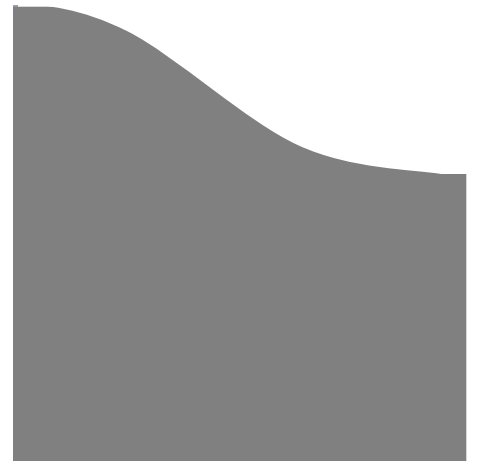


Local Development Framework for Pendle

Evidence Base



Retail and Leisure Land Monitoring Report



2010 / 2011



Adopted: 21st July 2011
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PENDLE RETAIL AND LEISURE LAND MONITORING REPORT 2010-11

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Appendix 1 – Site Plans (Availability Schedule)

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1.0 Introduction

- 1.1 This report presents the results of the monitoring of retail and leisure land in Pendle for the period 1st April 2010 to the 31st March 2011 (the 2010-11 monitoring period).
- 1.2 It forms an important part of the evidence base for the Pendle Local Development Framework (LDF). The Pendle LDF is the emerging portfolio of planning policy documents that will outline the spatial planning strategy for the Borough of Pendle.
- 1.3 This report lists all sites in the Borough that have been granted planning permission for development for retail and leisure uses that have either not yet started or remain incomplete. Together these sites represent the amount of 'available' retail and leisure land within the Borough, i.e. land that is currently available for development for retail and leisure purposes.
- 1.4 The report also lists all developments for retail and leisure uses that were completed between the 1st April 2010 and the 31st March 2011.

2.0 Background

- 2.1 This Retail and Leisure Land Monitoring Report is the sixth annual report to be produced, in line with similar reports on Employment and Housing Land that the Council has produced for many years.
- 2.2 The government has recently announced changes to the way local councils monitor the performance of their Development Plans¹. The government has indicated that it is for each individual authority to decide what to include in their monitoring reports. In Pendle the annual monitoring of housing, employment, retail and leisure land has been on going for several years and provides a useful record of development that has occurred in the borough. This information is used to see whether the aims and objectives of the local plan policies are being met.
- 2.3 The report will contribute to the evidence base for the emerging Pendle LDF and will help inform the preparation of the Core Strategy, Land Use Allocations and Area Action Plan Development Plan Documents (DPDs).
- 2.4 Monitoring of new retail and leisure land is also essential in order to be able to report on core indicators contained in the Pendle Annual Monitoring Report, as well as reporting the data to Lancashire County Council.

¹ Letter from Bob Neill MP to Local Authority Chief Planning Officers
<http://www.communities.gov.uk/publications/planningandbuilding/letterlocalplans>

3.0 Methodology

- 3.1 A database, developed in-house by the Planning Policy team, is used to record, query and report on the survey data contained in this report. The database allows for the continuous updating of records for retail and leisure sites in the Borough. This report is the sixth to be produced using this system.
- 3.2 The development of this database has been guided by the monitoring requirements set at the national, regional, county and local level. Core Output Indicators and Local Output Indicators set out in the Annual Monitoring Report have been used to determine the data that needs to be collected. These requirements change over time and new fields are added to the database to record any new information where necessary. For this years monitoring report, we have improved the database to include sub-classifying the A1 completions as convenience or comparison floorspace to enable more accurate monitoring of development of retail floorspace against the findings of the Retail Capacity Study (see section 6.6).
- 3.3 Each site granted planning permission for retail or leisure use (Use Classes A1, A2, A3, A4, A5 or D2) is logged as a new record in the database. Preliminary information obtained from the planning application files, along with details such as site area (based on a Geographic Information System (GIS) plot of each site) and floorspace are then added.
- 3.4 Site visits are undertaken as soon as possible after the 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.
- **Available** – no work has been started, or work remains incomplete.
 - **Completed** – the planning permission granted has been finished.
 - **Lapsed** – no work has been started and the expiration date for the permission has been exceeded.
 - **Superseded** – if an active site has a new permission approved on it, the original record is set to 'superseded' status.
- 3.5 New sites and those sites from previous surveys that remain 'available' are assessed. In this way the survey maintains an accurate list of the rolling stock of current permissions. All completed sites are fully listed, along with the available ones, in this report. This allows an annual assessment of progress against previous years' development, or land provision targets where required.

4.0 Retail and Leisure Land Availability Schedule (31st March 2011)

- 4.1 The updated Retail and Leisure Land Availability Schedule at 31st March 2011 is shown in Table 1. The schedule highlights the current position with regard to 'available' retail and leisure land in the Borough of Pendle. Retail and leisure land is defined as development in the following use classes: A1 (shops), A2 (financial and professional services), A3 (restaurants and cafes), A4 (pubs and bars), A5 (take- aways) and D2 (assembly and leisure).
- 4.2 Table 1 shows the key information required for the reporting and analysis of data at local and county levels. The following fields are included.
- **Ref. No.** – site reference number from the retail and leisure monitoring database. This field is included within the report to enable quick referral back to the database record and any further relevant information.
 - **App. No.** – Pendle Borough Council planning application reference number. This can be used with the online planning archive to view details of the application:
(<http://bopdoccip.pendle.gov.uk/PlanApp/jsp/searchPlan.jsp>)
 - **Site** – site name and address on the planning decision notice.
 - **Permission** – description of work to be undertaken as detailed on the decision notice.
 - **Site Area (ha)** – area of the site boundary in hectares as detailed on the submitted plans (1:500).
 - **Internal floor space (m²)** – floorspace excluding all external and internal walls of the new development. Where this is not stated on the application form it has been measured from the plans submitted.
 - **Location of Dev.** – illustrates if the development is located within a relevant designated retail or town centre area. Possible options are Town Centre, Local Shopping Centre, Local Frontage, Edge of Centre and Out of Centre Shopping Area. If a site is located in none of these areas its location is set to Elsewhere.
- 4.3 The list of sites within the availability schedule (Table 1) is ordered by settlement or town (Site column). This enables quick analysis of all the available sites within a particular location (e.g. Nelson) to be undertaken.
- 4.5 Total figures are provided at the end of the schedule. These indicate that there is a total of **7.43 hectares of land** in Pendle regarded as being '**available**' for retail and leisure use at 31st March 2011. Maps for each of the sites making up this total area can be found in Appendix 1. These are ordered by the *Ref. No.* column of Table 1.
- 4.6 In terms of retail floorspace, Table 1 shows that there is a total of **2,891m² of A1** (shops) floorspace available with planning permission. The majority of this A1 retail floorspace arises through the granting of planning permission for a major foodstore in Barrowford (a revised scheme in 2010 has increased the floorspace to 1,900m²) and an increase in floorspace at two smaller convenience stores as part of wider redevelopments of petrol station complexes. In addition **463m² of A2** (financial and professional services), **828m² of A3** (restaurants and cafes), and **172m² of A5** (hot food take-aways) is available. There was no new floorspace granted permission for **A4** (pubs and bars) during this monitoring period.

- 4.7 In terms of leisure floorspace, Table 1 shows that there is a total of **15,234m² of D2 floorspace** (assembly and leisure). This high level of leisure floorspace arises mainly through the granting of planning permission for the reinstatement of the cricket and football pitches and provision of a new pavilion at the former Lucas Sports Ground, Brierfield (13/08/0558P) during a previous monitoring period, which has yet to be developed.

TABLE 1 - AVAILABILITY SCHEDULE (31st March 2011)

Ref. No.	App. No.	Permission	Site Area (ha)	Internal Floor Space (SqM)						Location of Dev.
	Site			A1	A2	A3	A4	A5	D2	
113	13/08/0195P Strand Filling Station Skipton Road Barnoldswick	Erection of new canopy, pumps and redevelopment of convenience store (increase floor space from 66sqm to 429sqm.	0.176	429	0	0	0	0	0	Elsewhere
157	13/10/0502P 3 Church Street 3 Church Street Barnoldswick	Full: Change of use of the ground floor of a retail shop (use class A1) to a hot food takeaway (use class A5) and installation of an extraction flue to the rear	0.0113	0	0	0	0	62	0	Town Centre
153	13/10/0369P Land at Barrowford Road Barrowford Road Barrowford	Outline: Major: Erect 55 bedroomed hotel, Pub/Restaurant (768 sq m), Creche (500 sq m) and two office buildings (890 sq m each) (Access and Layout Only)	0.31	0	0	768	0	0	0	Elsewhere
155	13/10/0483P Park Mill & former Pendle Brook Care Home Halstead Lane and Gisburn Road Barrowford	Full: Major: Erection of foodstore (1,900 sq.m.); construct car park and alterations to highway.	0.753	1900	0	0	0	0	0	Edge of Centre
149	13/09/0373P 28A Colne Road Colne Road Brierfield	Full: Change of use from florist shop (A1) to restaurant/cafe (A3) on ground floor & basement level of both 28 & 28a Colne Road	0.018	0	0	40	0	0	0	Local Shopping Centre
152	13/09/0039P 30 Colne Road Colne Road Brierfield	Full: Erection of a two storey extension to the front of gymnasium.	0.0212	0	0	0	0	0	48	Local Shopping Centre
137	13/08/0594P Tubbs Of Colne 82 Albert Road Colne	External alterations and convert first floor and part of ground floor to offices.	0.039	0	260	0	0	0	0	Town Centre
143	13/09/0419P Colne Service Station Burnley Road Colne	Full: Redevelopment of a petrol filling station including the erection of a new canopy, pumps, shop building incorporating ATM and erection of a car wash, three jet wash bays, plant room building and associated equipment on adjacent land (Re-Submission).	0.22	260	0	0	0	0	0	Elsewhere

TABLE 1 - AVAILABILITY SCHEDULE (31st March 2011)

Ref. No.	App. No.	Permission	Site Area (ha)	Internal Floor Space (SqM)						Location of Dev.
	Site			A1	A2	A3	A4	A5	D2	
159	13/10/0264P Shackleton Hall Church Street Colne	Full: Major: Change of use of mixed use building to form offices (B1) with public reception and 11 ground floor retail/office units for A1, A2, or B1 use and external alterations including alterations to and replacement of shopfronts and reopening of blocked up windows in the east and west elevations.	0.018	203	0	0	0	0	0	Town Centre
141	13/09/0241P 25-29 Colne Road Colne Road Earby	Full: Erection of ground floor extension to rear to form toilets and store room for A3 use.	0.03	0	0	20	0	0	0	Elsewhere
125	13/08/0263P Little Shed Mill Shop Manor Mill Hallam Road Nelson	Change of use from storage to retail.	0.011	88	0	0	0	0	0	Elsewhere
131	13/09/0029P Palentine Working Mens Club Norfolk Street Nelson	Change of use of first floor to fitness gym.	0.115	0	0	0	0	0	185.8	Elsewhere
132	13/08/0521P 57-59 Cross Street Cross Street Nelson	Alterations to shop front to subdivide into 2 units including addition of 2nd door and replacement of frontage with UPVC shopfront plus change of use of first floor to office and retail.	0.006	0	0	0	0	0	0	Town Centre
138	13/09/0070P 80 Manchester Road Manchester Road Nelson	Full: Change of use from A1 clothes shop to A5 hot food takeaway.	0.008	0	0	0	0	110	0	Town Centre
160	13/10/0259P 104 Barkerhouse Road Barkerhouse Road Nelson	Full: Convert dwelling to treatment rooms/meeting rooms.	0.007	69	0	0	0	0	0	Elsewhere
136	13/08/0558P Lucas Sports Ground Colne Road Reedley	Office space (588m2), retail space (145m2), football pitch, cricket pitch and club house (250m2) with associated landscaping and parking.	5.696	145	0	0	0	0	15000	Elsewhere

TABLE 1 - AVAILABILITY SCHEDULE (31st March 2011)

Ref. No.	App. No.	Permission	Site Area (ha)	Internal Floor Space (SqM)						Location of Dev.
	Site			A1	A2	A3	A4	A5	D2	
			Site Area	A1	A2	A3	A4	A5	D2	Total
Total for All Permissions			7.4395	2891	463	828	0	172	15234	19587.8

5.0 Retail and Leisure Land Completions (1st April 2010 – 31st March 2011)

- 5.1 All new completions between the 1st April 2010 and 31st March 2011 are listed in Table 2. The completions schedule shows the key information required for the reporting and analysis of data at local and county levels. These sites were classed as complete following site visits to assess their status.
- 5.2 In Table 2 all fields are identical to those in the availability schedule (Table 1). An explanation for each field can be found in paragraph 4.2 (page 3) of this report.
- 5.3 The list of sites on the completions schedule (Table 2) is ordered by settlement name or town (Site column). This allows for a quick analysis of all the completed sites within a particular settlement to be made (e.g. Barnoldswick).
- 5.4 Total figures are provided at the bottom of Table 2 and demonstrate that **2.68 hectares** of new retail and leisure land have been **completed** between the 1st April 2010 and the 31st March 2011. This equates to a total of **8,977 m² (gross)** of new floorspace. Maps for each of the sites making up this total area can be found in Appendix 2. These are ordered by the Ref. No. column of Table 2.
- 5.5 This new floorspace can be further broken down into **7,627m² A1** (retail), **50m² A2** (financial and professional services), **460.5m² A5** (take-aways) and finally **840m² D2** (assembly and leisure). There was no new A3 (restaurants and cafes) or A4 (pubs and bars) floorspace completed during this monitoring period. All figures are gross and do not account for losses through change of use, conversions or demolitions.
- 5.6 The large amount of A1 completions can be mainly accounted for in the completion of the Sainsbury's superstore in Colne (7,552m²). The A5 completions are a number of small takeaway developments in Nelson and Brierfield. The D2 completions comprise of a multi-use games area in Colne and a social club premises in Nelson.

TABLE 2 - COMPLETIONS (1st April 2009 - 31st March 2011)

Ref. No.	App. No.	Permission	Site Area	Internal Floor Space (SqM)						Location of Dev.
	Site			A1	A2	A3	A4	A5	D2	
151	13/09/0091P 51 Burnley Road Burnley Road Brierfield	Full: Change of use of ground floor from Hairdresser (A1) to Hot Food Takeaway (A5) and relocation of Hairdresser to first floor only, and flue extraction.	0.008	0	0	0	0	55.46	0	Local Frontage
111	13/08/0569P Land bounded by Windsor Street, Lannard Road Windybank and Norfolk Street Colne	Major: Erect foodstore (Detailed scheme) - 7,552m2 gross.	2.467	7552	0	0	0	0	0	Edge of Centre
122	13/08/0604P Land adjacent to Pendle Leisure All Weather Pitch Vivary Way Colne	Erect multi-games play area.	0.119	0	0	0	0	0	570	Elsewhere
161	13/10/0274P 7 New Market Street New Market Street Colne	Full: Change of use to a care agency office.	0.006	0	50	0	0	0	0	Town Centre
115	13/08/0354P 27-29 Railway Street Railway Street Nelson	Change of use from betting office (A2) to hot food takeaway (A5) with external alterations to shop fronts.	0.01	0	0	0	0	160	0	Town Centre
116	13/08/0379P 185-189 Barkerhouse Road Barkerhouse Road Nelson	Extend shop into 185 and extend shopfront, addition of rear dormers and extend rear of shop into yard to form garage.	0.025	75	0	0	0	0	0	Elsewhere
142	13/10/0065P 94 Bradley Hall Road Bradley Hall Road Nelson	Full: Change of use from A2 (Betting shop) to A5 (Hot food takeaway) and erection of flue and alterations to shopfront.	0.005	0	0	0	0	105	0	Elsewhere

TABLE 2 - COMPLETIONS (1st April 2009 - 31st March 2011)

Ref. No.	App. No.	Permission	Site Area	Internal Floor Space (SqM)						Location of Dev.
	Site			A1	A2	A3	A4	A5	D2	
144	13/10/0007P 57 - 59 Barkerhouse Road Barkerhouse Road Nelson	Full: Change of use of workshop to club premises, formation of car park to the rear, construction of external fire escape, canopy roof, insertion of doorway in rear elevation and alterations to windows in front and side elevations.	0.038	0	0	0	0	0	270	Elsewhere
156	13/10/0422P 74 Manchester Road 74 Manchester Road Nelson,	Full: Change of use of shop to Hot Food Takeaway, replacement shop front and external alterations at the rear.	0.008	0	0	0	0	140	0	Town Centre

	Site Area	A1	A2	A3	A4	A5	D2	Total
Total Completions (Gross)	2.686	7627	50	0	0	460.5	840	8977

6.0 Analysis

- 6.1 Monitoring of new retail and leisure land completions in this format has been undertaken since the publication of the first Annual Monitoring Report in December 2005. However, due to the requirement to align monitoring with the annual monitoring period (1st April to 31st March), this is only the fifth consecutive survey representing an accurate 12 month picture of completions².
- 6.2 The findings from all five surveys are shown in Table 3 below.

Table 3: Comparison of completed floorspace

Gross Internal Floorspace (m²)						
	2006 - 2007	2007 - 2008	2008 - 2009	2009 - 2010	2010 - 2011	Change from 2009-10
A1	4,832	13,852	409	0	7,627	+7,627
A2	0	135	98	226	50	- 176
A3	0	886	272	559	0	- 559
A4	-	0	1,250	98	0	- 98
A5	-	288	214	111	460.5	+ 349.5
D2	2,162	14,360	1,752	1,275 ³	840	- 435
Total	6,994	29,521	3,996	2,122	8,977	+ 6855

- 6.3 When comparing 2010-11 with 2009-10, there has been a considerable increase in the overall completion of new retail and leisure land. However this is led by a large A1 completion in the shape of the Sainsbury's superstore in Colne. Disregarding that, we have experienced decreases across all comparable use classes, except A5 (hot food takeaways) which has experienced a small increase in completions over previous years.
- 6.4 The amount of land available for retail and leisure use showed a marked decrease to 7.43 ha in the monitoring period 2010-11, from the 14.53ha recorded during the 2010-11 period; prior to this, provision had remained relatively stable with a land supply of around the 13ha mark in previous recent monitoring periods.
- 6.5 This decrease can be explained in part by the completion of the large food store in Colne, discussed above. However, perhaps in a reflection of the current economic climate, a large amount of land has also seen permissions lapse during this monitoring period, equating to a total of 4.699 ha. This was mainly made up of a permission for a large D2 sports development off Cuckstool Lane in Fence.

² Figures are available for 2004-05 and 2005-06 however neither of these can be considered to represent an accurate 12 month picture of completions; the 2004-05 survey was undertaken in December 2005 (for the first Annual Monitoring Report) and represented the first survey for some time, therefore will have included completions from over a wider period; subsequently, the 2005-06 survey only covered the period 1st January to 31st March 2006, to bring retail and leisure monitoring in line with the annual monitoring process.

³ This figure has been revised since last years monitoring report due to the completion of a change of use application (13/09/0004P- RLLM Ref 130) which had previously gone undetected.

Pendle Retail Capacity Study

- 6.6 In May 2007, the Borough of Pendle Retail Capacity Study (RCS) was adopted. The report provides a borough wide assessment for retail and commercial leisure uses in Pendle. It provides a guide to the shopping and leisure needs of the Borough up to 2011, 2013, 2016, 2018 and 2021.
- 6.7 The report identifies requirements for both convenience and comparison shopping facilities over the above time periods. This relates to the A1 retail use class. Convenience goods are those purchased on a regular basis, including food, groceries and cleaning materials. Comparison goods are durable goods such as clothing, household goods, furniture, DIY and electrical goods. The national Practice Guidance document 'Planning for Town Centres' which supports Planning Policy Statement 4: Sustainable Economic Growth, now defines the types of goods which fall into Convenience and Comparison categories. These formalised definitions have been used in compiling this years monitoring report to refine the categorisation and improve the accuracy of the monitoring against the RCS.

Convenience Floorspace

- 6.8 The Pendle RCS indicates that, based upon surplus expenditure, there is potential for further convenience goods sales floorspace in Pendle in line with Table 4. These figures are in addition to existing commitments at the time of the RCS listed in Table 3A of the RCS.

Table 4: Convenience floorspace requirement

	2006 - 2011	2006 - 2013	2006 - 2016	2006 - 2018	2006 - 2021
Sales Floorspace (m ²)	3,641	3,864	4,196	4,373	4,643

- 6.9 Completions of new convenience floorspace since 2006 (i.e. between the 2006-07 and the 2010-11 monitoring periods), excluding those listed and accounted for in Table 3A of the RCS, total 6,041m². Of this, 5,739m² of new convenience floorspace has been completed during the monitoring period 2010-11, mainly comprising of 5,664m² at the Sainsbury's store in Colne.
- 6.10 A further 2,734m² of convenience floorspace has been granted planning permission and is listed as available in Table 1 of this report. Therefore compared to the findings of the RCS, existing permissions and completions to date, 8,775m², are considerably ahead of the identified 2006-2011 requirement (3,641m²) and the future 2006-2021 requirement (4,643m²) as outlined in the RCS.
- 6.11 A large proportion of the floorspace still available for development is made up of a planning permission for a major foodstore in Barrowford (1,900m²). The principle for development of a food store on this site was established in a 2007 permission; this application was assessed against the recommendations of the RCS which, at the time of the application, demonstrated a need for further convenience floorspace within the Borough. Whilst the need was not specifically identified in Barrowford it was felt that the scale of the proposal would be in line with the identified role of Barrowford as a Local Shopping Centre as identified in the Pendle Local Plan.

Comparison Floorspace

- 6.12 The Pendle RCS indicates that, in relation to comparison goods, there is also potential for further floorspace in Pendle. However the scale and timing of this requirement varies depending upon whether there is a 'low' expenditure inflow scenario (5% national standard) or a 'higher' expenditure inflow scenario (20% national standard). Table 5 summarises these requirements.

Table 5: Comparison floorspace requirement

	2006 - 2011	2006 - 2013	2006 - 2016	2006 - 2018	2006 - 2021
Low Scenario					
Sales Floorspace (m ²)	-4,323	-2,149	1,802	5,001	10,140
High Scenario					
Sales Floorspace (m ²)	977	5,559	7,637	11,116	16,703

- 6.13 Completions of new comparison floorspace since 2006 (i.e. between the 2006-07 and 2010-11 monitoring periods), excluding those listed and accounted for in Table 3A of the RCS, total 3,348m². A further 157m² has been granted planning permission, listed as available in Table 1 of this report. In total, existing permissions and completions to date account for 3,505m². In contrast the RCS identified a requirement for 977m², for the 'high' scenario 2006-2011 requirements. As such we are currently considerably ahead of this current 'target' but within suggested future targets running up to 2021. Again, a large proportion of this floorspace is made up of the comparison goods element of the Sainsbury's store in Colne (1,888m²) plus a number of small town centre and edge of centre redevelopments by existing businesses.
- 6.14 Again, as with convenience floorspace, these figures are in addition to existing commitments at the time of the RCS, including the Boundary Mill development along with others listed in Table 3A of the RCS. To give an overall picture of development in the borough, *including* the commitments identified in the RCS, over 20,000m² of comparison floorspace has been completed in the Borough since 2006, mainly comprising the new Boundary Mill store and the 4 retail units opposite the Asda store in Colne, currently part occupied by Next and Argos.
- 6.15 These figures and analysis should be treated with some caution as they only consider planning applications for new retail floorspace and do not take into account possible permitted changes between A1 comparison and convenience retailing or from A/2/3/4/5 to A1 shops that may have further affected the balance of retail floorspace across the borough. Further information on current retail occupancy in the borough can be found in the Pendle Retail Vacancy Survey 2010.

Loss of Retail and Leisure Floorspace

- 6.16 The greater emphasis placed on monitoring at local and sub-regional levels in recent years have increased the requirement for local authorities to monitor with a higher degree of accuracy. Data on net new floorspace provision is required in the local authority Annual Monitoring Report (AMR).
- 6.17 Table 6 presents a summary of the total losses of retail floorspace and leisure space in Pendle during the 2010-11 monitoring period. The table summarises losses of retail and leisure floorspace from all new developments for housing,

employment and retail and leisure uses (changes of use). Together with the figures for total completions (taken from Table 2 of this monitoring report) the losses figures allow us to calculate the net new floorspace provision in the borough.

Table 6 – Loss of retail and leisure floorspace (m²)

	A1	A2	A3	A4	A5	D2
Losses to housing developments	-160	0	0	-243	0	0
Losses to employment developments	0	0	0	0	0	0
Losses to retail & leisure developments	-195.5	-265	0	0	0	0
Losses to other use classes	0	0	0	0	0	0
Total losses (2010-11)	-355.5	-265	0	-243	0	0
Total completions (gross) (Table 2)	7,627	50	0	0	460.5	840
Total completions (net)	7,271.5	-215	0	-243	460.5	840

- 6.18 The table shows a mixed performance. The losses of retail space (A1 & A2) were made up of small scale changes of use to A5 (hot food takeaway) in Nelson and Brierfield and a single conversion to residential of an out of centre former shop. The loss of A4 was through the conversion of a former bar/nightclub premises in Nelson to residential. There have been no losses of A3, A5 or D2 floor space during this monitoring period. Overall, there has been a gain of retail and leisure floorspace during this monitoring period, helped largely by the completion of the Sainsbury's store in Colne and small levels of A5 and D2 completions.

APPENDIX 1

SITE PLANS

(Availability Schedule)

Strand Filling Station
Skipton Road

SCALE 1:1,000

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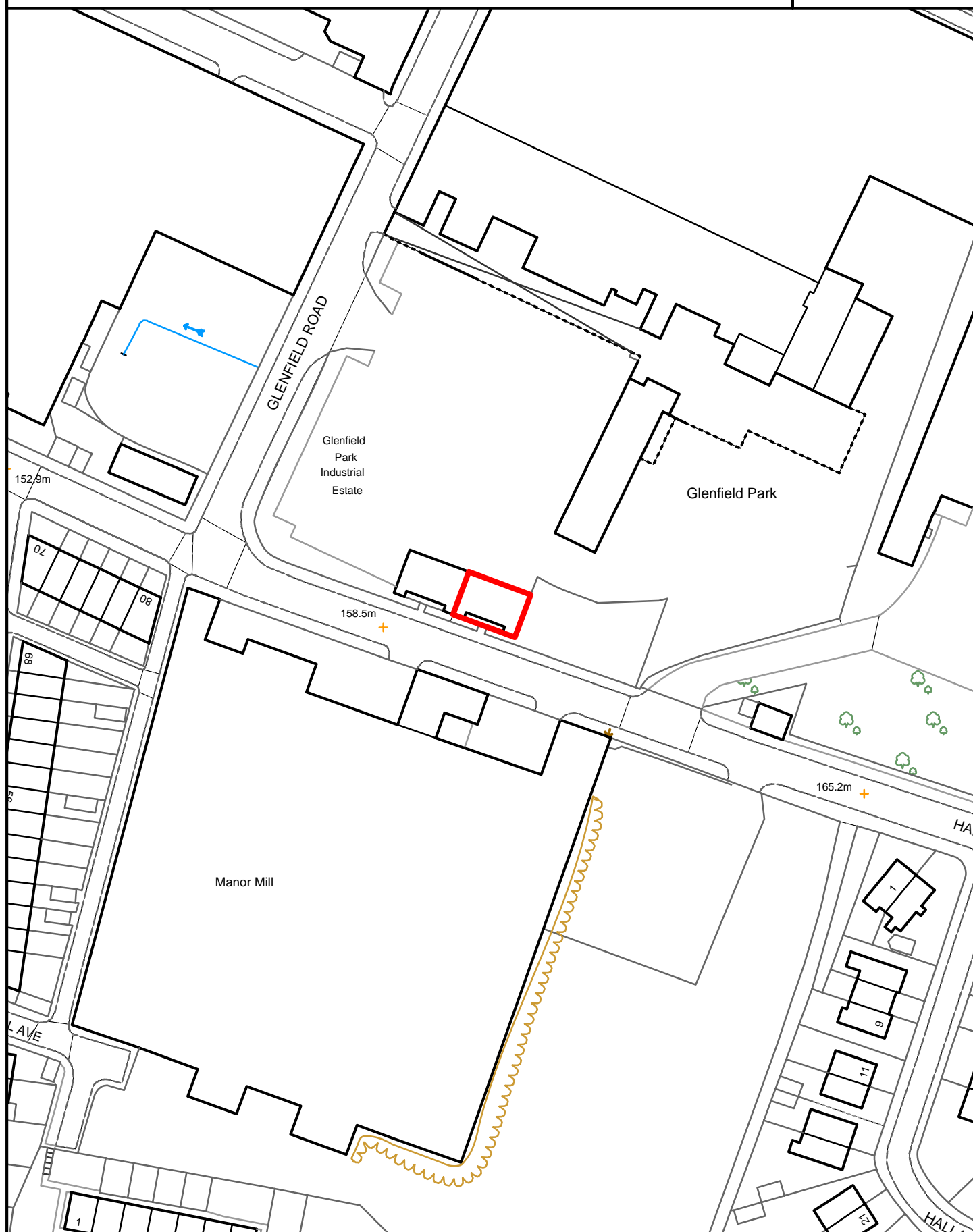
Site boundary of planning permission

NELSON

SITE REF:

125

Little Shed Mill Shop, Manor Mill
Hallam Road



SCALE 1:1,000

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Site boundary of planning permission

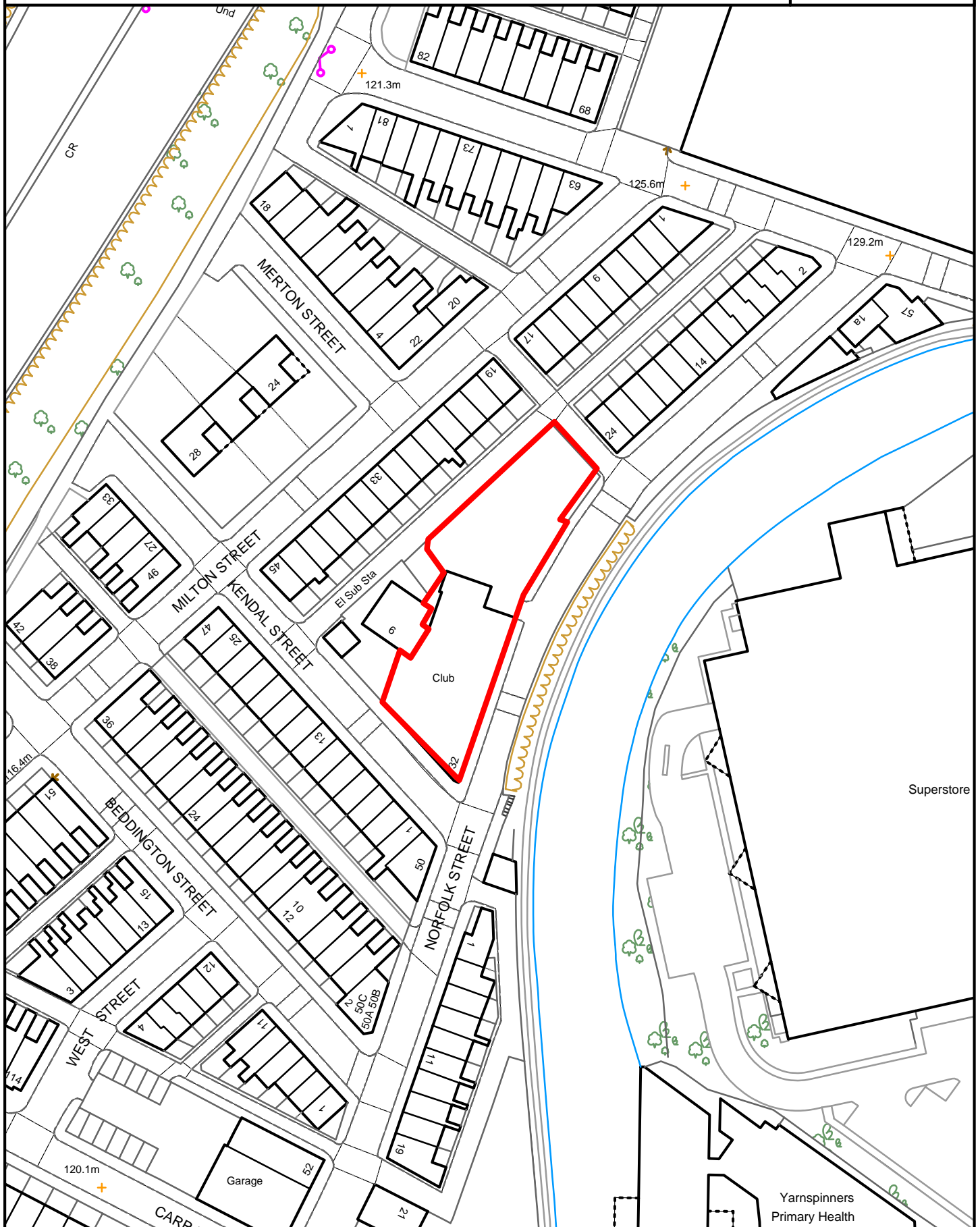


NELSON

SITE REF:

131

Palentine Working Mens Club
Norfolk Street



SCALE 1:1,000

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Site boundary of planning permission

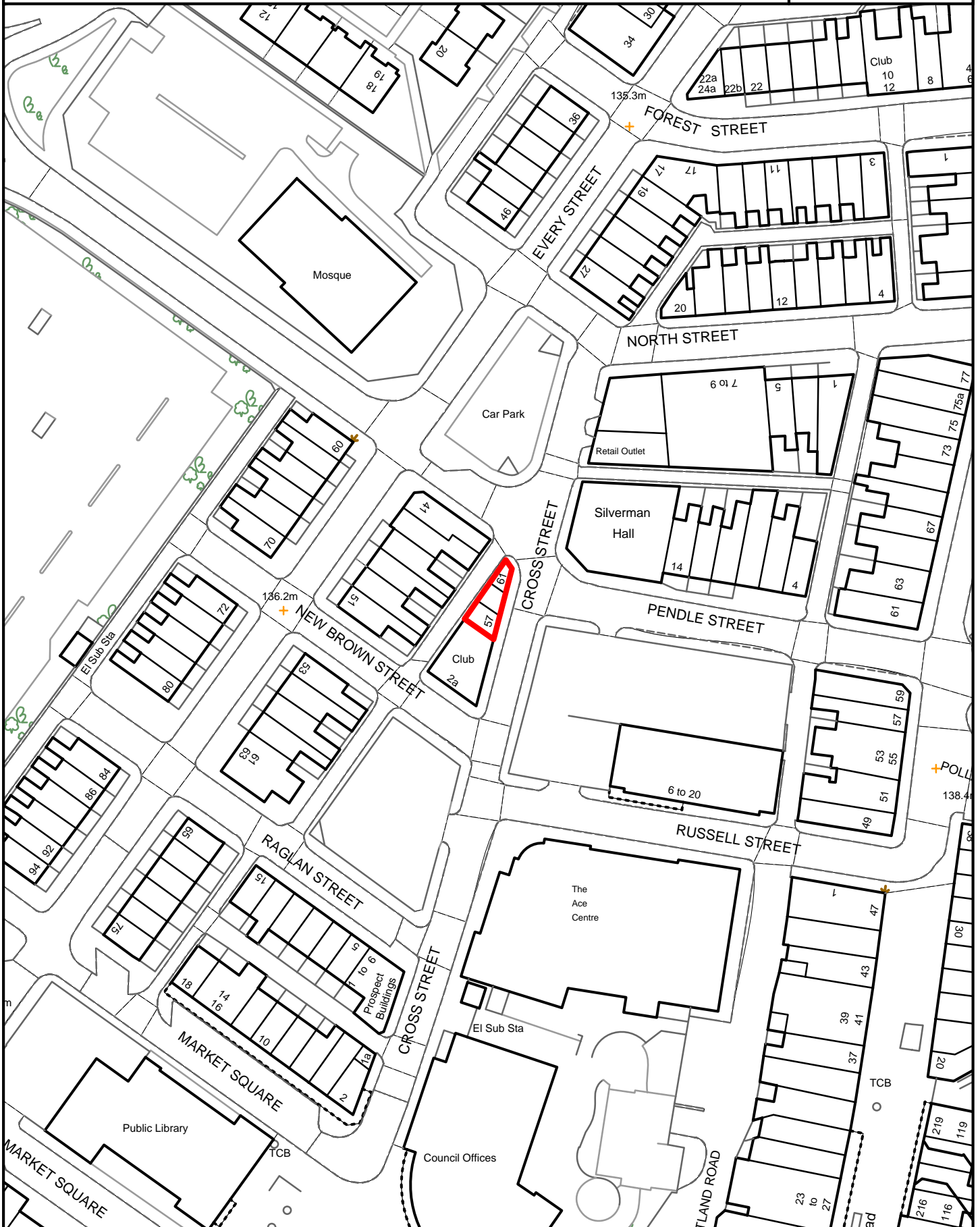


NELSON

SITE REF:

132

57-59 Cross Street



SCALE 1:1,000

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Site boundary of planning permission

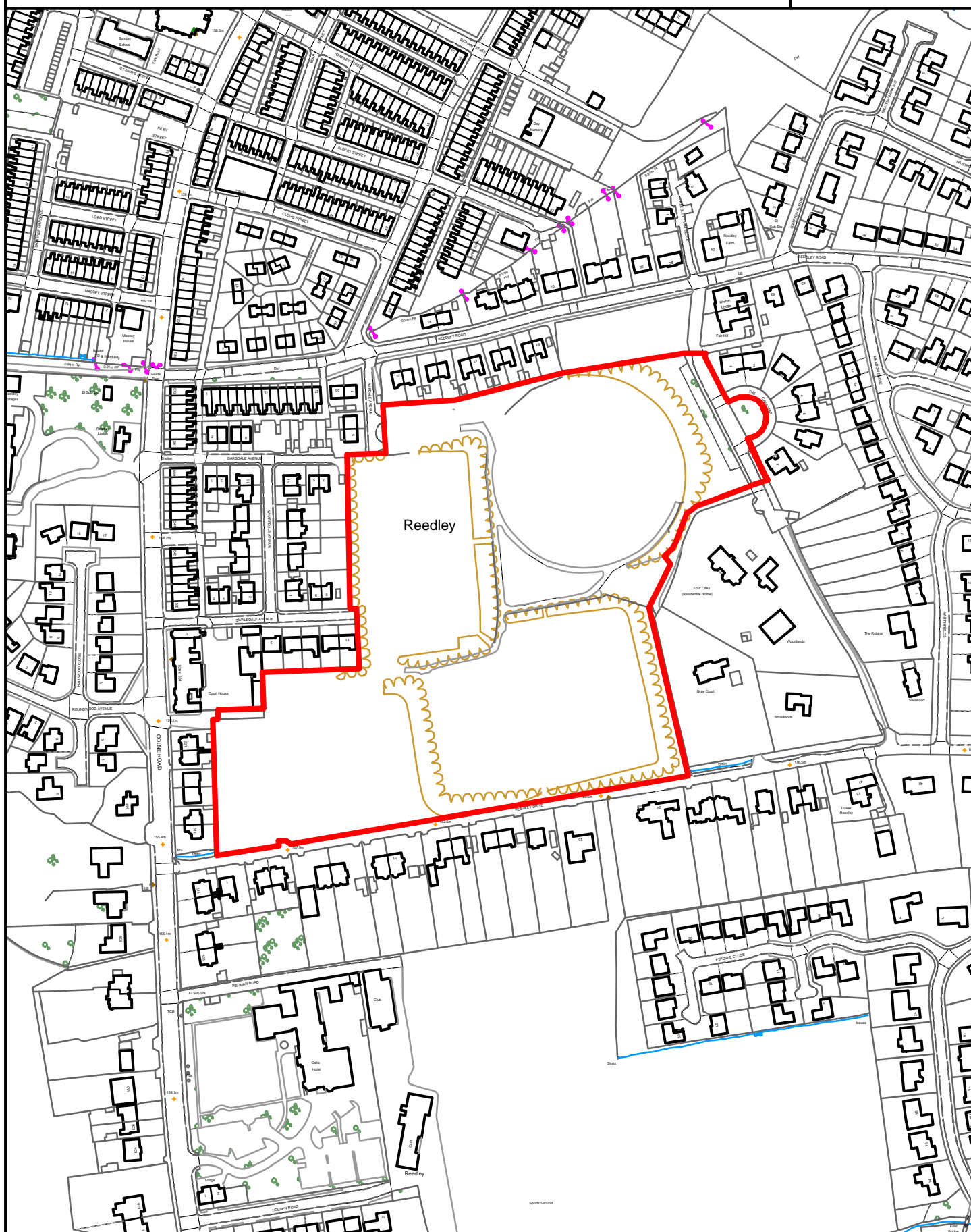


REEDLEY

SITE REF:

136

Lucas Sports Ground
Colne Road



SCALE 1:3,000

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Site boundary of planning permission



Borough of
Pendle

COLNE

SITE REF:

137

Tubbs of Colne
82 Albert Road



SCALE 1:1,000

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Site boundary of planning permission

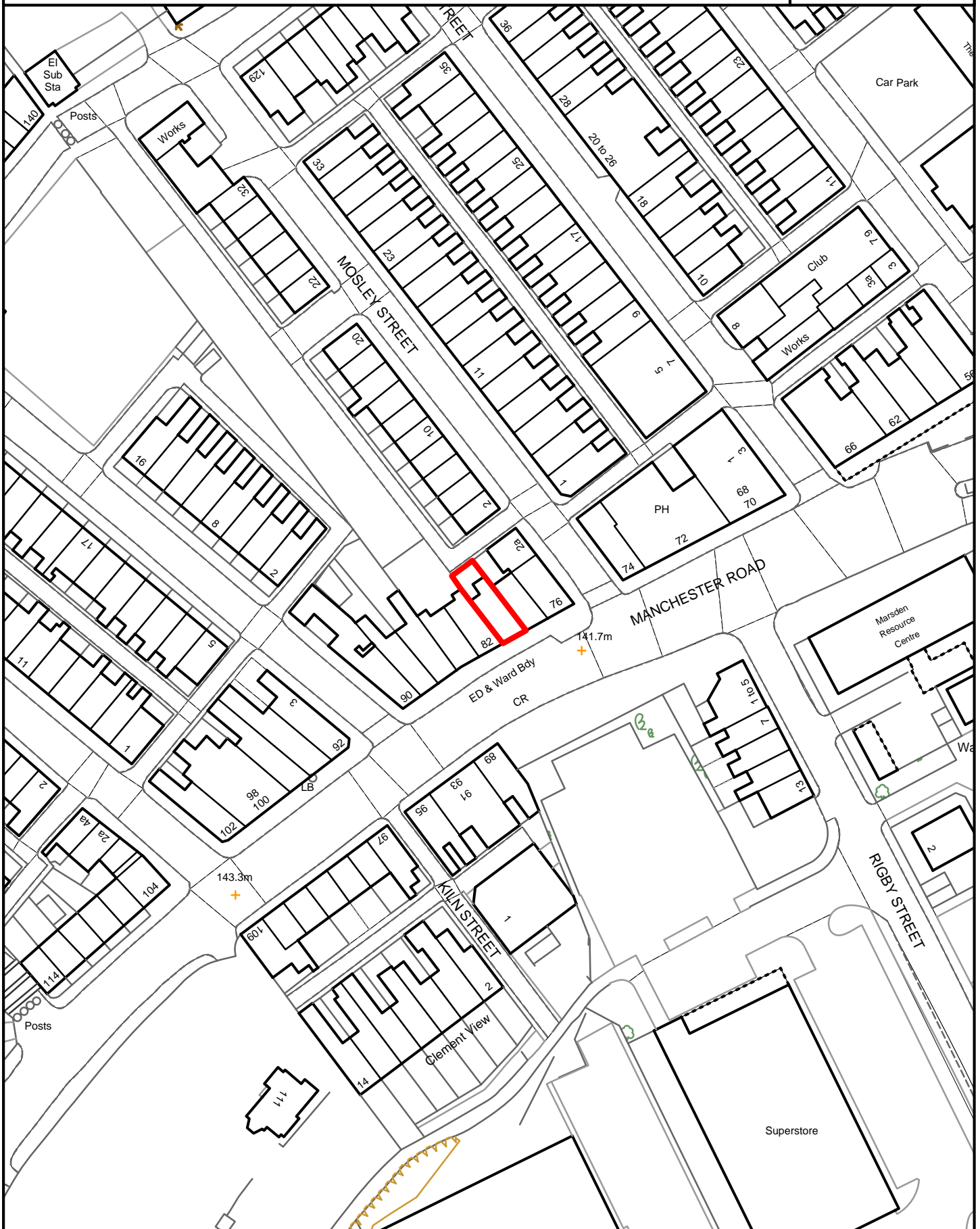


NELSON

SITE REF:

138

80 Manchester Road



SCALE 1:1,000

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Site boundary of planning permission

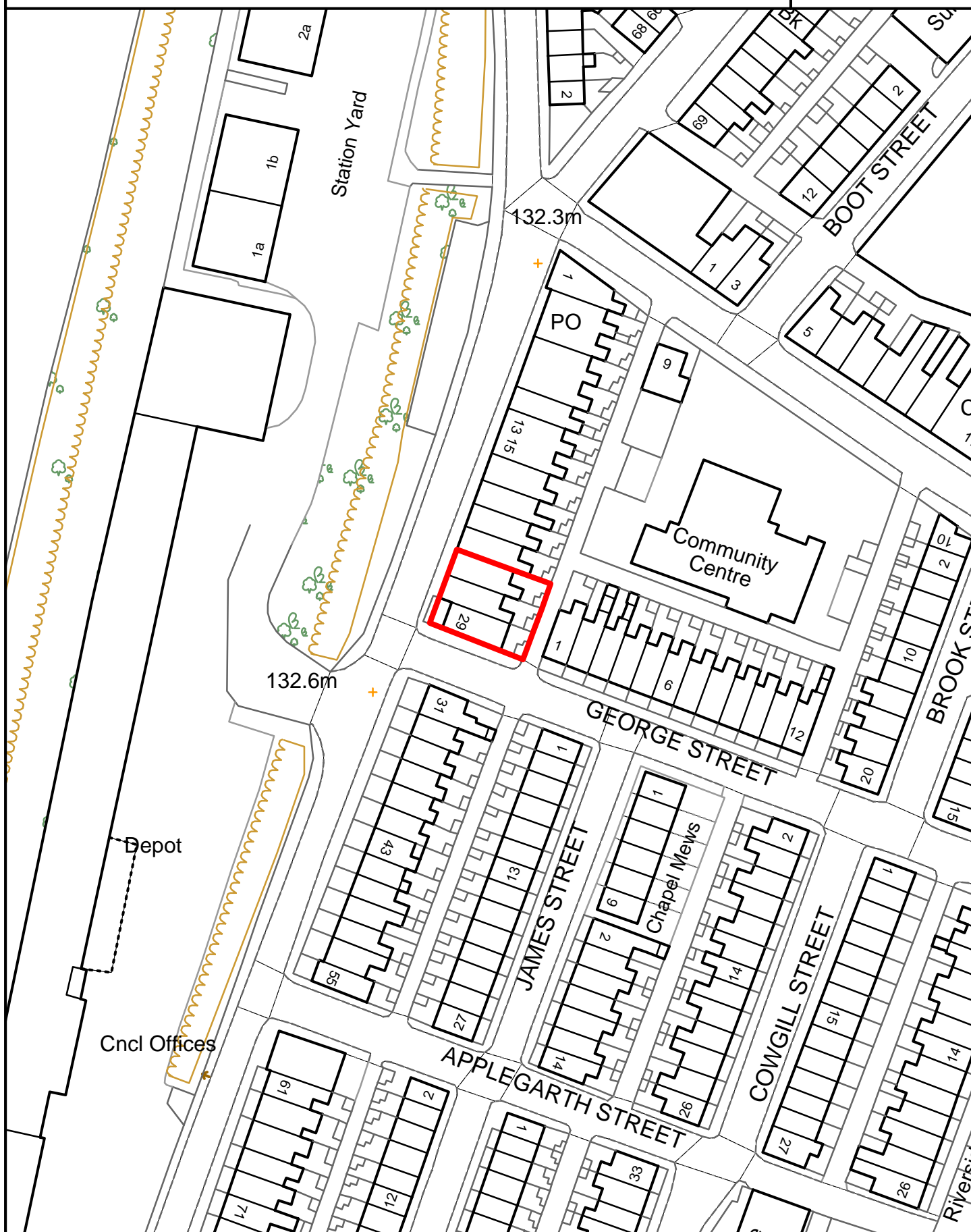


EARBY

SITE REF:

141

25-29 Colne Road



SCALE 1:1,000

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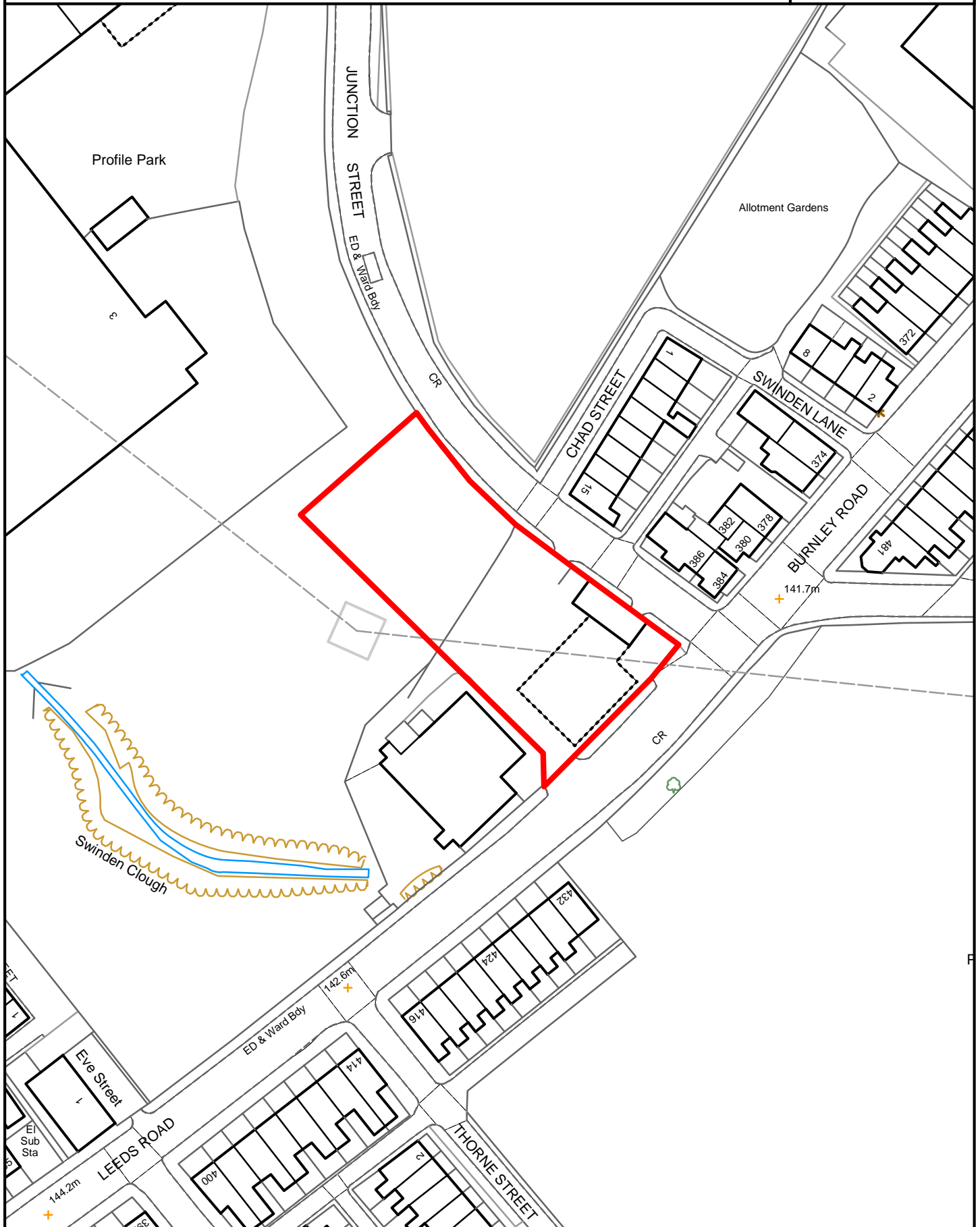


COLNE

SITE REF:

143

Colne Service Station
Burnley Road

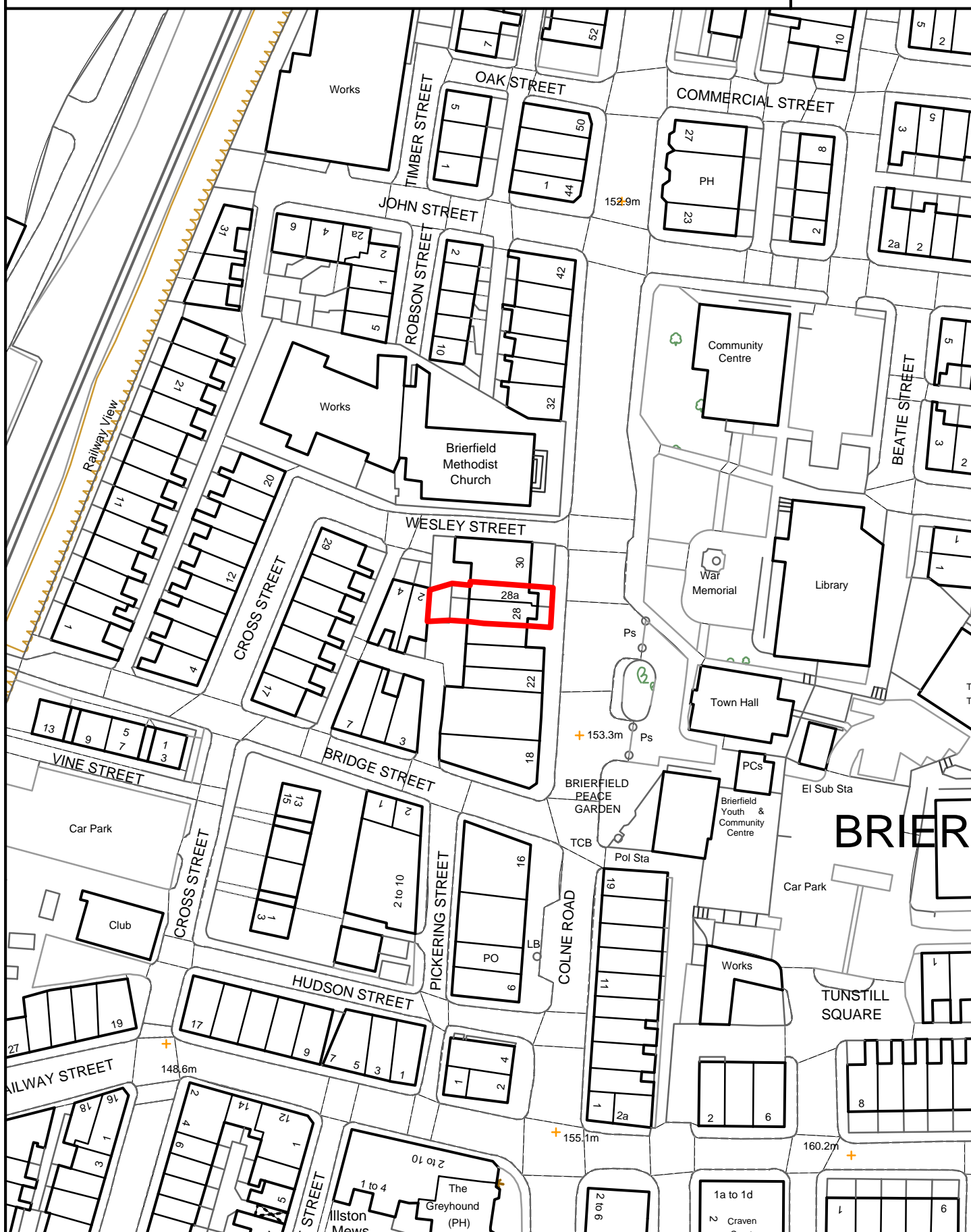


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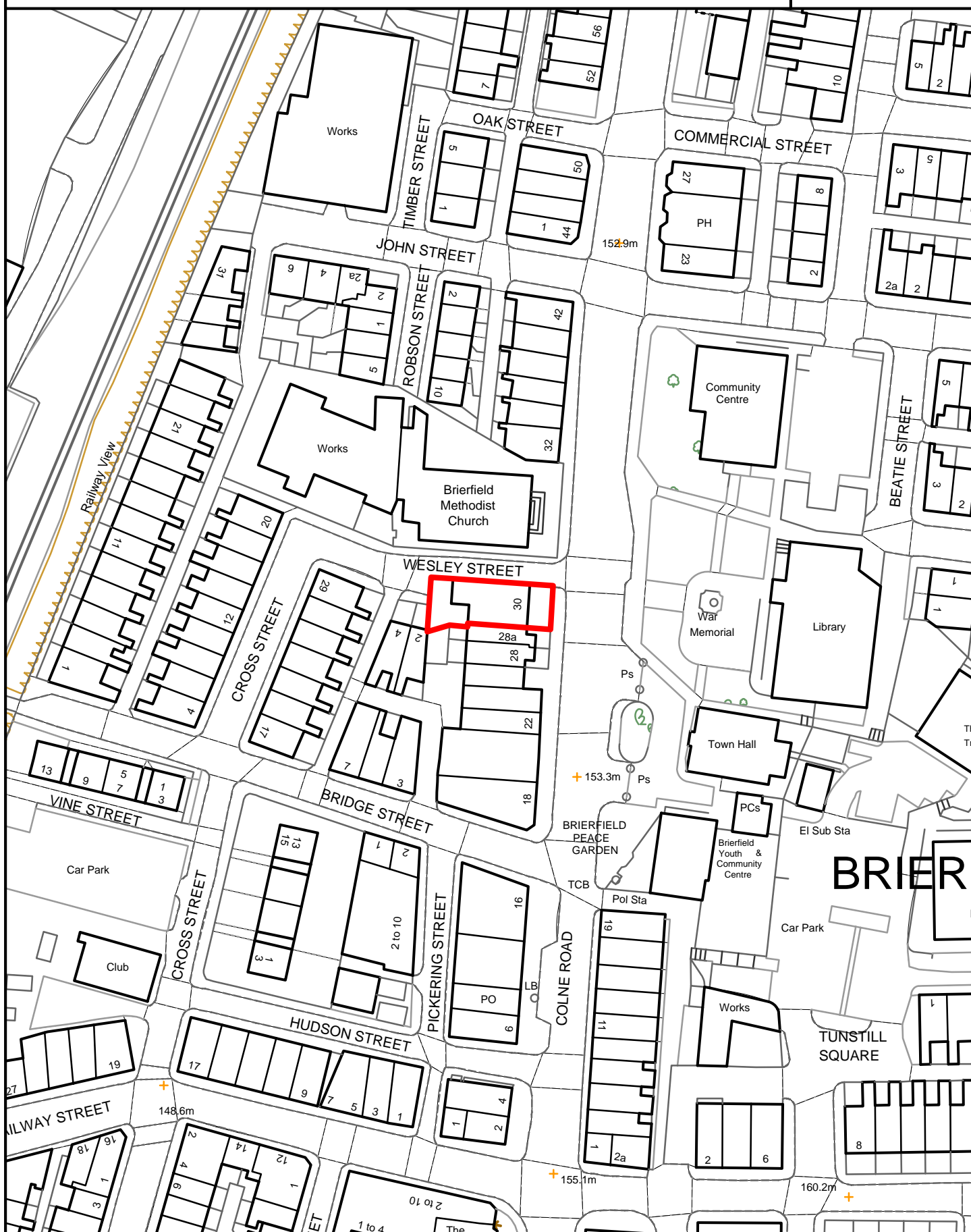
Site boundary of planning permission

BRIERFIELD

SITE REF:

152

30 Colne Road



SCALE 1:1,000

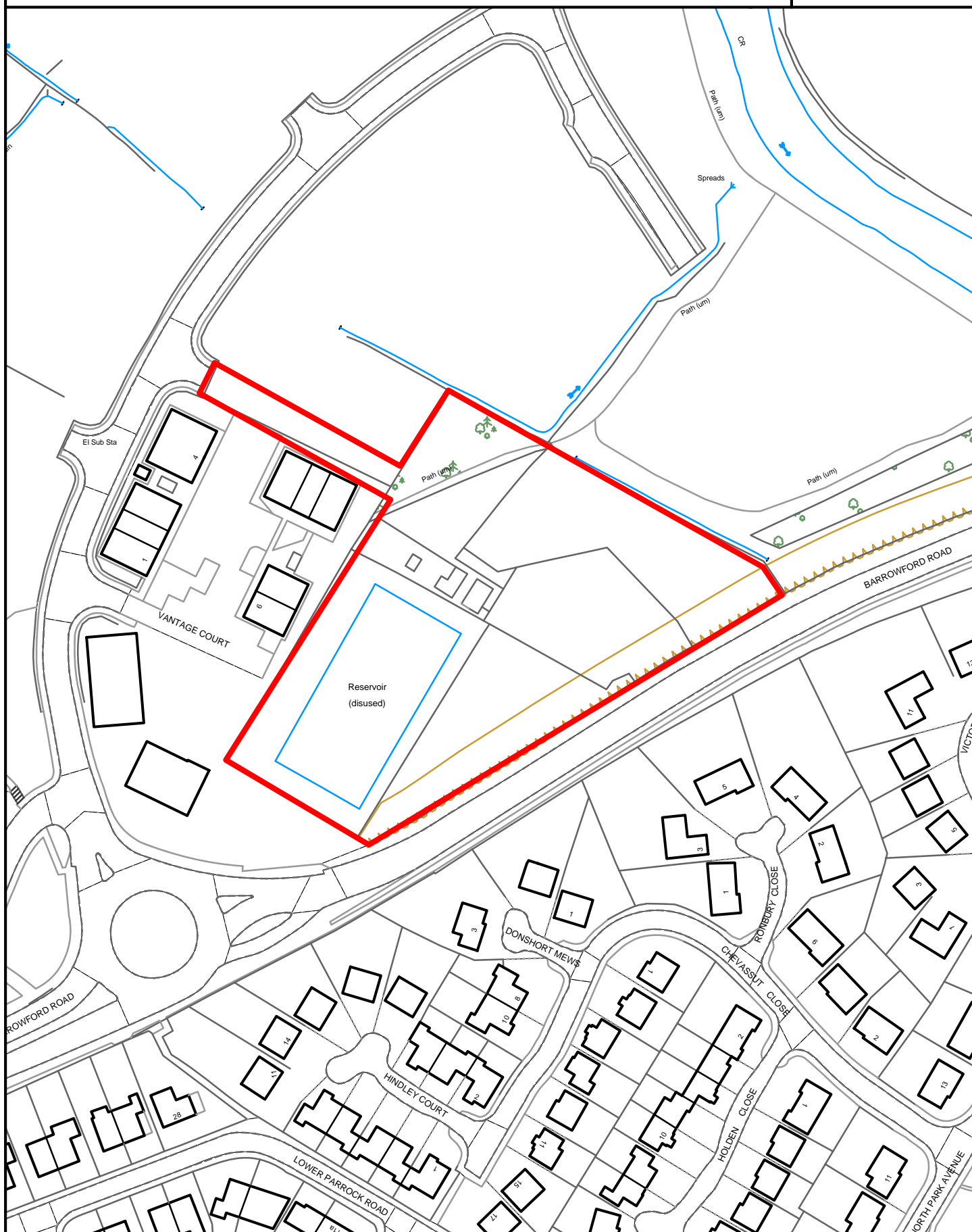
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Site boundary of planning permission



Land at Barrowford Road



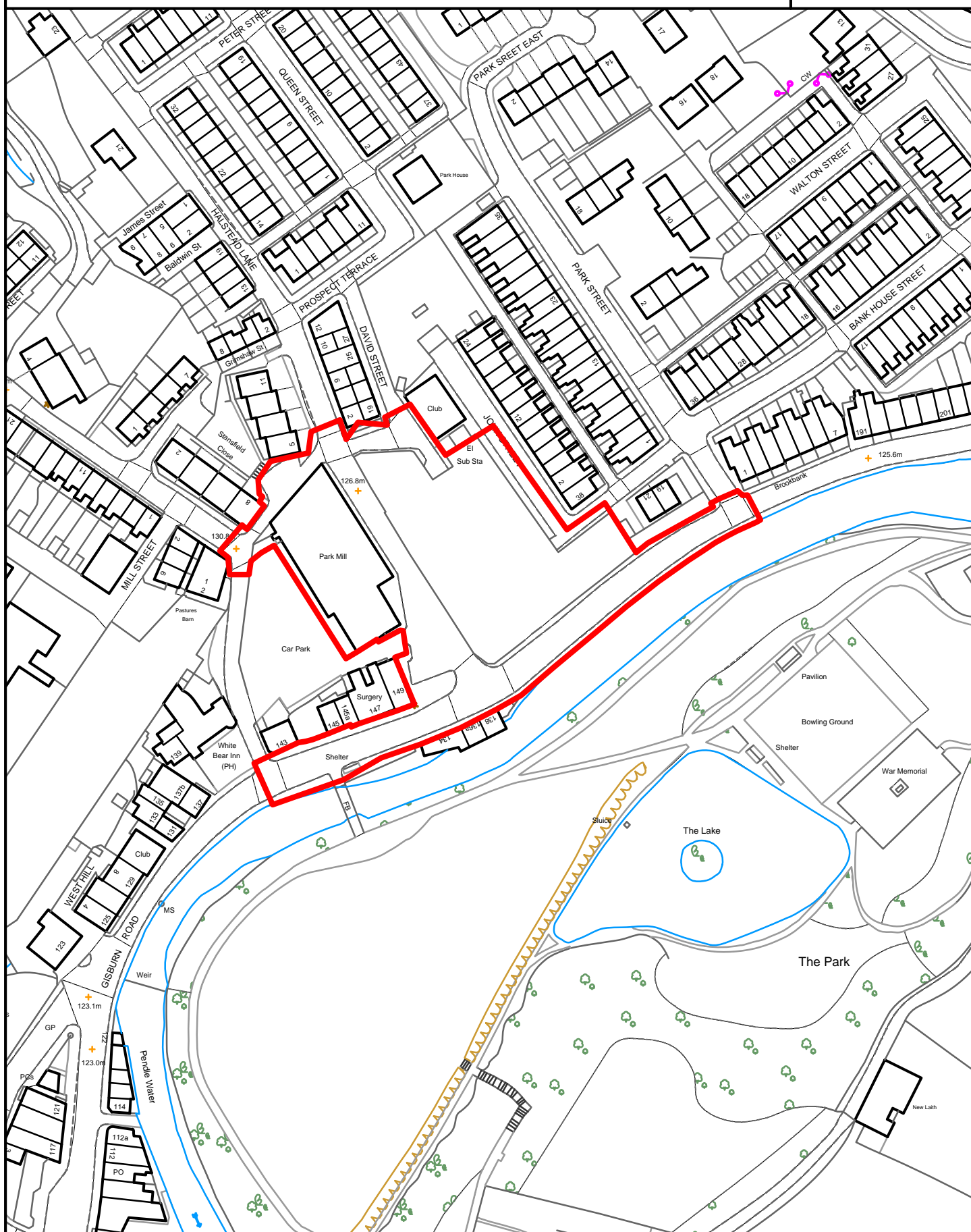
SCALE 1:1,500

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Site boundary of planning permission

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

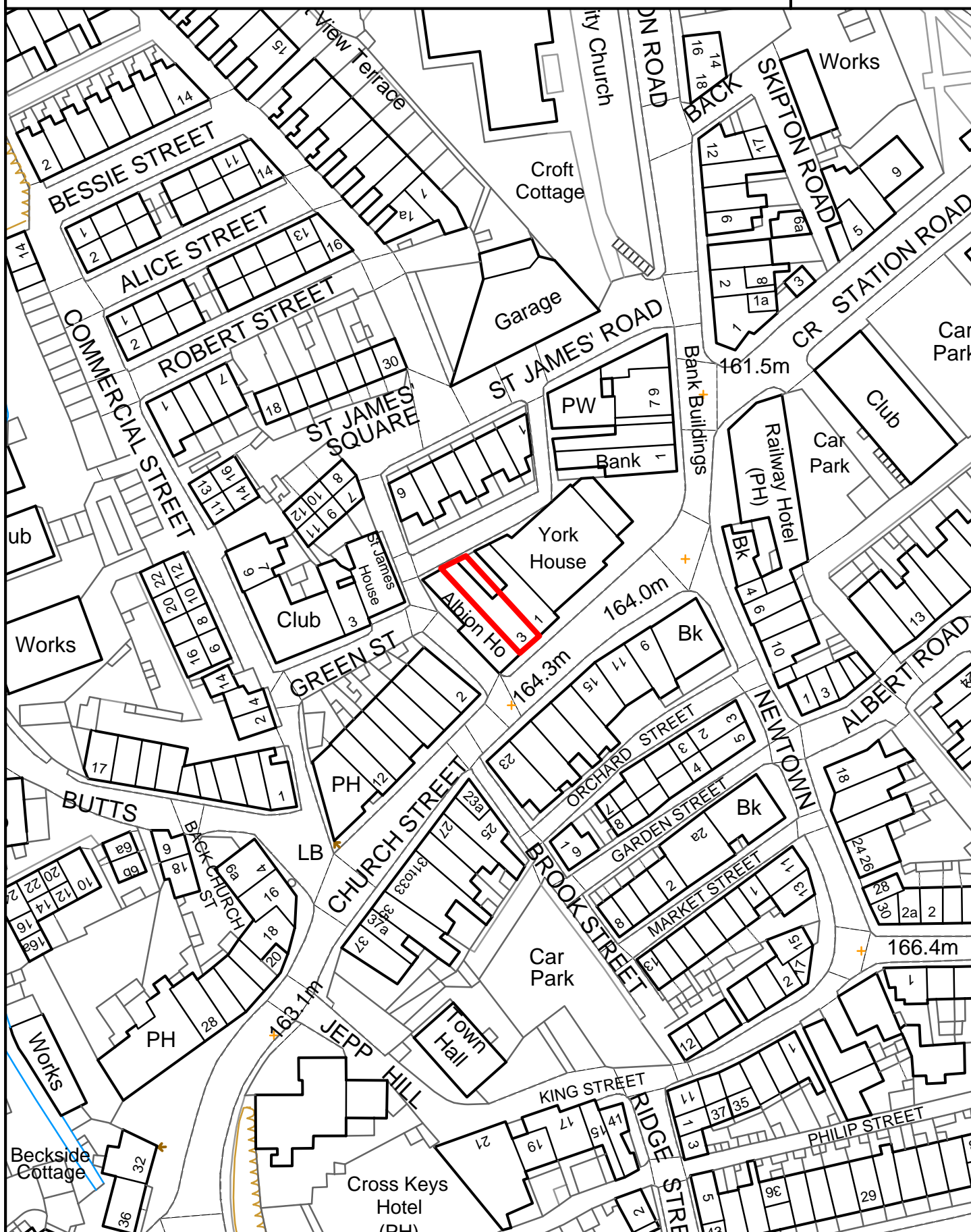


SCALE 1:1,500

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SCALE 1:1,000

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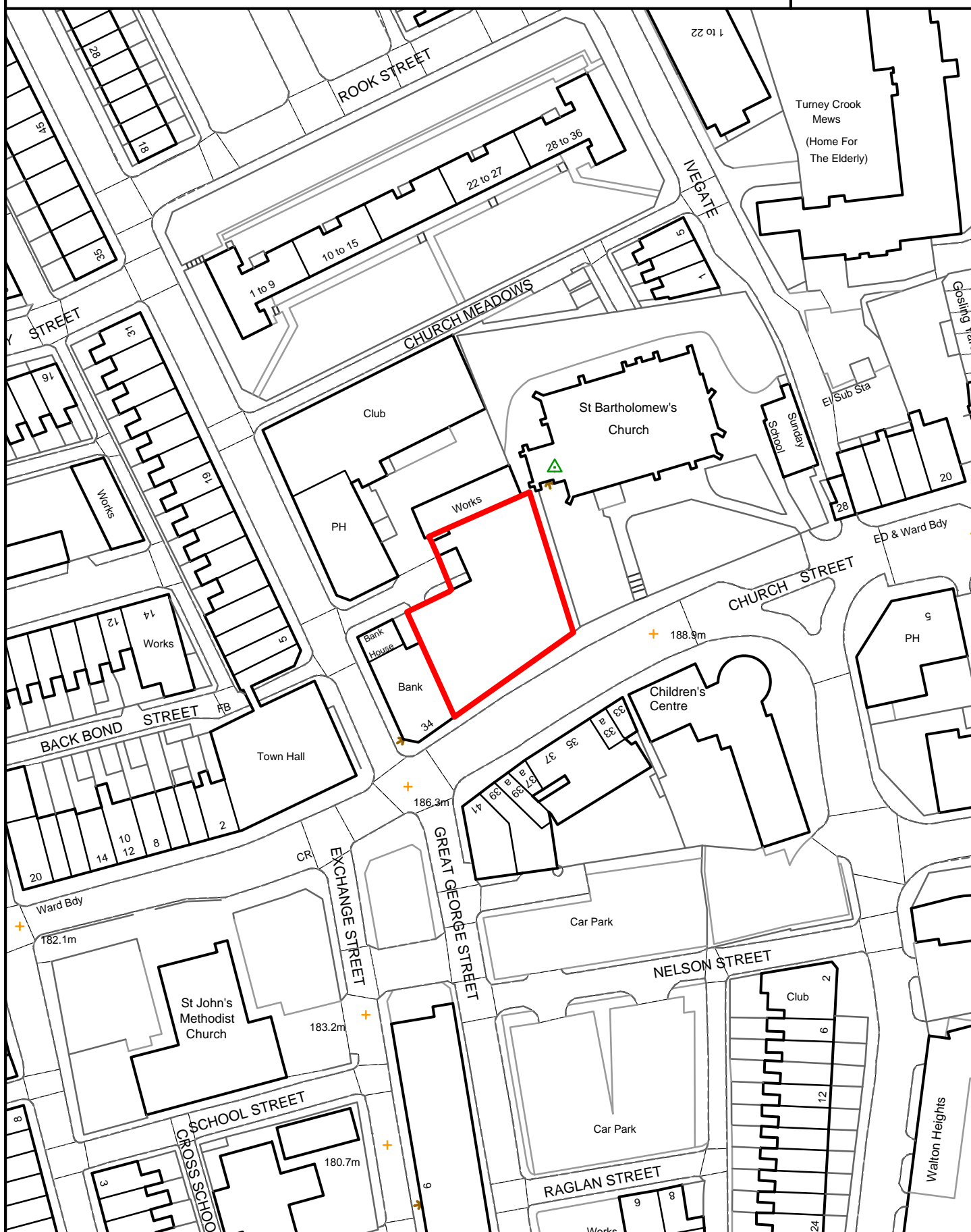
Site boundary of planning permission

COLNE

SITE REF:

159

Shackleton Hall
Church Street



SCALE 1:1,000

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Site boundary of planning permission

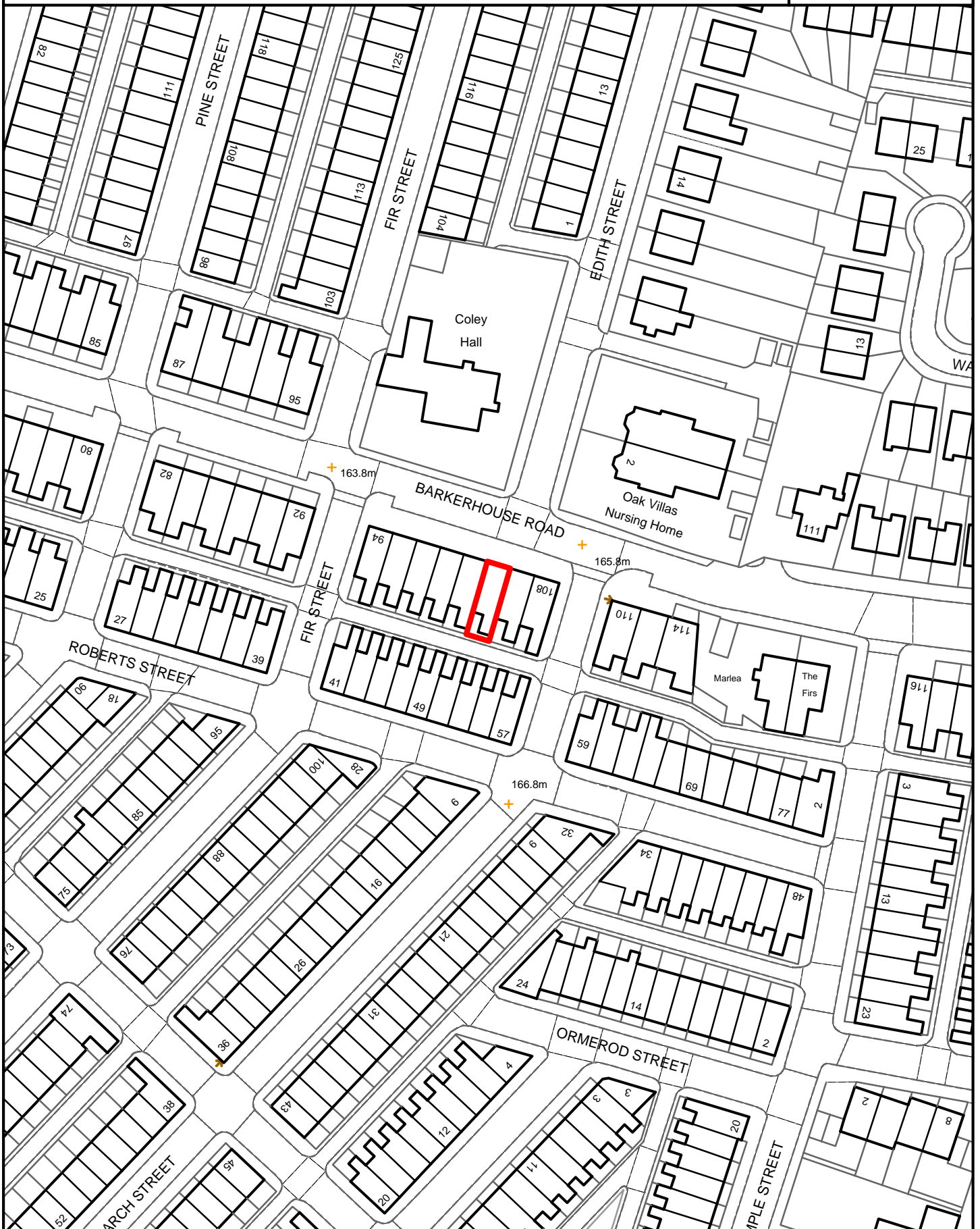


NELSON

SITE REF:

160

104 Barkerhouse Road



SCALE 1:1,000

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Site boundary of planning permission



APPENDIX 2

SITE PLANS

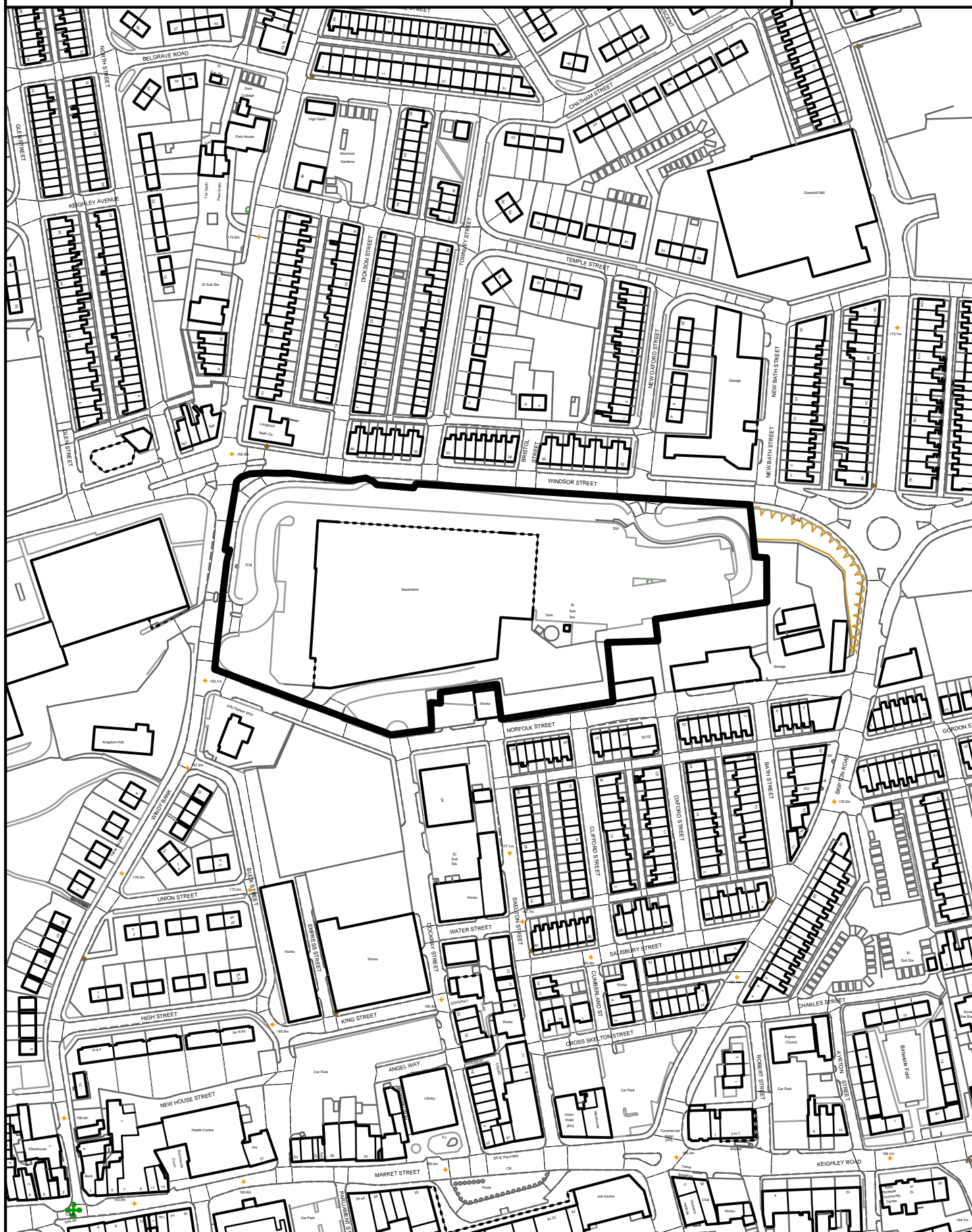
(Completions)

COLNE

SITE REF:

111

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



SCALE 1:2,500

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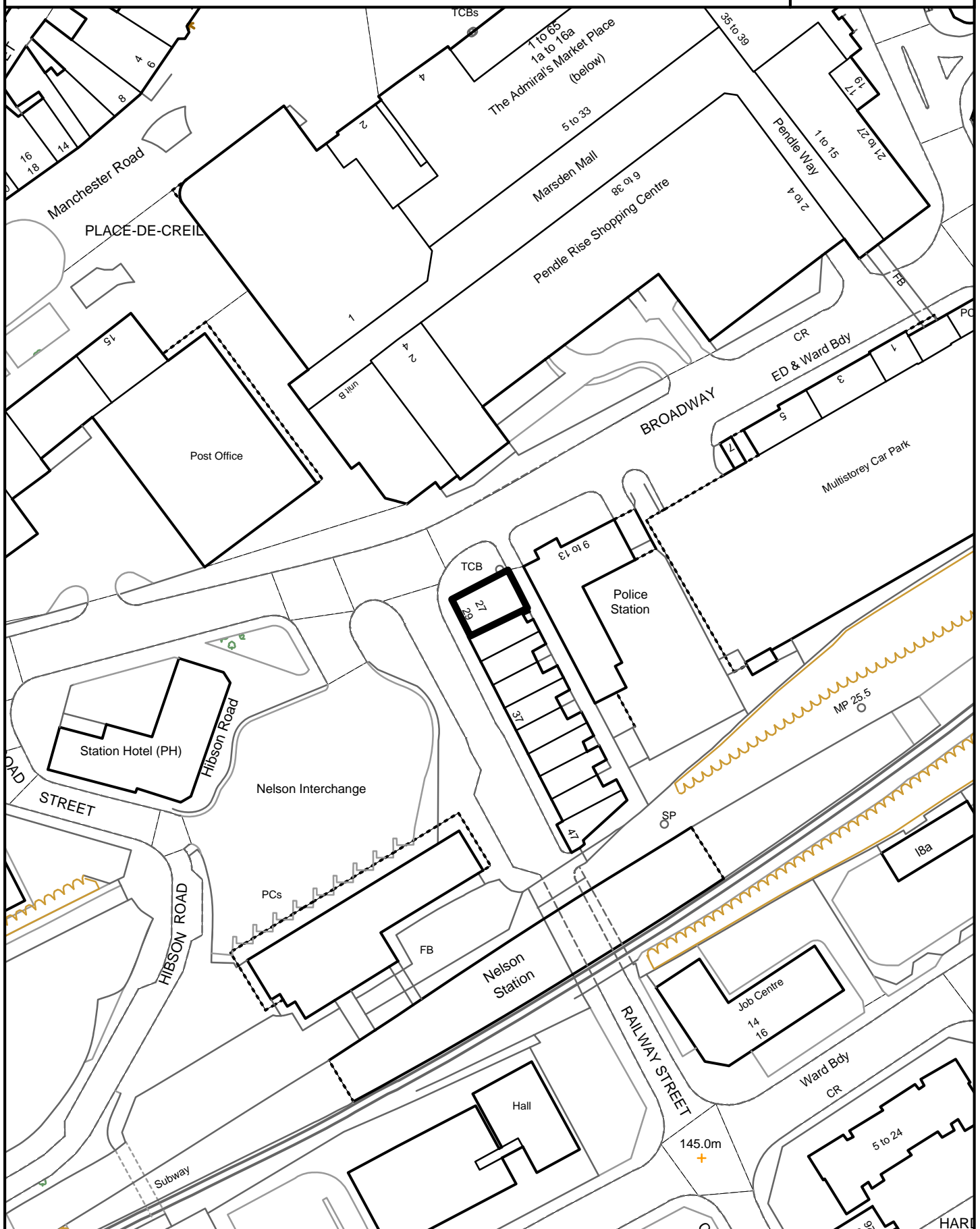


NELSON

SITE REF:

115

27-29 Railway Street



SCALE 1:1,000

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NELSON

SITE REF:

116

185-189 Barkerhouse Road



SCALE 1:1,000

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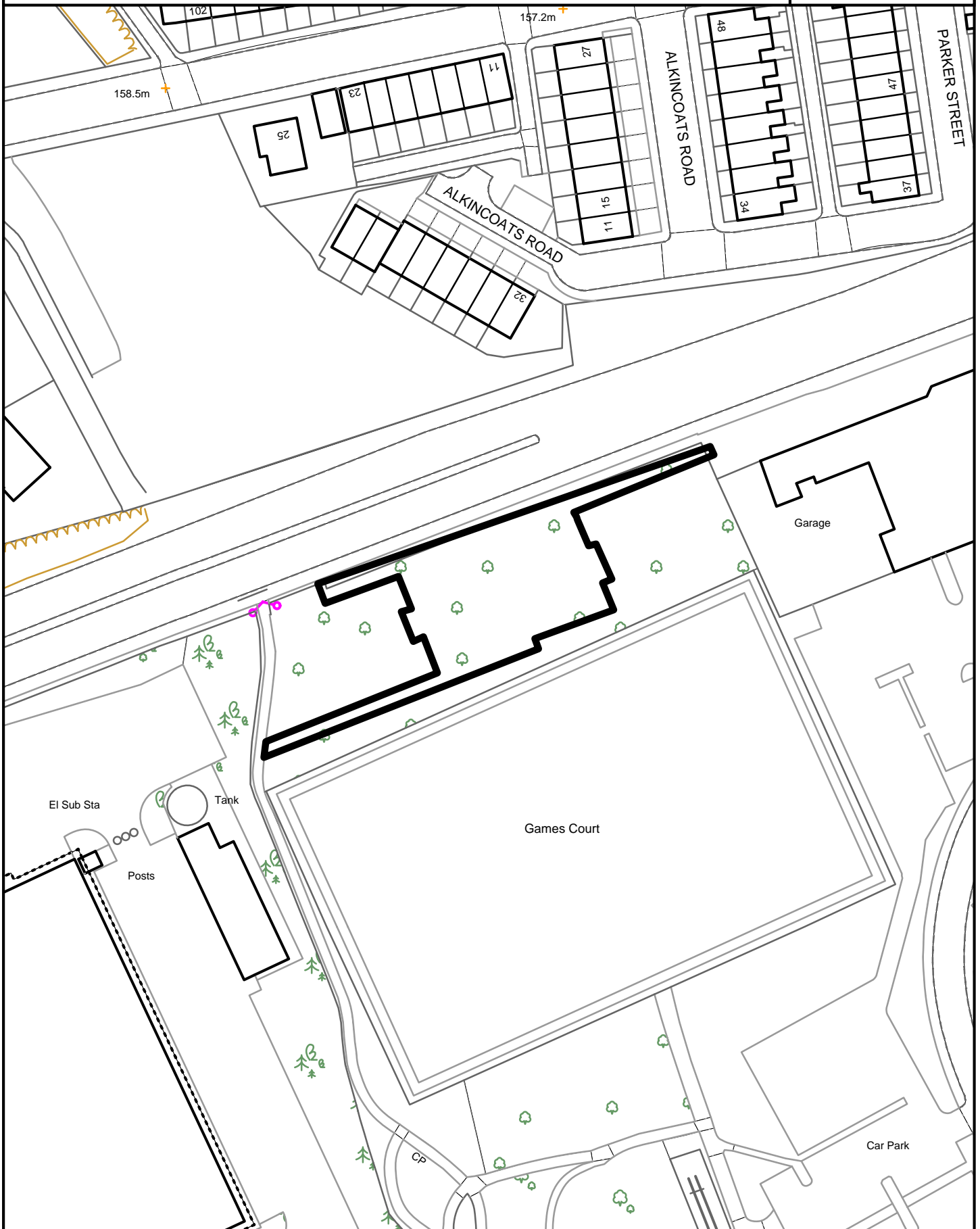


COLNE

SITE REF:

122

Land adjacent to Pendle Leisure all weather pitch
Vivary way



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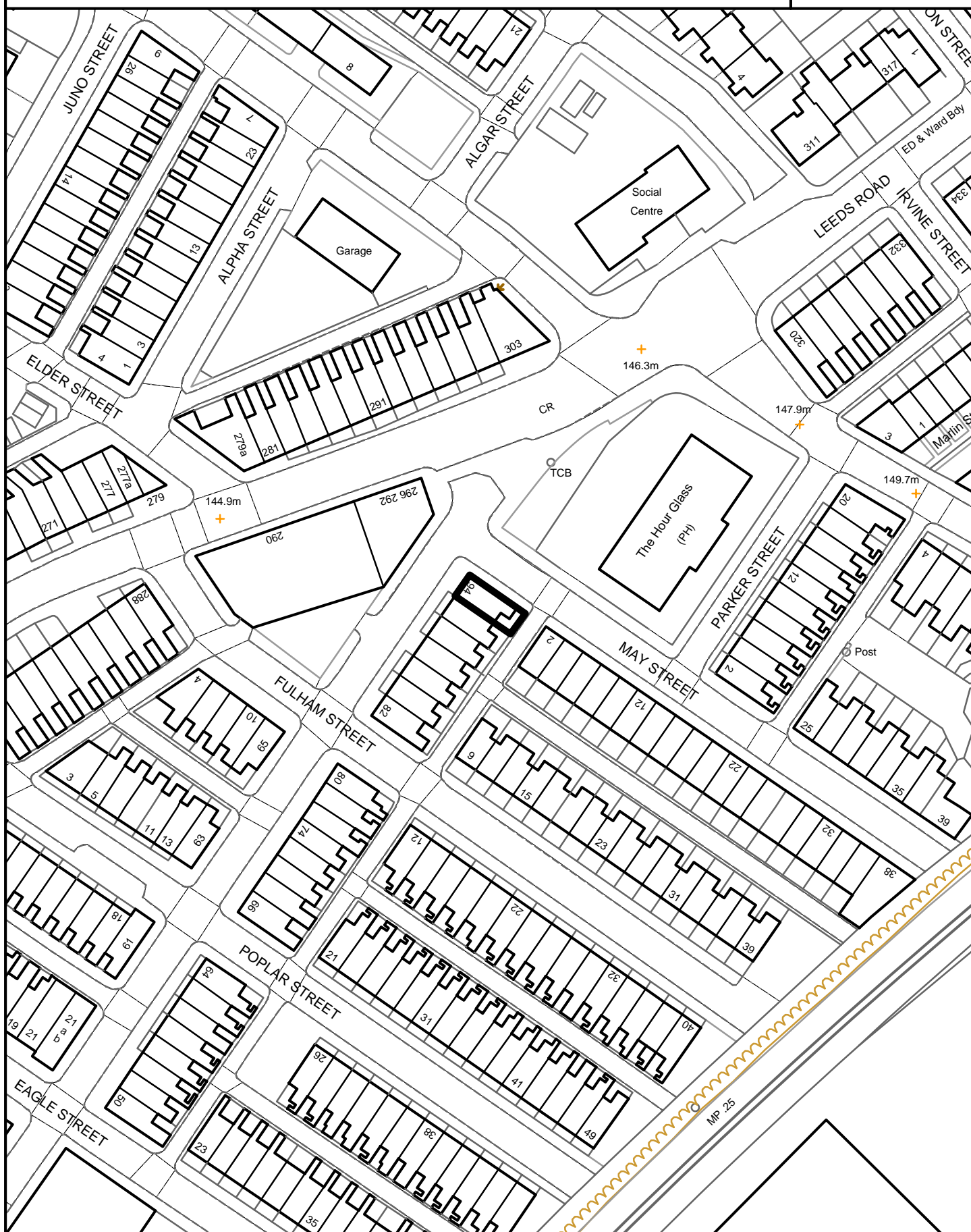


NELSON

SITE REF:

142

94 Bradley Hall Road



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NELSON

SITE REF:

57-59 Barkerhouse Road

144



SCALE 1:1,000

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Site boundary of planning permission



BRIERFIELD

SITE REF:

151

51 Burnley Road



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NELSON

SITE REF:

156

74 Manchester Road



SCALE 1:1,000

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Site boundary of planning permission

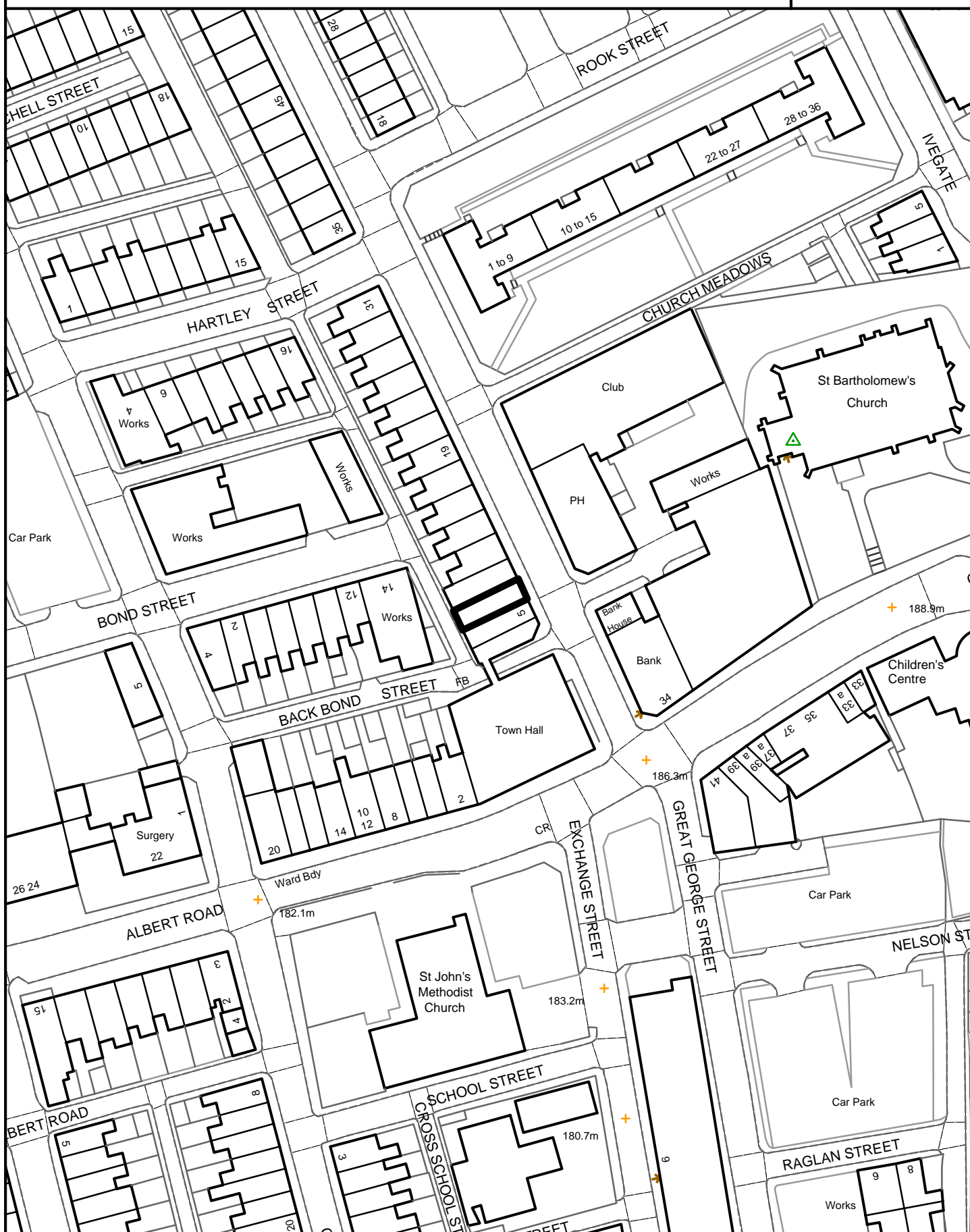


COLNE

SITE REF:

161

7 New Market Street



SCALE 1:1,000

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

Tel: 01282 661723

Fax: 01282 699463

Email ldf@pendle.gov.uk

Website www.pendle.gov.uk/planning



**If you would like this information
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
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