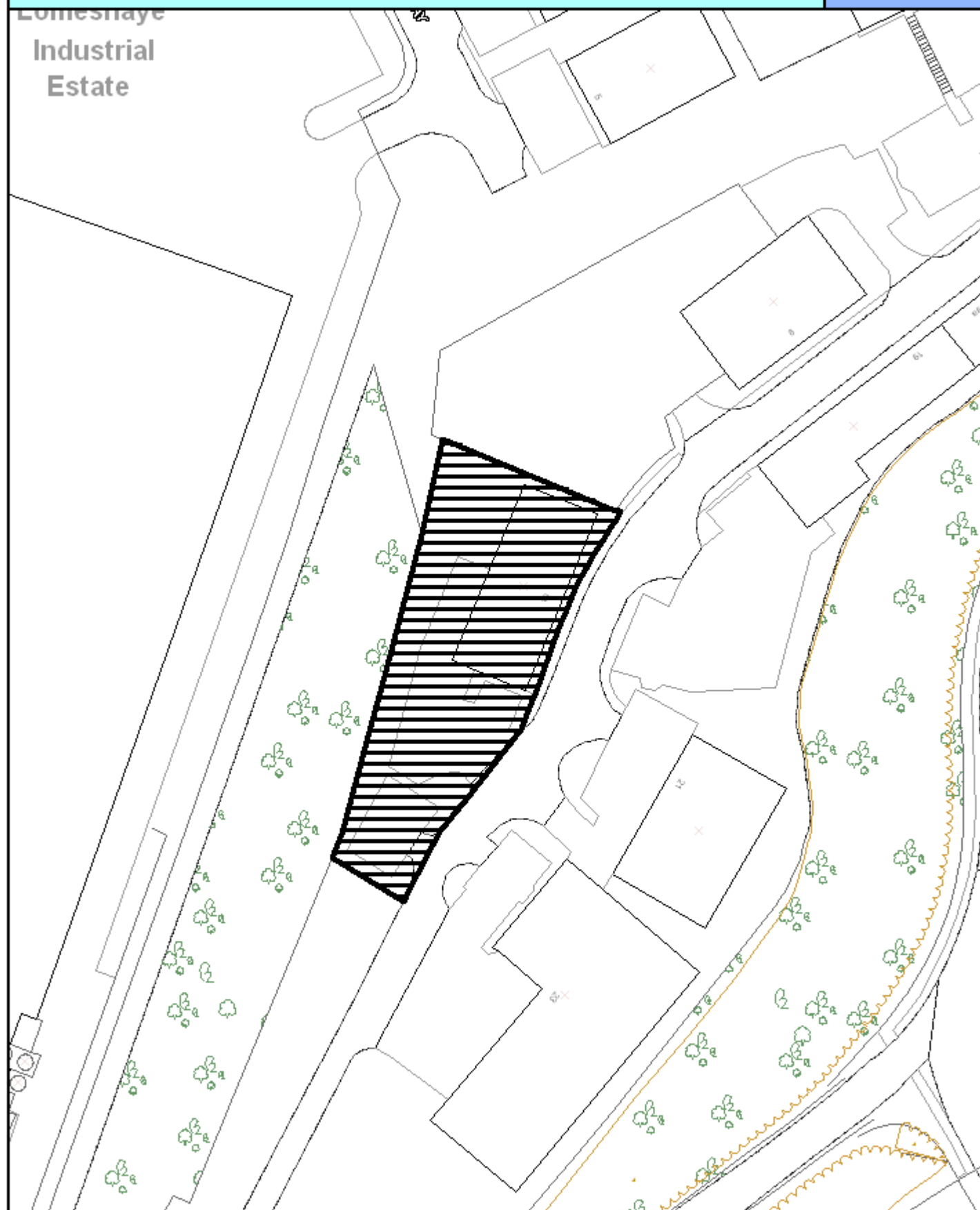
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Lomeshaye Electrical, 10 Kenyon Road

Lomeshaye  
Industrial  
Estate

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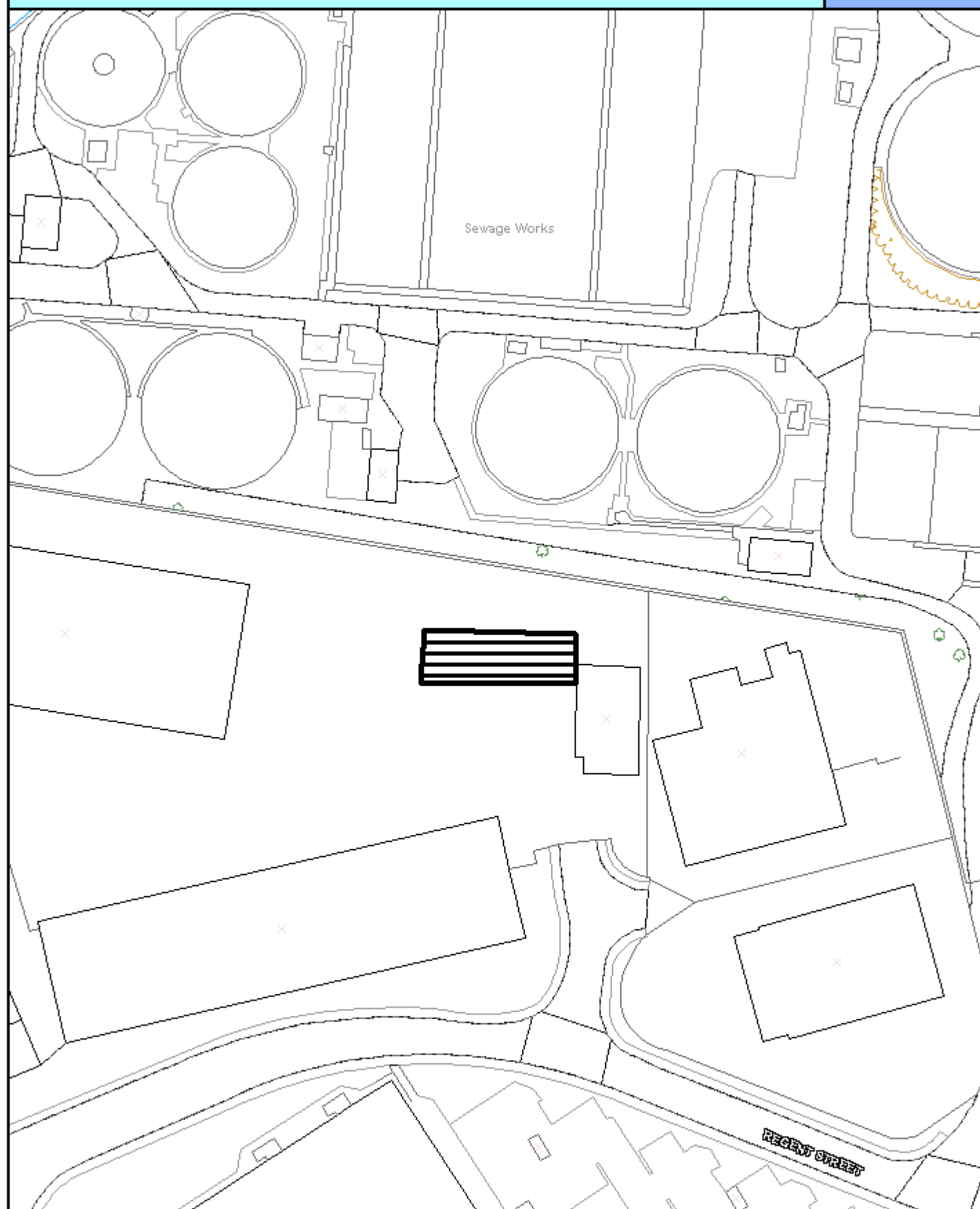
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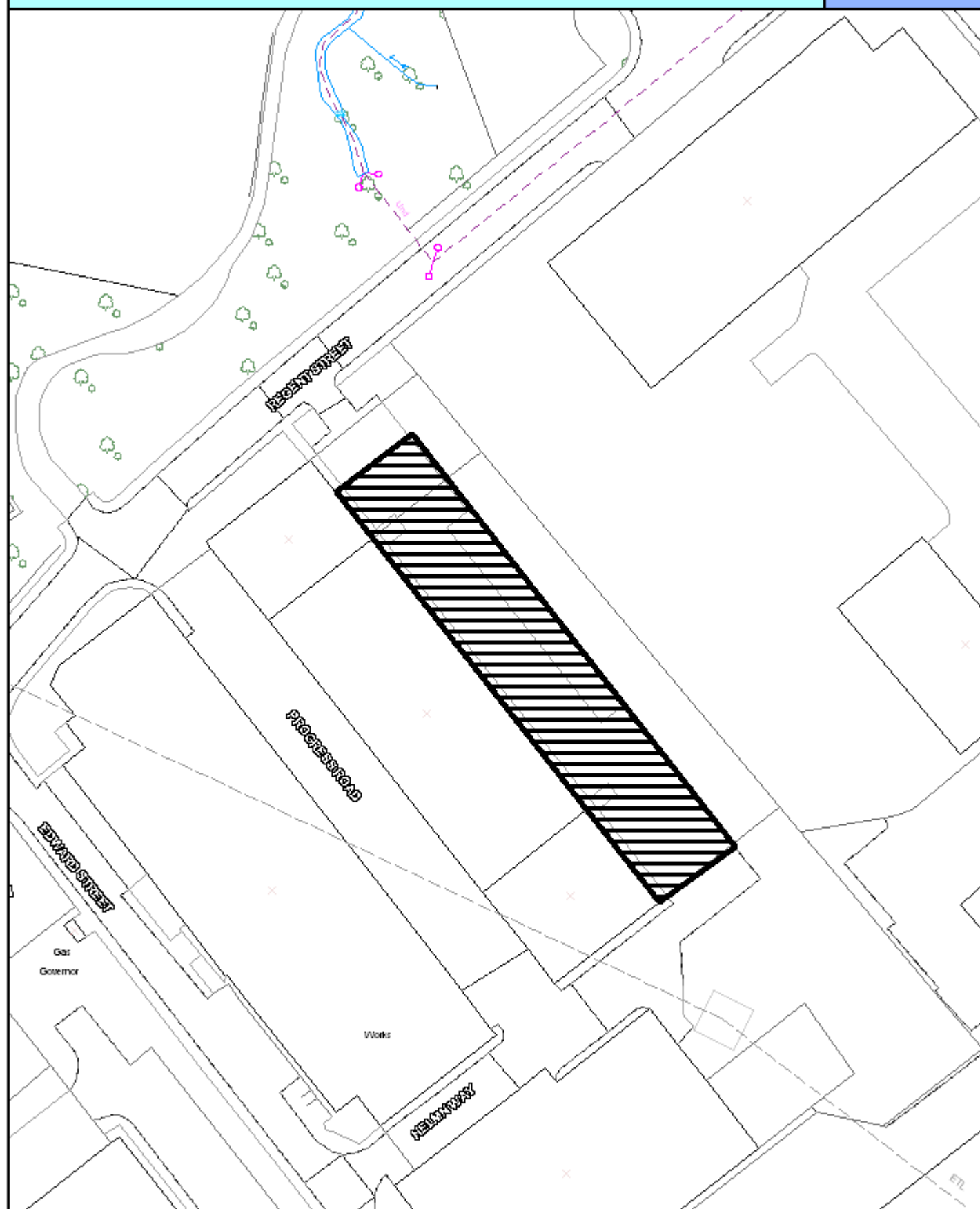
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Land to rear Industrial Units, Progress Rd



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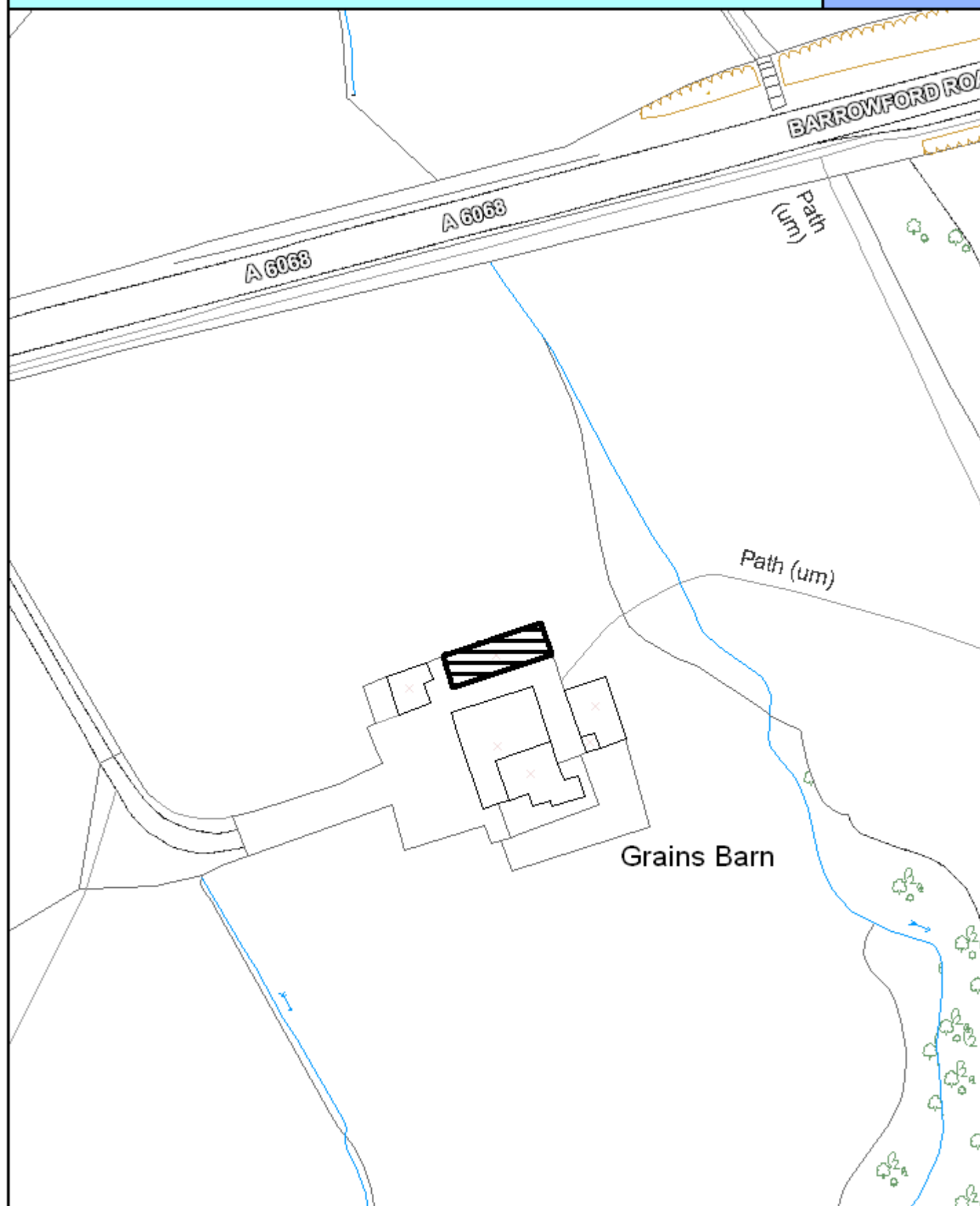


FENCE

SITE REF:

123

Grains Barn Farm, Barrowford Rd



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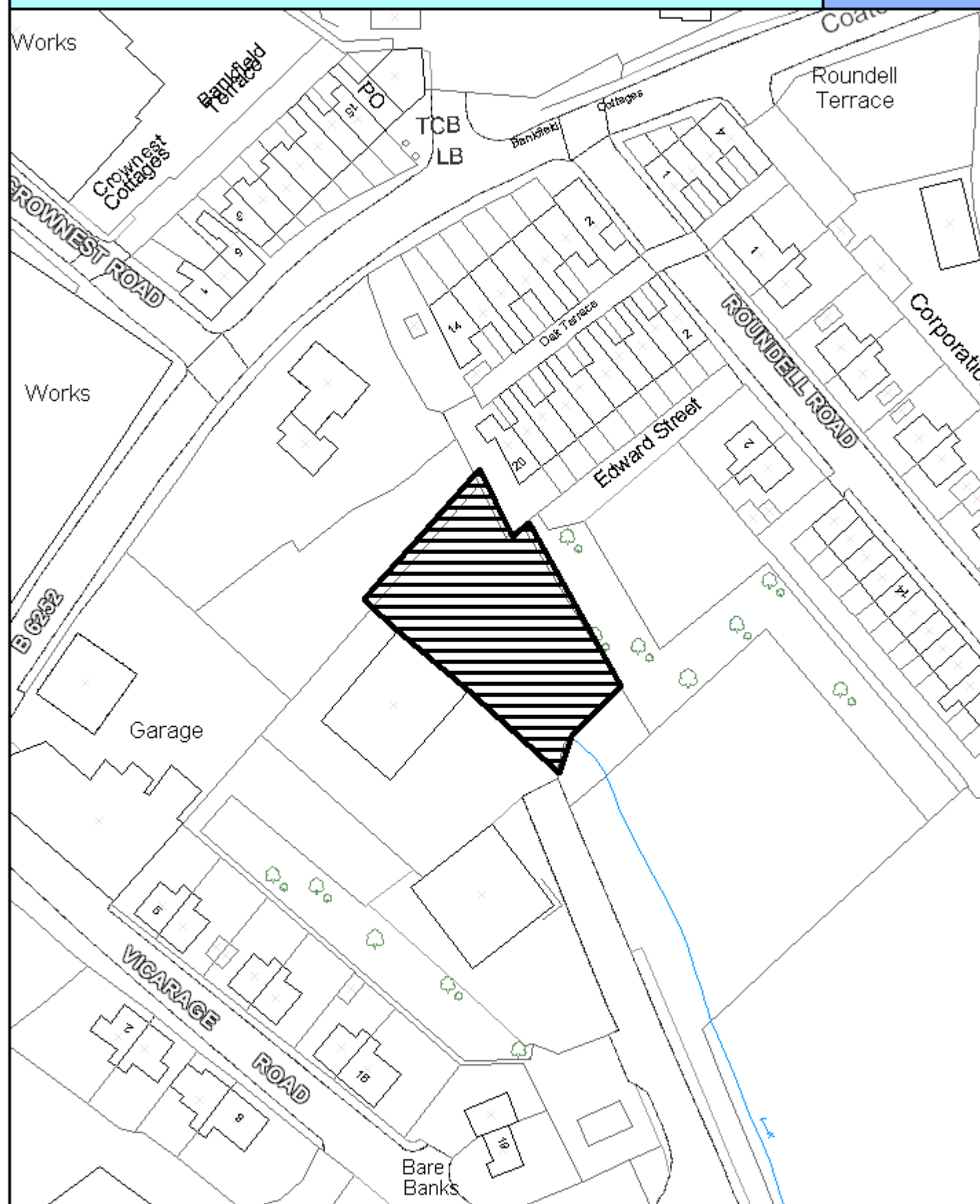
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Land adj Edward Street, Ravenscroft Way



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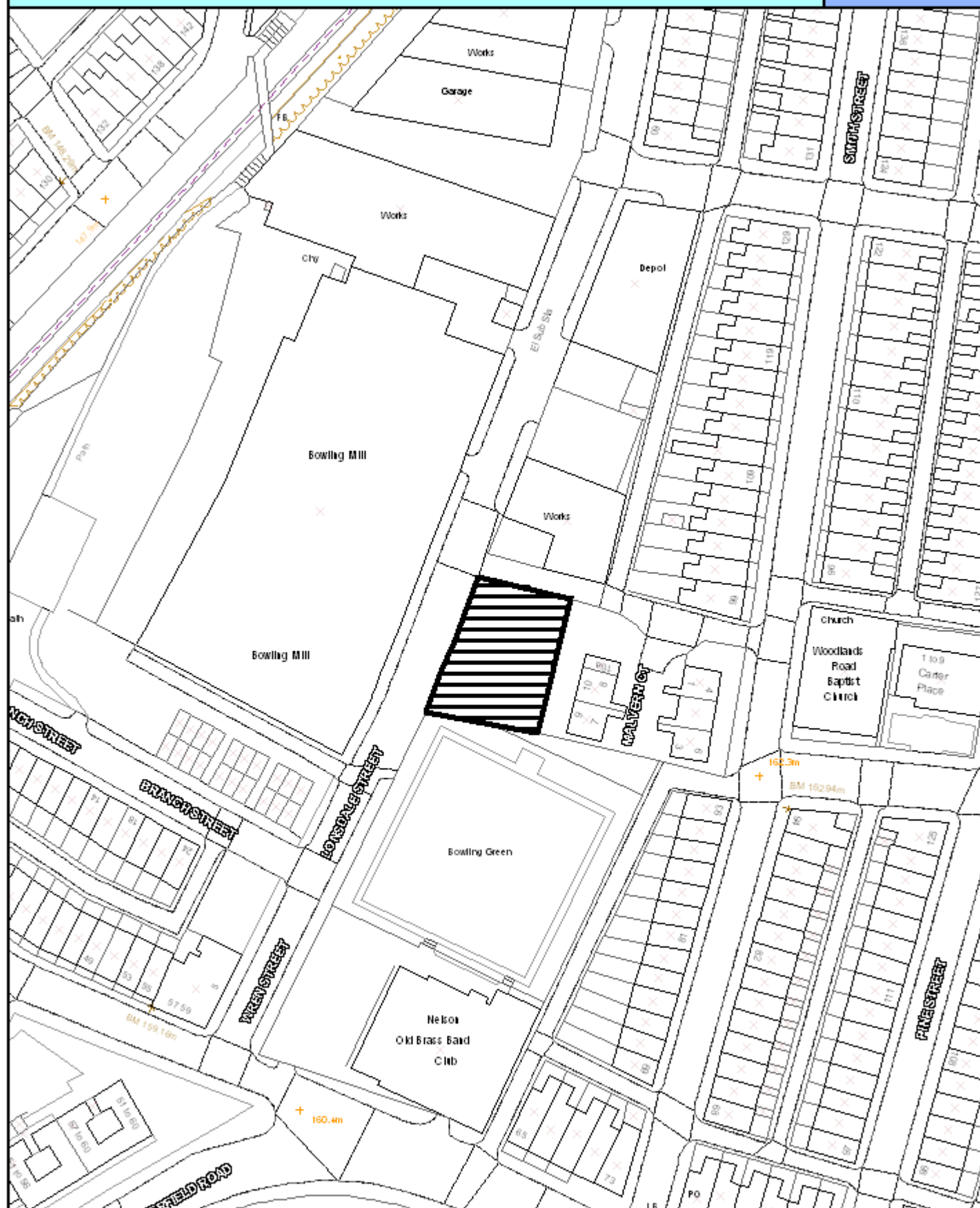
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Land adjacent Lonsdale Works, Lonsdale St



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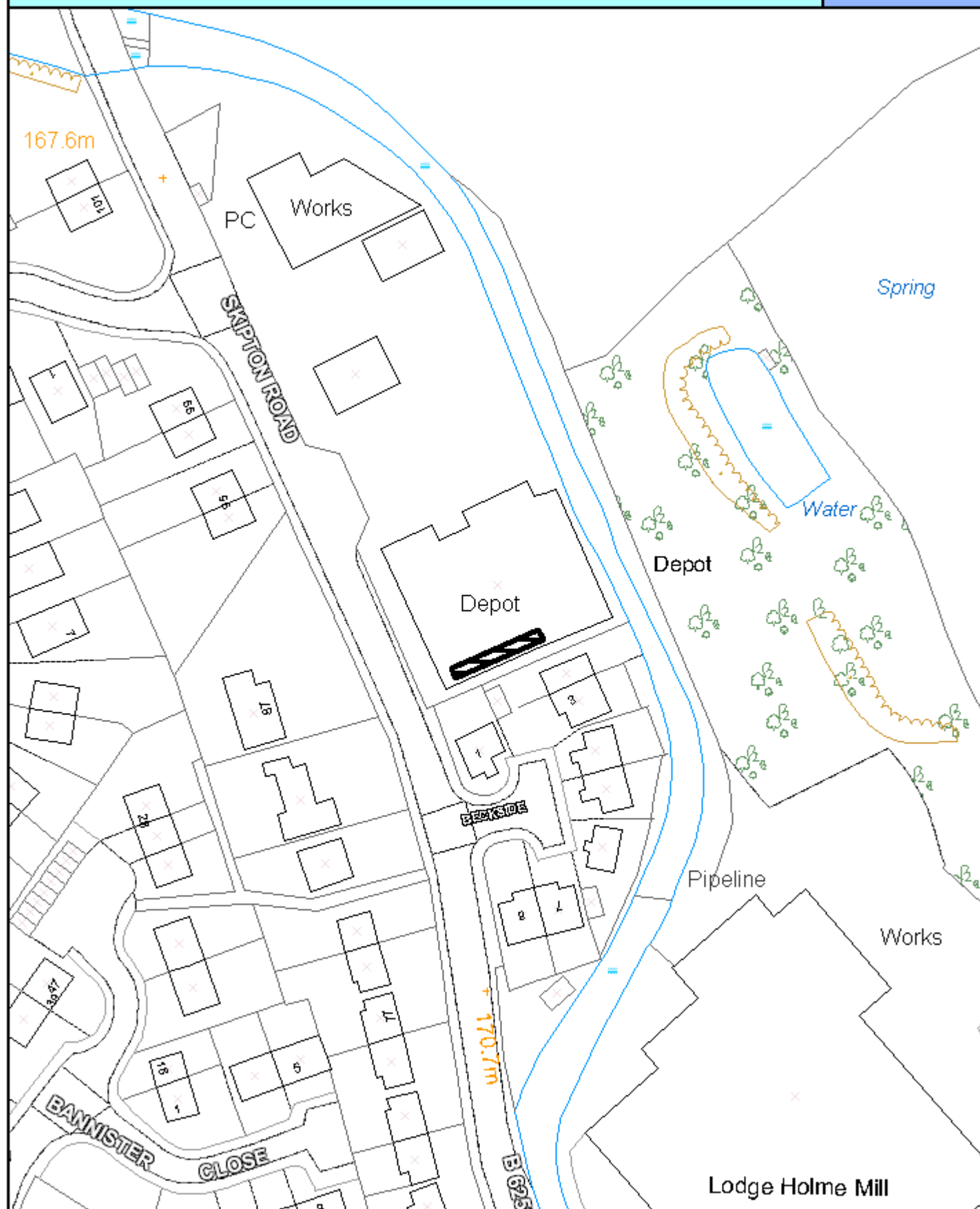
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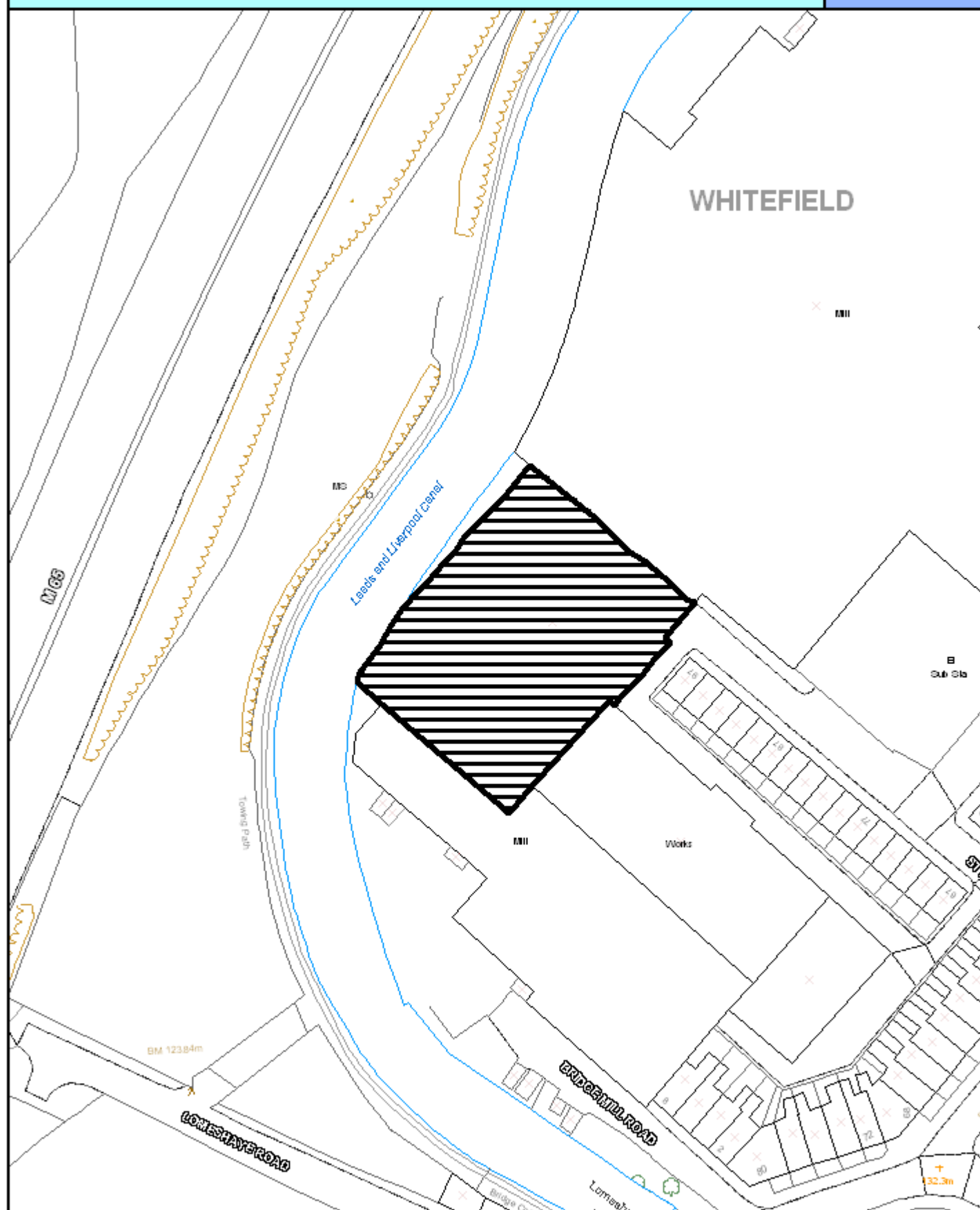


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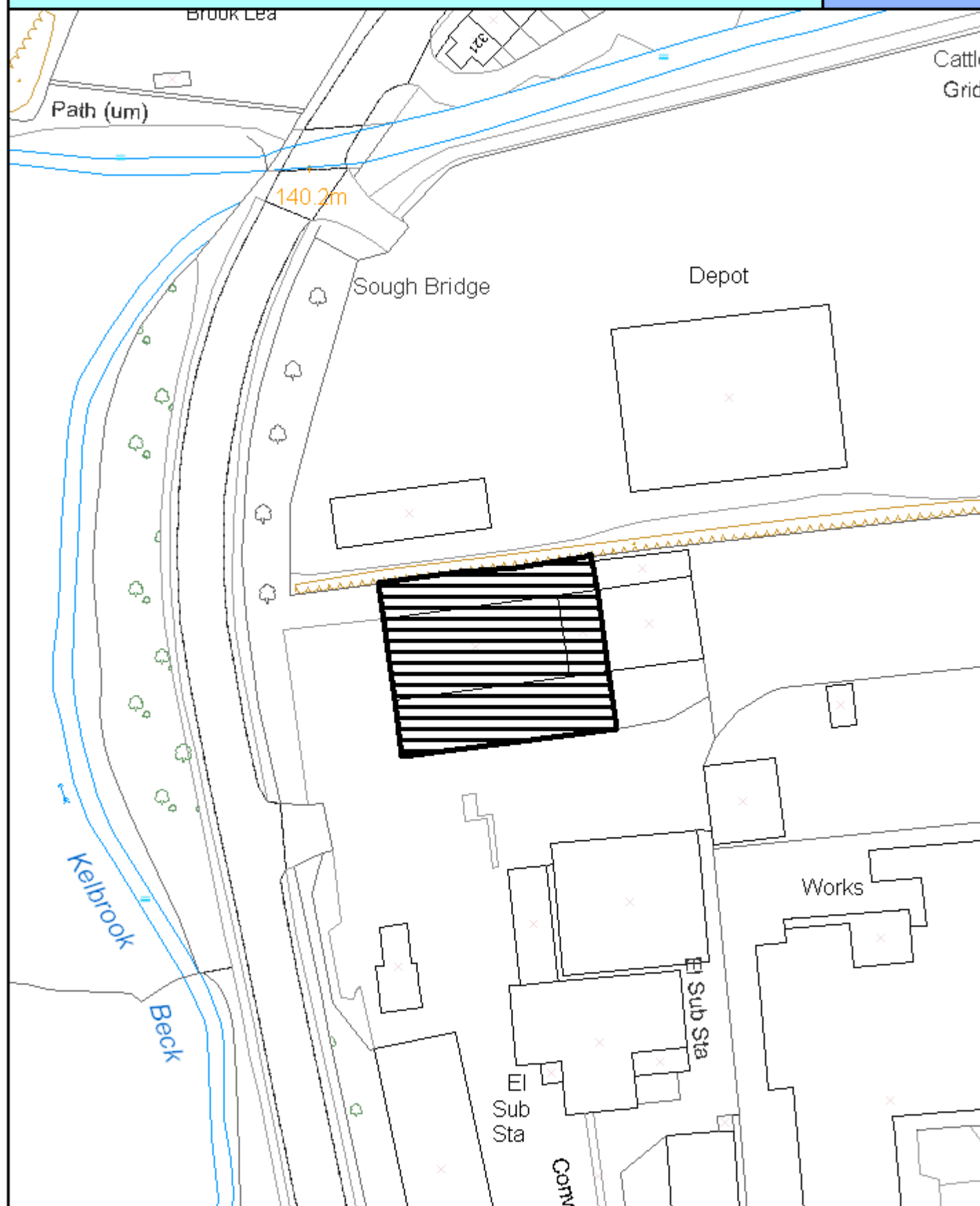
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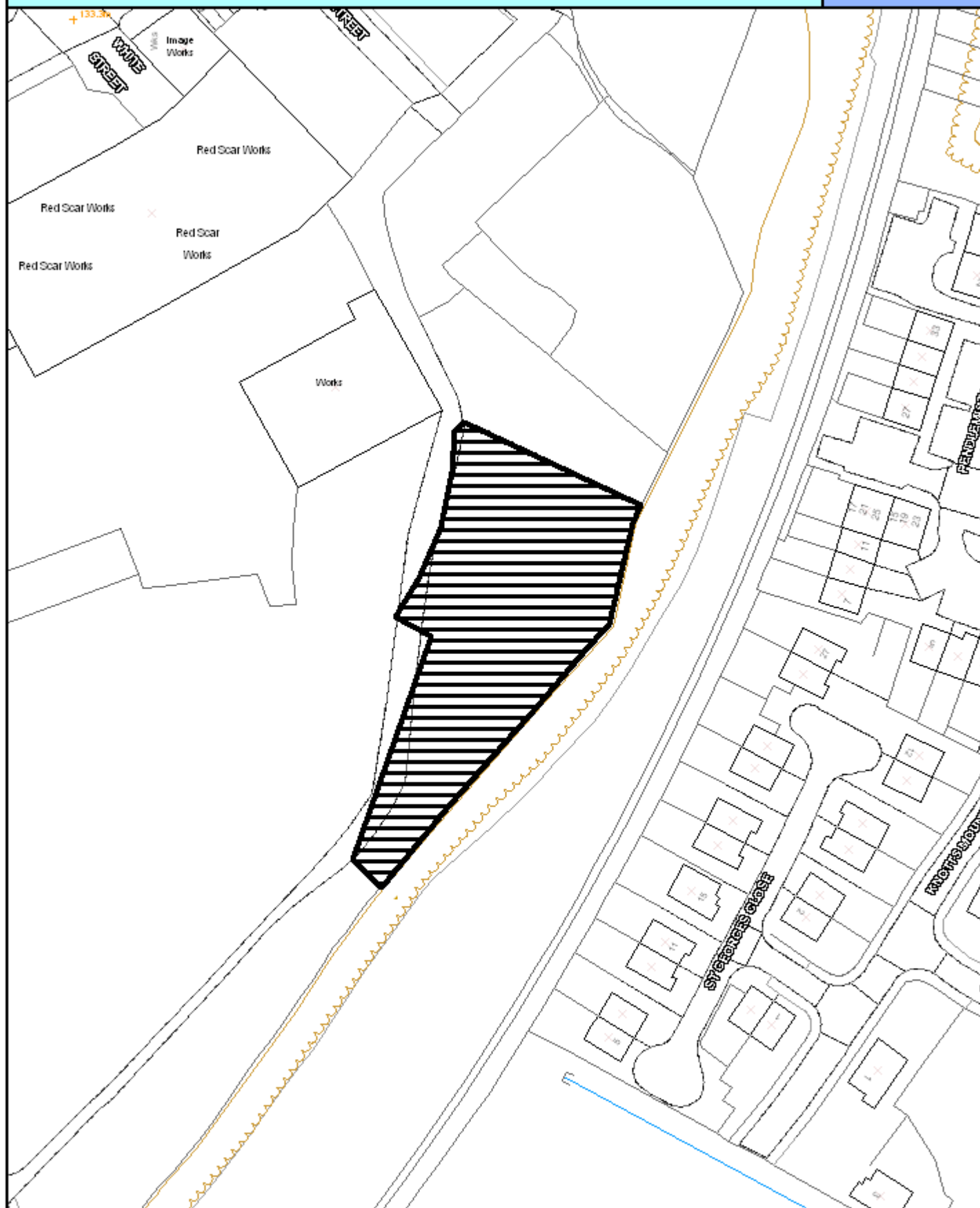


COLNE

SITE REF:

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Land off Primet Street



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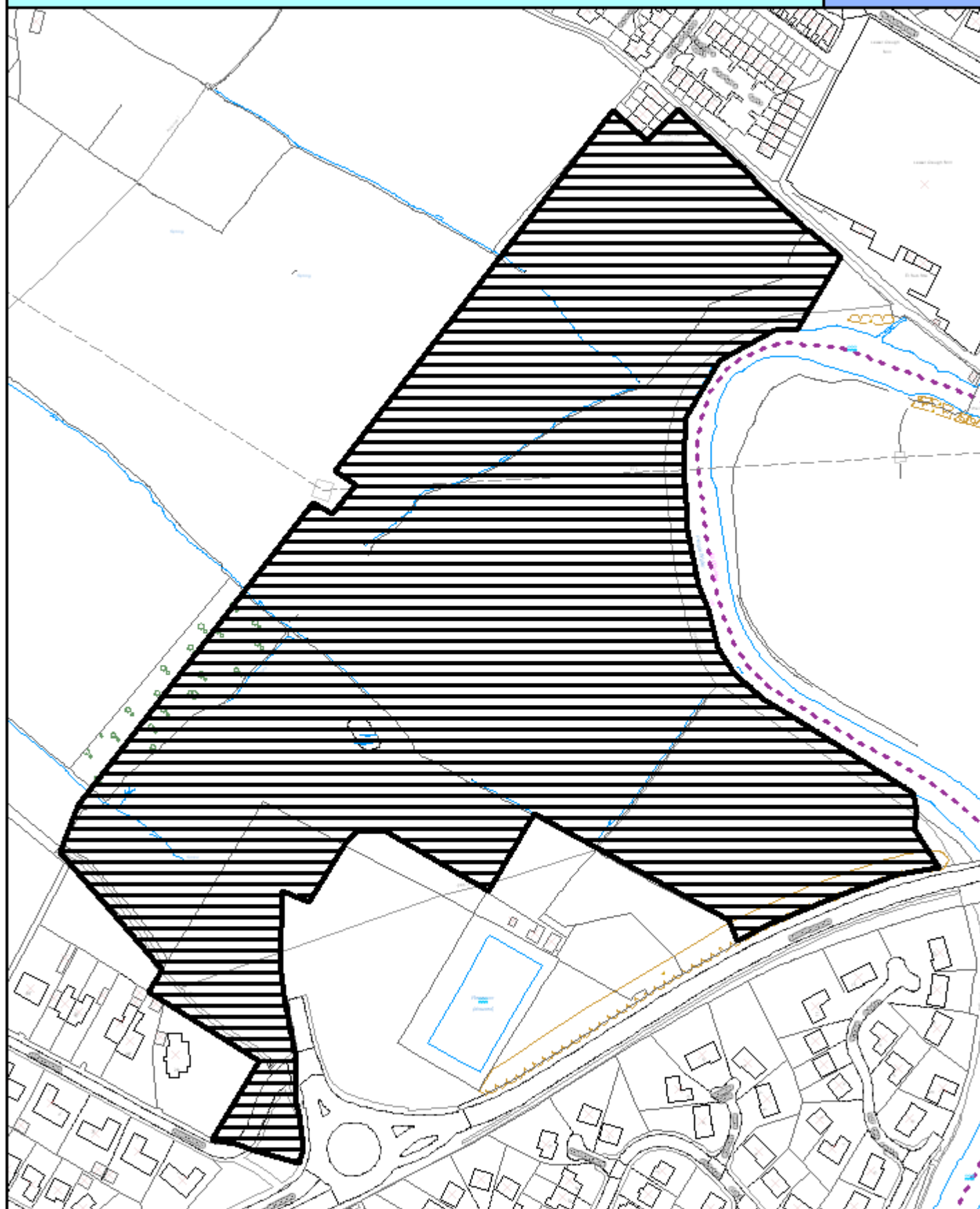
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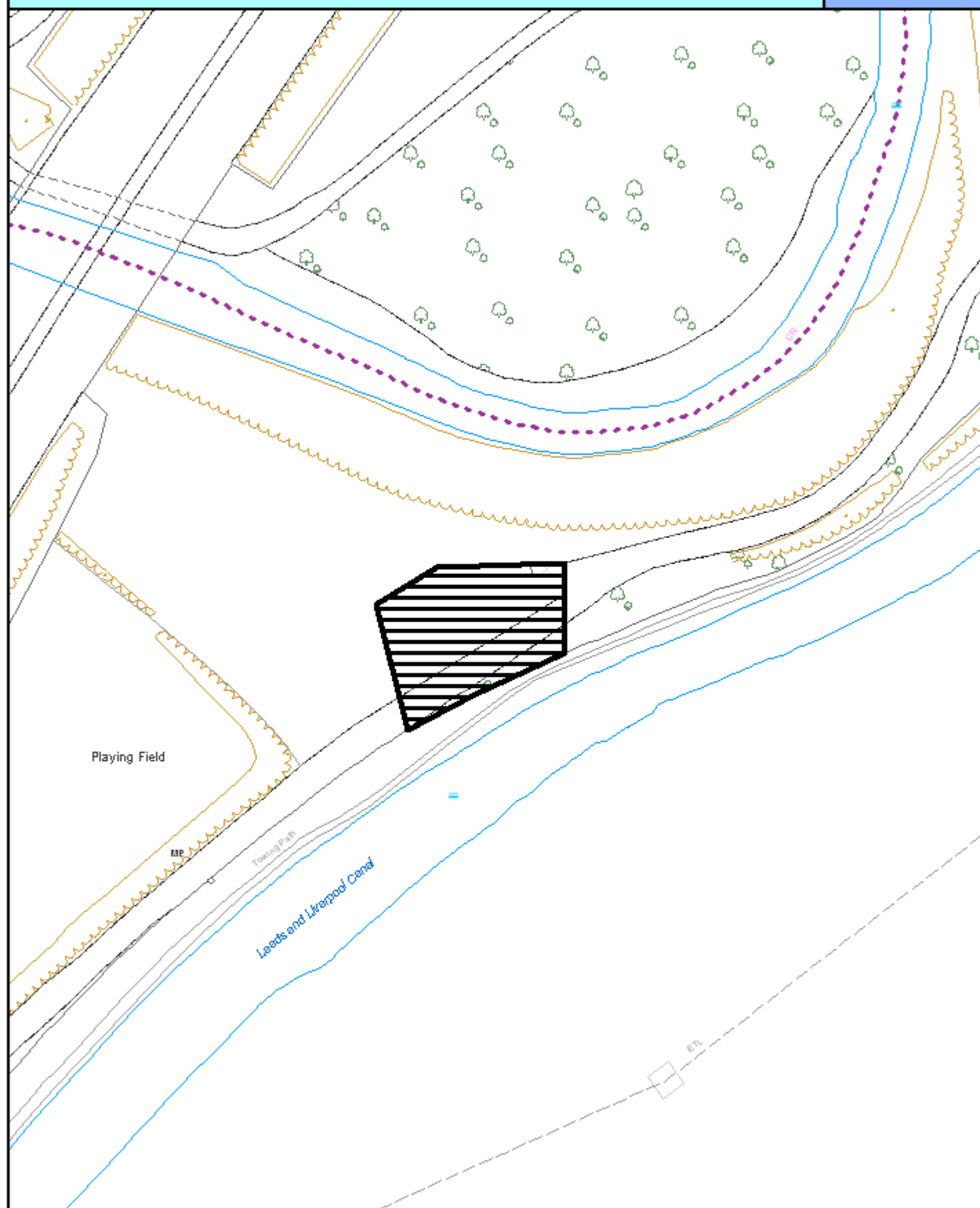
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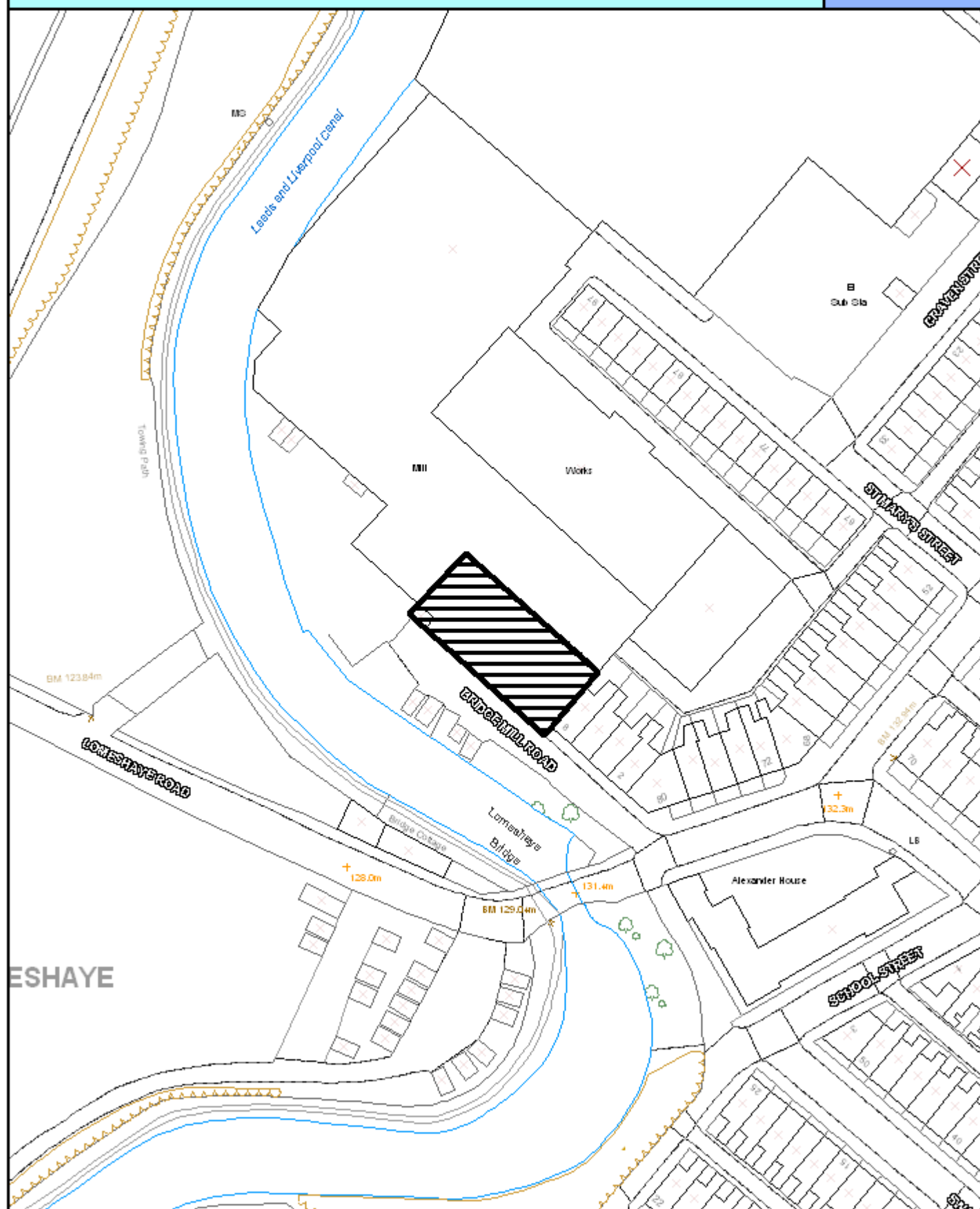
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## Lomeshaye Bridge Mill, St Marys St



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## Pendle Re-employment Project, Bankhouse Rd



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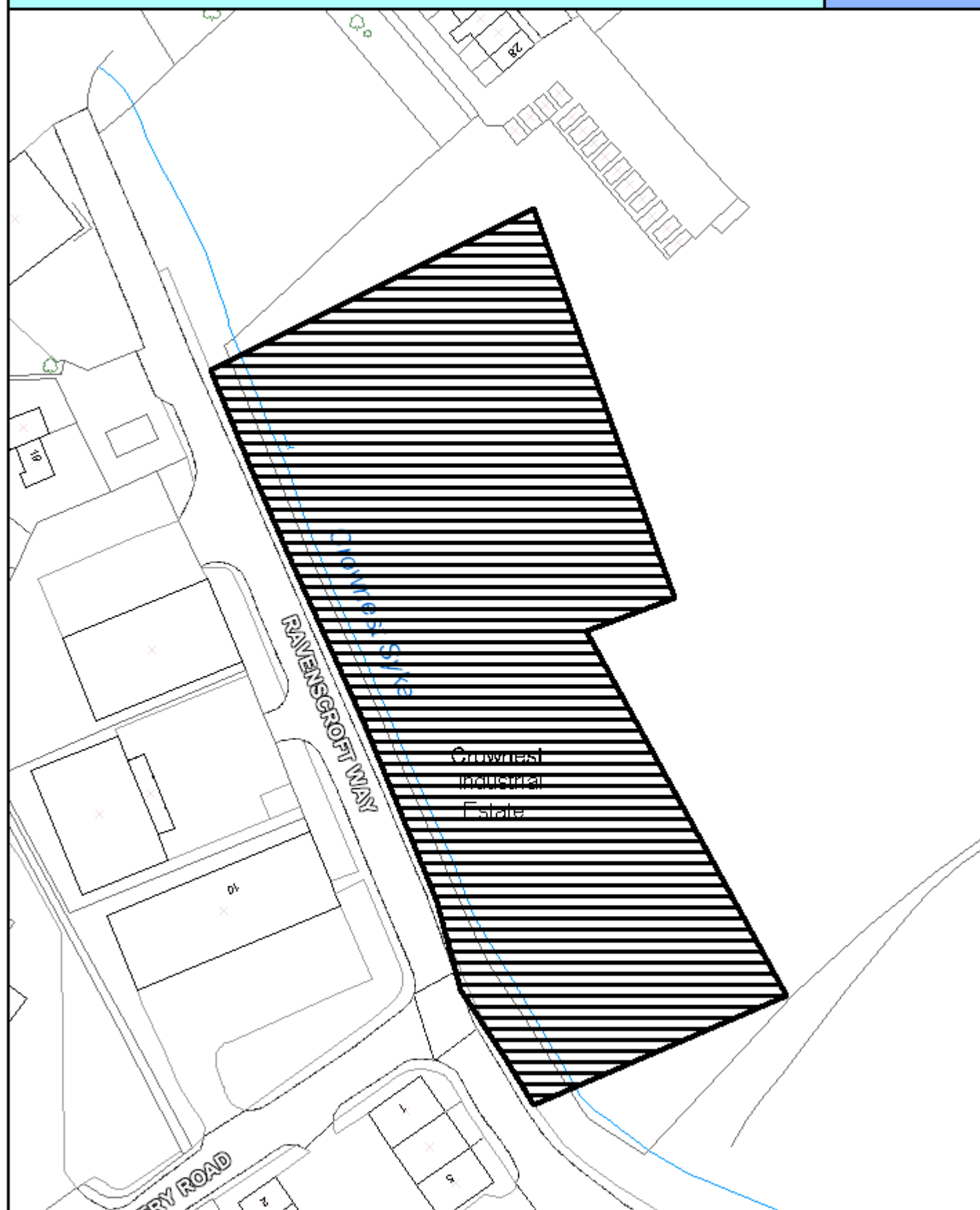
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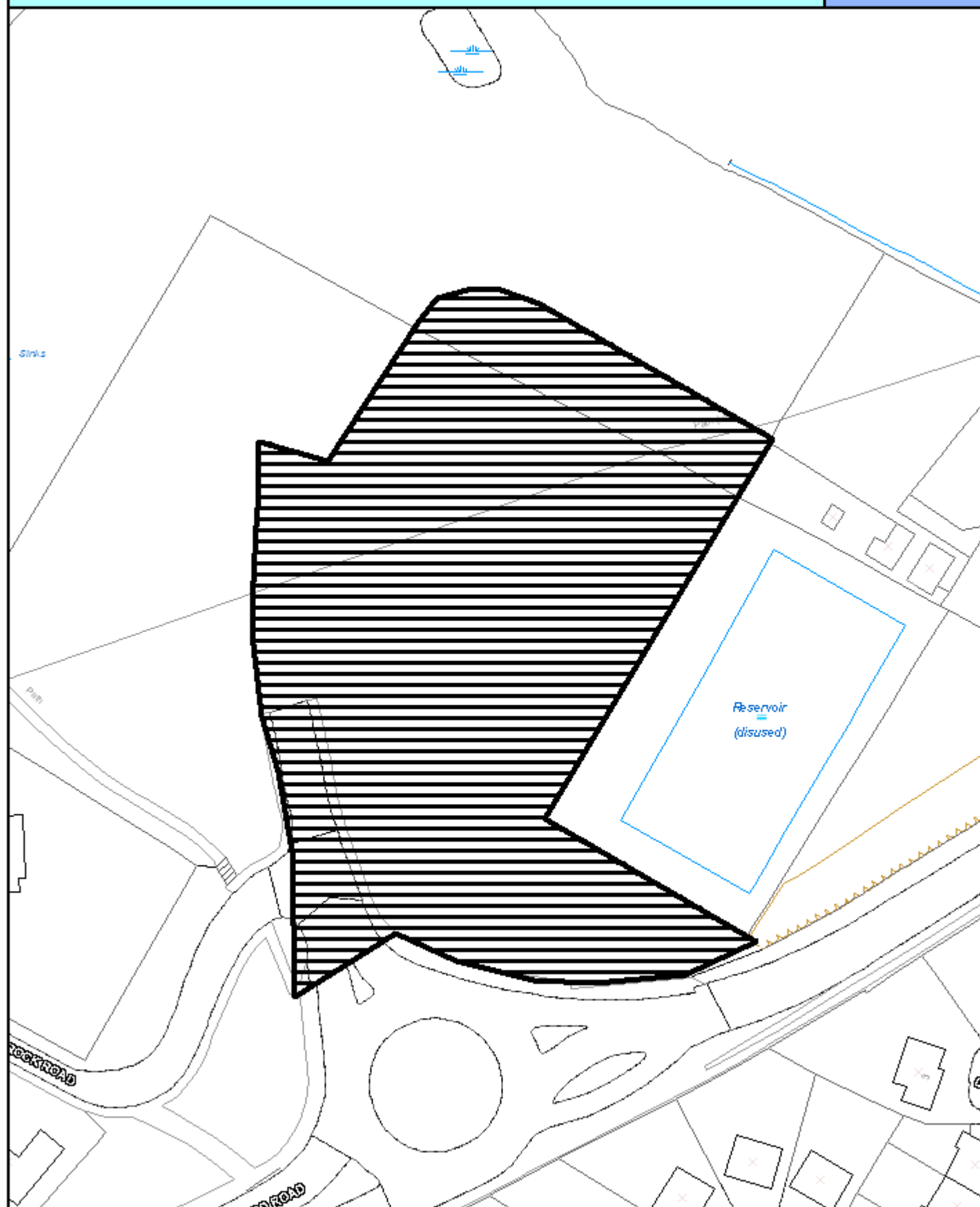
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## Land at Ravenscroft Way





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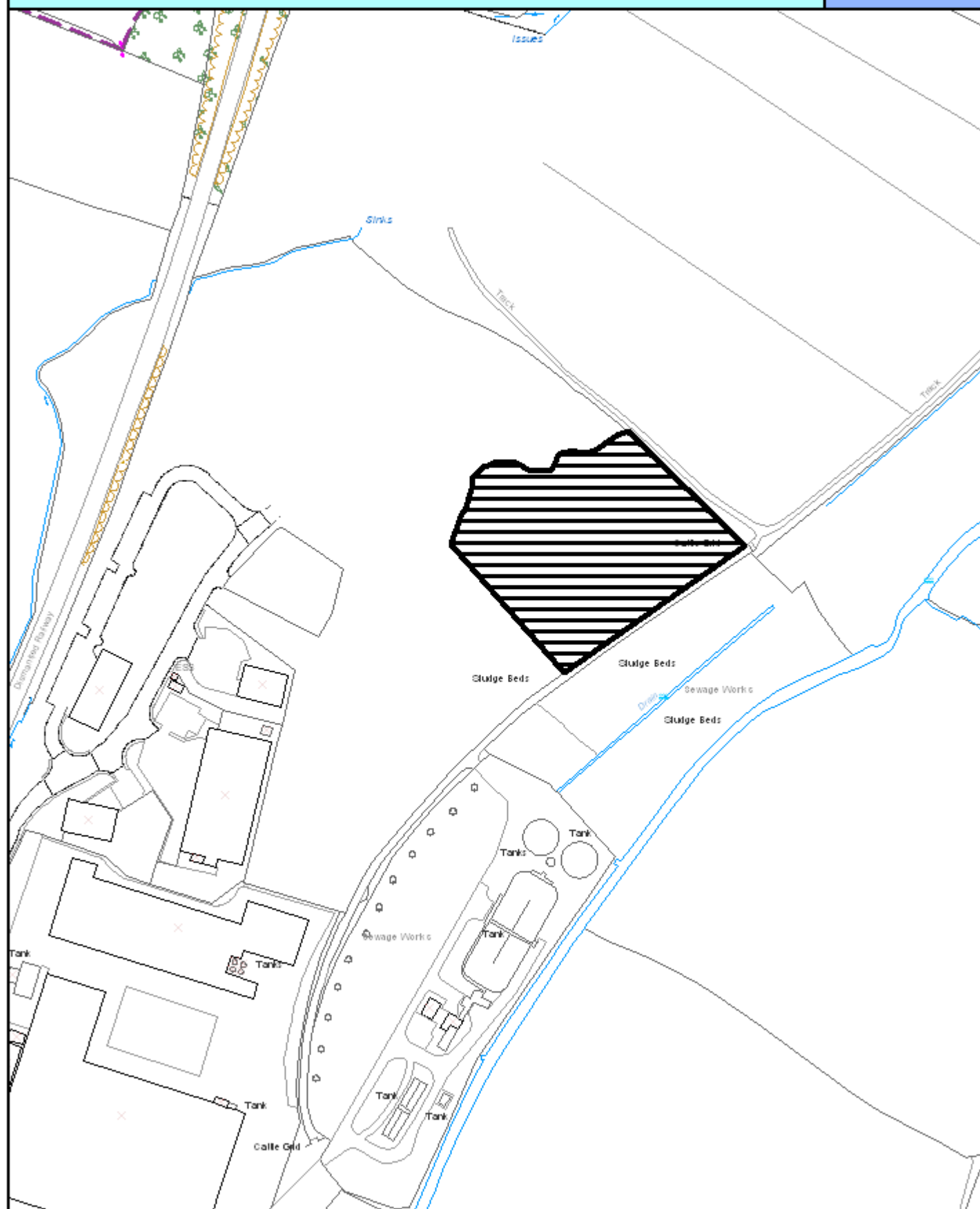


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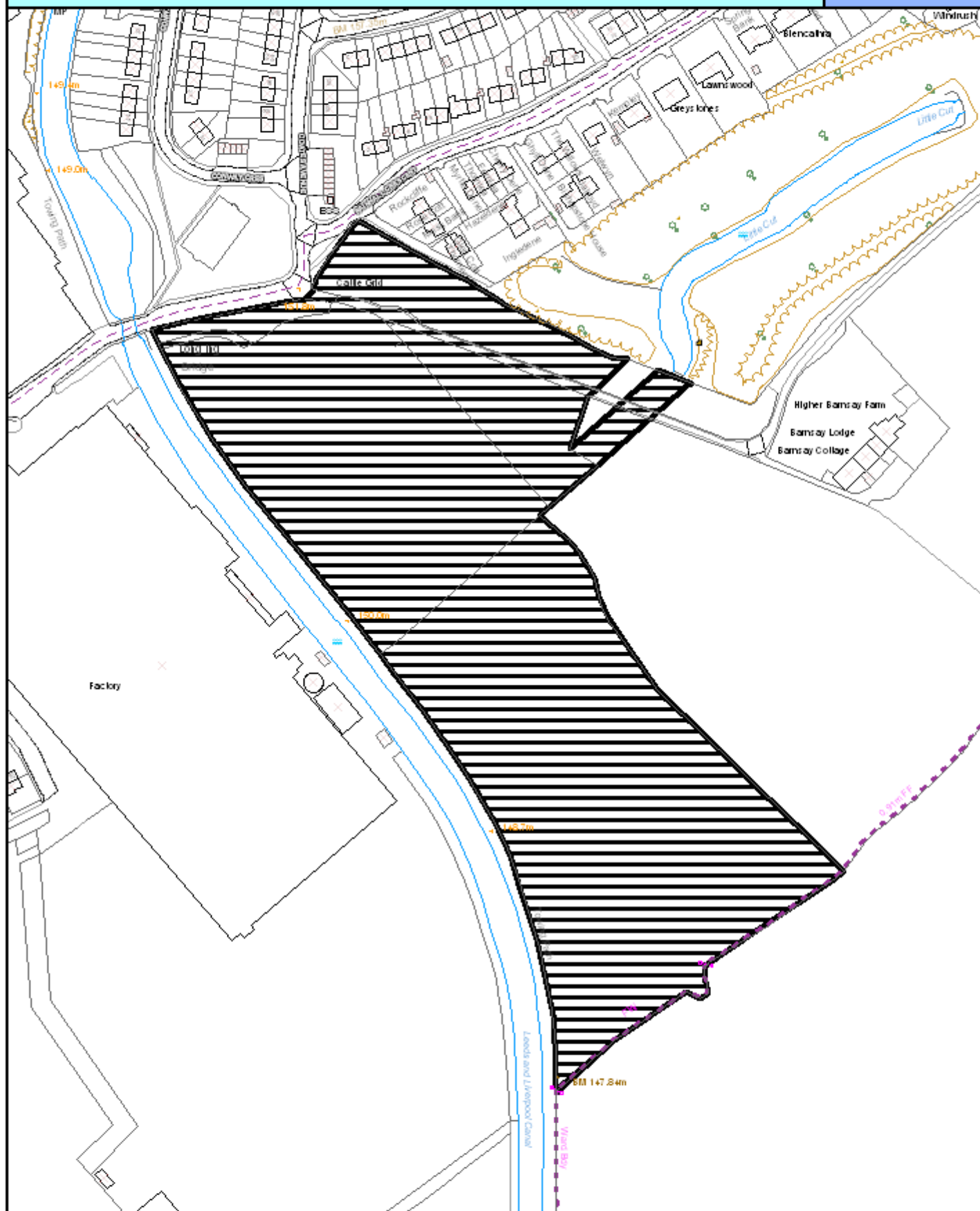
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## Former Barnsay Shed and adjacent field



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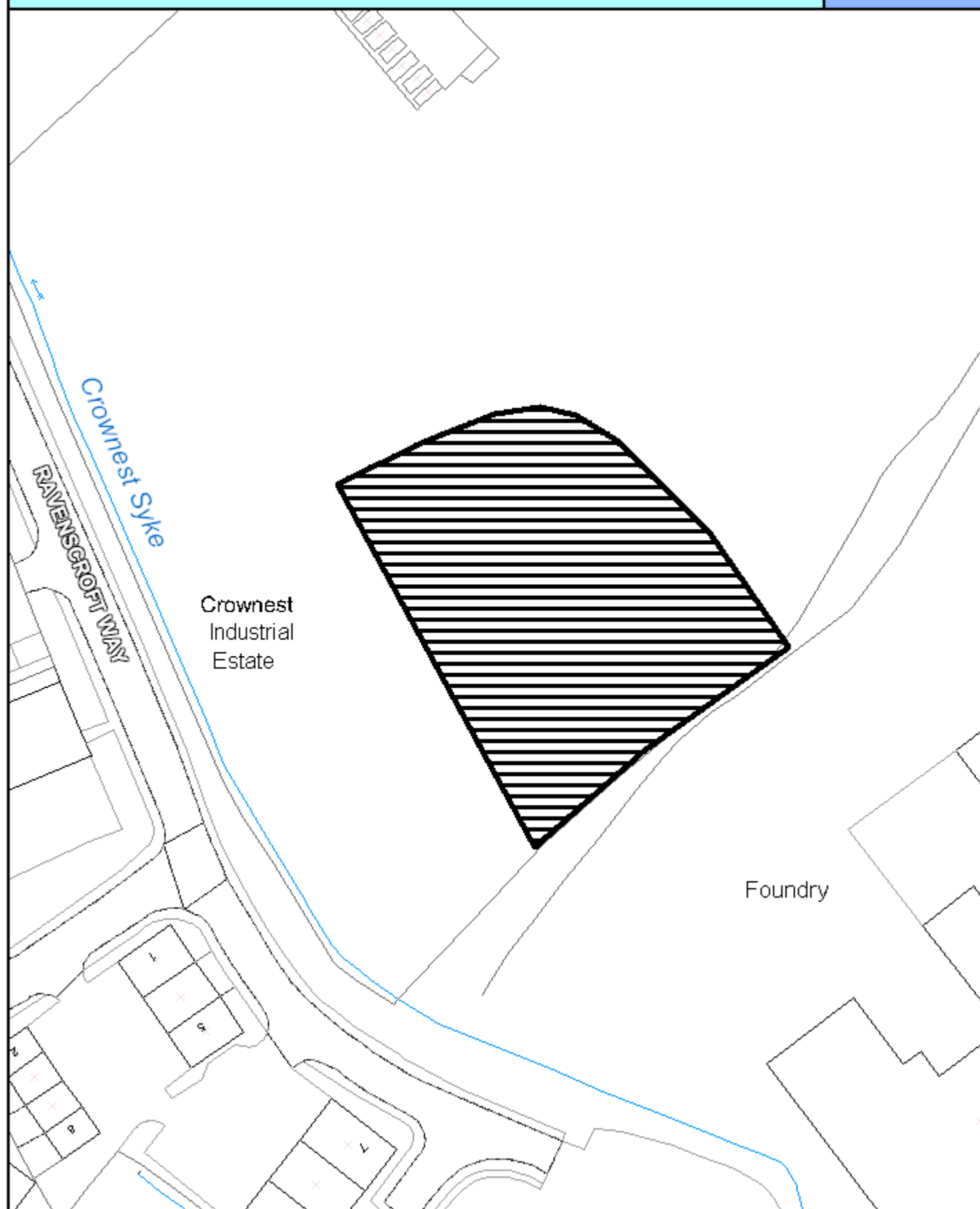
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## Land at Ravenscroft Way (B)



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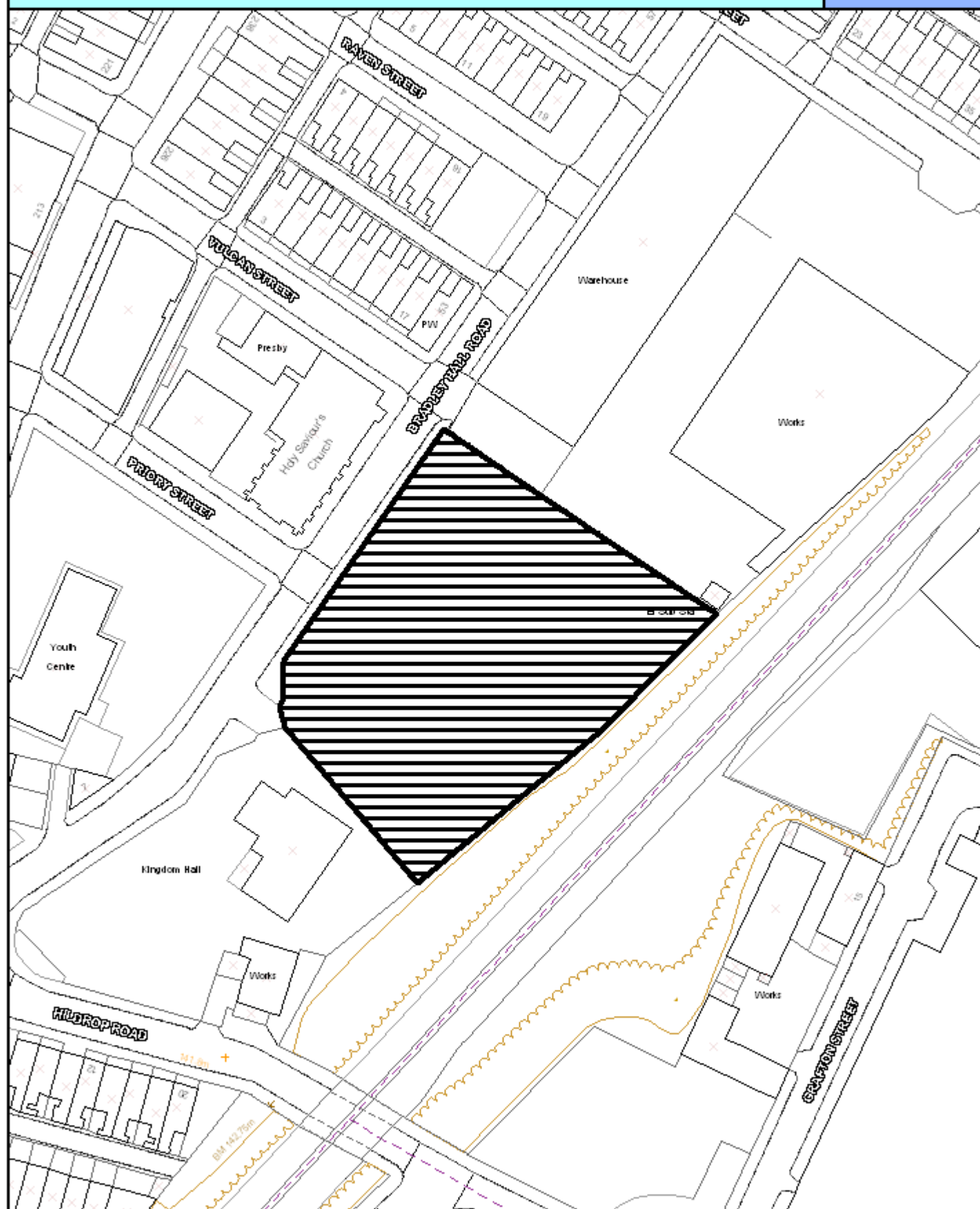
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## Former Vulcan Mill, Bradley Hall Road



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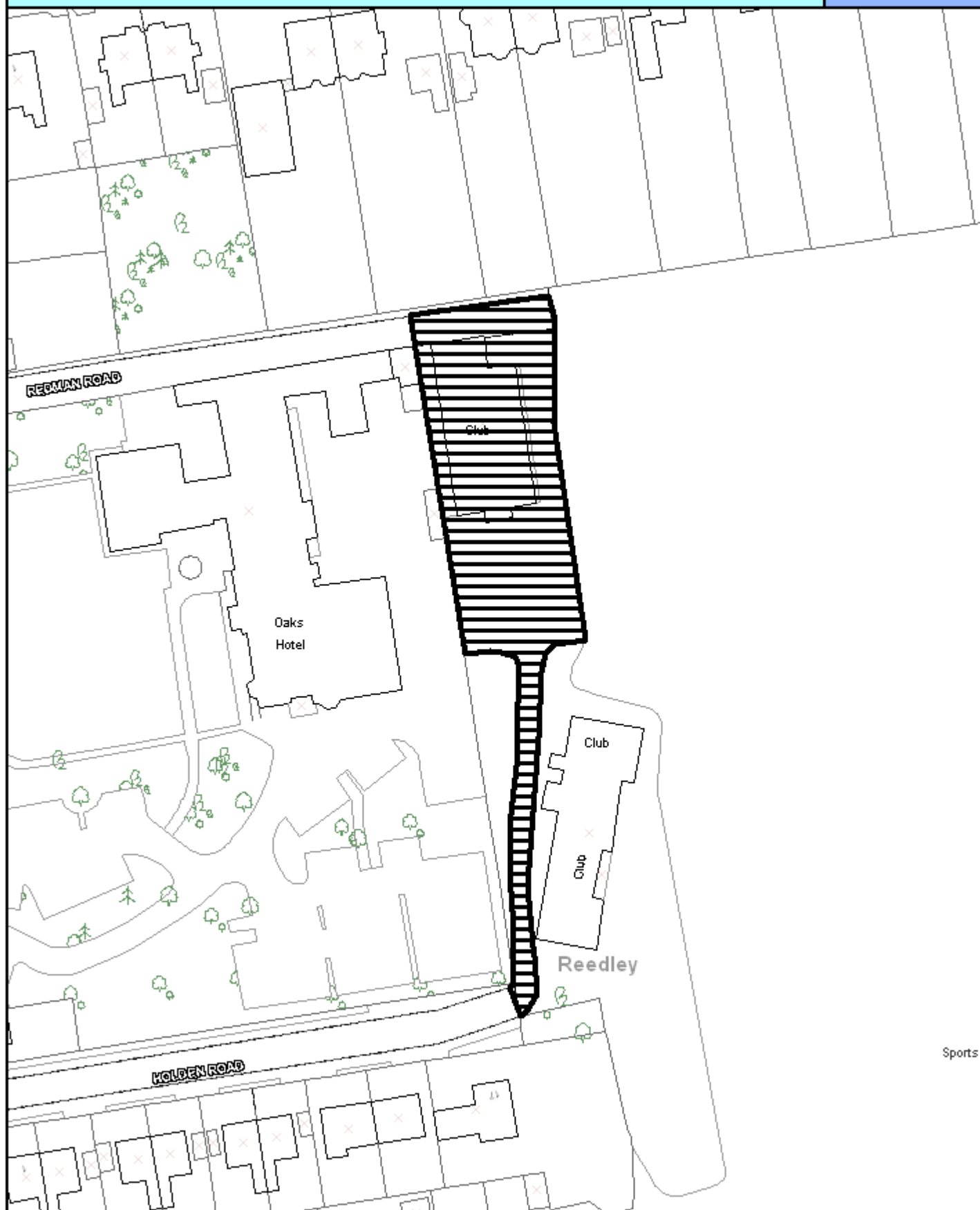
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Reedley Squash Club, Holden Road



Sports



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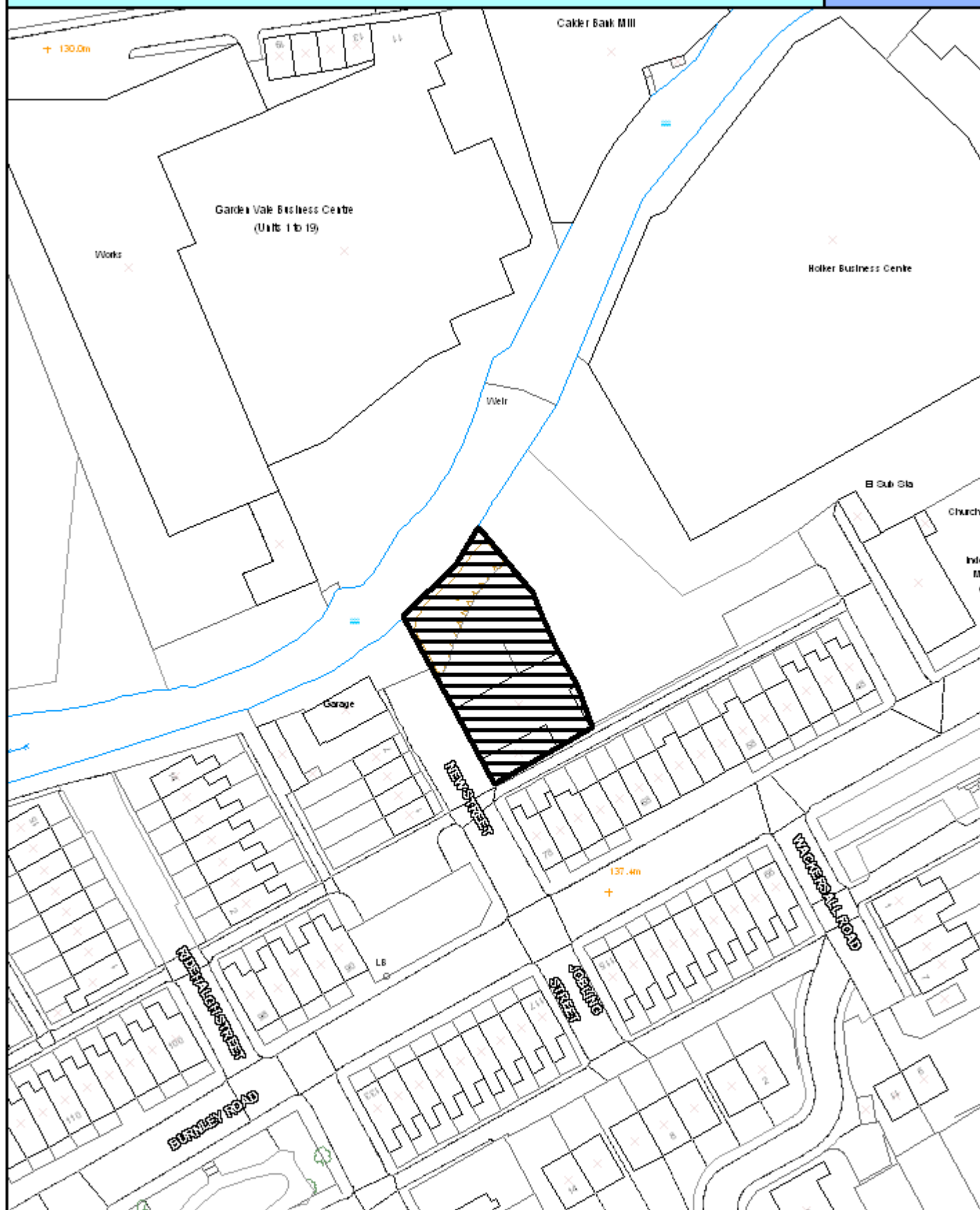


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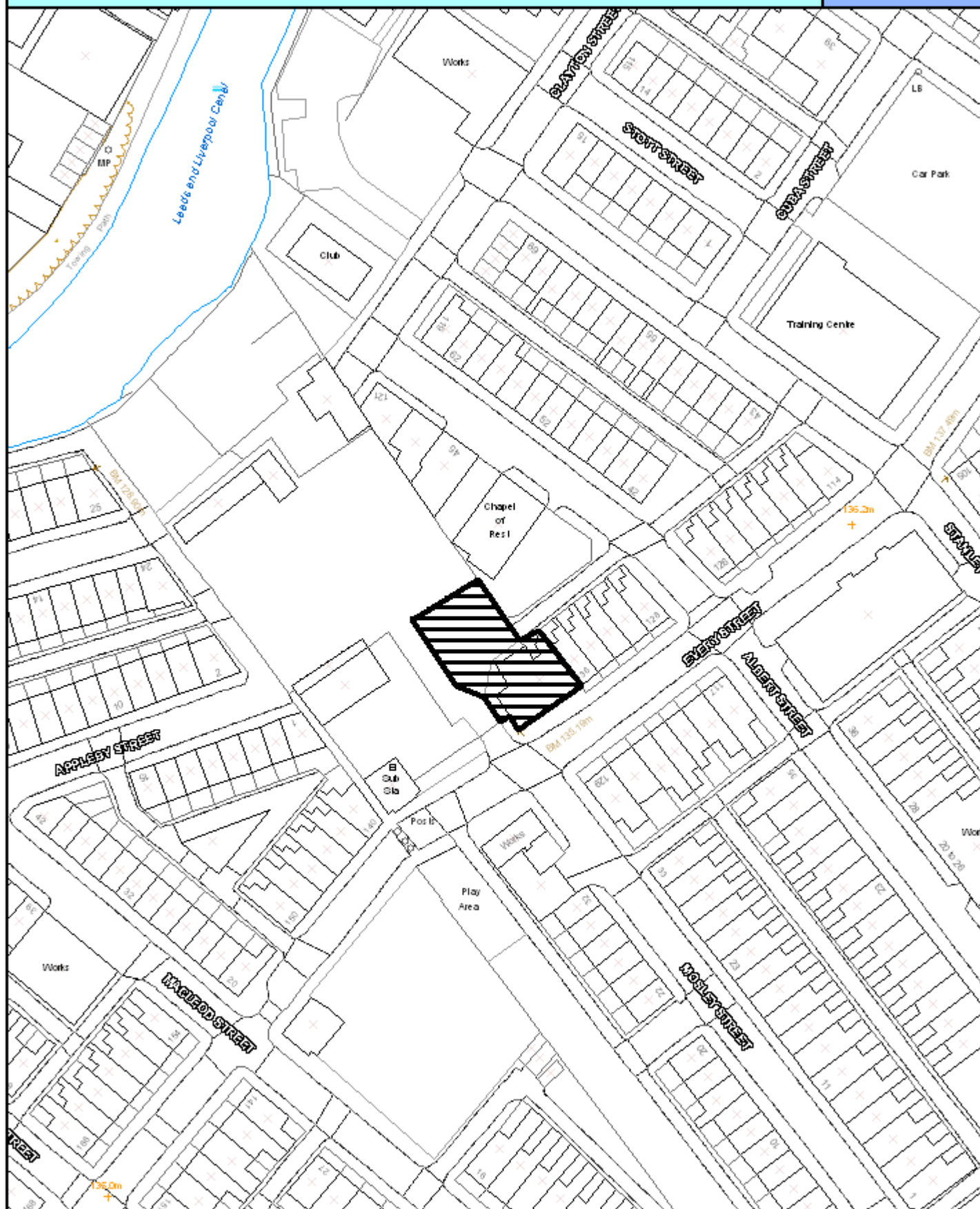
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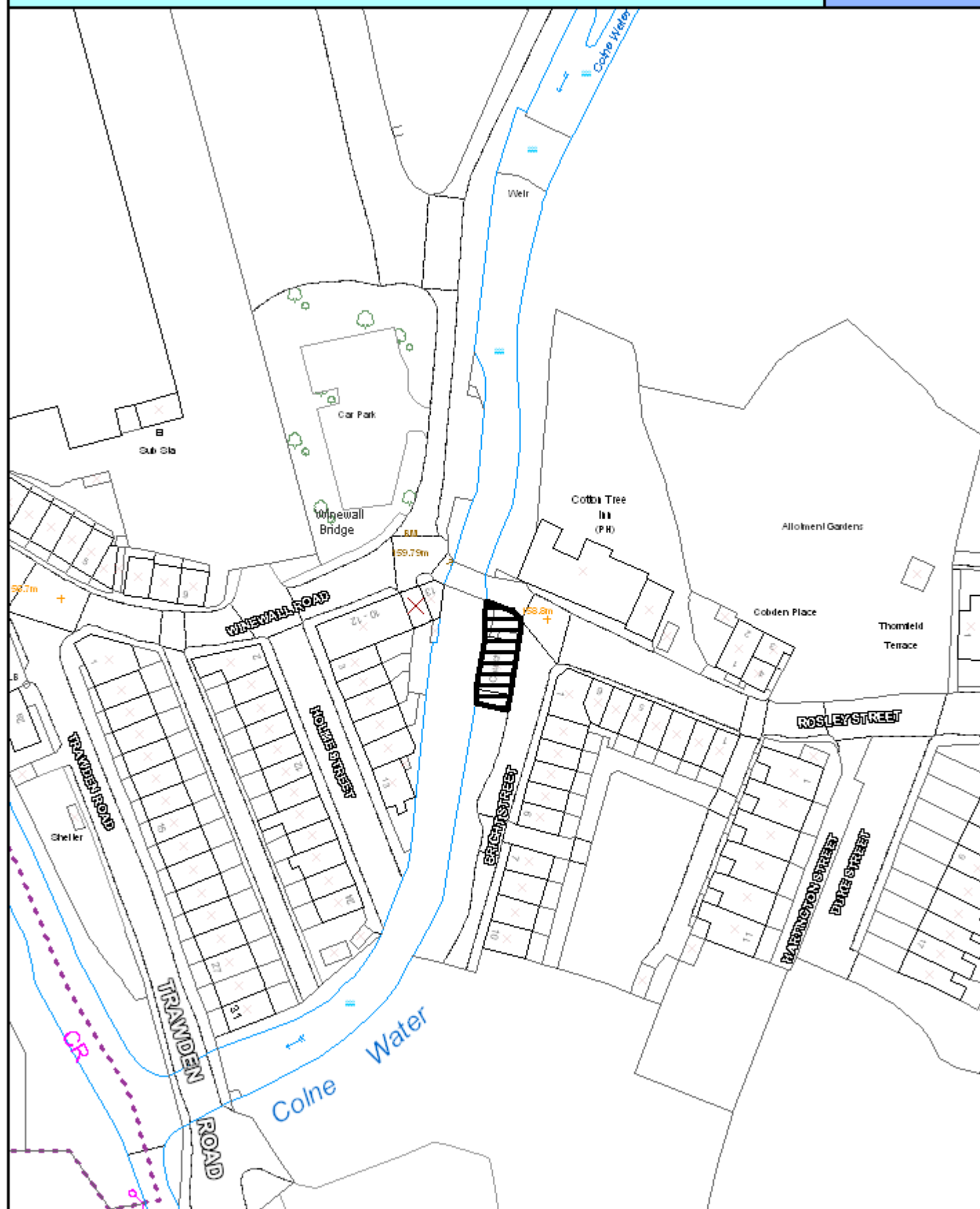
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St Ursula (Chapel of Ease), Bright Street



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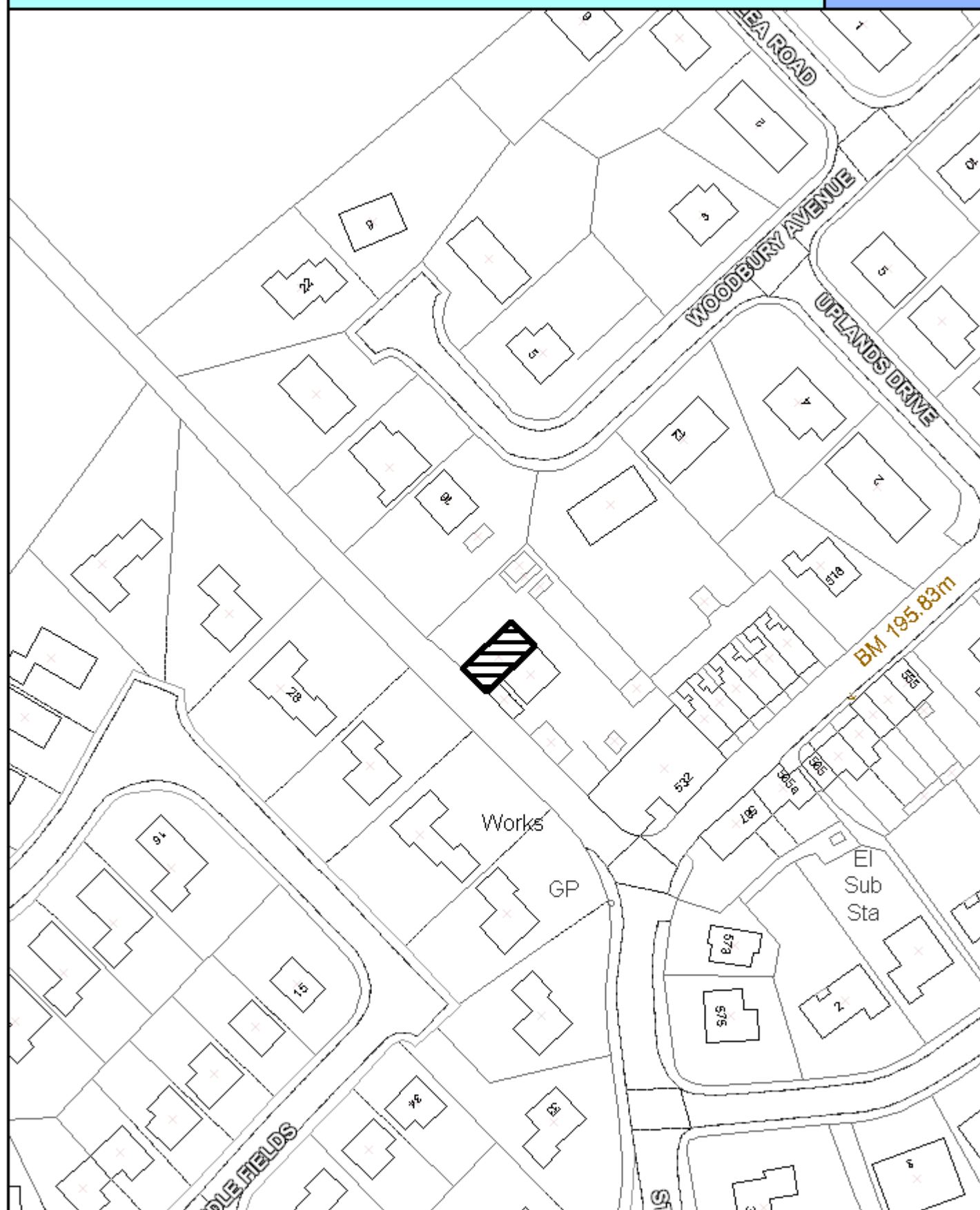


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532 Wheatley Lane Road

176



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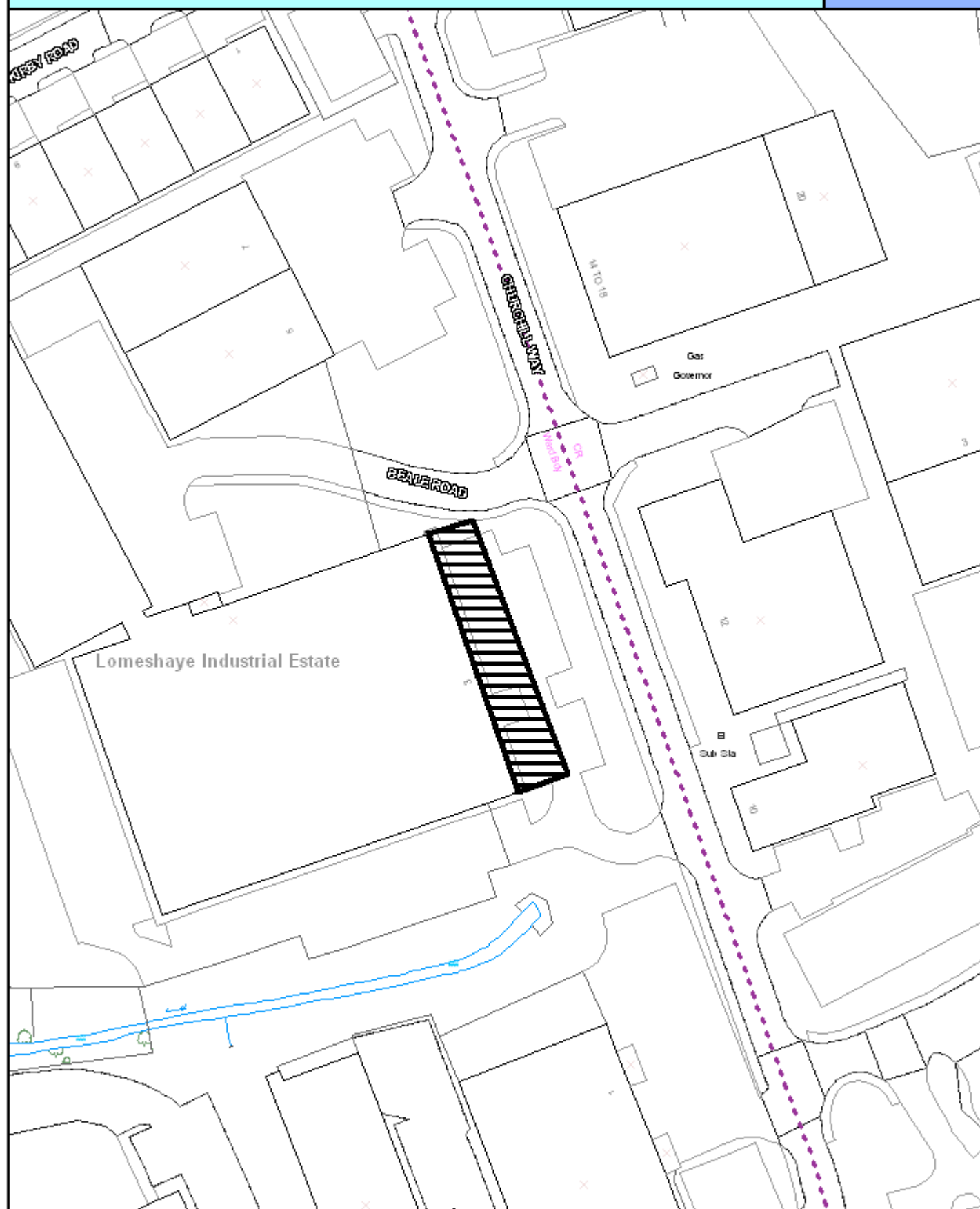


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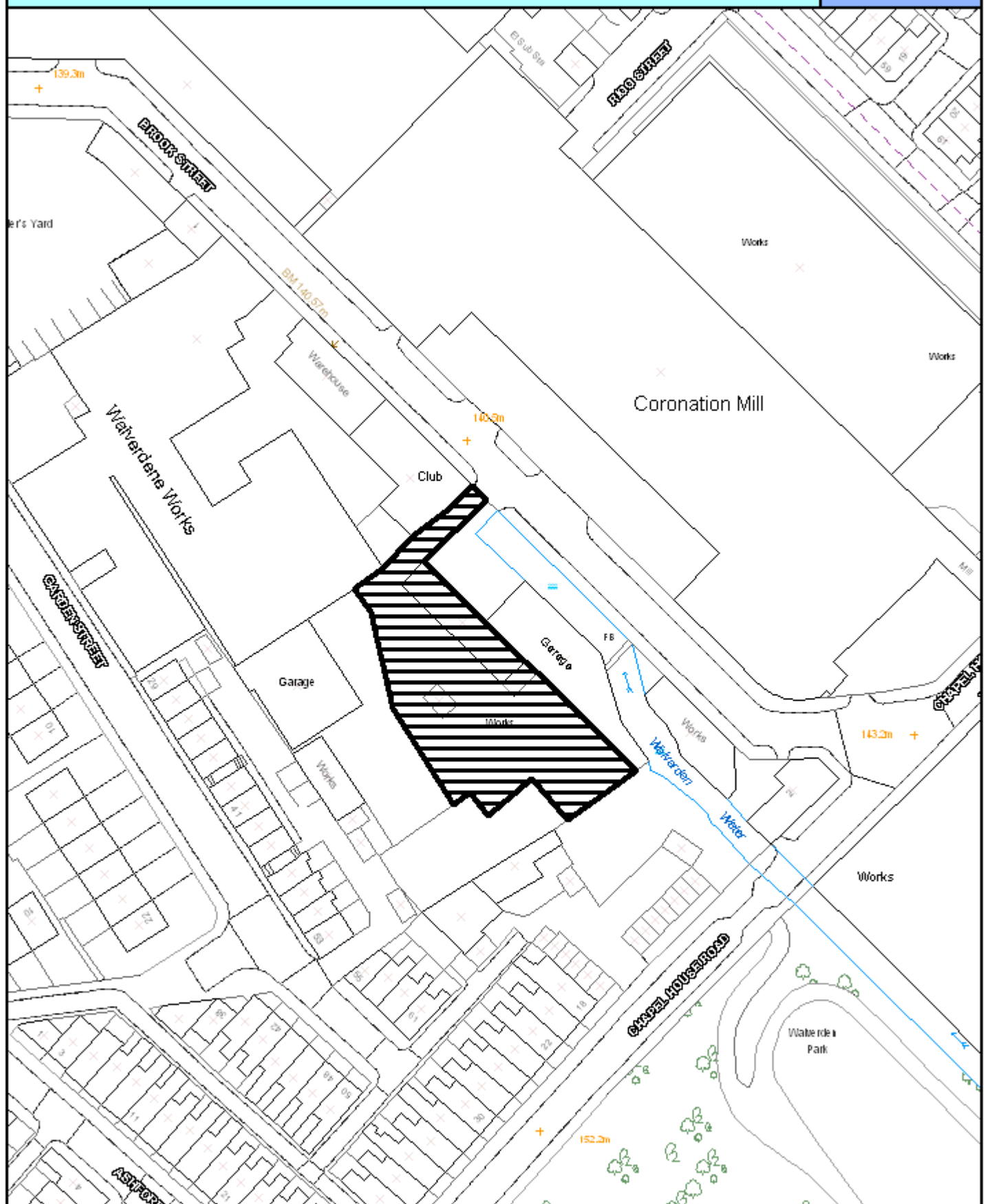
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Yard adjacent to 15 Brook Street



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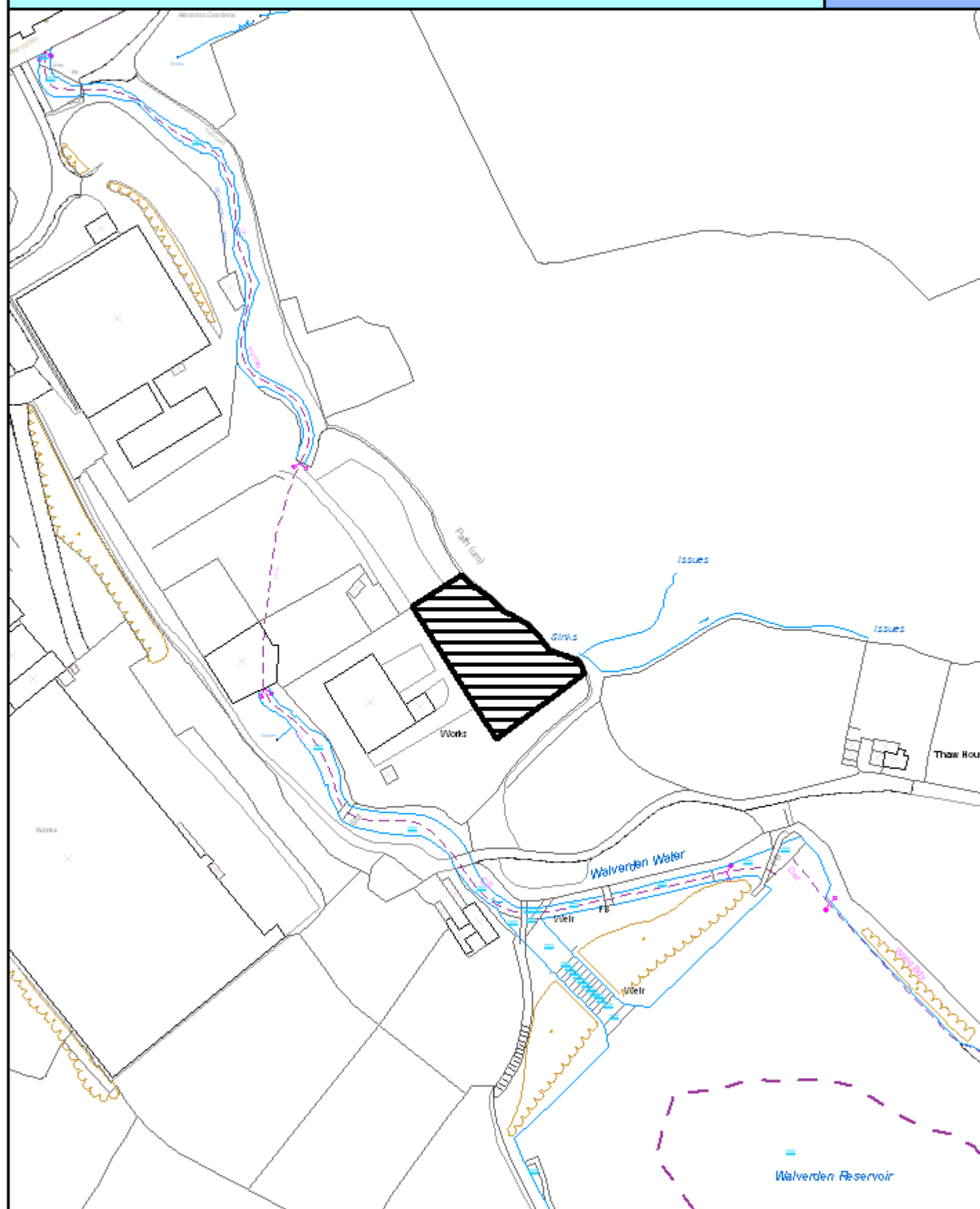
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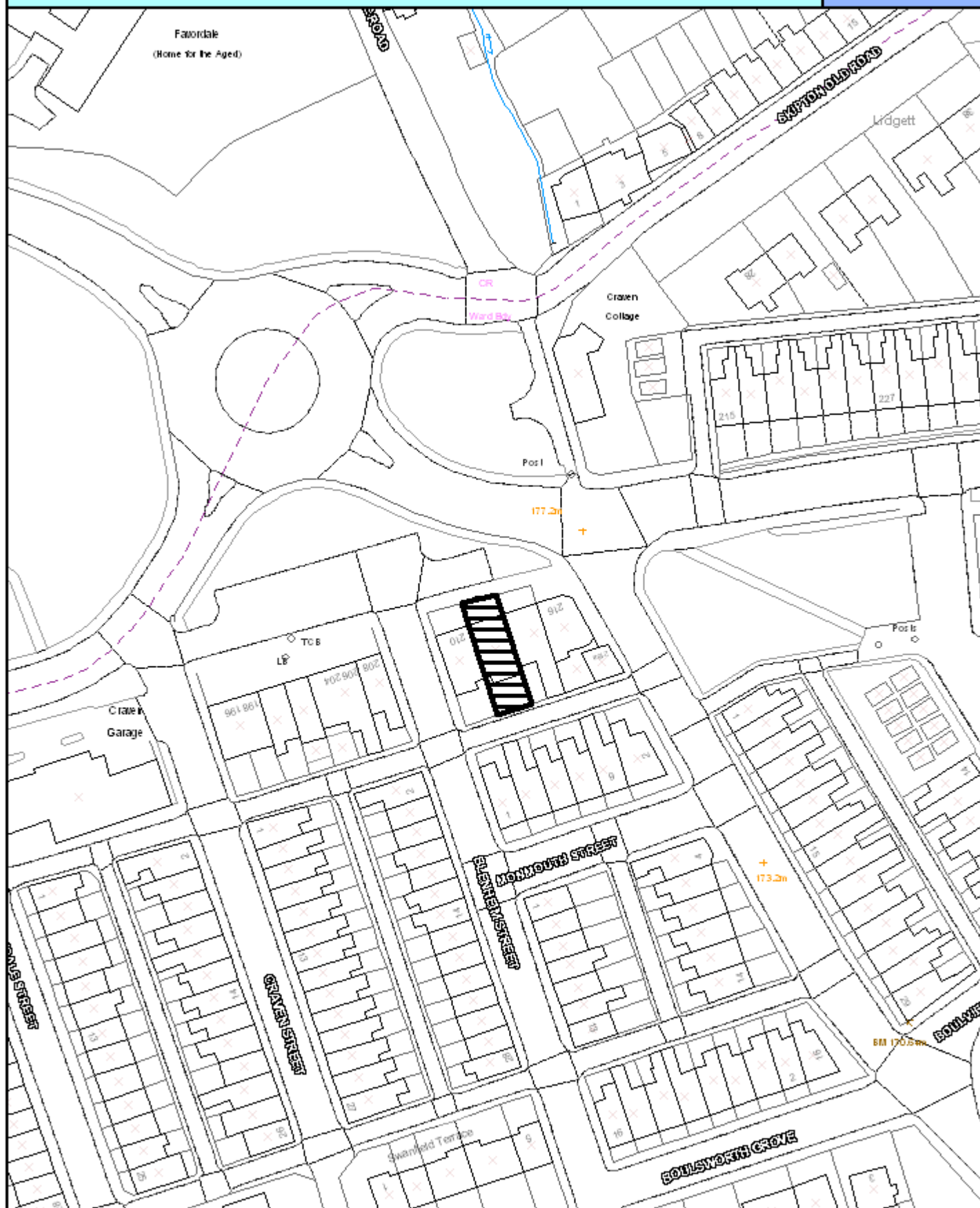
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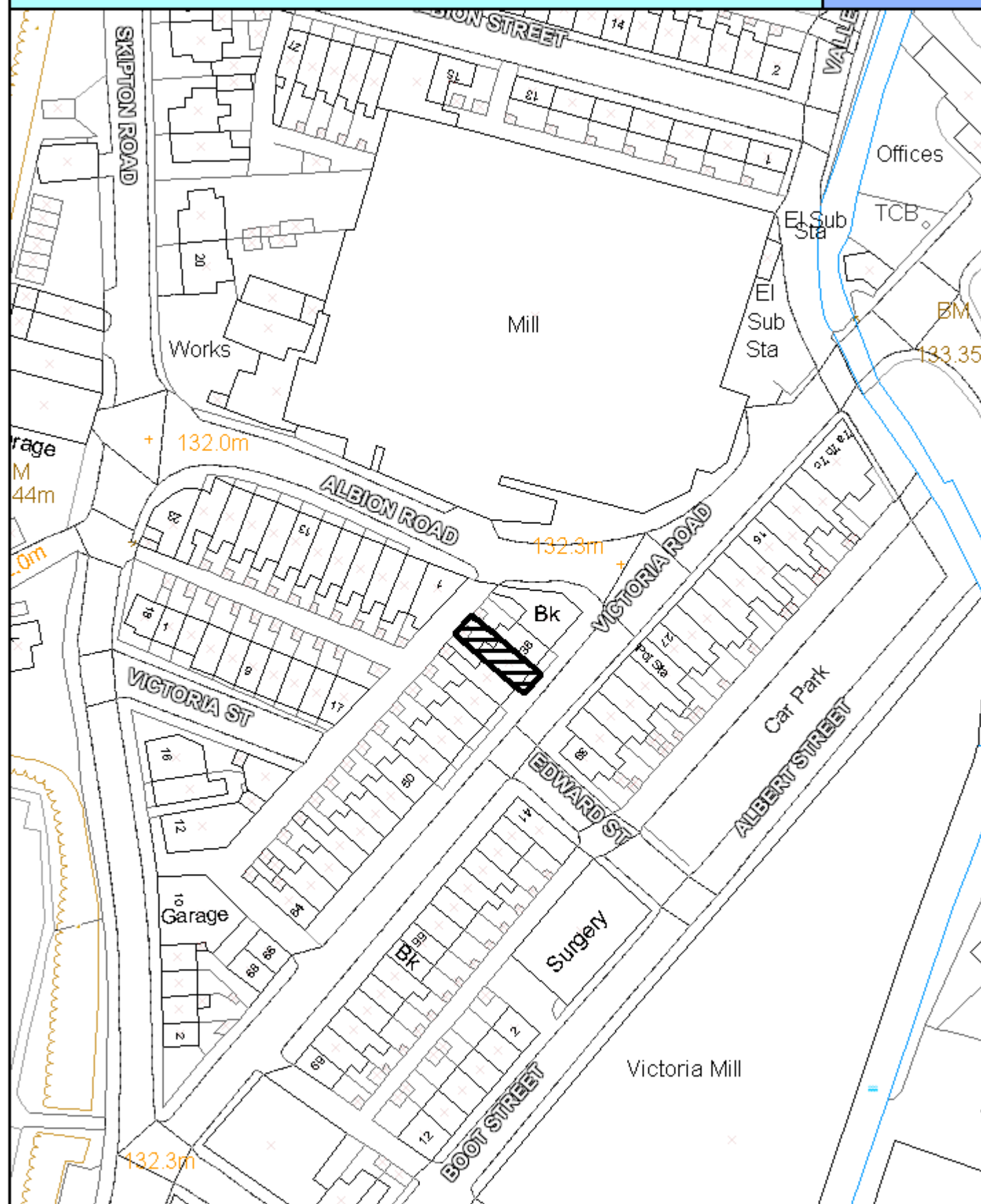


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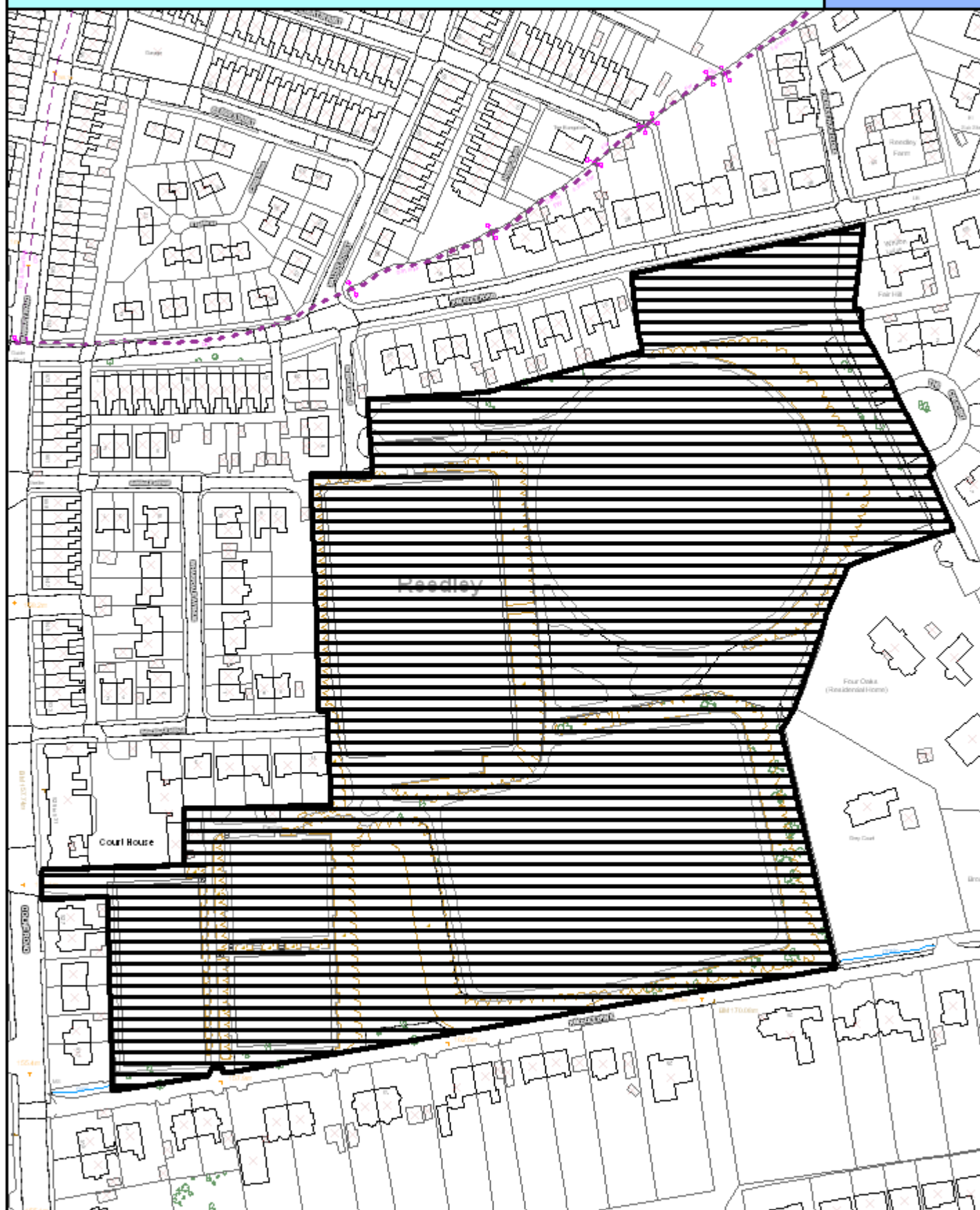
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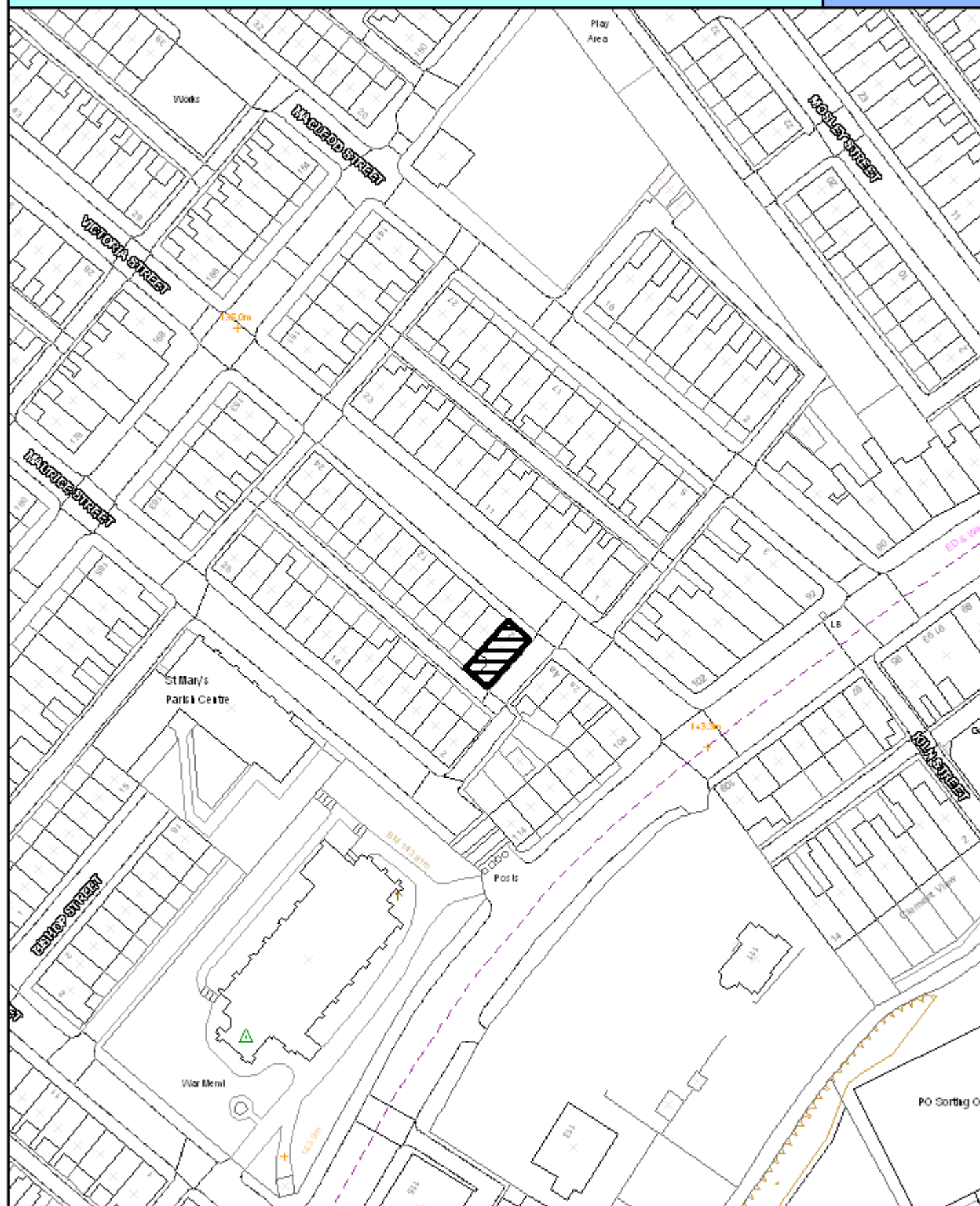
# **APPENDIX 2**

## **SITE PLANS**

### **COMPLETED SITES**

**(ordered by Site Ref)**





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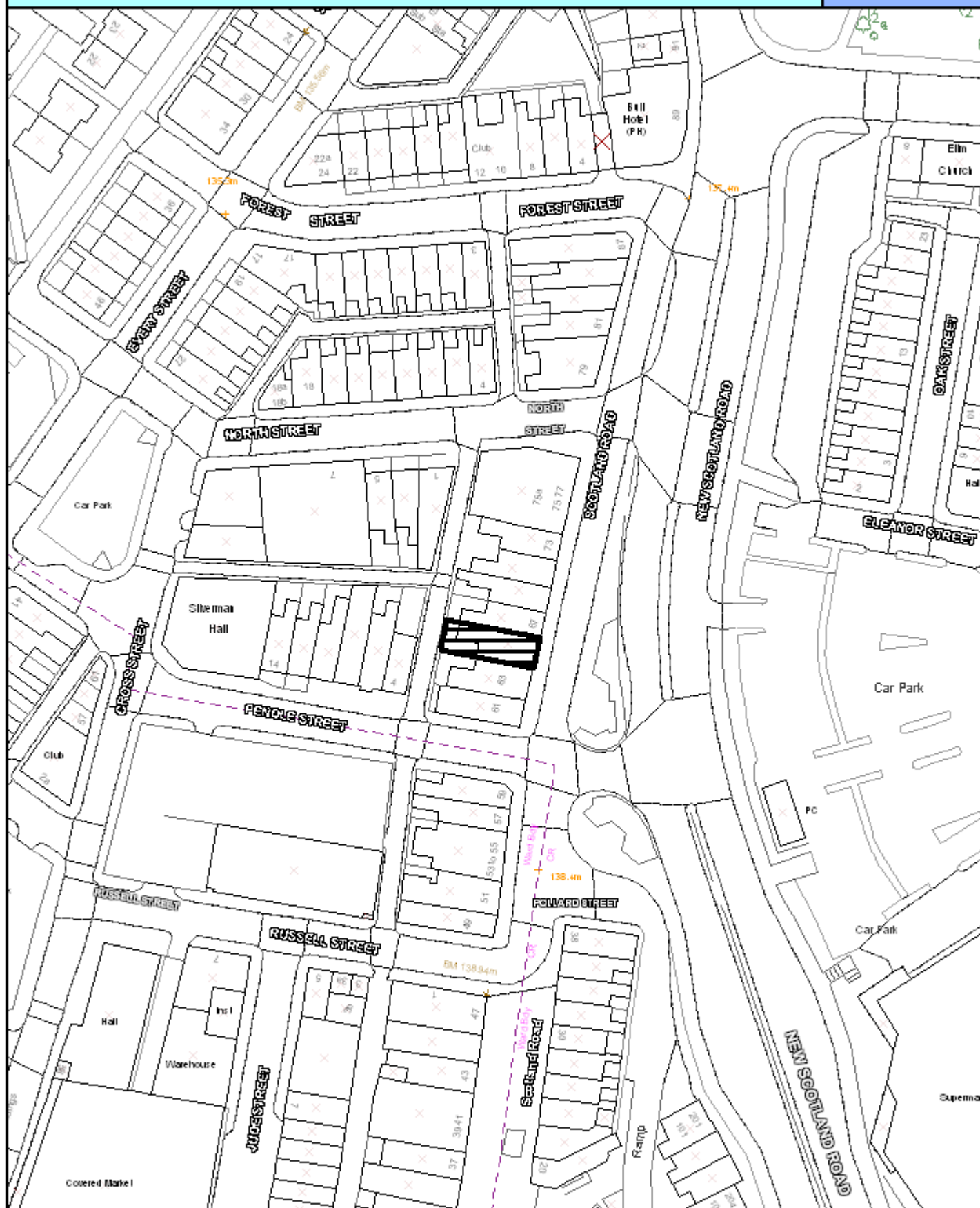


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## Pendle



Oxfam, 65 Scotland Rd



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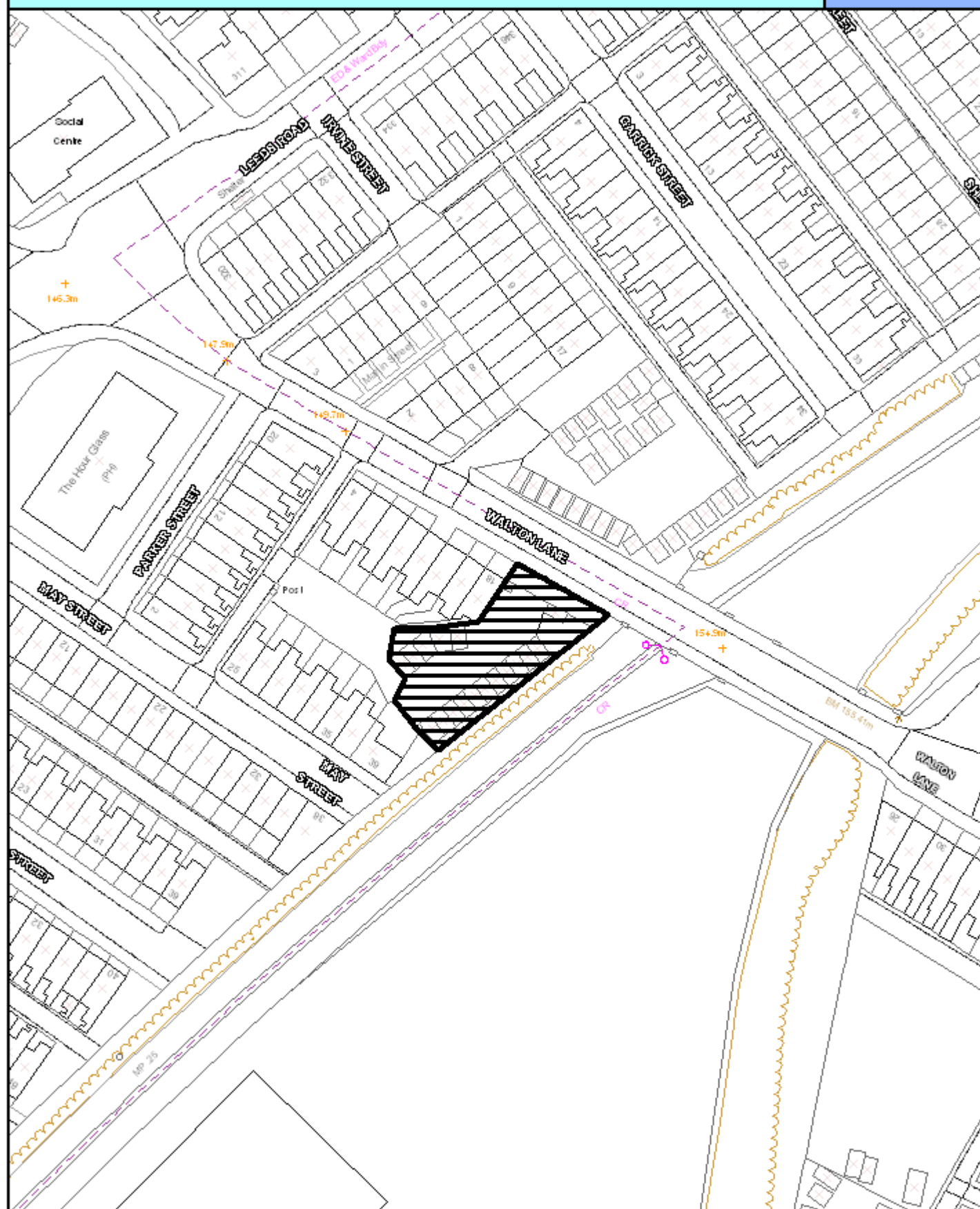
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## Land at Walton Lane



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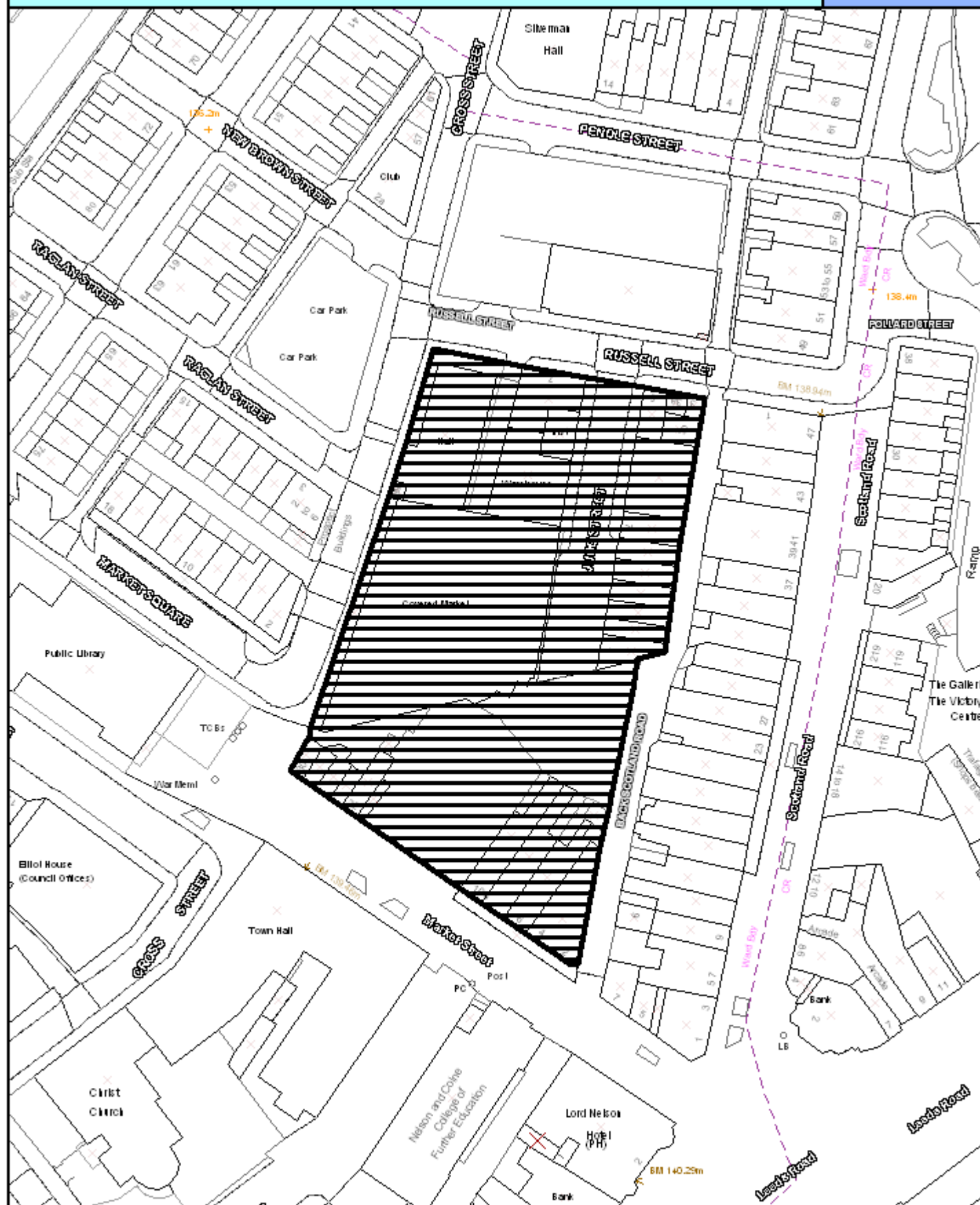
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Land off Market St



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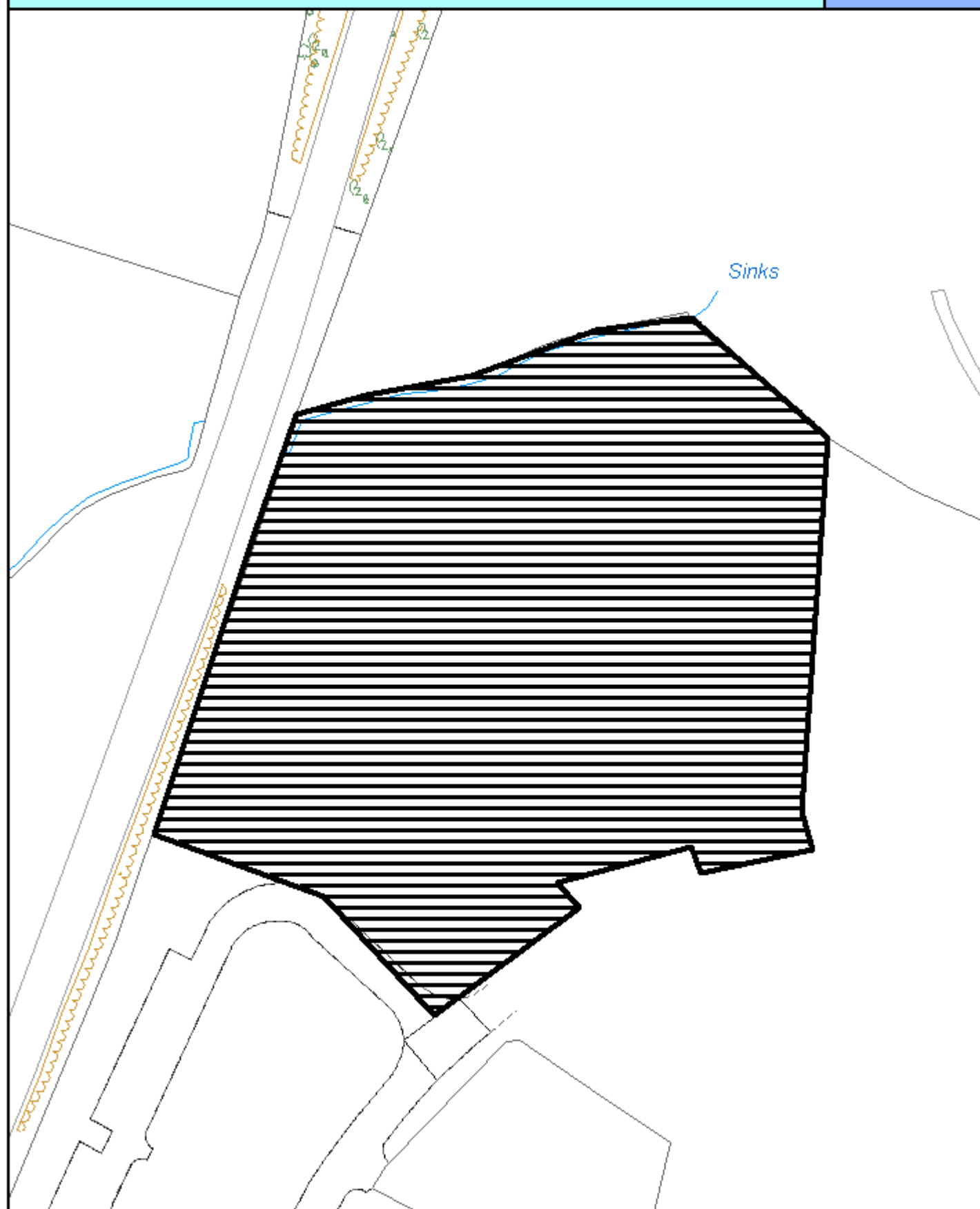




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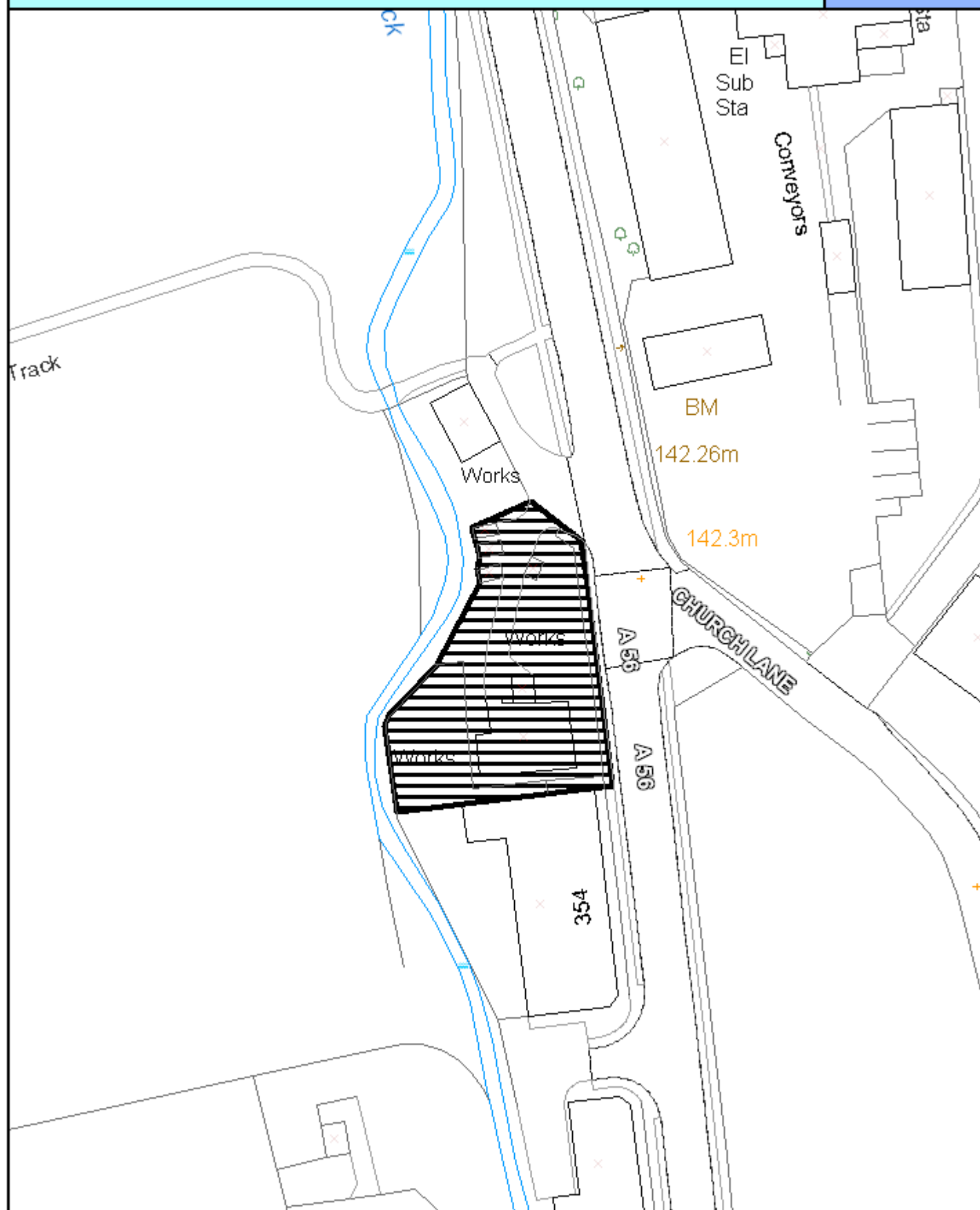
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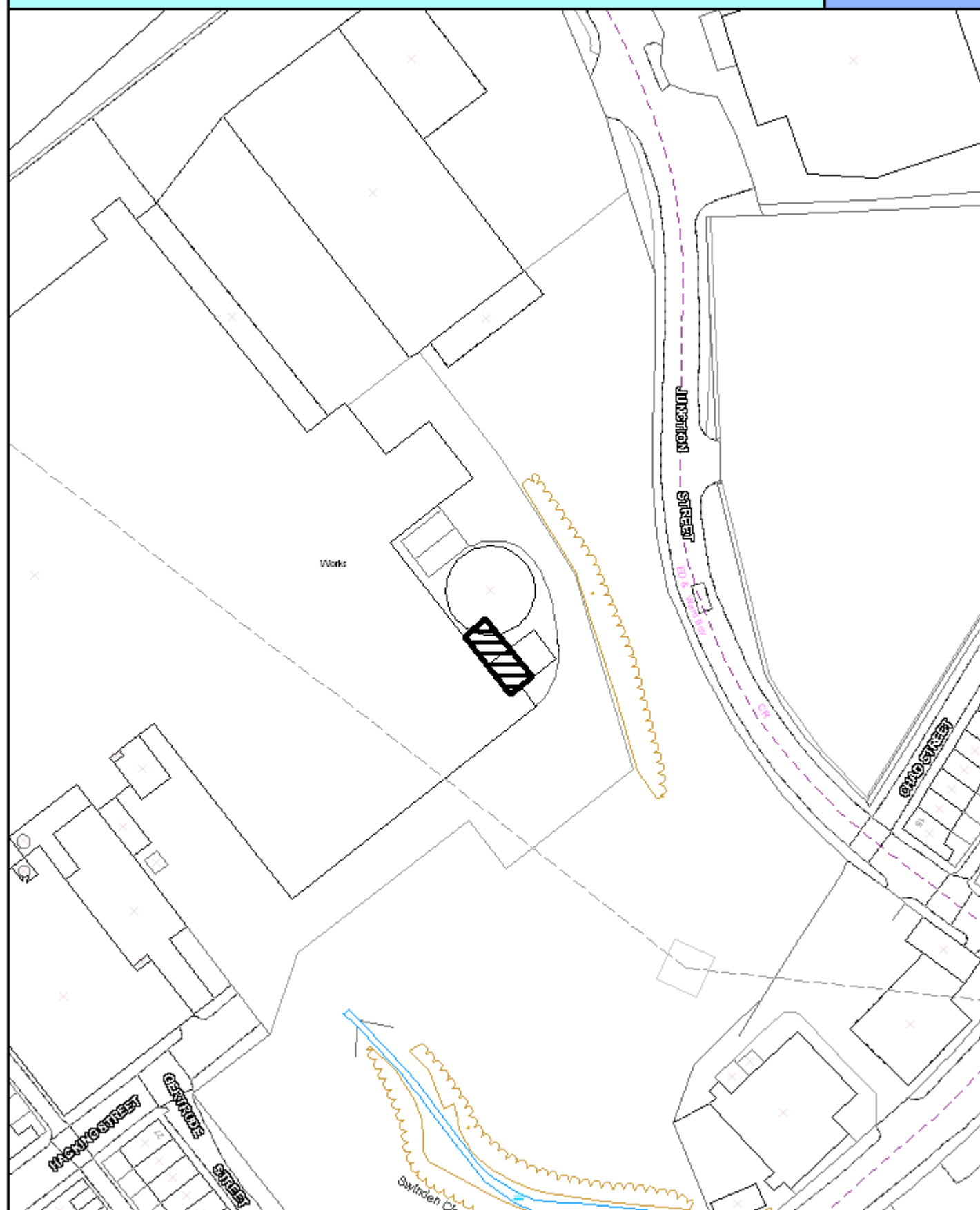
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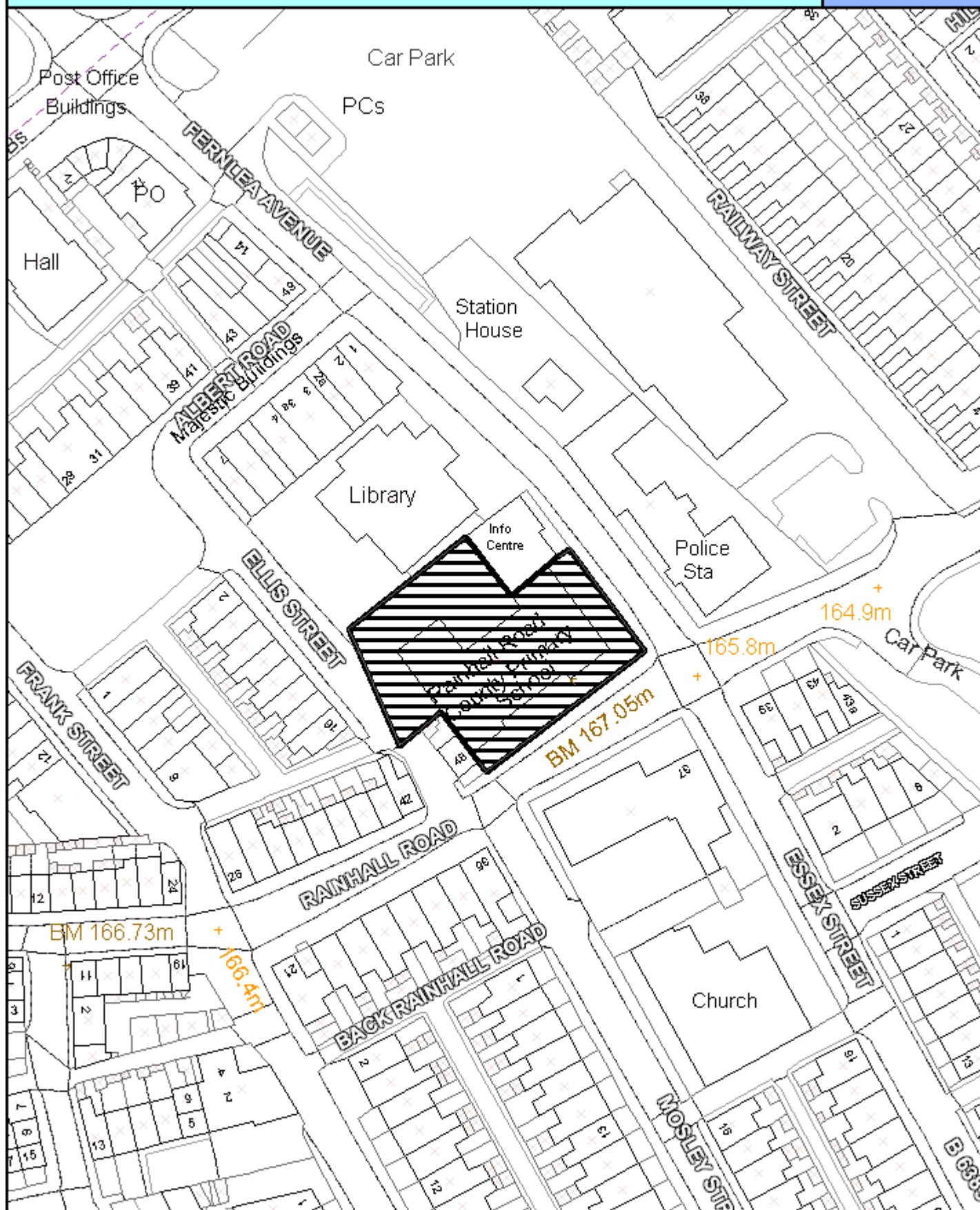
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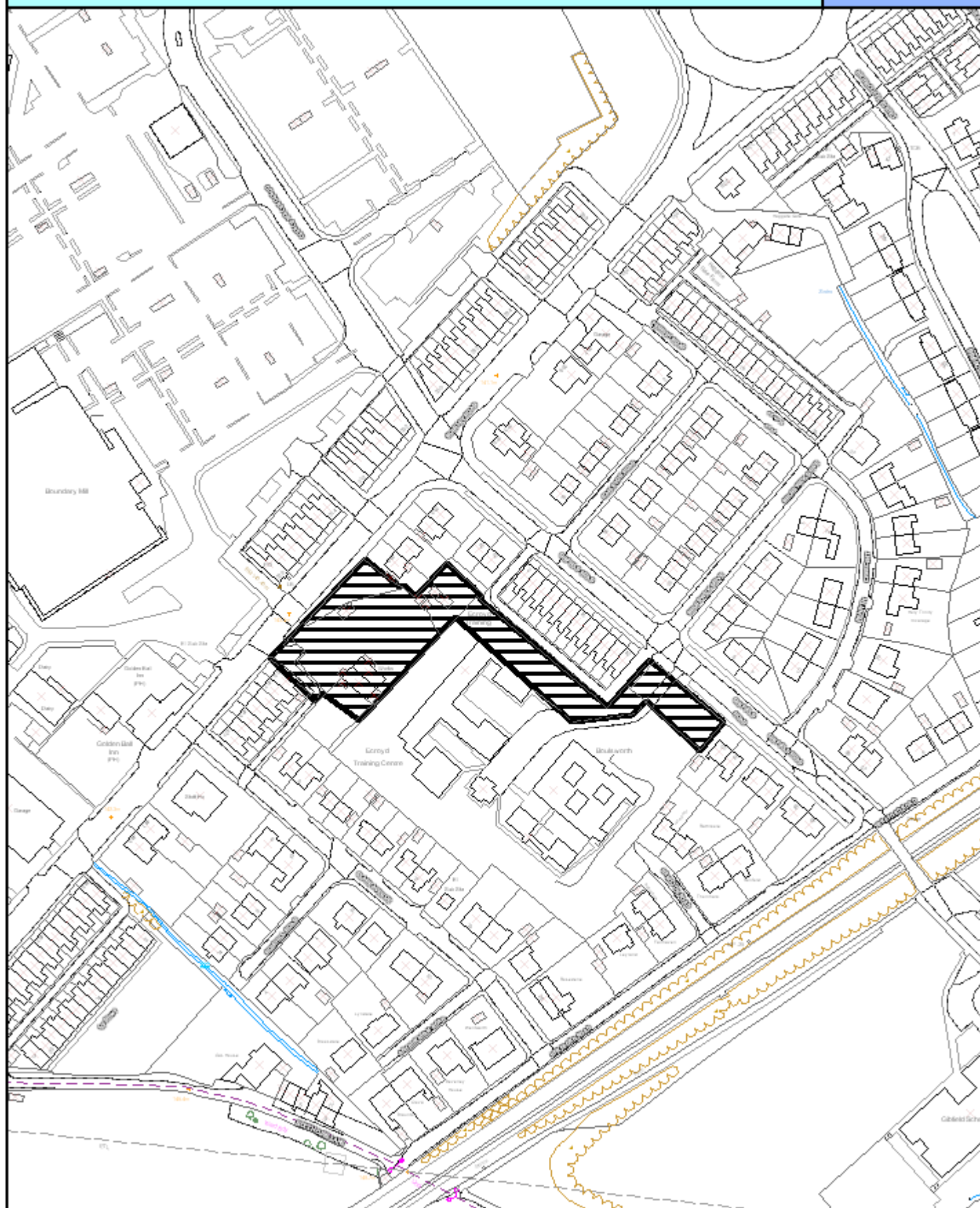
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## Pendle



## 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)

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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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