

Local Development Framework for Pendle

Evidence Base



Employment Land Monitoring Report



2008 / 2009



Adopted: 27th August 2009
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PENDLE EMPLOYMENT LAND MONITORING REPORT 2008-09

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1.0 Introduction

- 1.1 This report presents the results of the monitoring of employment land in Pendle for the period 1st April 2008 to the 31st March 2009 (the 2008-09 monitoring period).
- 1.2 It forms an important part of the evidence base for the new Pendle Local Development Framework (LDF). The Pendle LDF is the emerging portfolio of planning policy documents that will outline the spatial planning strategy for the Borough of Pendle. 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 2008–09 monitoring period. The completion figures are analysed in relation to historical completions data obtained from previous surveys.

2.0 Background

- 2.1 Local Development Framework Monitoring: A Good Practice Guide (CLG, March 2005) states that 'survey, monitoring and review are crucial to the successful delivery of local development frameworks. A systematic and dynamic monitoring system will help authorities understand the wider social, environmental and economic issues affecting their areas and the key drivers of spatial change' (para 3.1). The new PPS12: Local Spatial Planning re-iterates the importance of monitoring and reporting the results of development in the local area.
- 2.2 Pendle Borough Council has produced Employment (formerly Industrial and Business) Land Availability Reports for many years. This monitoring report represents the fourth 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 order to maintain an adequate supply of employment land. The North West of England Plan: Regional Spatial Strategy to 2021 (RSS) sets out the provision of new employment land for Lancashire. However, this requirement has not been broken down to a district level. Work is currently being undertaken by 4NW (the regional planning body for the North West) to divide up the Lancashire employment allocation between districts. Until a new district requirement has been set for Pendle the annual monitoring of both the stock of available permissions and completions will be assessed against the anticipate new local requirement identified in the Pendle Employment Land Review.

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 sixth 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 1st April 2008 and 31st March 2009) 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 1st April each year to assess the status of each active site included in the database. One of the following status options is assigned to each site record.
 - **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 (31st March 2009)

- 4.1 The updated Employment Land Availability Schedule at 31st March 2009 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. This can be used with the online planning archive to view details of the application: (<http://bopdoccip.pendle.gov.uk/PlanApp/jsp/searchPlan.jsp>).
 - **Site** – site name and address taken from the planning application form.
 - **Permission** – description of work to be undertaken as detailed on the decision notice.
 - **Site Area (ha)** – total area of the site in hectares using 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 (m²)** – internal floorspace of the premises constructed on the site in square metres.
 - **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 **23.319 hectares of land** in Pendle regarded as being 'available' for employment use at 31st March 2009. Maps for each of the sites making up this total area can be found in Appendix 1. These are ordered by the Ref. No. column of Table 1.
- 4.6 The figure of 23.319 hectares can be broken down into 13.699 hectares of land with planning permission allowing for immediate development (Full or Reserved Matters planning permission approved). The remaining 9.620 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 2009)

Ref. No.	App. No.	Site	Permission	Site Area (ha)	B1 (ha)	B2 (ha)	B8 (ha)	Floor space (sqm)	Perm. Type	Class.	Emp Area
101	13/04/0944	Foot House Gate Farm Barley	Repair and adaptation of redundant barn to form 1 unit of B1 workspace with ancillary residential accommodation	0.071	0.071			111	Full	Brownfield	<input type="checkbox"/>
164	13/06/0853	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	13/07/0242	Former Barnsley 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	13/07/0715	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	13/06/0442	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	13/06/0442	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"/>
190	13/08/0218	Land at Barrowford Road Barrowford Road Barrowford	B1 Office Development including access and layout (6 x 2 storey office units)	1.174	1.174			4508	Outline	Greenfield	<input type="checkbox"/>
202	13/08/0121	1-4 Castle Street Castle Street Brierfield	Erection of new building (282 m2) for use as motor repair garage.	0.043		0.043		228	Full	Brownfield	<input type="checkbox"/>
107	13/04/0589	Timber Centre, Whitewalls Ind. Estate Regent Street Colne	New storage building	0.029			0.029	432	Full	Brownfield	<input checked="" type="checkbox"/>

TABLE 1 - AVAILABILITY SCHEDULE (31st March 2009)

Ref. No.	App. No.	Site	Permission	Site Area (ha)	B1 (ha)	B2 (ha)	B8 (ha)	Floor space (sqm)	Perm. Type	Class.	Emp Area
173	13/07/0291	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"/>
188	13/08/0217	Buildings and Land off Junction Street Colne	Full: Major: Erect meat processing and packing unit.	2.215	0.332	1.883		14852	Full	Brownfield	<input checked="" type="checkbox"/>
166	13/07/0393	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	13/07/0886	38 Victoria Road Earby	Change of use from retail shop to bakers / food preparation	0.009	0.009			70	Full	Brownfield	<input type="checkbox"/>
193	13/08/0140	Unit A West Craven Business Park West Craven Drive Earby	Construct mezzanine floor (154m2) within existing building to form office accommodation and storage area and form new door and window openings.	0.223			0.223	154	Full	Brownfield	<input checked="" type="checkbox"/>
123	13/05/0156	Grains Barn Farm Barrowford Road Fence	Conversion of redundant shippons into office accommodation	0.013	0.013			121	Full	Brownfield	<input type="checkbox"/>
176	13/07/0674	532 Wheatley Lane Road Fence	Insert windows at first floor in storage building and use as offices	0.009	0.009			48	Full	Brownfield	<input type="checkbox"/>
201	13/09/0017	Wolfenden Ltd Edenworks Colne Road Kelbrook	Erect 390 m2 industrial building to side of existing crane building.	0.066		0.066		390	Full	Brownfield	<input type="checkbox"/>
106	13/04/0575	Lomeshaye Electrical 10 Kenyon Road Lomeshaye	2 story extension - office and showroom, warehouse extension	0.222	0.135	0.087		183	Full	Brownfield	<input checked="" type="checkbox"/>

TABLE 1 - AVAILABILITY SCHEDULE (31st March 2009)

Ref. No.	App. No.	Site	Permission	Site Area (ha)	B1 (ha)	B2 (ha)	B8 (ha)	Floor space (sqm)	Perm. Type	Class.	Emp Area
194	13/08/0284	Ferguson Engineering Ltd Coulton Road Lomeshaye	Erect extension to existing works.	1.026	1.026			701	Full	Brownfield	<input type="checkbox"/>
197	13/08/0223	Unit 1 Kenyon Court Kenyon Road Lomeshaye	Erection of two storey extension to south elevation of industrial unit	0.03		0.03		45	Full	Brownfield	<input checked="" type="checkbox"/>
151	13/06/0138	Whitefield Weaving Shed St Marys Street Nelson	Change of use to nine workshop units with associated reception and meeting rooms, alterations to external doors and windows and part removal of roof	0.22	0.22			2200	Full	Brownfield	<input type="checkbox"/>
157	13/06/0453	Land on Reedyford Road Reedyford Road Nelson	Erect industrial unit (amended scheme)	0.079		0.079		295	Full	Brownfield	<input type="checkbox"/>
161	13/06/0814	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	13/06/0852	Pendle Re-Employment Project Bankhouse Road Nelson	Use as offices (B1) and workshop	0.14	0.14			200	Full	Brownfield	<input type="checkbox"/>
178	13/07/0287	Yard adjacent to 15 Brook Street Nelson	Redevelopment of storage building to provide new structure	0.138			0.138	231	Full	Brownfield	<input checked="" type="checkbox"/>
179	13/07/0602	Land to rear of Riverside Works Brunswick Street Nelson	Erect industrial building	0.192		0.192		796	Full	Brownfield	<input type="checkbox"/>
192	13/08/0179	Land adjacent to Kingdom Hall Bradley Hall Road Nelson	Reserved matters: major: landscaping (outline application 13/07/0856p) for erection of 4 warehousing units (b8) 1760sq.M (as amended).	0.381			0.381	1760	Reserved Matters	Brownfield	<input type="checkbox"/>

TABLE 1 - AVAILABILITY SCHEDULE (31st March 2009)

Ref. No.	App. No.	Site	Permission	Site Area (ha)	B1 (ha)	B2 (ha)	B8 (ha)	Floor space (sqm)	Perm. Type	Class.	Emp Area
205	13/08/0115	The Groves Hotel 144 Manchester Road Nelson	Major: Convert premises to community centre and outbuildings to business starter units; restore lodge; erect mosque in grounds.	0.016	0.016			160	Full	Brownfield	<input type="checkbox"/>
172	13/07/0189	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"/>
204	13/08/0558	Lucas Sports Ground Colne Road Reedley	Erect 49 houses, 6 apartments, 8 live/work units, G.P. surgery(267m2), childrens nursery (278m2), office space (588m2)retail space (145m2), football	0.029	0.029			588	Full	Greenfield	<input type="checkbox"/>
150	13/06/0128	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	13/07/0443	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	8.233	3.790	4.049	0.394	
Total for Outline Planning Permissions	9.620	9.620	0.000	0.000	
Total for Reserved Matters Planning Permissions	5.466	0.820	3.814	0.832	
Total for All Permissions	23.319	14.230	7.863	1.226	75396

5.0 Employment Land Completions (1st April 2008 – 31st March 2009)

- 5.1 All new completions within the 2008-09 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 **3.96 hectares of new employment land** has been developed between the 1st April 2008 and the 31st March 2009. This consists of 3.57 hectares of new B1 employment land and 0.39 hectares of new B8 employment land. There has been no new B2 employment land completed in this monitoring period. In total, 11,597 square metres of new floorspace has been built for employment purposes over the period.

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

Ref. No.	App. No.	Site	Permission	Total Site Area (ha)	B1 (ha)	B2 (ha)	B8 (ha)	Floor Space (SqM)	Class.	Emp. Area?
189	13/08/0019	Holmefield Mills Gisburn Road Barrowford	Full: Change of use from warehousing B8 to light manufacturing B1 (2500 Sq. m).	0.544	0.544			2500	Brownfield	<input type="checkbox"/>
153	13/06/0264	Land off Primet Street Primet Street Colne	Erect Portal framed building to be used for garage/store for plant hire business	0.218			0.218	250	Brownfield	<input type="checkbox"/>
182	13/07/0664	212 Keighley Road Colne	Change of use of residential dwelling to offices (B1)	0.015	0.015			77	Brownfield	<input type="checkbox"/>
184	13/08/0021	16 Keighley Road Colne	Change of use from existing ground floor dwelling into office with first floor flat	0.026	0.026			50	Brownfield	<input type="checkbox"/>
195	13/08/0540	Cross & Lawson Hill Street Colne	Change of use from storage area to office use (B1)	0.036	0.036			114	Brownfield	<input type="checkbox"/>
152	13/06/0164	Wolfenden Builders Merchants Edenworks Colne Road Kelbrook	Re-clad existing building and form 68m2 of additional internal first floor floorspace	0.139	0.139			68	Brownfield	<input type="checkbox"/>
177	13/07/0780	Protec House Churchill Way Lomeshaye	Erection of 2 storey office extension to NE frontage	0.049	0.049			910	Brownfield	<input checked="" type="checkbox"/>
198	13/08/0258	Unit B2 Churchill Way Lomeshaye	Part demolition of and erection of extension to existing industrial unit	0.176			0.176	16.3	Brownfield	<input checked="" type="checkbox"/>
167	13/07/0577	The Ace Centre Cross Street, Russell Street & 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	Brownfield	<input type="checkbox"/>

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

Ref. No.	App. No.	Site	Permission	Total Site Area (ha)	B1 (ha)	B2 (ha)	B8 (ha)	Floor Space (SqM)	Class.	Emp. Area?
174	13/07/0428	Water Board Offices Every Street Nelson	Repair and restore building to form B1 office premises and training centre	0.044	0.044			133	Brownfield	<input type="checkbox"/>
191	13/08/0474	Playing Field Swinden Clough Regent Street Nelson	Erect 2 storey office block for Primary Care Trust with access road and car park (Amended Scheme).	2.446	2.446			4800	Greenfield	<input checked="" type="checkbox"/>
203	13/08/0402	No.1 Market Street Market Street Nelson	Change of use from A1 (Retail) into part retail (A1), part office (A2) and part B1(a).	0.061	0.061			89	Brownfield	<input type="checkbox"/>

TOTAL COMPLETIONS (2008-09) 3.96 3.57 0.39 11597

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 The existing development plan consists of the Regional Spatial Strategy (RSS) and the Replacement Pendle Local Plan (2001-2016). The employment land requirements identified in the RSS have superseded the requirements in the local plan. However, the RSS requirement is only provided on a sub-regional basis i.e. one figure for Lancashire as a whole and not individual figures for districts.
- 6.3 This section will therefore provide some analysis of the new monitoring data with past completion rates and consider performance against the local requirements identified in the Pendle Employment Land review. Future monitoring reports will provide an assessment against district employment figures once these have been determined.

Past Trends Analysis

- 6.4 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 2005 (pre-RSS period) to be 25.5 hectares, and subsequent total completions since 2005 (start of the RSS period) to be 10.11 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 2.83 hectares per annum between 1996 and 2005 to 2.61 hectares per annum since 2005.
- 6.5 Looking at the historic trends in completion rates, Figure 1 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 between 2000 and 2006. However, over the last two years there have been increases in new employment land completions. In particular in the 2008-09 monitoring period, the NHS PCT office site at the Whitewalls Industrial Estate has been completed. This equates to 2.77ha of land, which is more than the total amount of employment land completed in the last monitoring period.
- 6.6 Furthermore, Table 1 (Availability Schedule – Section 4) demonstrates a significant amount of land on the availability schedule. Indeed, the total available land with planning permission for employment use has increased from 19.535 hectares last year (2007-08) to 23.319 hectares this year (2008-09), a positive sign in the context of future completions.

TABLE 3 – Employment land take-up (completions by monitoring period)
Pre – Regional Spatial Strategy (RSS) Period

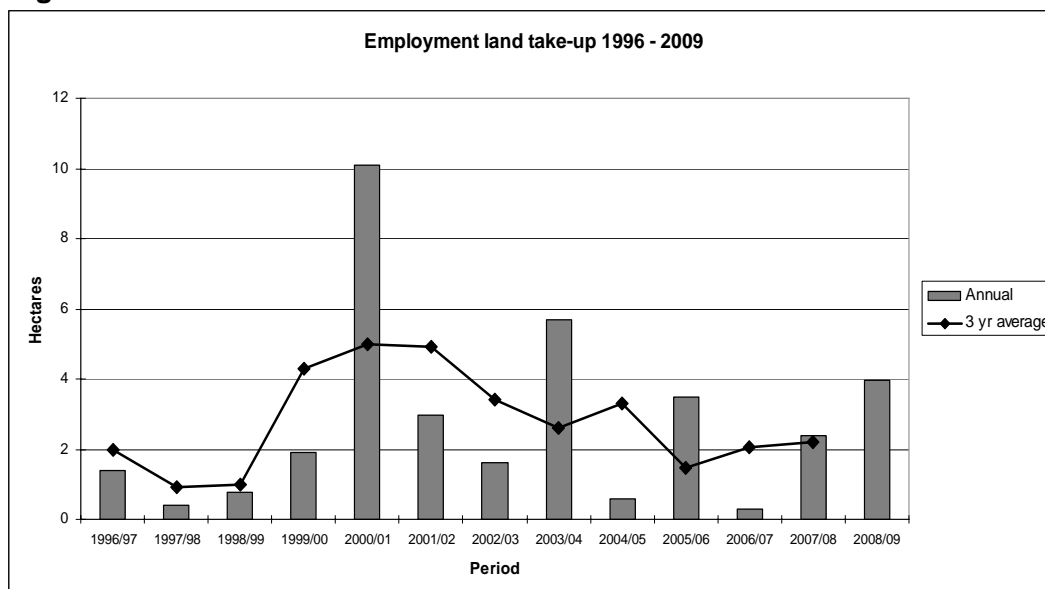
Monitoring Period	Area (Ha)					Floor Space (m ²)
	Total	B1	B2	B8	Other	
1996 – 97	1.40	0.60	0.80	0.00	0.00	2,053.00
1997 – 98	0.40	0.01	0.39	0.00	0.00	2,332.00
1998 – 99	0.78	0.20	0.50	0.05	0.03	6,328.00
1999 – 00	1.89	0.10	0.96	0.83	0.00	9,409.00
2000 – 01	10.11	1.88	6.42	1.71	0.10	46,147.00
2001 – 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
Totals	25.5	3.48	13.81	8.08	0.13	143,110.80

Regional Spatial Strategy (RSS) Period

Monitoring Period	Area (Ha)					Floor Space (m ²)
	Total	B1	B2	B8	Other	
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
2008 - 09	3.96	3.57	0.00	0.39	0.00	11,597.00
Totals	10.11	5.97	3.43	0.72	0.00	46,537.00

2.83 Average take-up per annum (1996-2005)**2.53** Average take-up per annum (2005-2009)**New floorspace (m²)**

Monitoring Period	B1	B2	B8	Total
2008 – 09	11,331	0	266	11,597

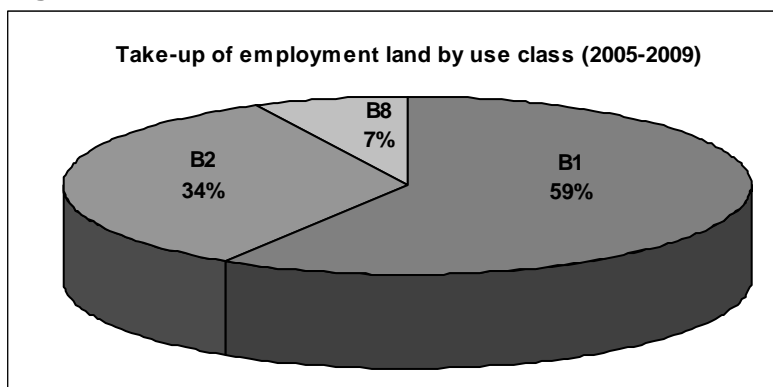
Figure 1

- 6.7 Of those sites listed in Table 1 (Availability Schedule – Section 4), work at the Barrowford (Riverside) Business Park was underway during the site visits undertaken for this monitoring report. This site is of a sufficient size to make a significant contribution to the employment land provision requirements in

Pendle. Annual monitoring will continue to ensure that the gap between the actual and required provision rates does not widen excessively.

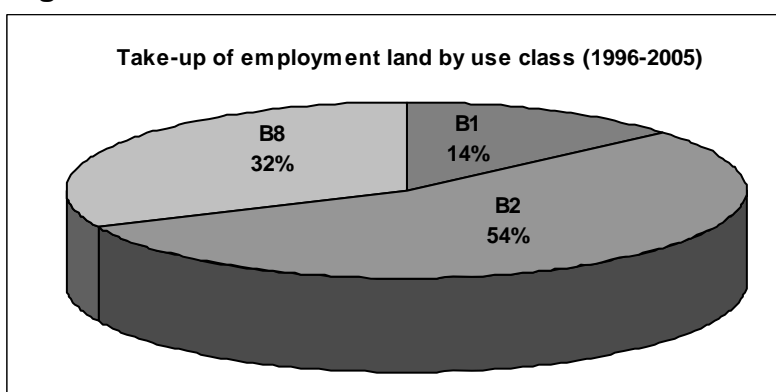
- 6.8 Finally, looking at the breakdown for completions within the 2008-09 it is evident that a mix of B1 and B8 uses has been completed, however, no B2 uses have been completed in this monitoring period. Figure 2 demonstrates that 59% of all completions since 2005 have been for B1 use, 34% for B2 use and 7% for B8. 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 2



- 6.9 Figure 3 shows that pre 2005 the majority of completions were for B2 and B8 uses, with over half of completions between 1996 and 2005 being for B2 development. The completions in the last four years (2005-2009) have helped to readdress the mix of employment land with a significant increase in B1 development.

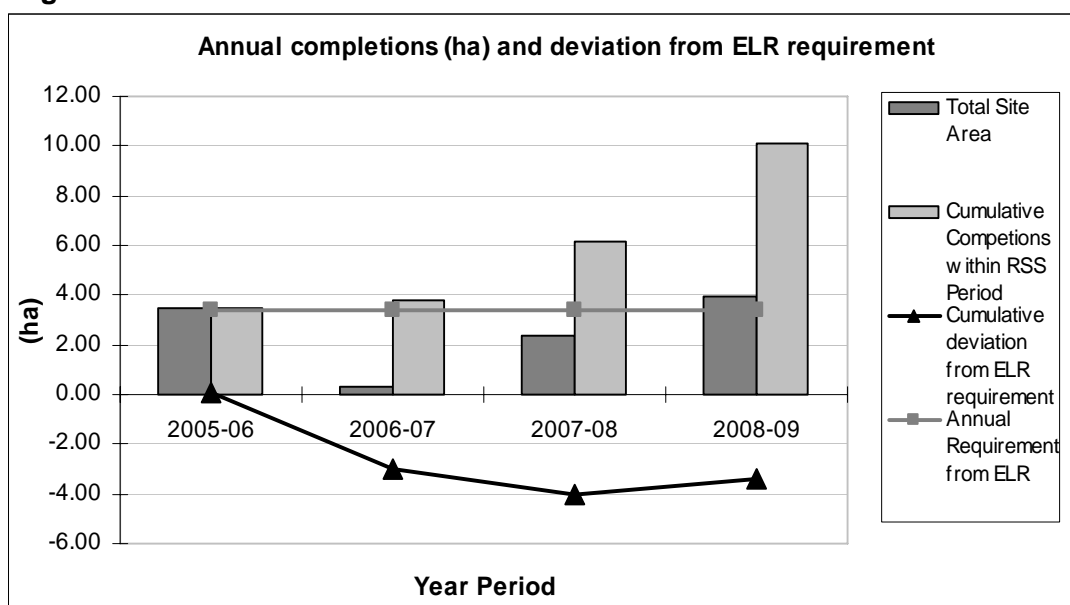
Figure 3



The Pendle Employment Land Review

- 6.9 As stated above, the RSS does not specify district level requirements therefore in order to provide an assessment of this years completions against the employment land requirement for Pendle, figures from the Pendle Employment Land Review (ELR) will be used. The ELR (adopted March 2008) includes a range of demand assessment techniques which have helped to determine the anticipated new local requirement, as per the ELR guidance note on preparing a local evidence base.
- 6.10 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



- 6.11 Although take-up in 2005-06 just exceeded the ELR requirement, take-up in 2006-07 and 2007-08 has fallen far short of the 3.385ha per annum requirement. However, in 2008-09 the completion rate has exceeded the annual requirement by 0.575ha. The result is that the negative deviation of previous years has decreased and the borough is now only 3.43ha below the requirement at this stage in the RSS period i.e. just over a year behind in its provision of employment land.

Gap in provision

- 6.12 The Pendle ELR forms a key part of the evidence base to help inform the 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.
- 6.13 The ELR concluded that after taking into account:
- the portfolio of sites;

- completions which occurred between 2005-2007 and;
 - available sites below the site size threshold (below 0.25ha) (as identified in the 2006/07 monitoring report)
- a residual requirement (shortfall) of 7.121 hectares of land was identified (Table 21 of the ELR).

- 6.14 The annual monitoring of employment land completions provides an opportunity to reassess the portfolio of sites. In order to do this the following tasks need to be carried out:
1. Determine if any new sites have come forward during the monitoring period, not previously identified in the ELR portfolio of sites and assessment.
 2. 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. Assess total losses of employment floorspace through annual monitoring and any potential impact on residual land requirements.
- 6.15 Each task is discussed in more detail below, followed by an update of Table 21 of the ELR summarising the adjusted shortfall in supply following the 2008-09 monitoring period. This update also takes account of the information contained in the 2007-08 monitoring report.

1. New sites coming forward

- 6.16 The portfolio of 73 sites presented in the adopted ELR included sites over 0.25ha in size (or vacant premises over 500m² 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.
- 6.17 Table 4 lists new permissions granted during both the 2007-08 and 2008-09 monitoring period, on sites not previously identified in the ELR. The table does not double count permissions e.g. if a site was granted outline permission in 2007-08 and reserved matters in 2008-09 the site will only appear in the 2008-09 list. The table only shows those sites that are still available as completions are counted separately. It demonstrates a total of 3.235 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 and 2008- 09) on sites not previously identified in the ELR and that are still available

Ref.	Site	Area (ha)	Status
Sites granted permission in 2007-08			
172	Reedley Squash Club	0.190	Available
173	New Street Yard, Colne	0.091	Available
175	St. Ursula, Bright Street, Trawden	0.013	Available
176	532 Wheatley Lane Road, Fence	0.009	Available
178	Yard adjacent 15 Brook St, Nelson	0.139	Available
179	Land to rear of Riverside works, Nelson	0.192	Available
183	38 Victoria Road, Earby	0.009	Available
Total (hectares) for 2007-08		0.643	
Sites granted permission in 2008-09			
188	Buildings and Land off Junction Street, Colne	2.215	Available
193	Unit A West Craven Business Park, Craven Drive, Earby	0.223	Available
201	Wolfenden Ltd, Edenworks, Colne Road, Kelbrook	0.066	Available
202	1-4 Castle Street, Brierfield	0.043	Available
204	Lucas Sports Ground, Colne Road, Brierfield	0.029	Available
205	The Groves Hotel, 144 Manchester Road, Nelson	0.016	Available
Total (hectares) for 2008-09		2.592	
Total (hectares) for 2007-09		3.235	

2. Loss of sites identified in the portfolio

- 6.18 During the 2008-09 monitoring period there have been two losses from the portfolio of vacant sites due to the commencement or completion of development for alternative uses on these sites. ELR site 103 (Calder Vale Mill, Barrowford) has a permission for housing and work has started on the site. ELR site 129 (Grove Mill, Former Coach House Antiques, Colne) has a permission for retail and work has started on the site. These sites must be removed from the ELR site portfolio.
- 6.19 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 2008-09 monitoring period.
- 6.20 Of those sites listed as complete in Table 2 of this monitoring report, only site 191 (ELR site 55 Swinden Clough, Colne) and site 174 (part of ELR site 100 Water Board Yard, Nelson) formed part of the ELR site portfolio. The amount of land completed on these two sites totals 2.47 hectares 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 three sites listed as available in the 2006-07 employment land monitoring report; sites 62, 64, 116 (ELR sites 15, 16 and 21) and that formed part of the ELR site portfolio, have lapsed during this monitoring period. These three sites total 1.075 hectares of land. However, although the permissions on

these sites have lapsed they are still vacant sites which could contribute to the employment land shortfall. The portfolio of sites will therefore remain unadjusted.

- 6.22 The ELR also included sites (below the 0.25ha threshold) from the 2006/07 monitoring report in the overall shortfall calculation (ELR Table 21). In the 2007-08 monitoring period seven of these sites had expired reducing the figure by 0.132ha. In the 2008-09 monitoring period a further four sites had expired reducing the figure by 0.228ha.

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 2008-09 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 (m²)

	B1	B2	B8
Losses to housing developments	-98	0	-30
Losses to employment developments	-133	0	-2,614
Losses to retail & leisure developments	0	-541	-195
Total losses (2008-09)	-231	-541	-2,839
Total new completions (2008-09) (Table 3)	11,331	0	266

- 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 2008-09. For example, although 266m² of new B8 floorspace has been created during this monitoring period, Table 5 demonstrates that the loss of 2,839m² means that there has in actual fact been a net loss of overall B8 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 12,693m² of existing floorspace (Table 11 of the ELR) and therefore there was no additional land requirement evident. This figure was reduced to 7,860m² following annual monitoring in 2007-08. However, if this surplus turns 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 3,611m² of floorspace identified during this monitoring period will clearly reduce the adjusted surplus identified above¹. However, an additional 4,249m² surplus is still evident. Monitoring in future years should

¹ New floorspace created is not considered in this calculation as it is counted against the 'supply and demand of land and sites' part of the ELR.

highlight any need to reassess the overall floorspace requirements and any potential land implications in the event of a demonstrated deficit².

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 **2.592** 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 hectare gap in provision identified in the ELR.
- 6.28 Table 6 below updates the summary of provision (Table 21 of the ELR) taking account of the findings from the annual employment land monitoring reports for both 2007-08 and 2008-09. It demonstrates a reduction of the final shortfall in supply from 7.121 hectares to 4.445 hectares.

Table 6: ELR update – final gap in provision

	Area (ha)		
	ELR	2007-08 update	2008-09 update
Total Pendle Requirement 2005-2021	54.160	54.160	54.160
Portfolio of Sites in Employment Land Review	-35.329	-33.606	-28.800
Residual Requirement	18.831	20.554	25.360
Completions since 2005	-3.780	-6.150	-10.11
Sites shown in the 2006-07 Monitoring Report (below size threshold) that are still available	-0.860	-0.728	-0.50
New sites available with planning permission (2007-08)	N/A	-1.252	-0.643
New sites available with planning permission (2008-09)	N/A	N/A	-2.592
Proposed sites (supply) on PDL	-4.003	-4.003	-4.003
Proposed sites (supply) on greenfield land (within settlement boundary)	-3.067	-3.067	-3.067
Final gap in provision – shortfall of supply	7.121	5.354	4.445

- 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.

² 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.

APPENDIX 1

SITE PLANS

AVAILABLE SITES

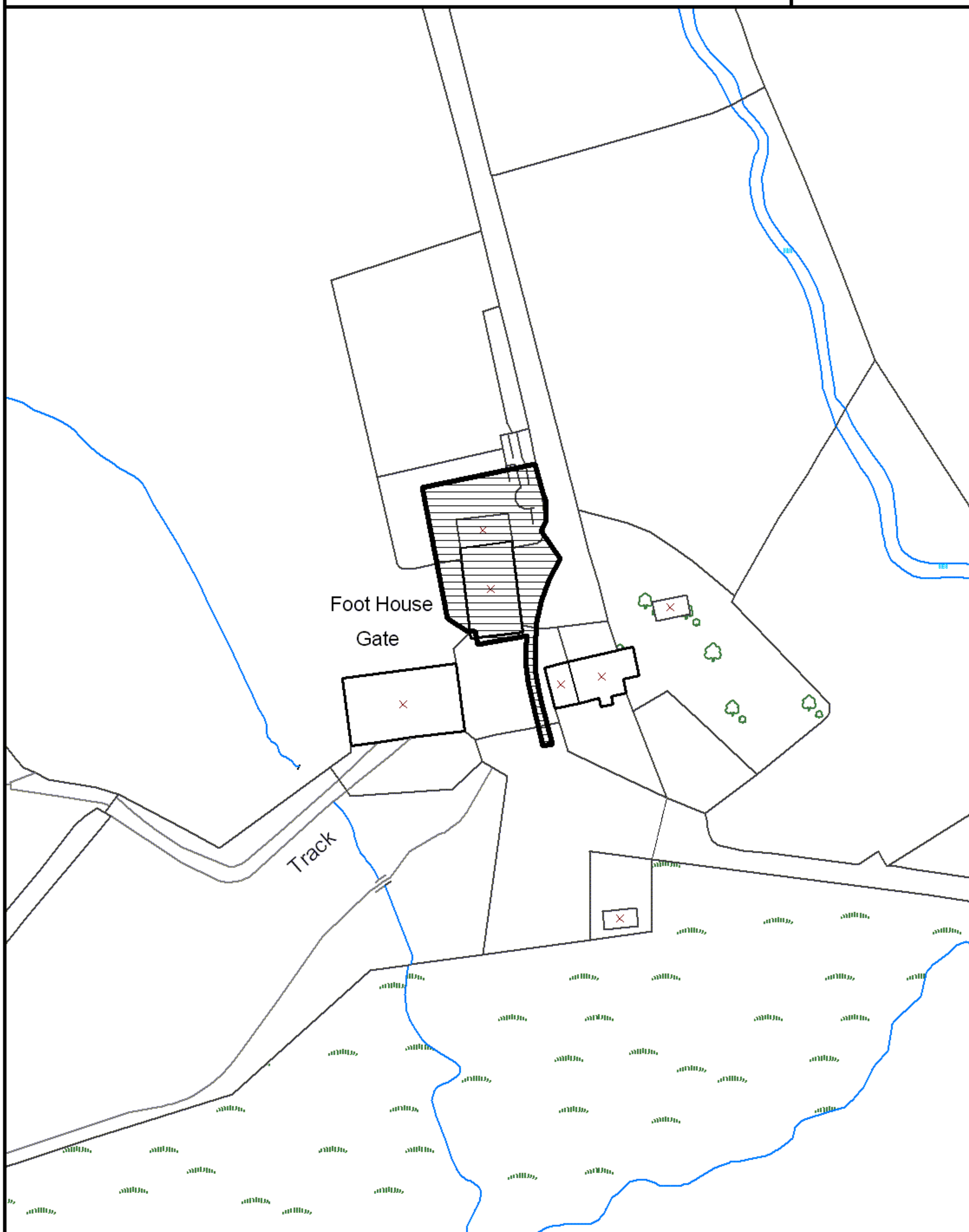
(ordered by Site Ref)

BARLEY

SITE REF:

101

Foot House Gate Farm



SCALE 1:1,000

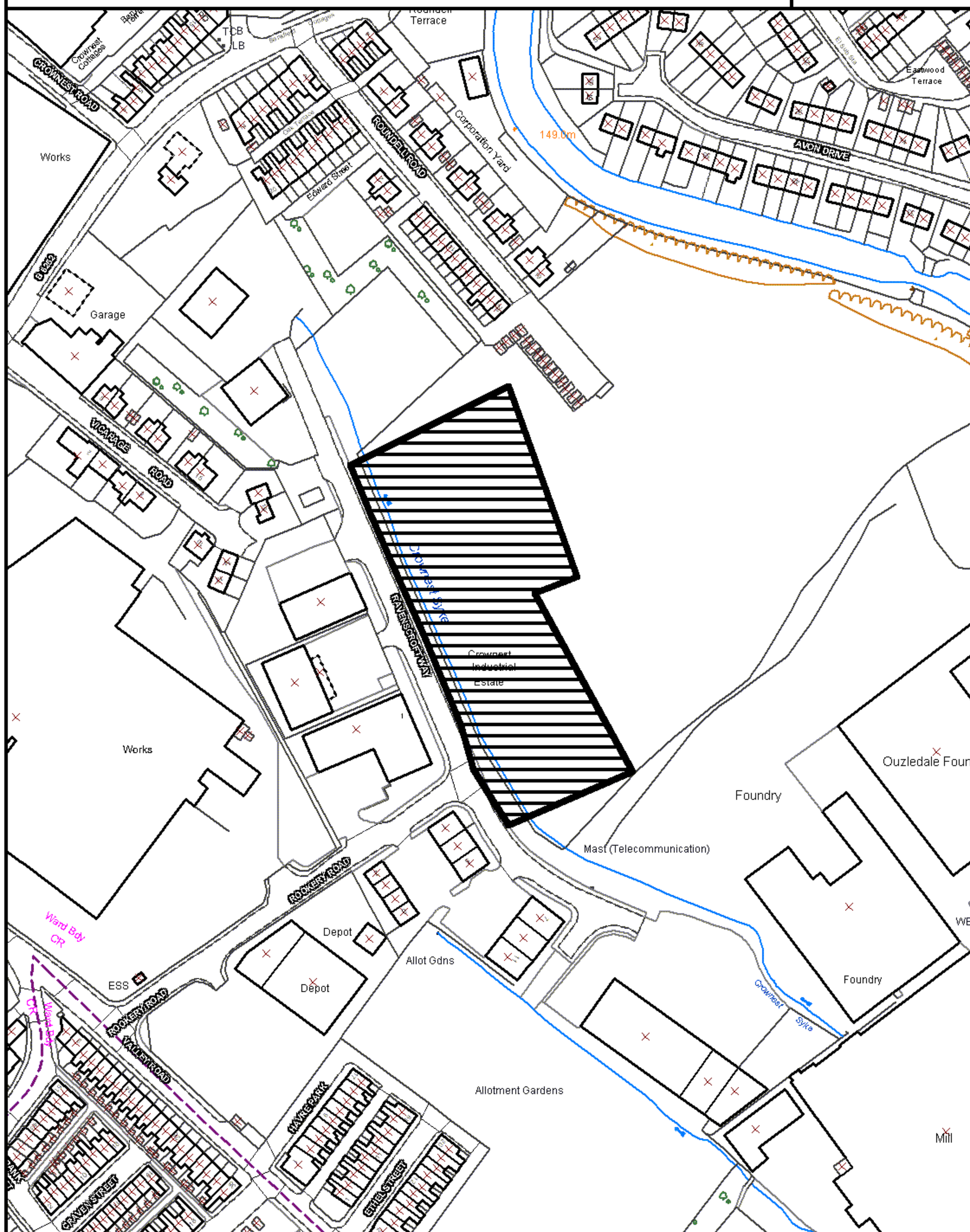
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Site boundary of planning permission



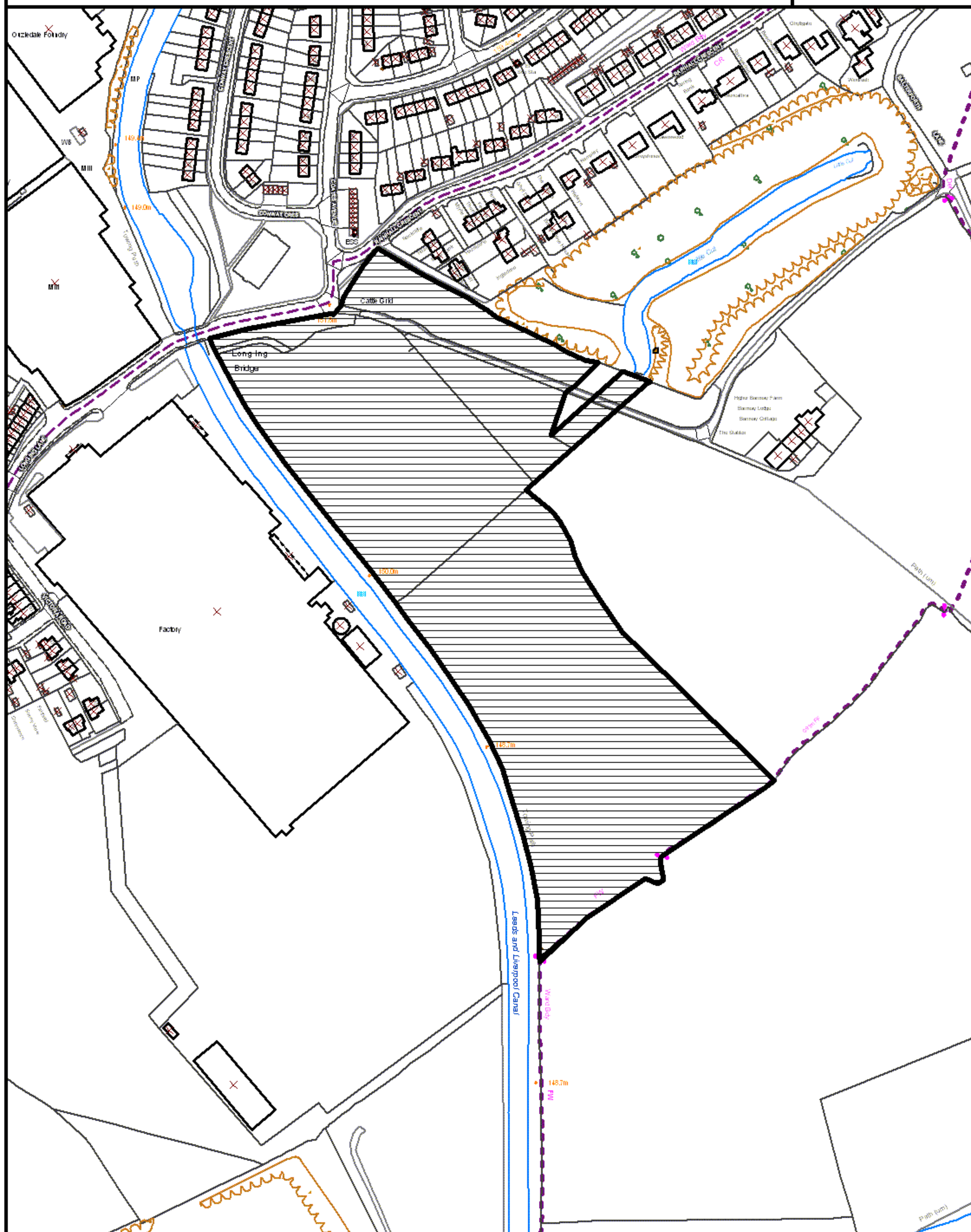
Land at Ravenscroft Way



SCALE 1:2,000

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SCALE 1:3,000

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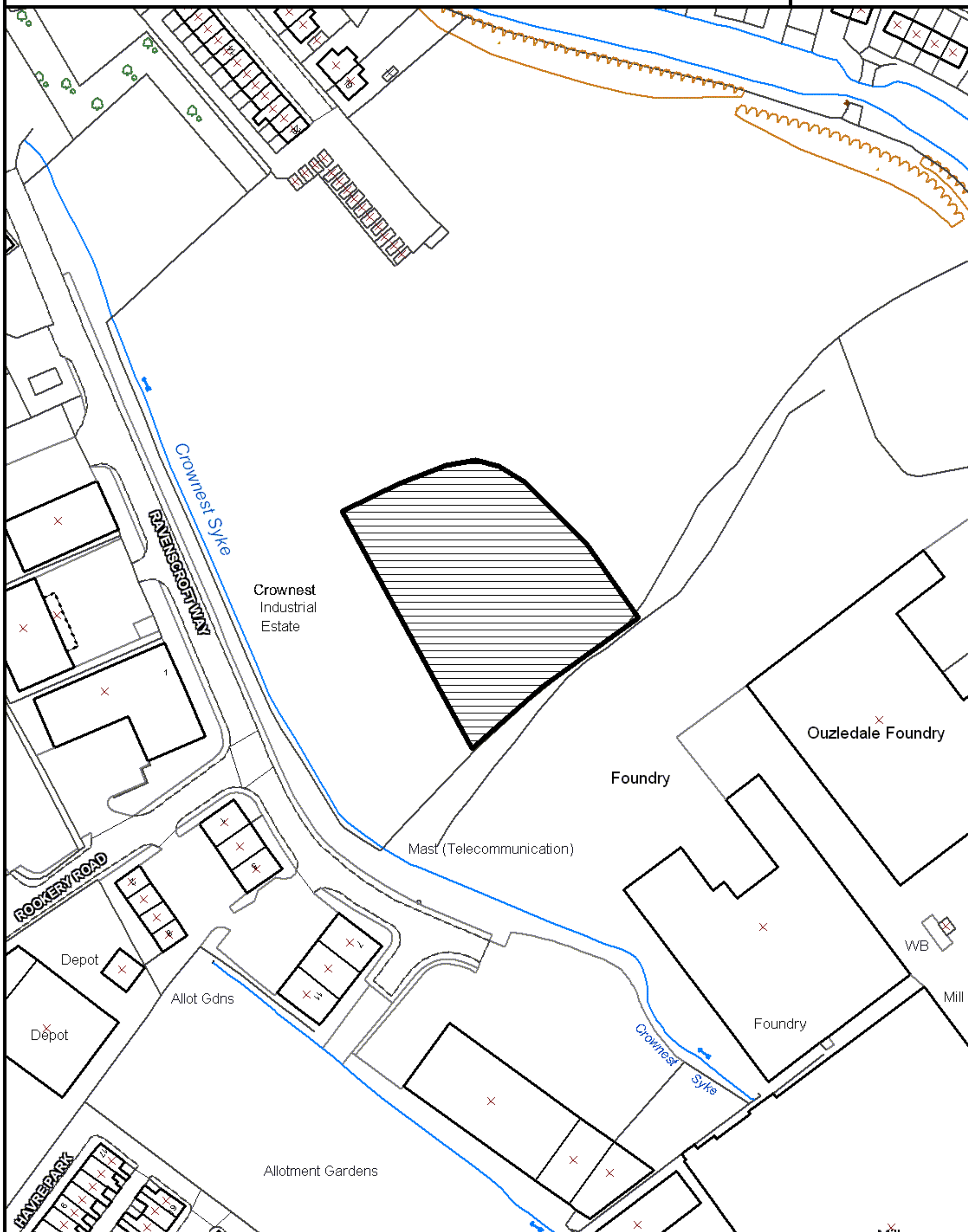
Site boundary of planning permission

BARNOLDSWICK

SITE REF:

170

Land at Ravenscroft Way (B)



SCALE 1:1,500

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Site boundary of planning permission

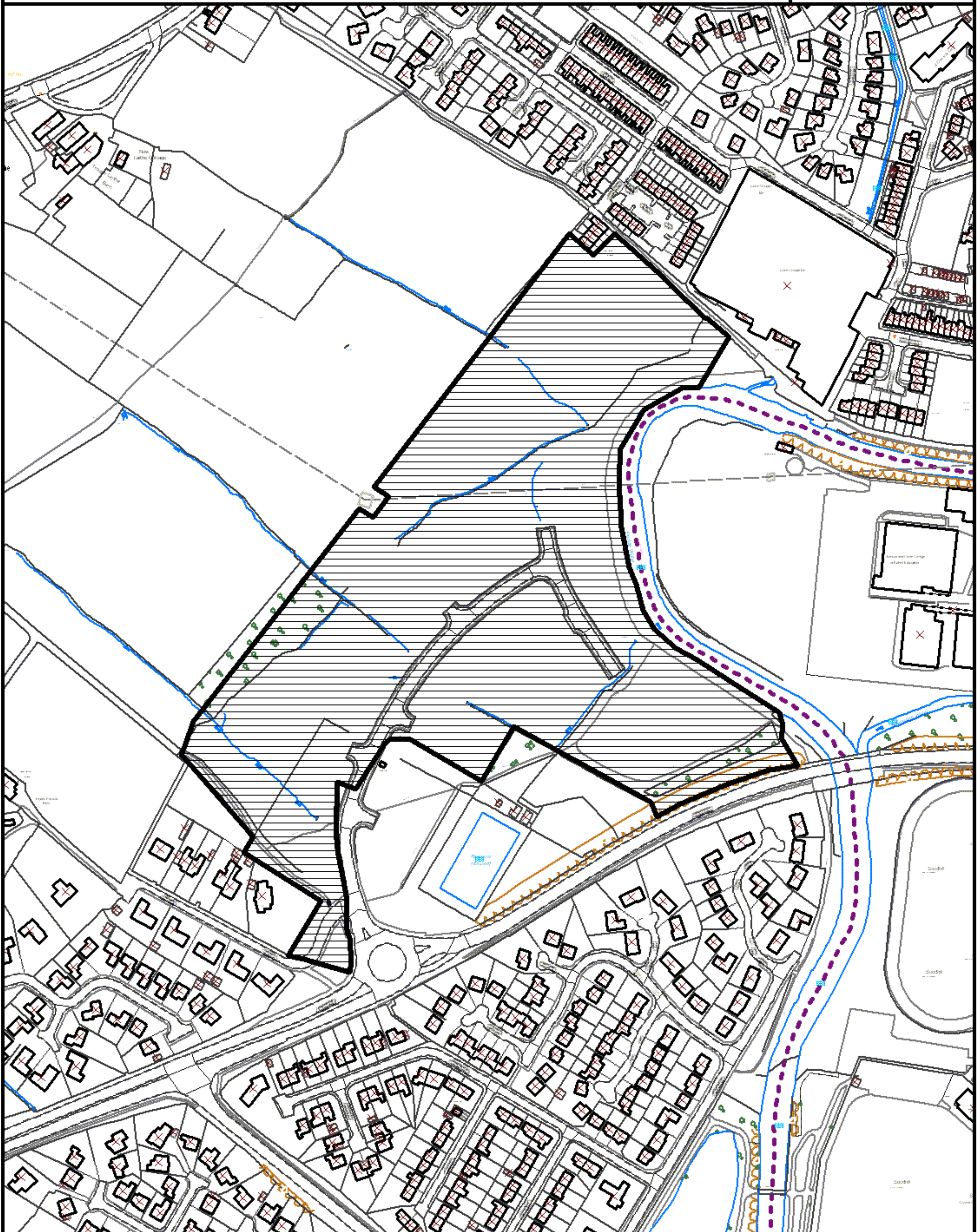


BARROWFORD

SITE REF:

155

Barrowford Business Park (Phase 2), Barrowford Road



SCALE 1:3,500

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Site boundary of planning permission

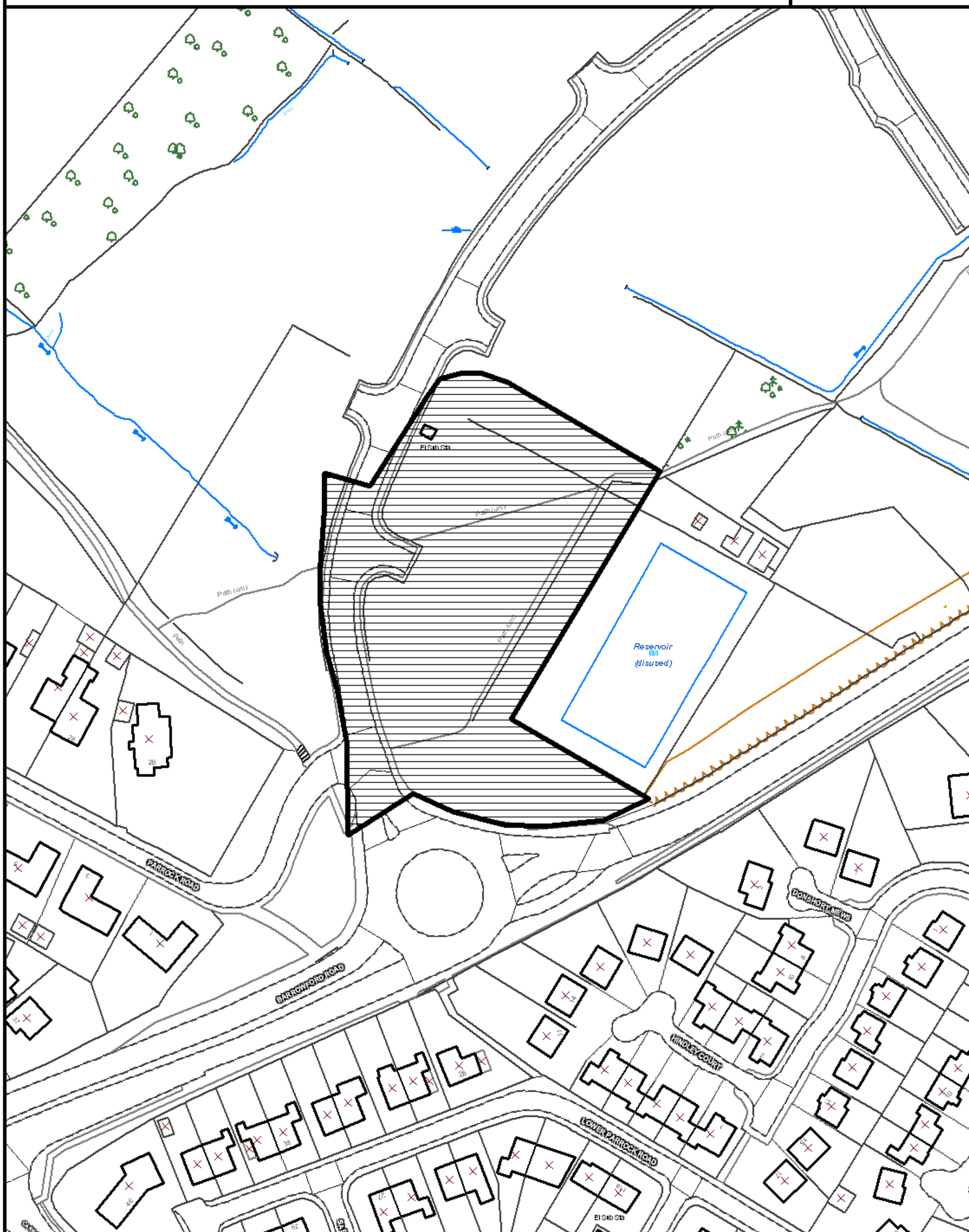


BARROWFORD

SITE REF:

165

Barrowford Business Park (Phase 1), Barrowford Road



SCALE 1:1,500

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Site boundary of planning permission

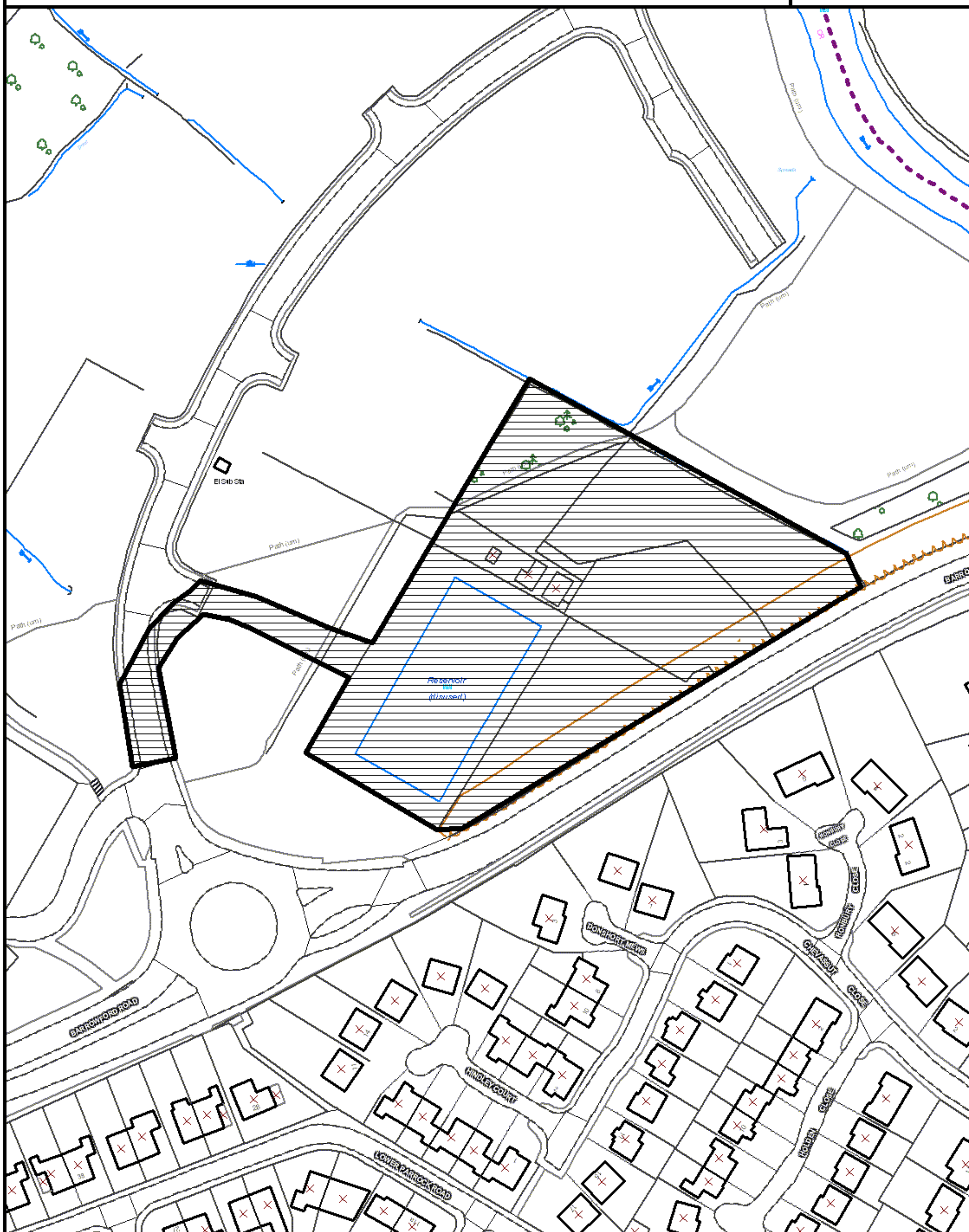


BARROWFORD

SITE REF:

190

Land at Barrowford Road



SCALE 1:1,500

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BRIERFIELD

SITE REF:

202

1-4 Castle Street



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Site boundary of planning permission

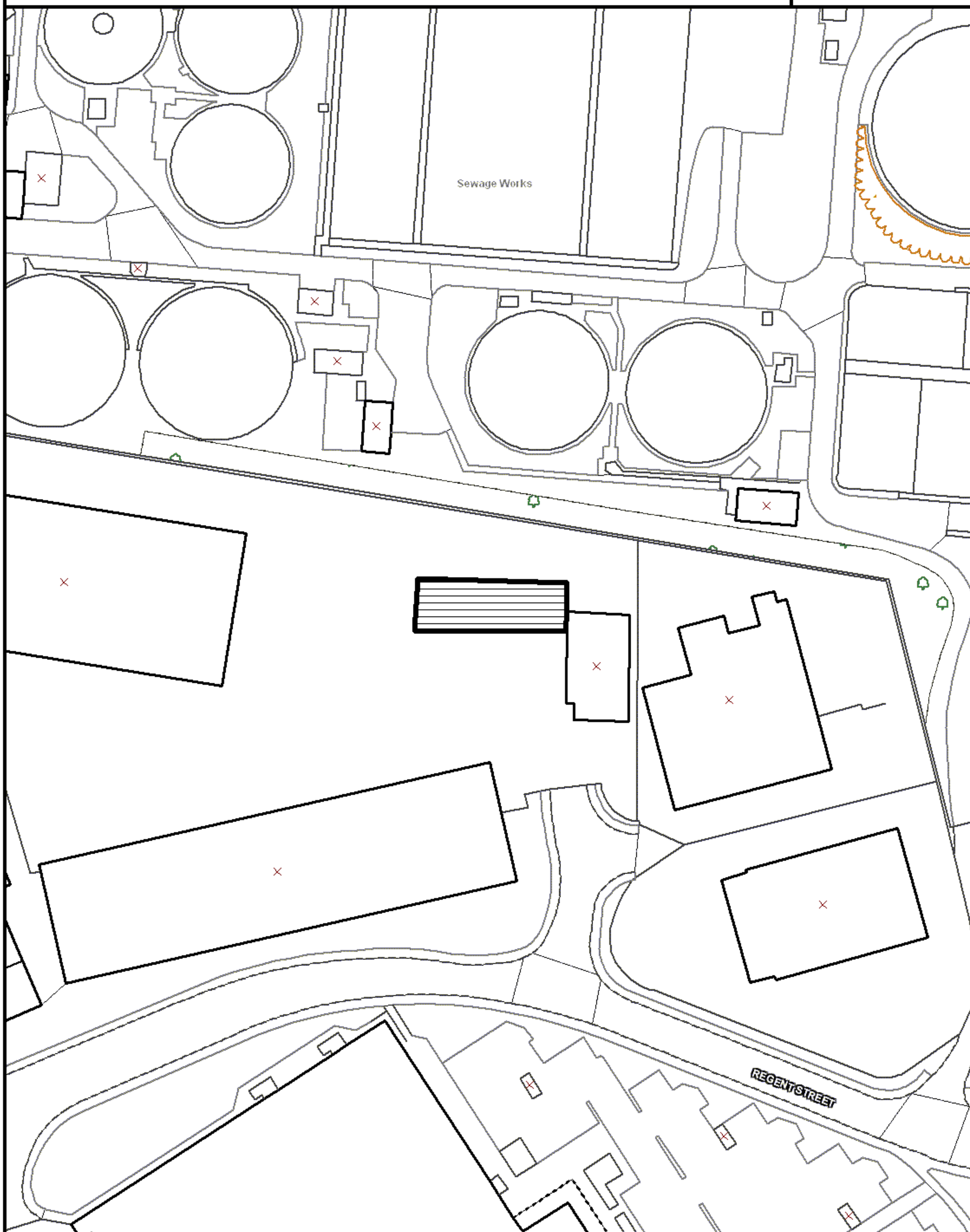


COLNE

SITE REF:

107

Timber Centre, Whitewalls Industrial Estate, Regent Street



SCALE 1:1,000

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Site boundary of planning permission

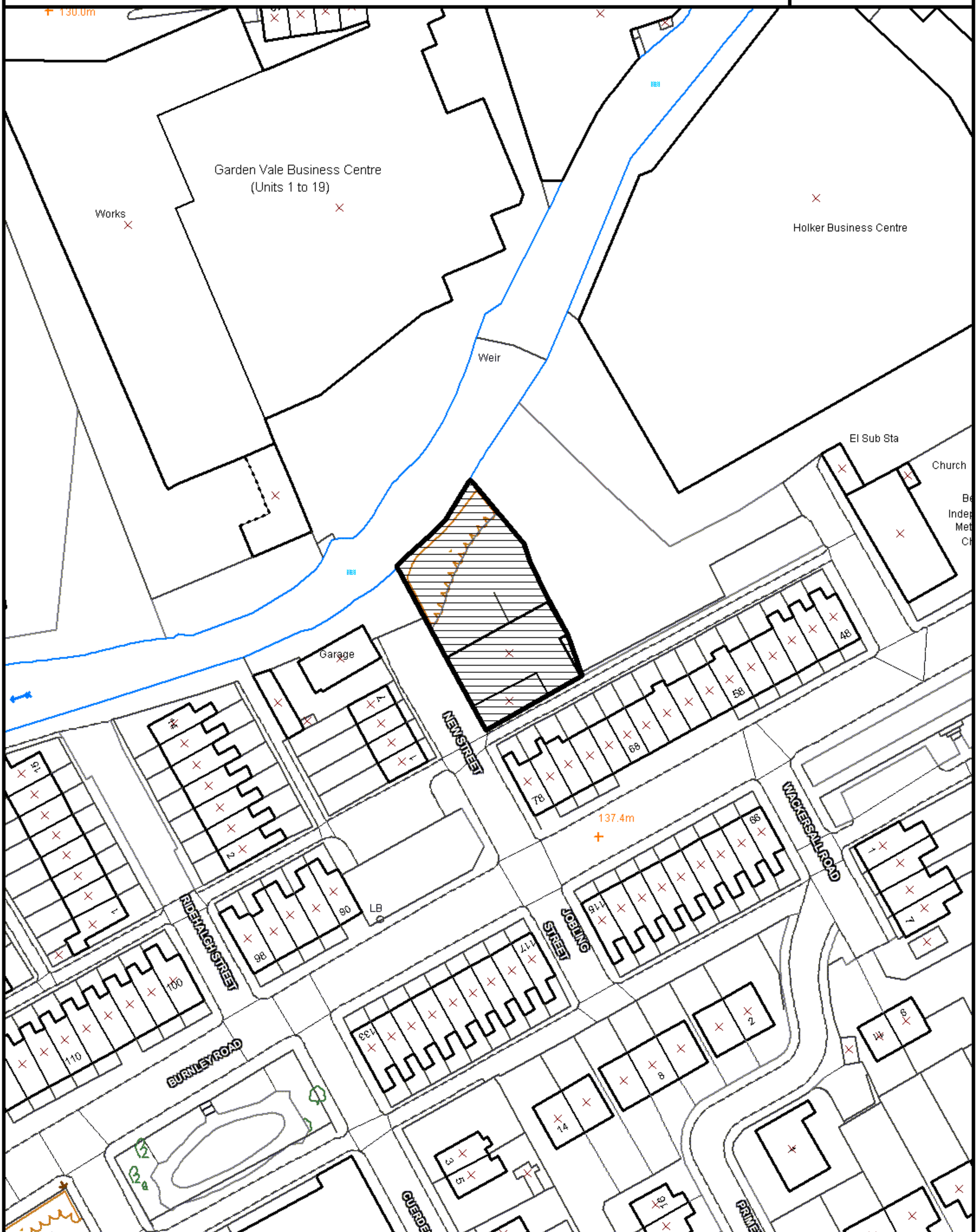


COLNE

SITE REF:

173

New Street Yard, New Street



SCALE 1:1,000

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Site boundary of planning permission

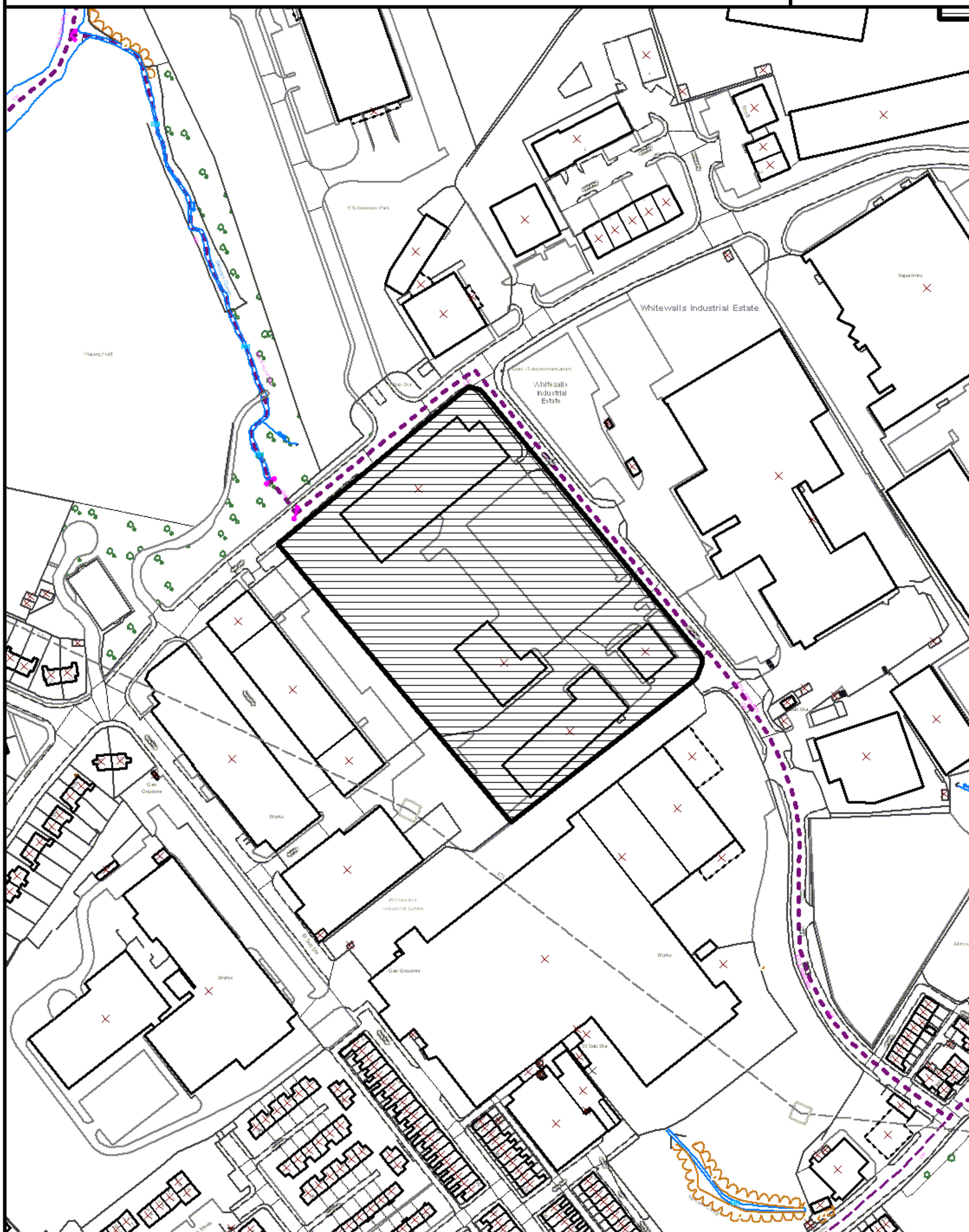


COLNE

SITE REF:

188

Buildings and Land off Junction Street



SCALE 1:1,500

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Site boundary of planning permission

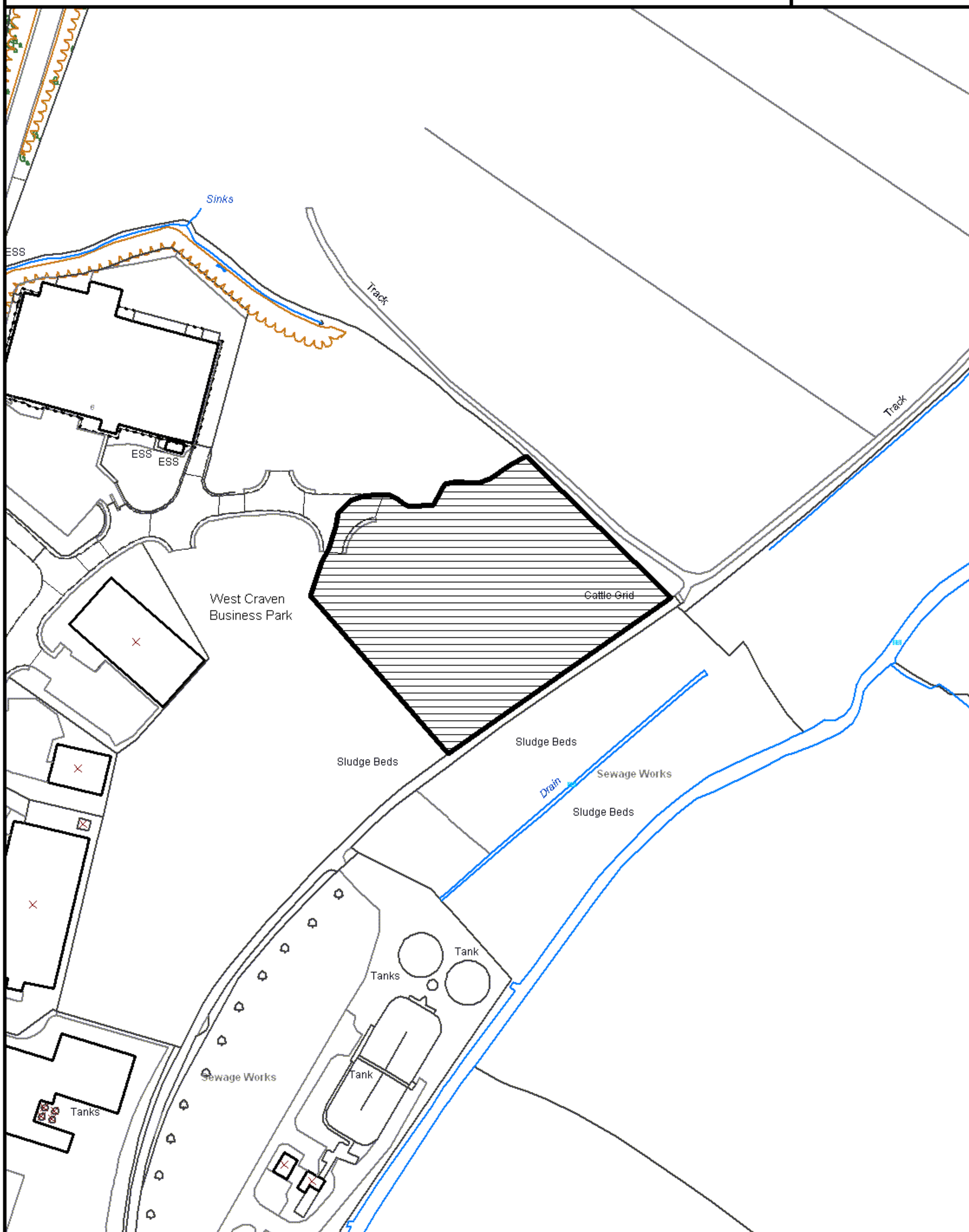


EARBY

SITE REF:

166

Bellwoven House, West Craven Business Park,
West Craven Drive



SCALE 1:2,000

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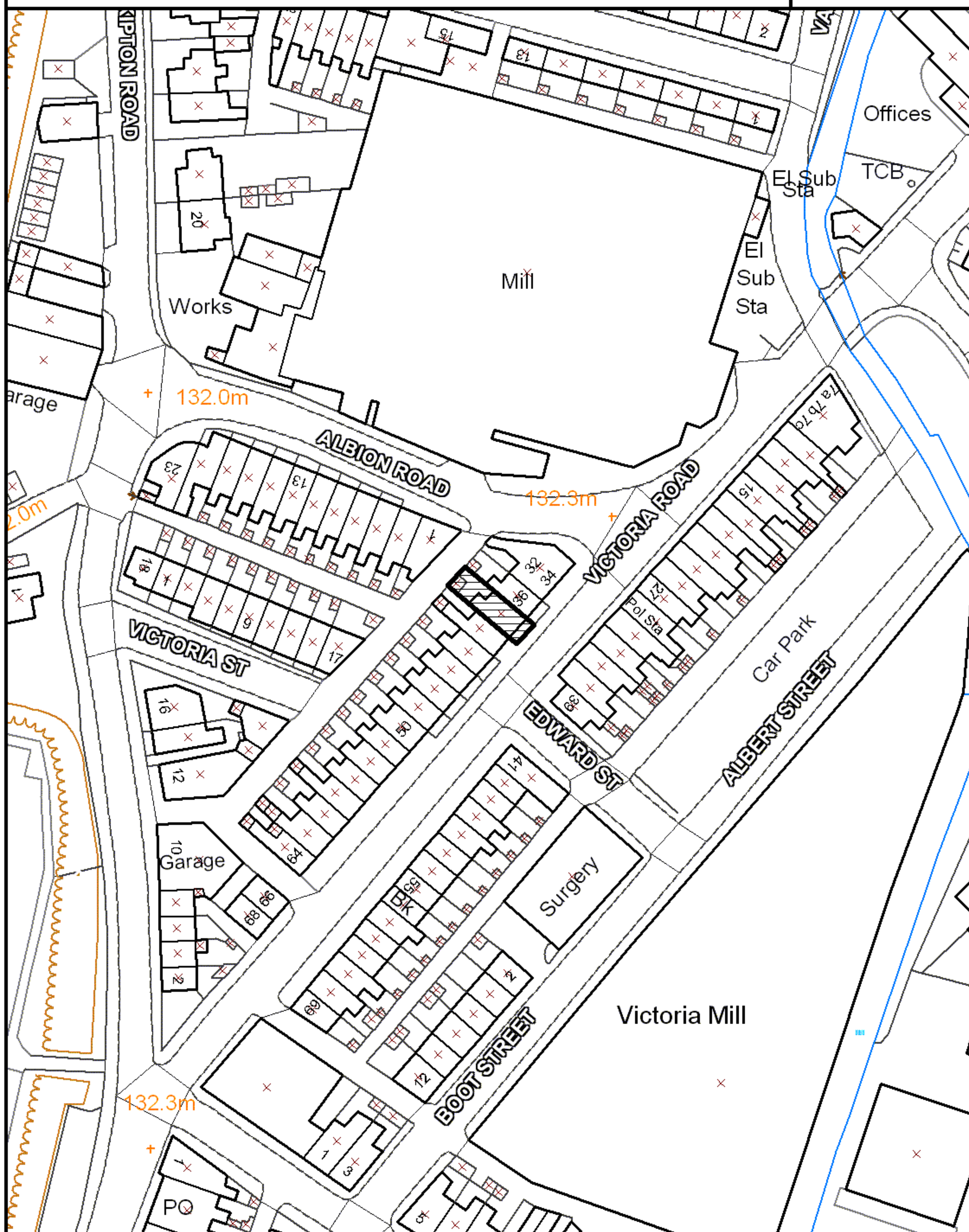


EARBY

SITE REF:

183

38 Victoria Road



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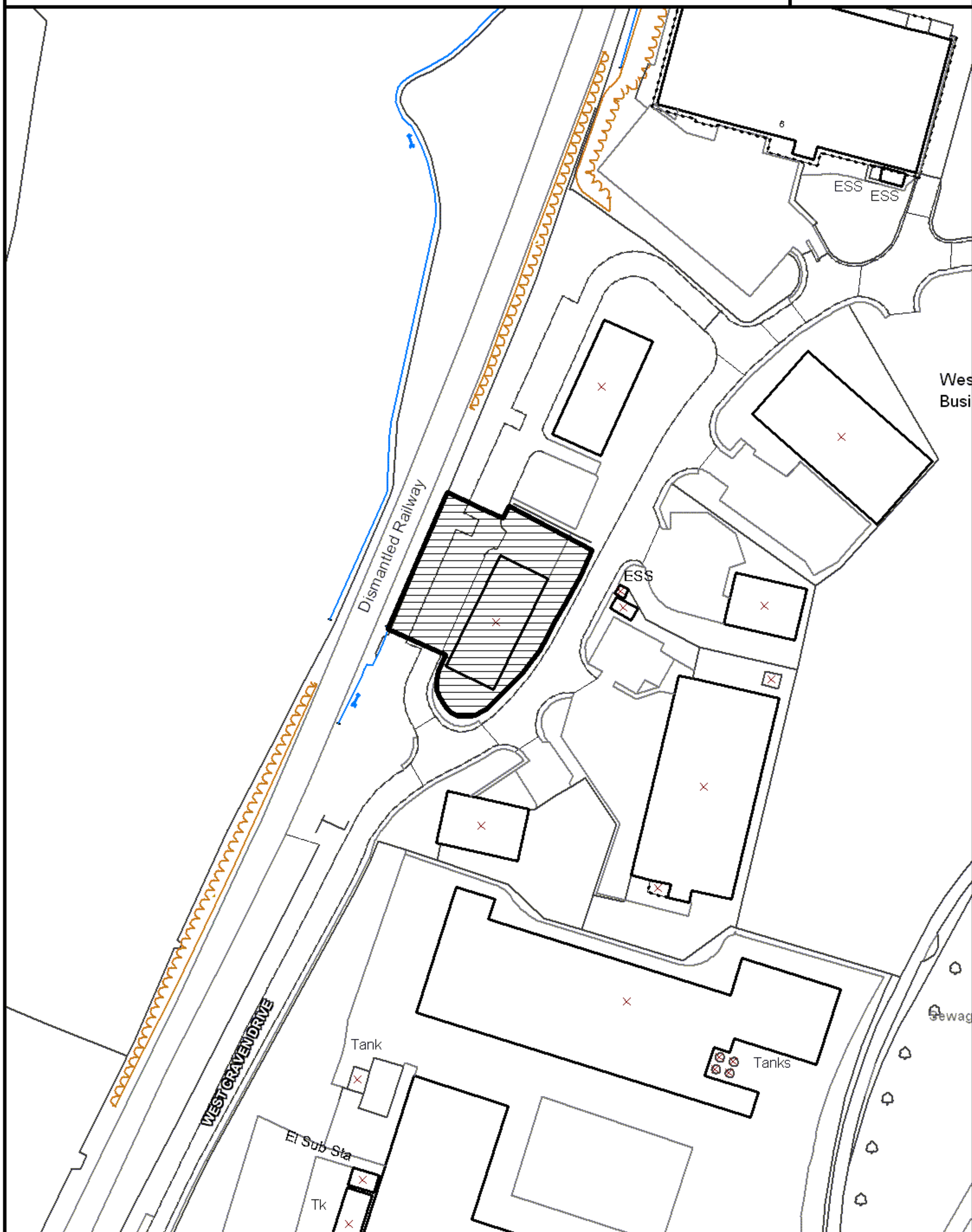
Site boundary of planning permission

EARBY

SITE REF:

193

Unit A, West Craven Business Park, West Craven Drive



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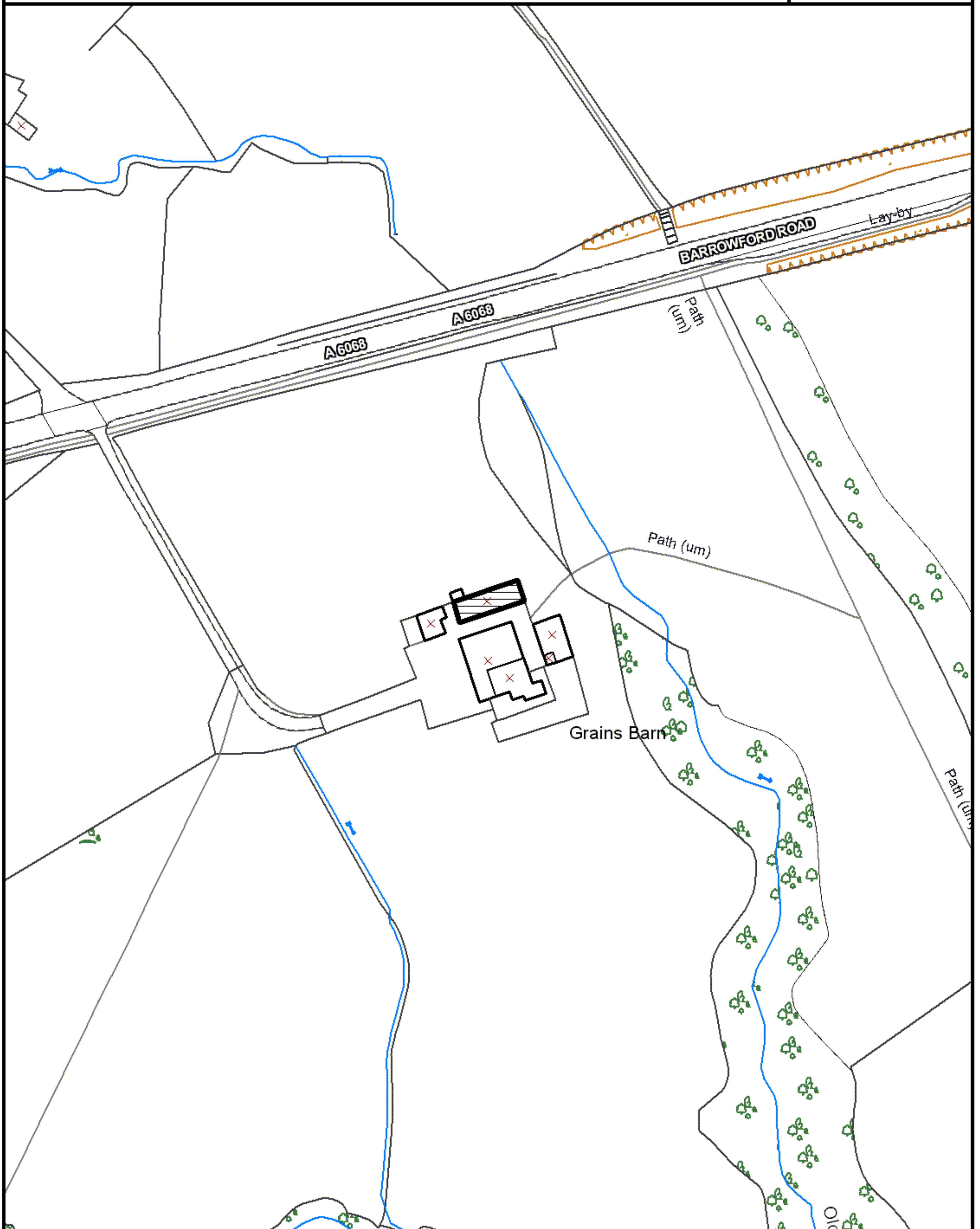


FENCE

SITE REF:

123

Grains Barn Farm, Barrowford Road



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FENCE

SITE REF:

176

532 Wheatley Lane Road



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Site boundary of planning permission

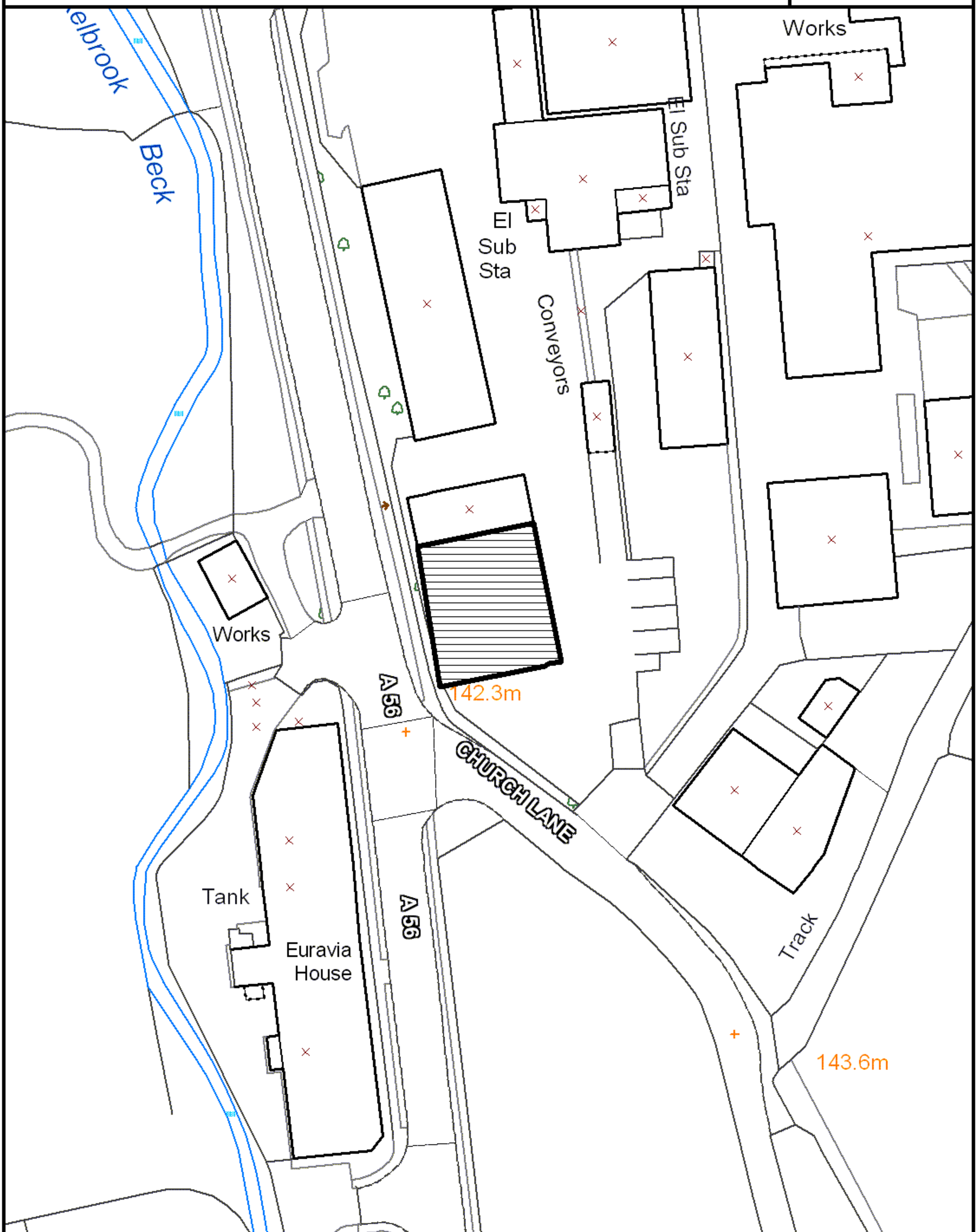


KELBROOK

SITE REF:

201

Wolfenden Ltd, Edenworks, Colne Road



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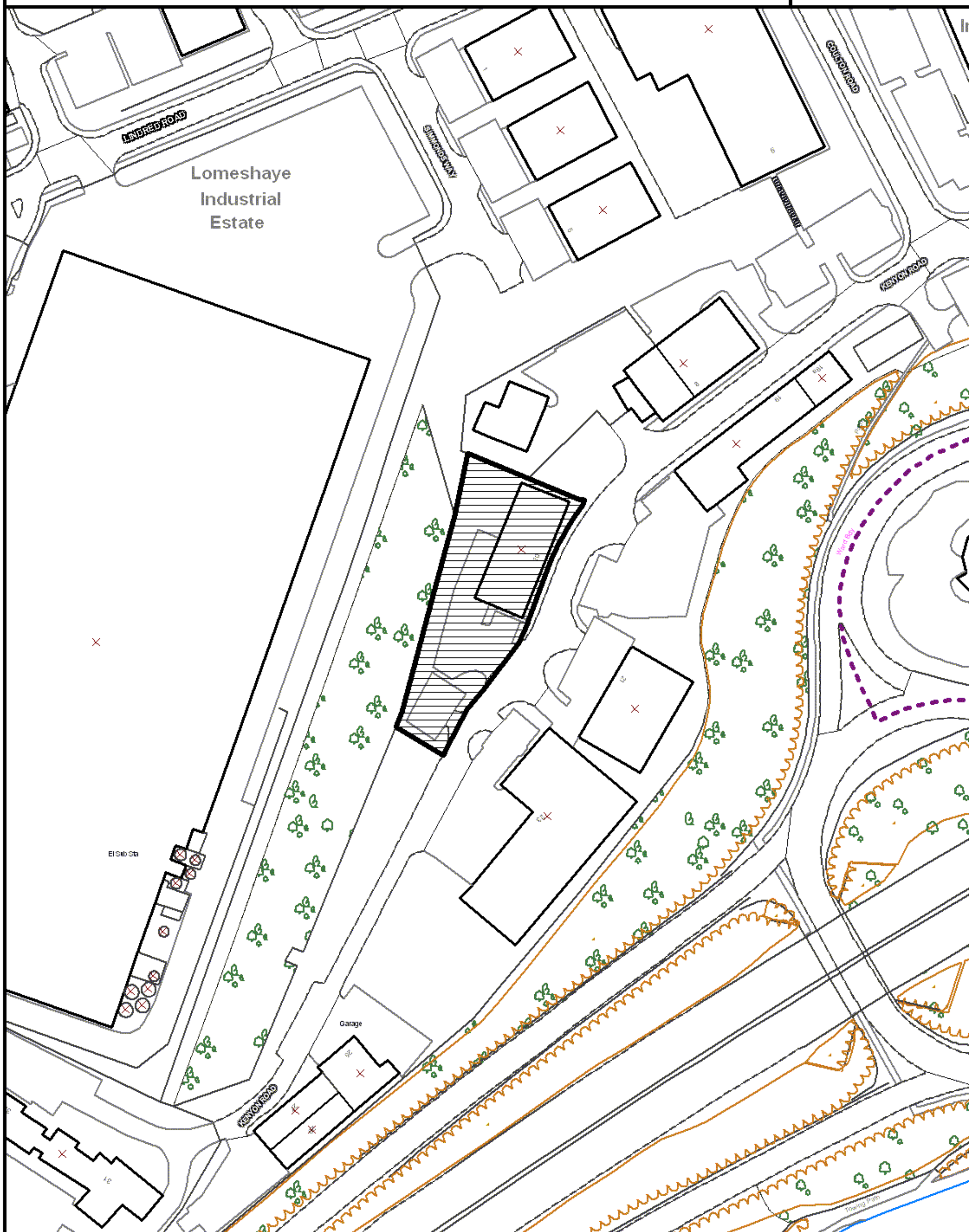


LOMESHAYE

SITE REF:

106

Lomeshaye Electrical, 10 Kenyon Road



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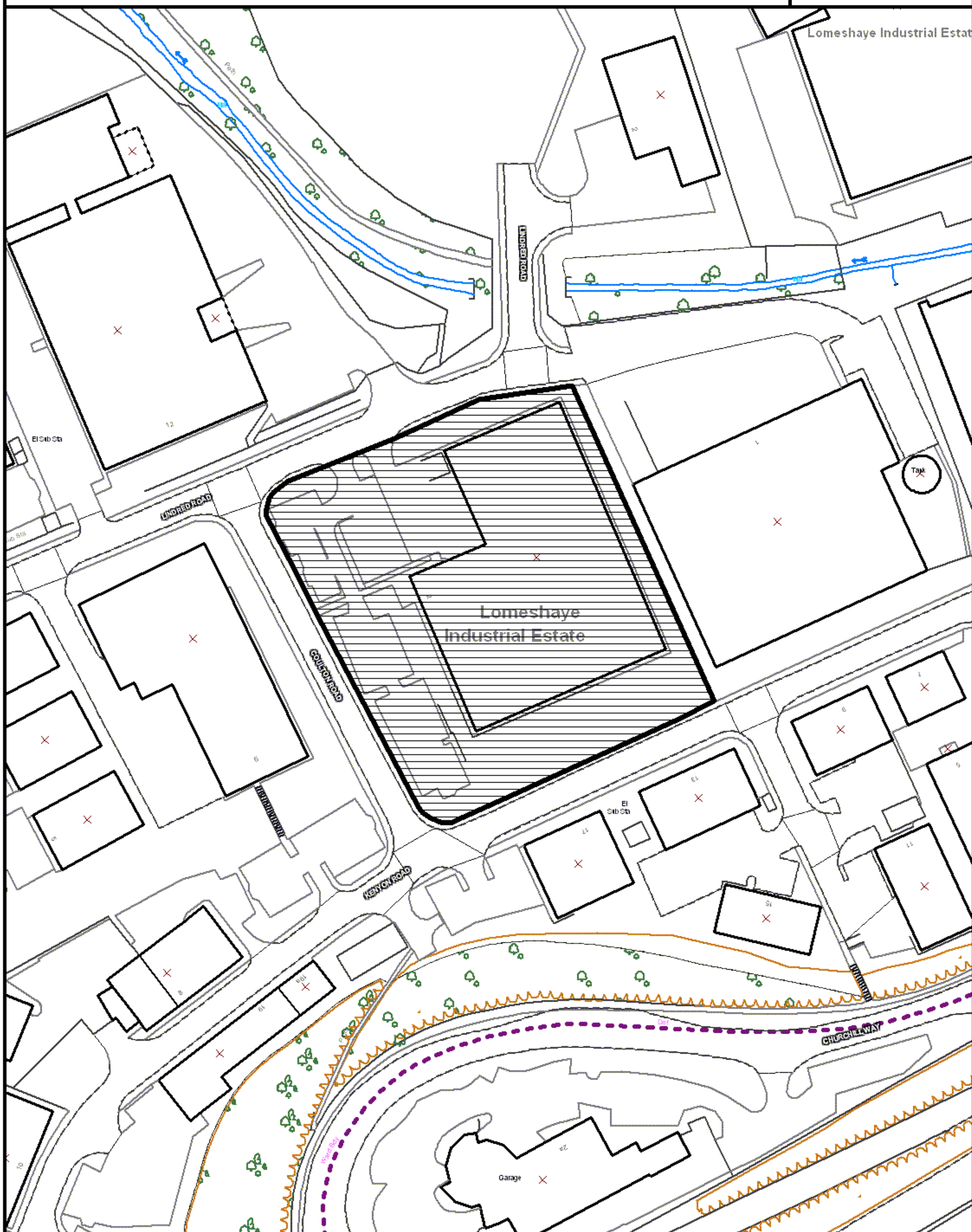


LOMESHAYE

SITE REF:

194

Ferguson Engineering Ltd, Coulton Road



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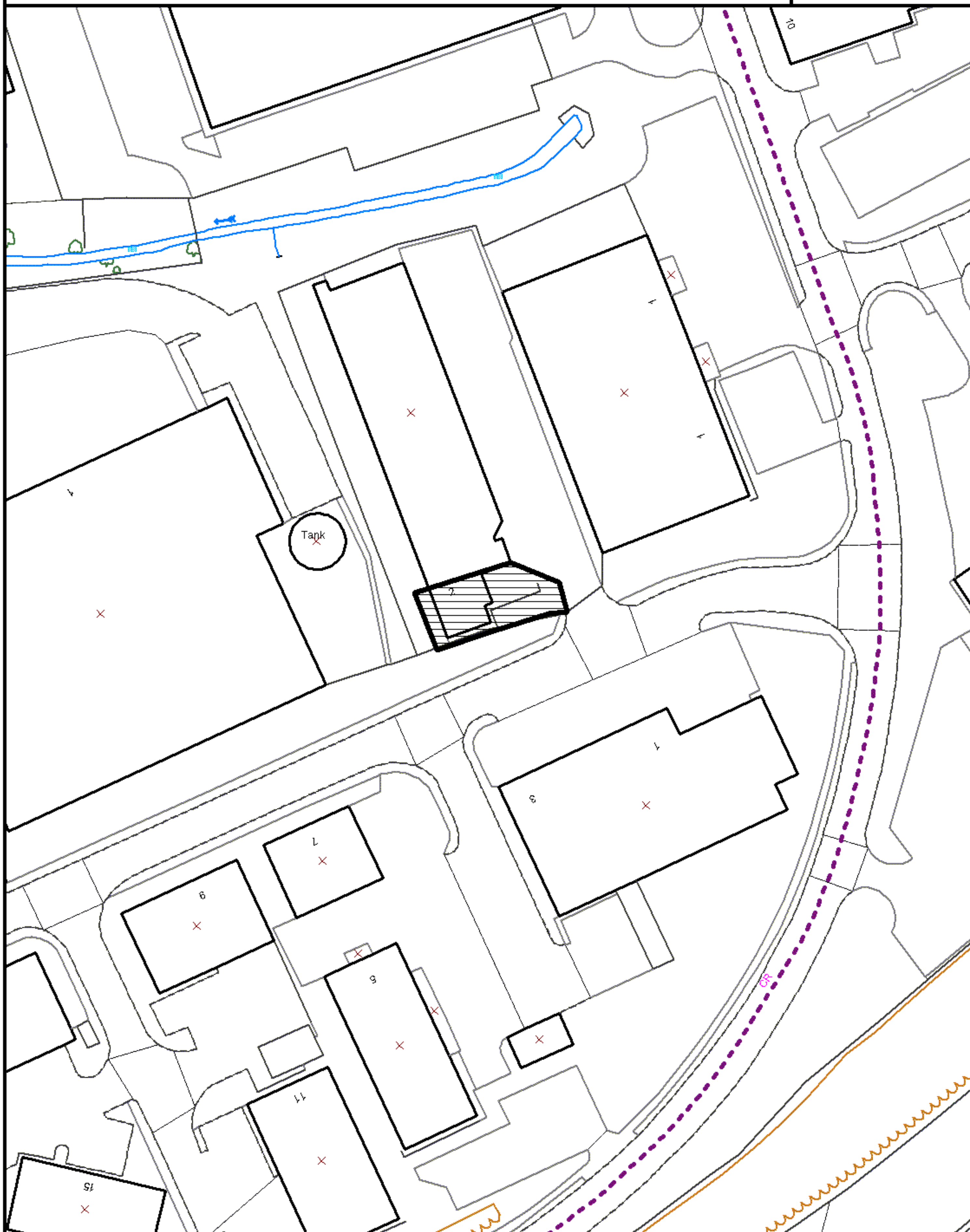


LOMESHAYE

SITE REF:

197

Unit 1 Kenyon Court, Kenyon Road



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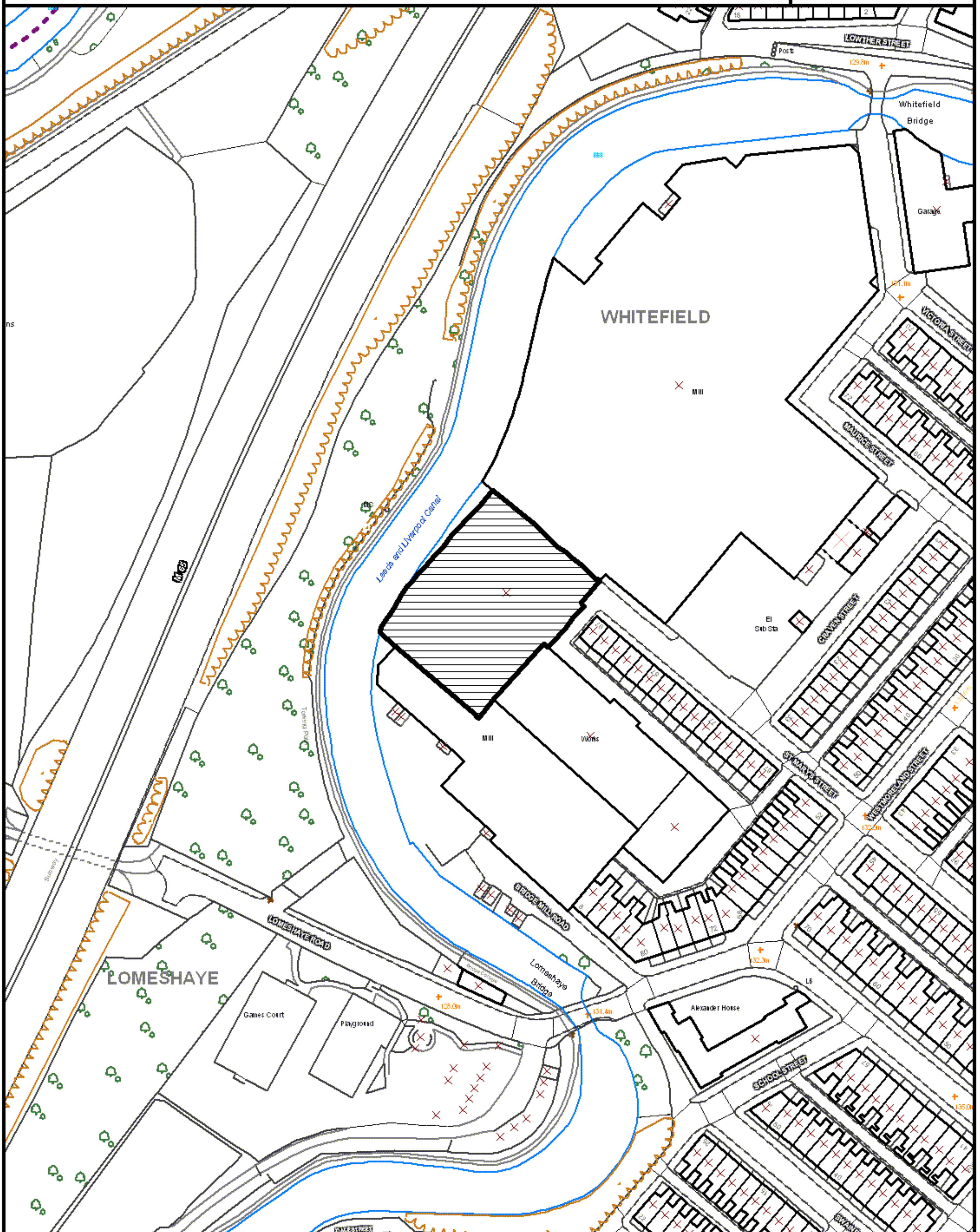


NELSON

SITE REF:

151

Whitefield Weaving Shed, St Mary's Street



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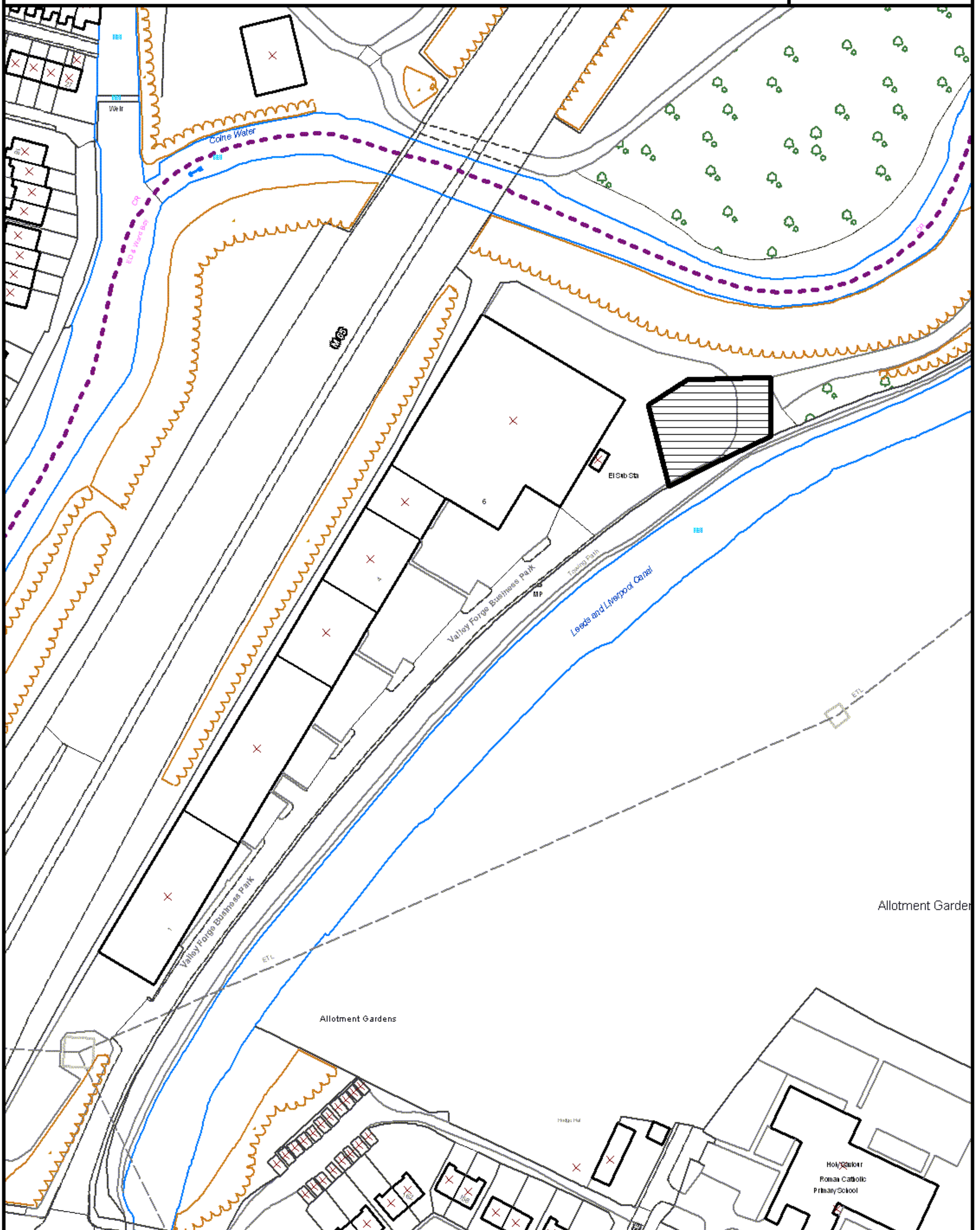


NELSON

SITE REF:

157

Land on Reedyford Road



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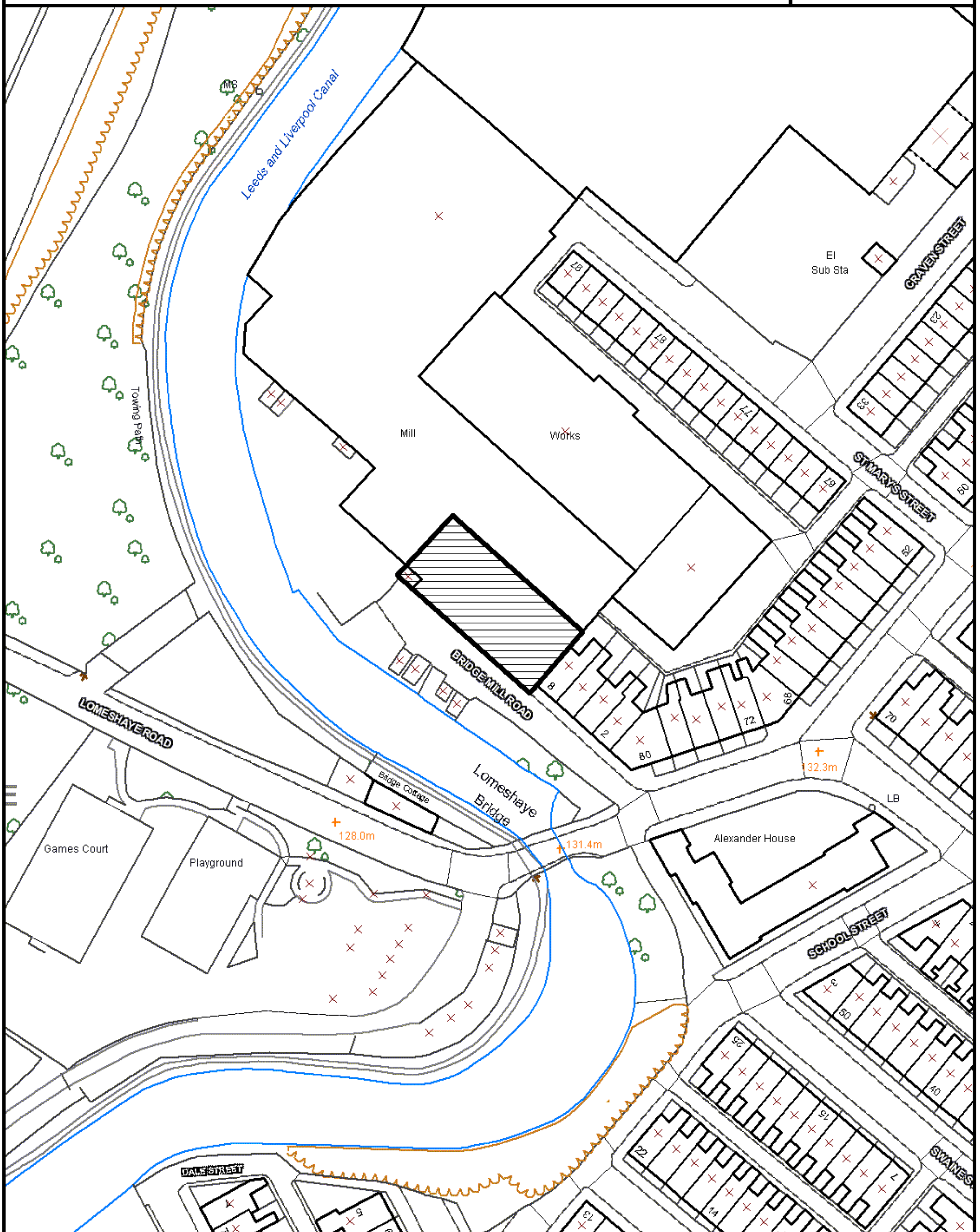


NELSON

SITE REF:

161

Lomeshaye Bridge Mill, St Mary's Street



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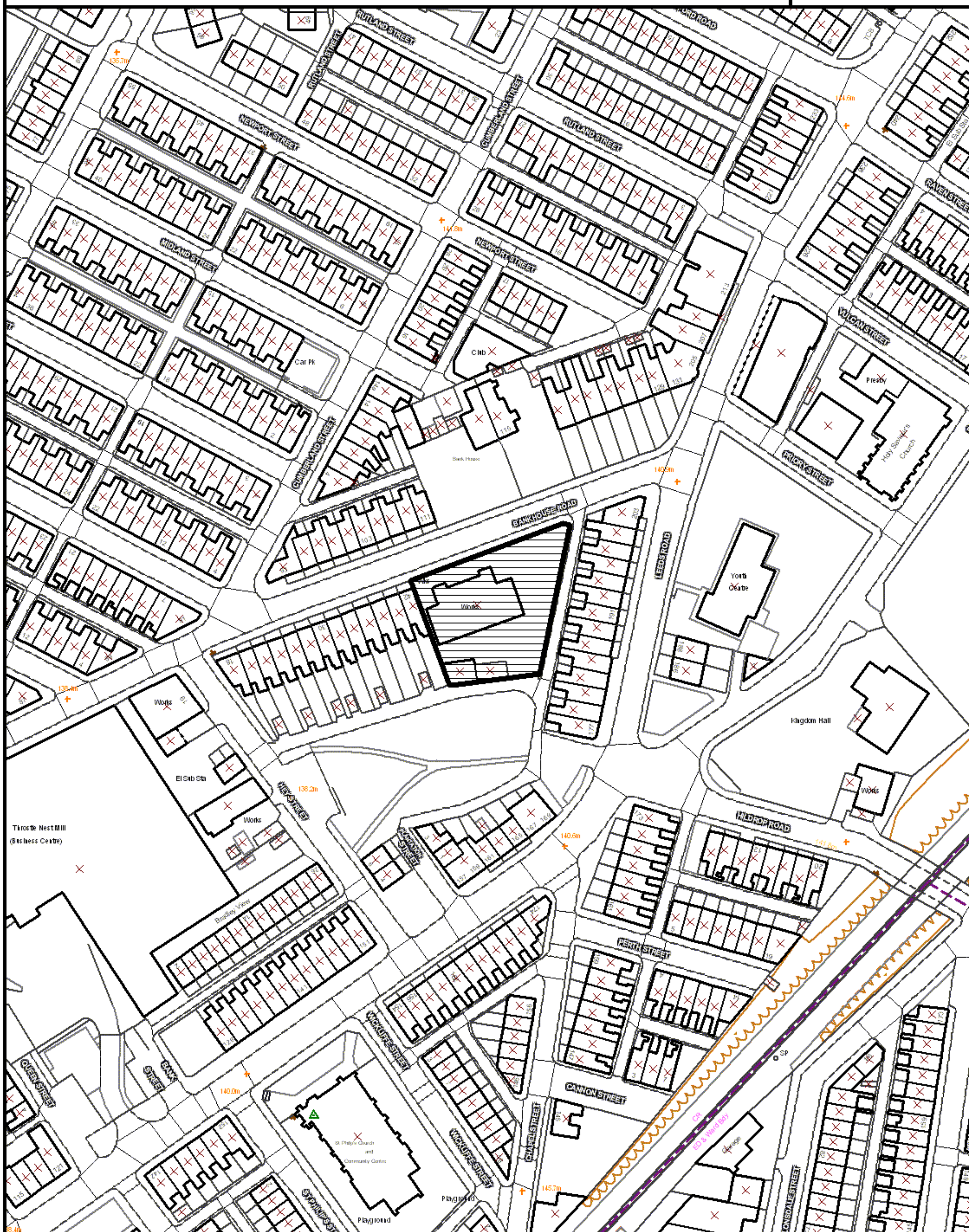


NELSON

SITE REF:

163

Pendle Re-Employment Project, Bankhouse Road



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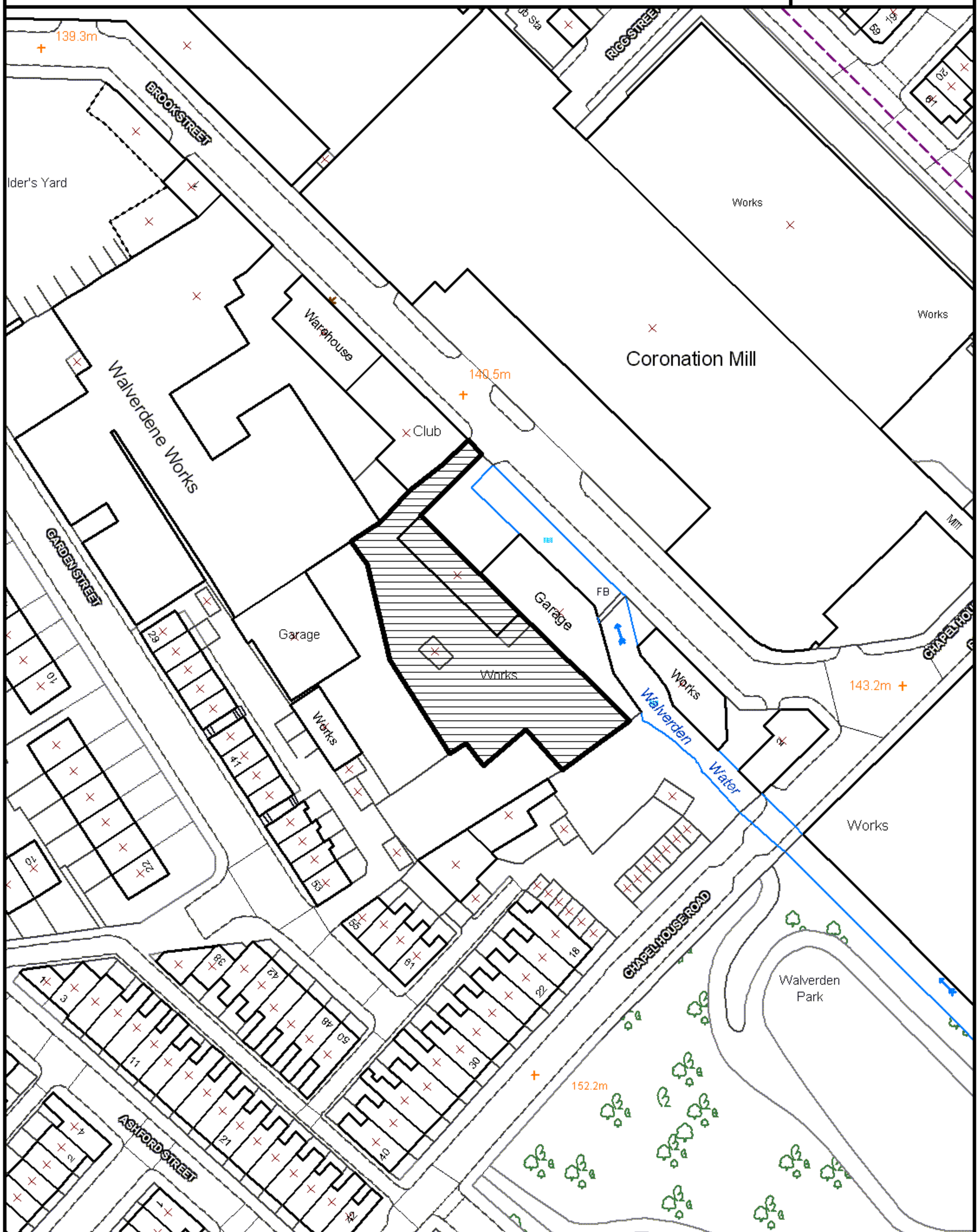
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Site boundary of planning permission



Yard adjacent to 15 Brook Street



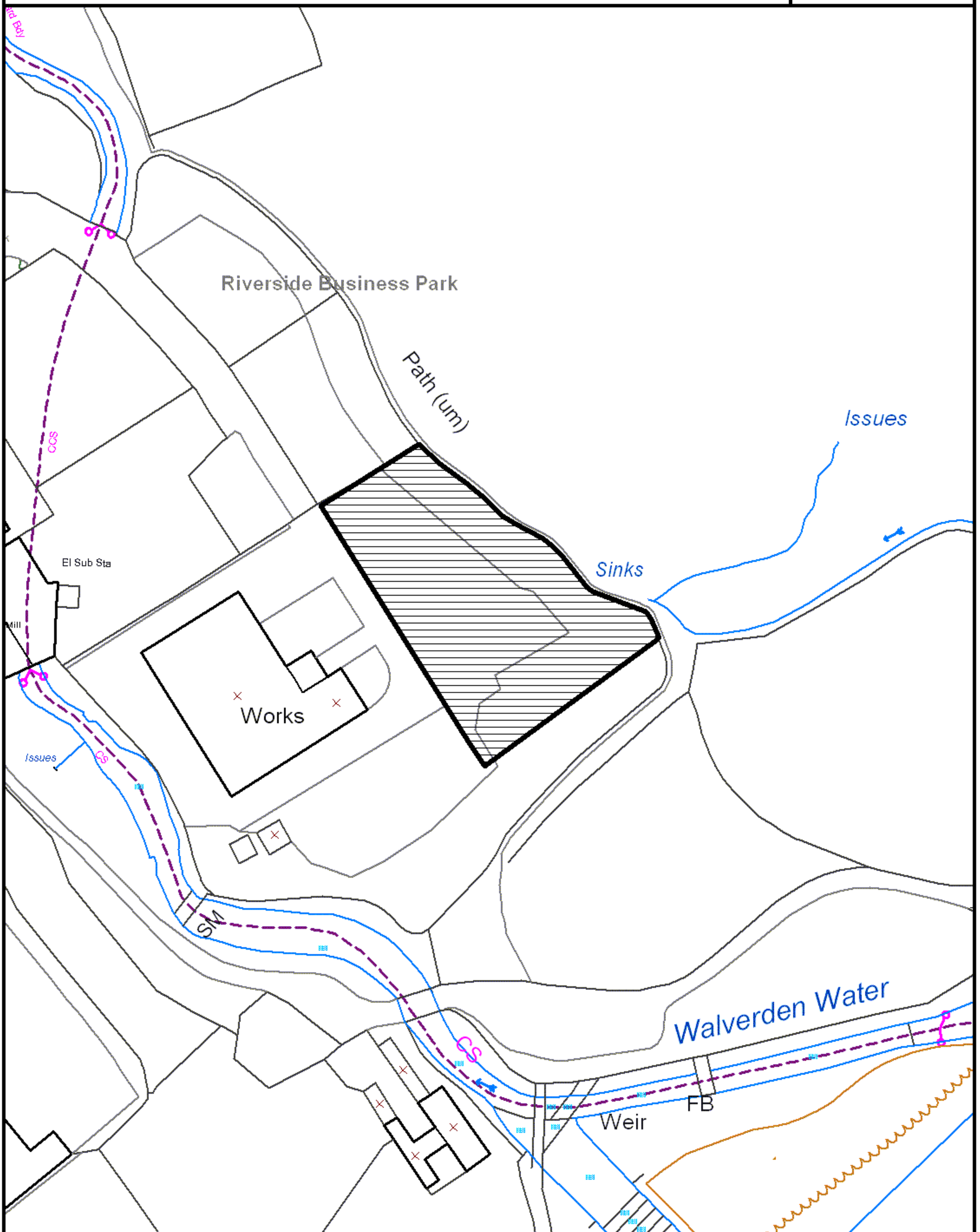
SCALE 1:1,000

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Site boundary of planning permission

Land to rear of Riverside Works, Brunswick Street



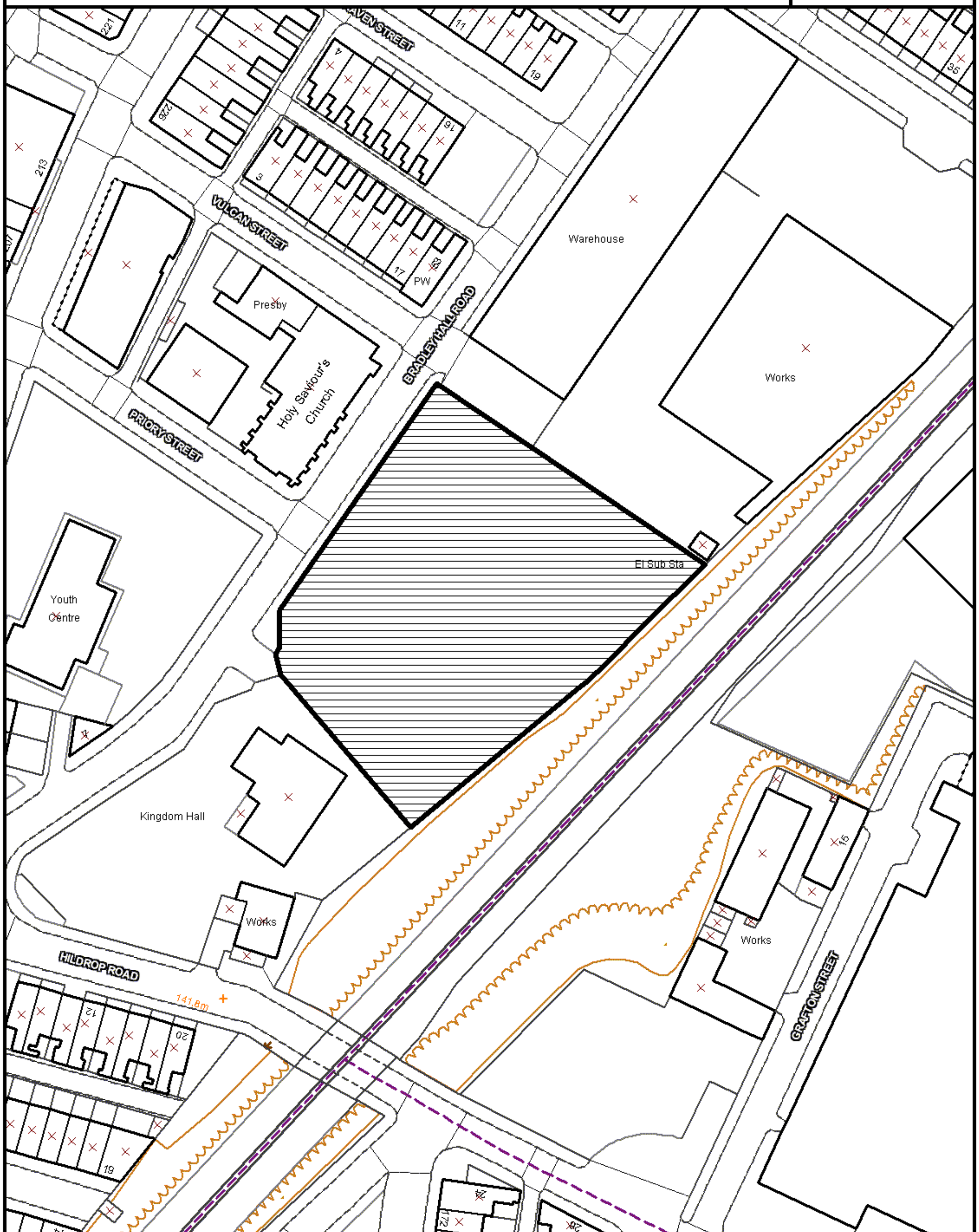
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Land adjacent to Kingdom Hall, Bradley Hall Road



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NESLON

SITE REF:

205

The Groves Hotel, 144 Manchester Road



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Site boundary of planning permission



REEDLEY

SITE REF:

172

Reedley Squash Club, Holden Road



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Site boundary of planning permission



REEDLEY

SITE REF:

204

Lucas Sports Ground, Colne Road



SCALE 1:2,000

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Site boundary of planning permission

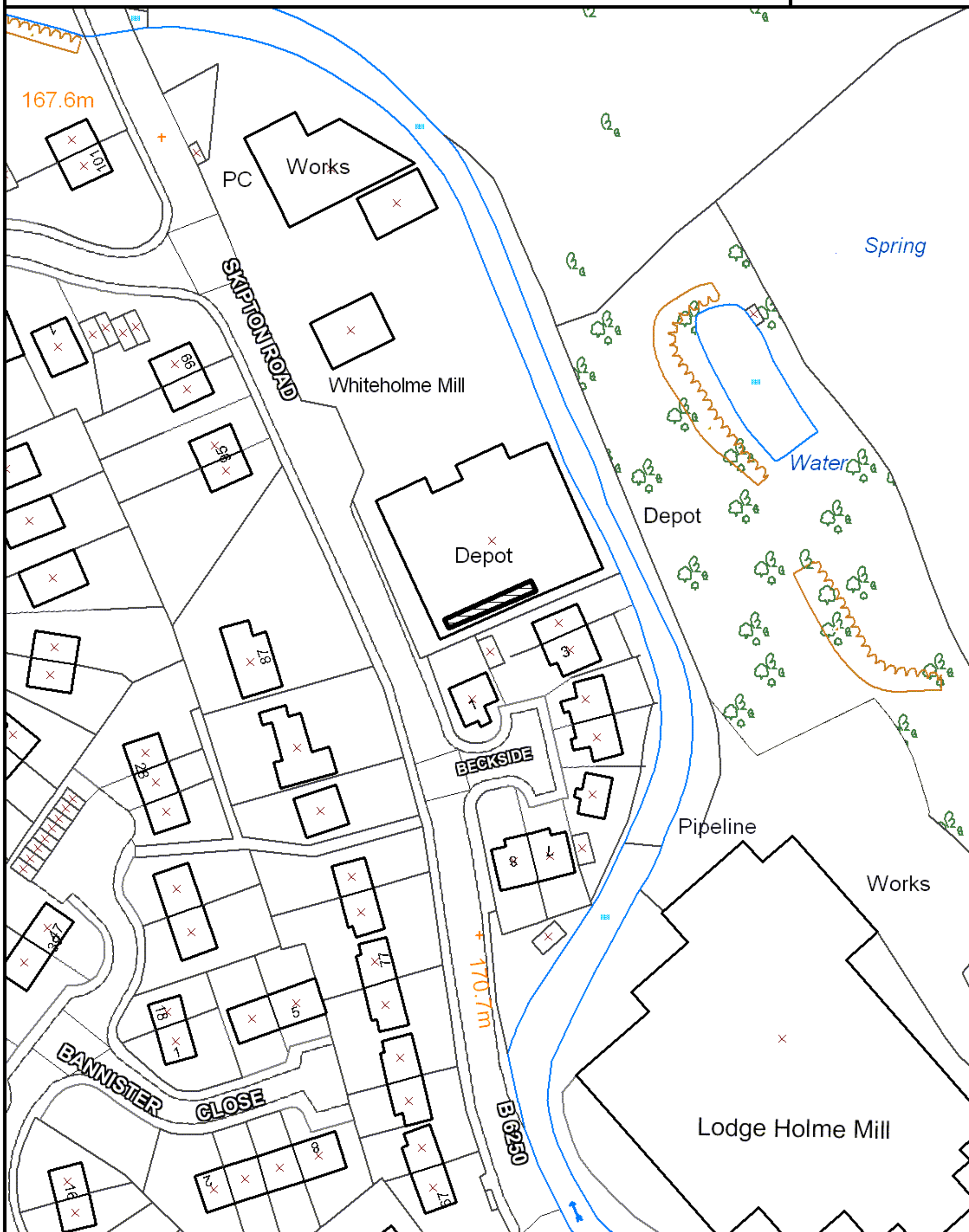


TRAWDEN

SITE REF:

150

R Wellock & Co, Skipton Road



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Site boundary of planning permission

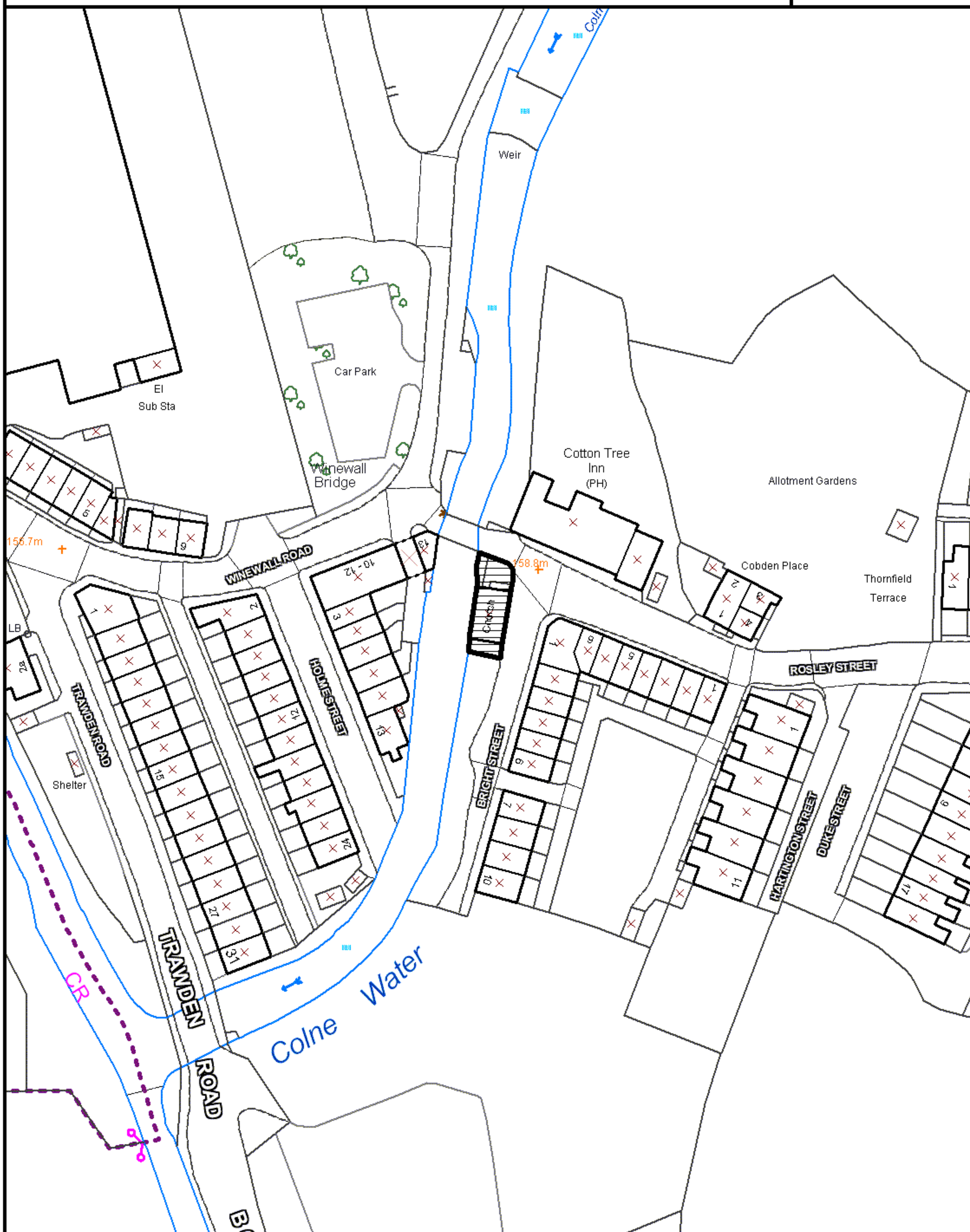


TRAWDEN

SITE REF:

175

St Ursula (Chapel of Ease), Bright Street



SCALE 1:1,000

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Site boundary of planning permission



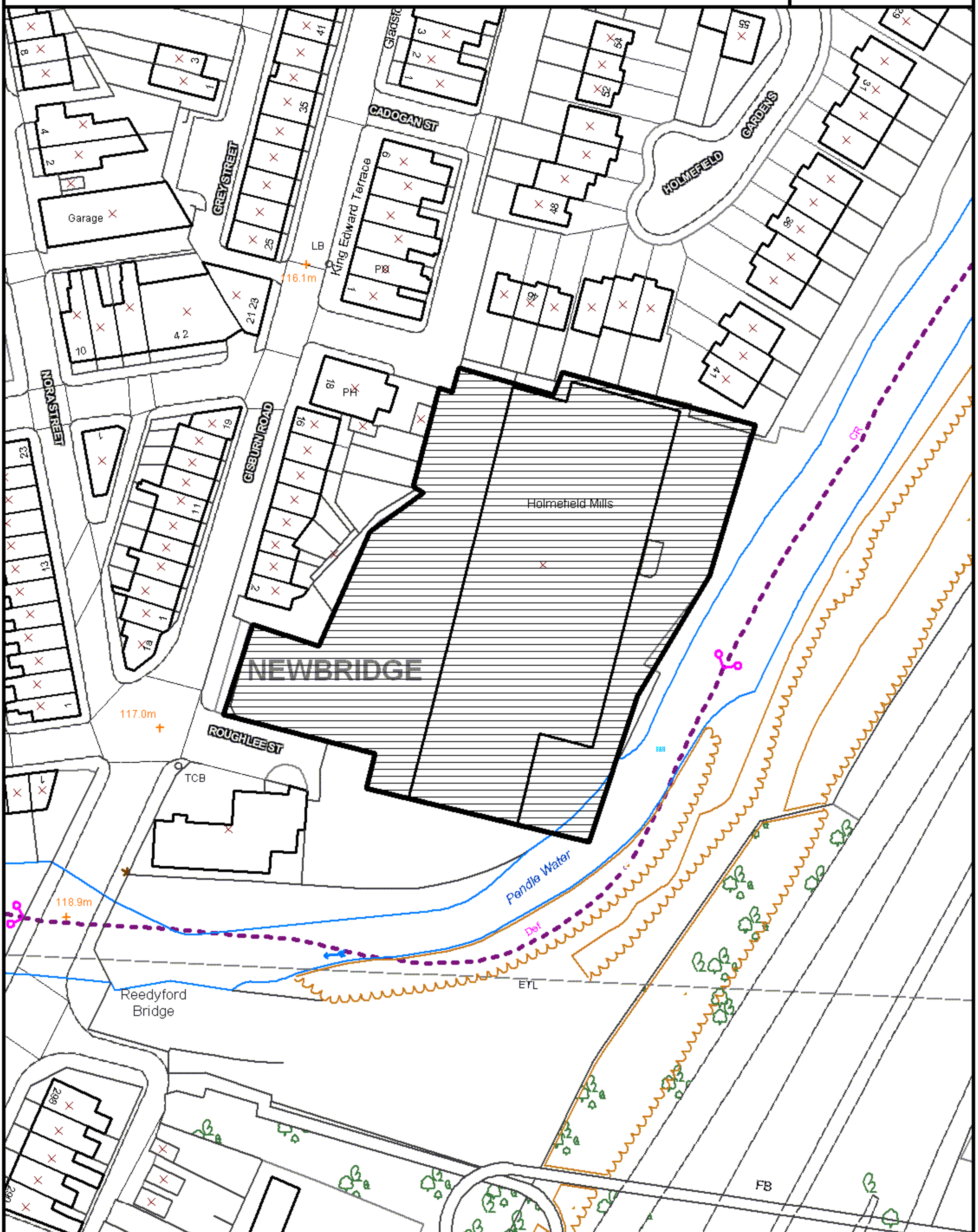
APPENDIX 2

SITE PLANS

COMPLETED SITES

(ordered by Site Ref)

Holmefield Mills, Gisburn Road



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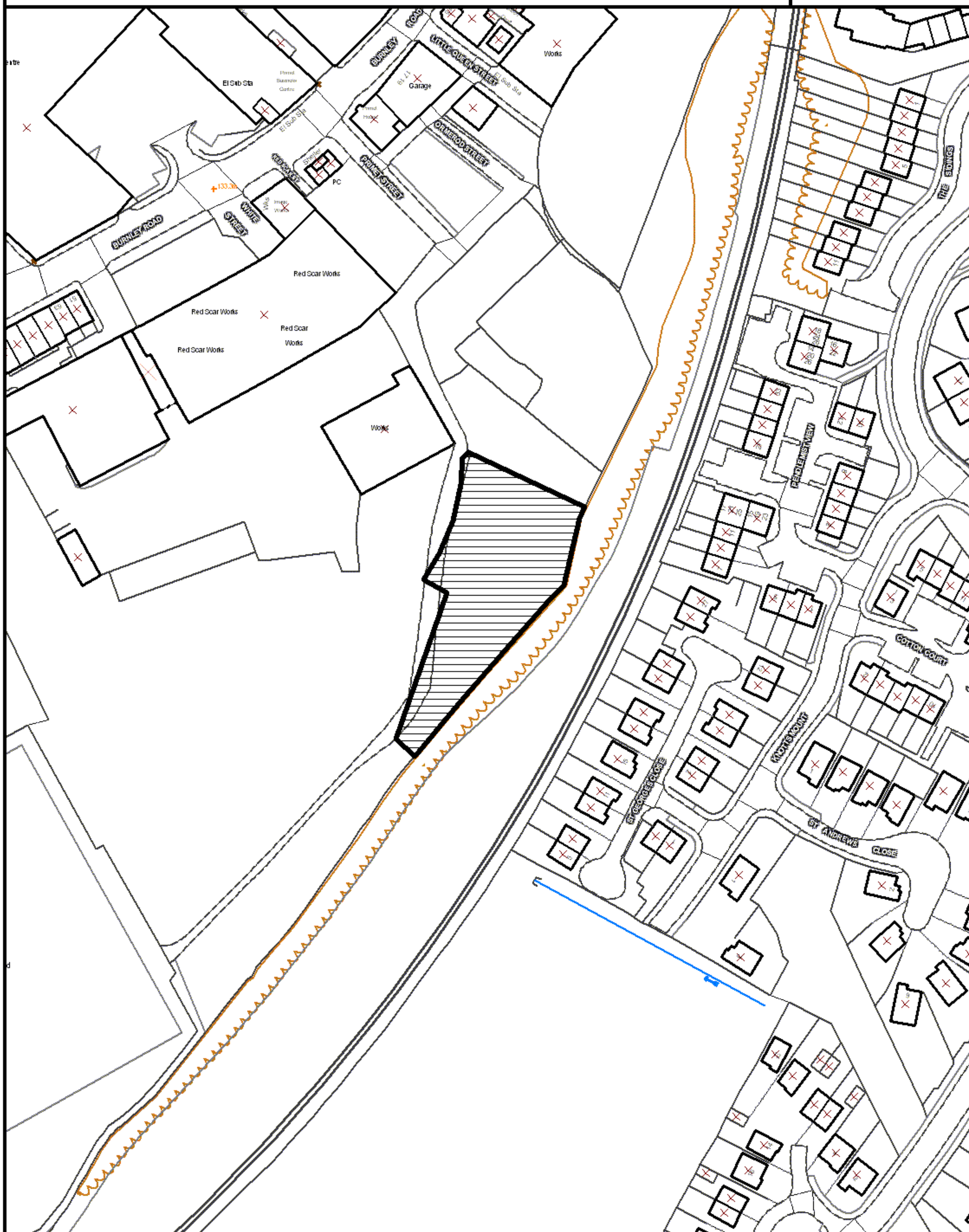
Site boundary of planning permission

COLNE

SITE REF:

153

Land off Primet Street



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Site boundary of planning permission



COLNE

SITE REF:

182

212 Keighley Road



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Site boundary of planning permission



COLNE

SITE REF:

184

16 Keighley Road



SCALE 1:1,000

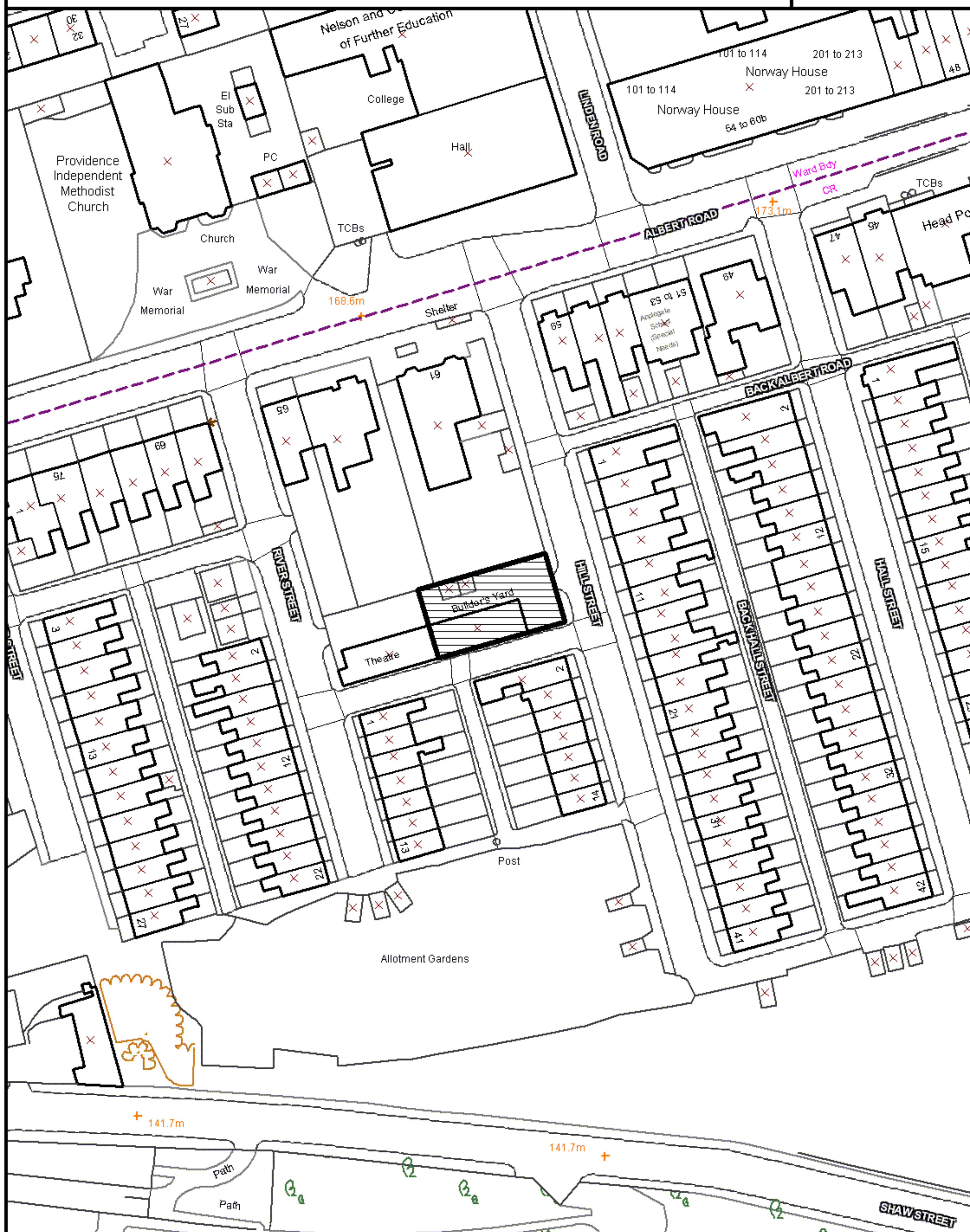
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Cross and Lawson, Hill Street



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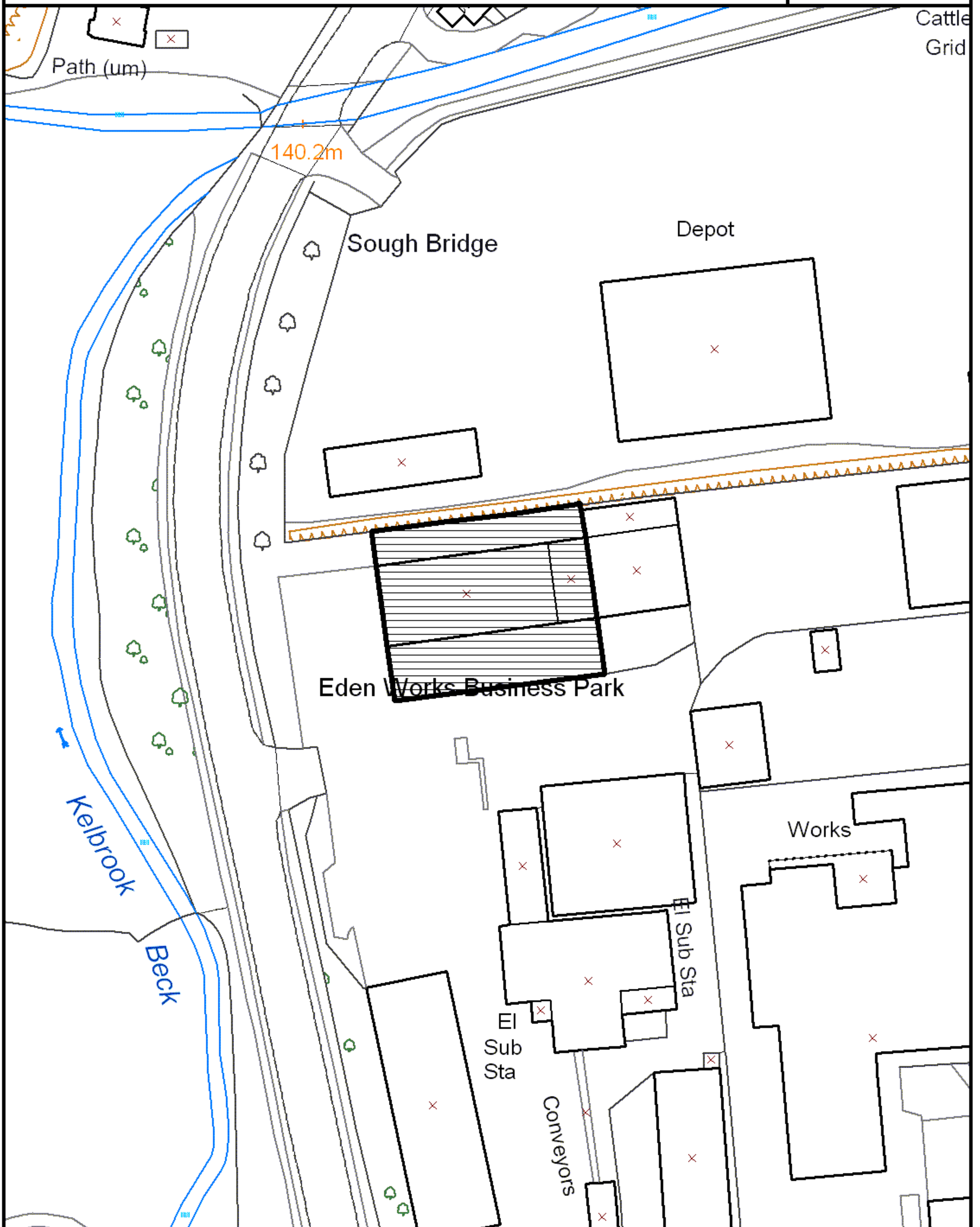
Site boundary of planning permission

KELBROOK

SITE REF:

152

Wolfenden Builders Merchants, Edenworks, Colne Road



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Site boundary of planning permission

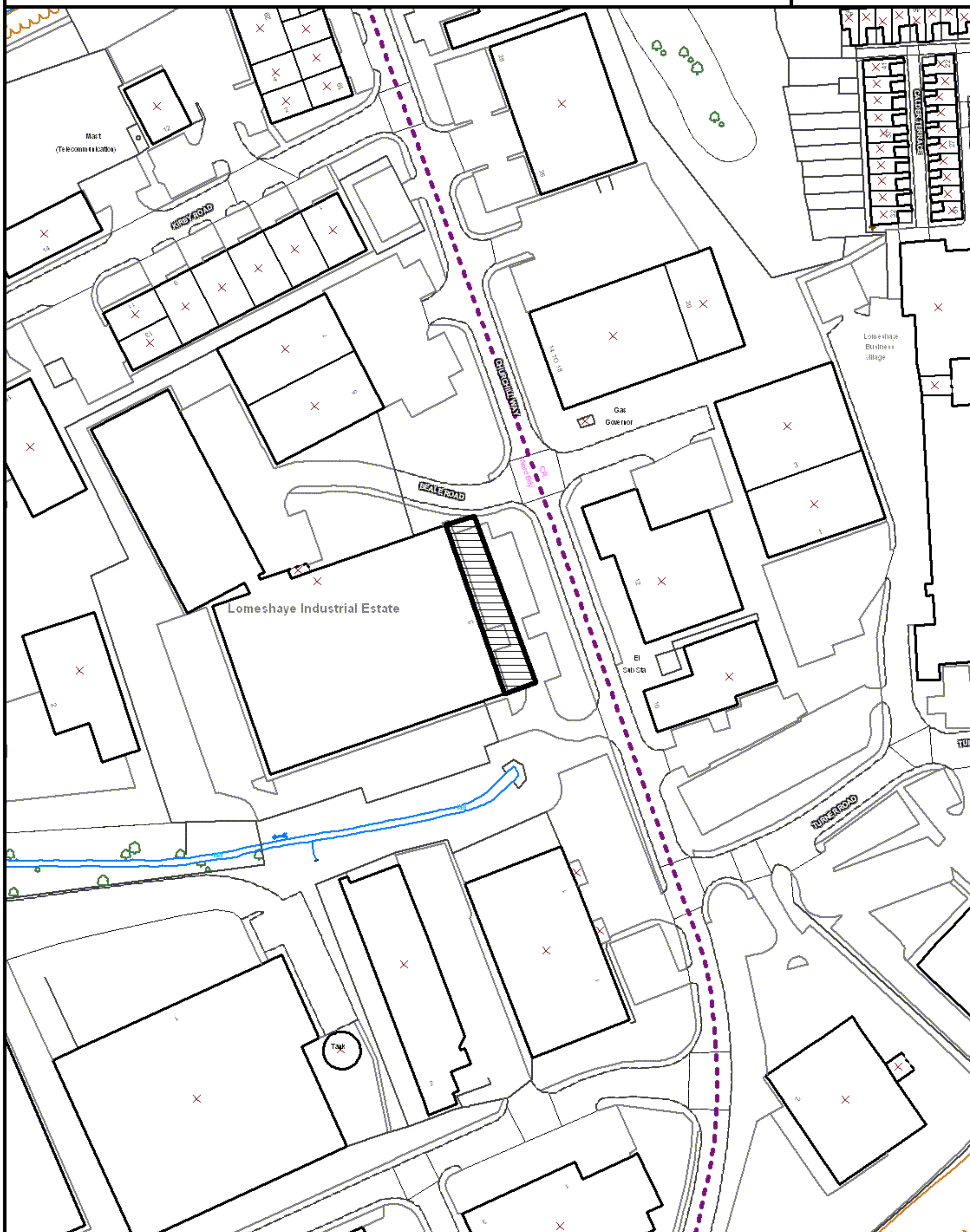


LOMESHAYE

SITE REF:

177

Protec House, Churchill Way, Lomeshaye Industrial Estate



SCALE 1:1,500

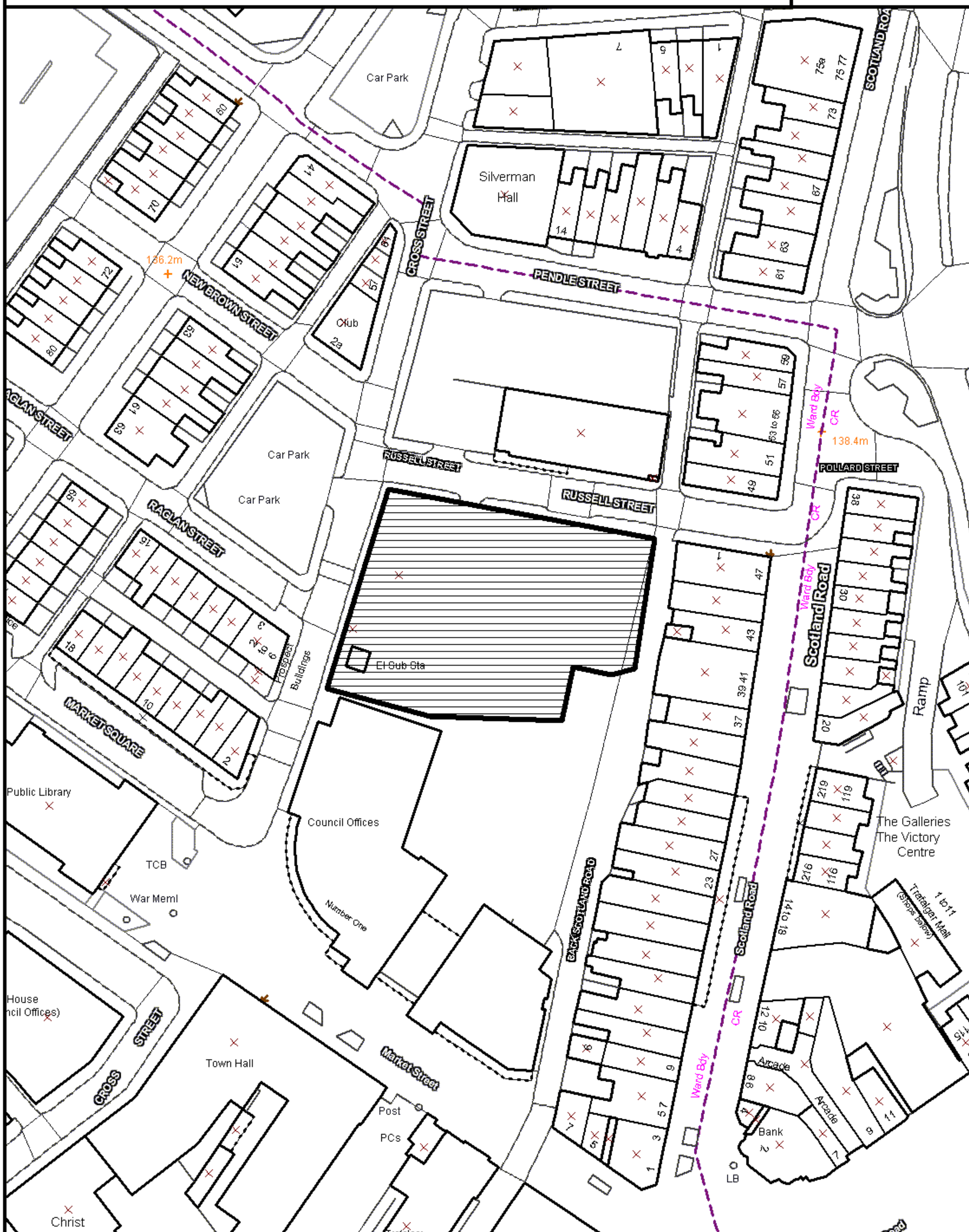
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Site boundary of planning permission



The Ace Centre, Cross Street, Russell Street and Back Scotland Road



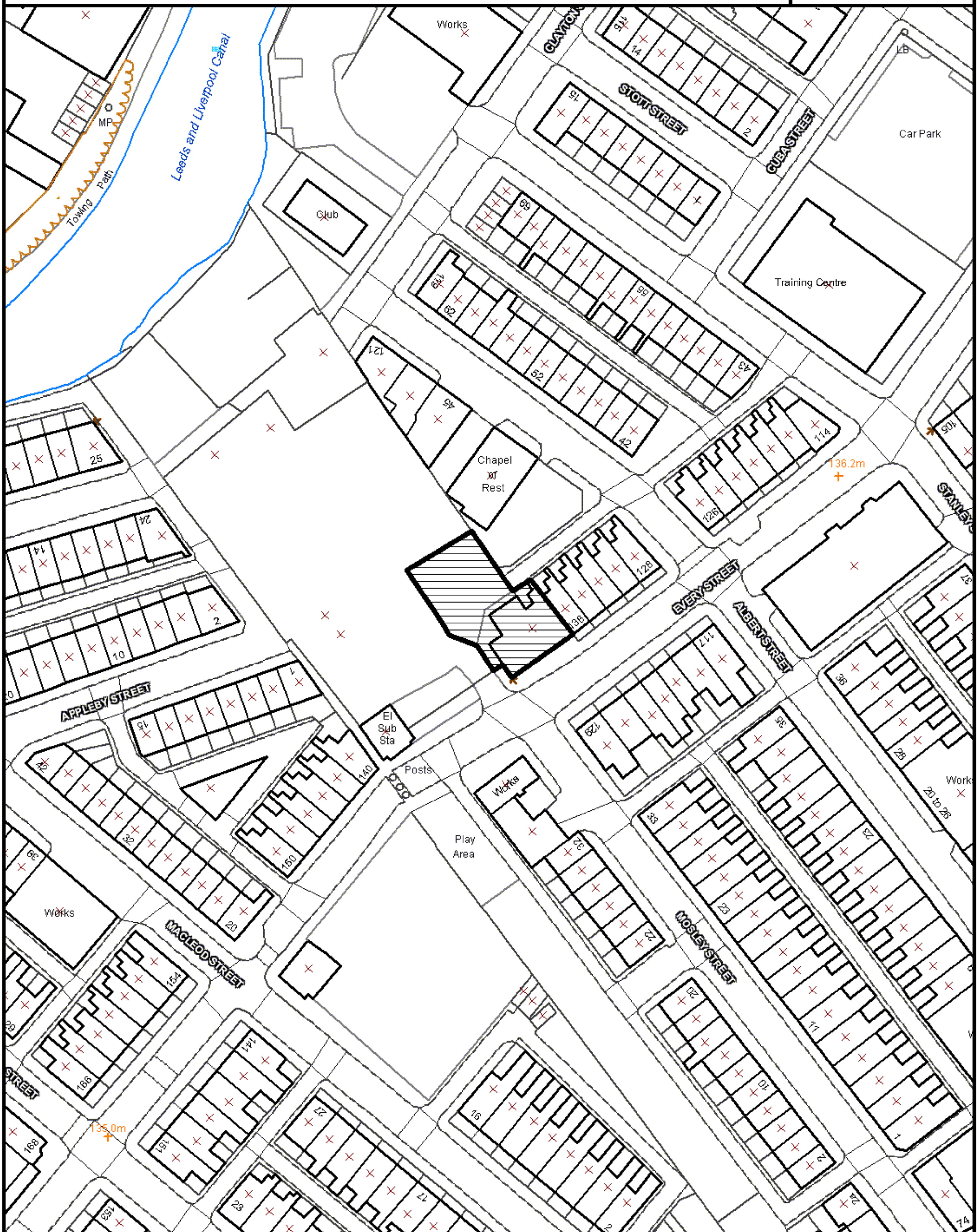
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Site boundary of planning permission

Water Board Offices, Every Street



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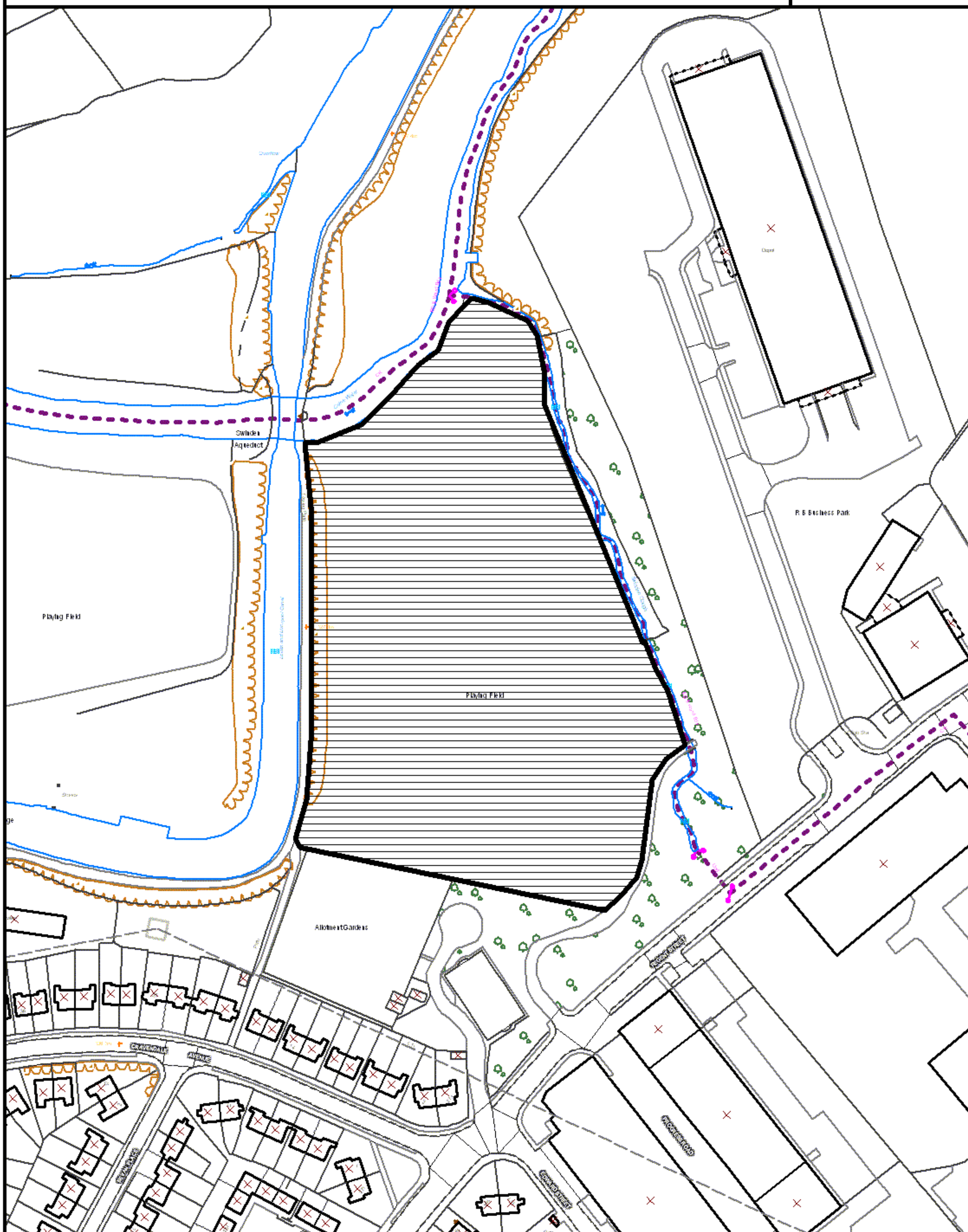
Site boundary of planning permission

COLNE

SITE REF:

191

Playing Field Swinden Clough, Regent Street



SCALE 1:2,000

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Site boundary of planning permission

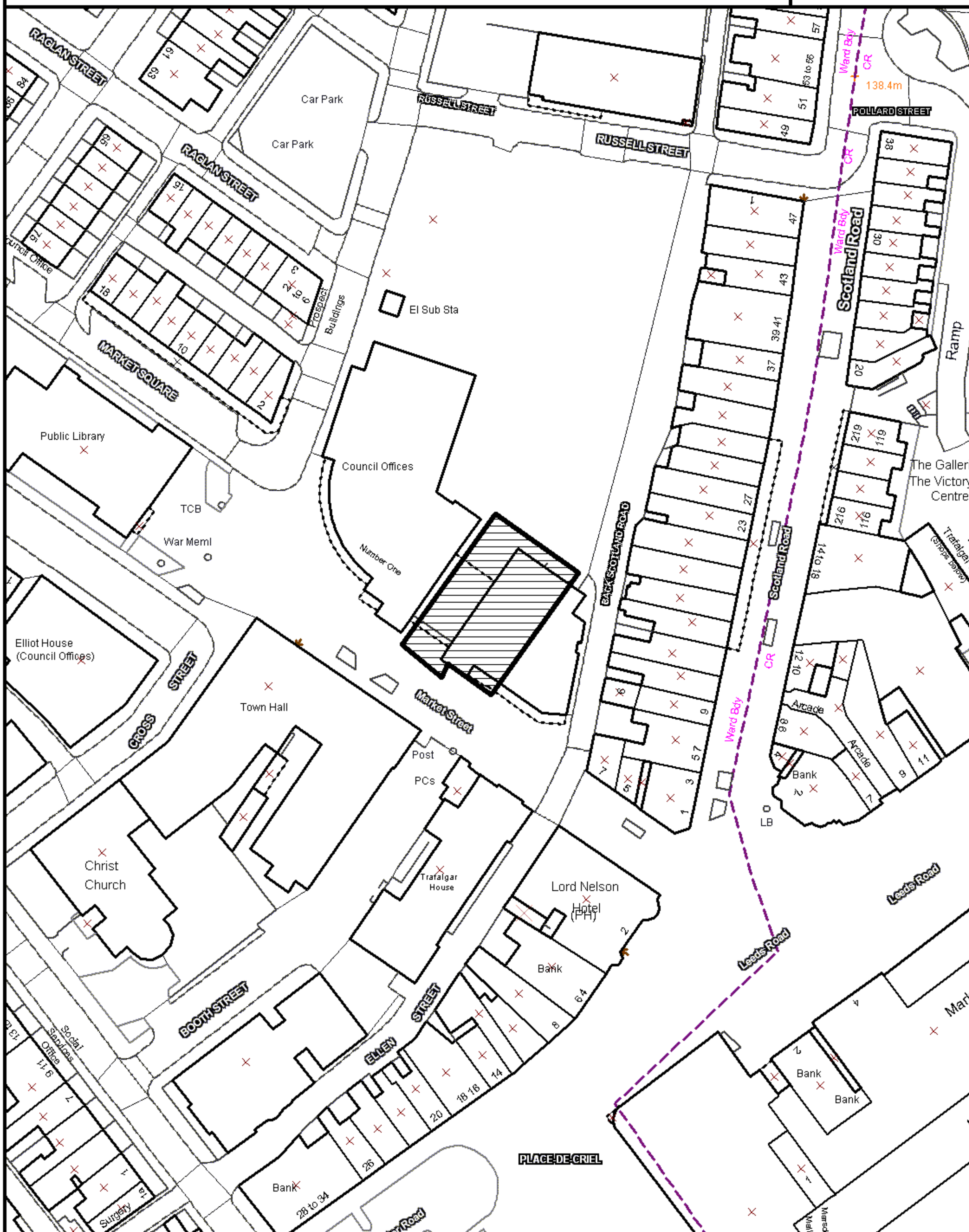


NELSON

SITE REF:

203

No.1 Market Street



SCALE 1:1,000

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Site boundary of planning permission



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

Tel: 01282 661723

Fax: 01282 699463

Email ldf@pendle.gov.uk

Website www.pendle.gov.uk/planning



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in a way which is better for you,
please telephone us.

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



2006-2007
Transforming the Delivery of
Services Through Partnerships

