

**THE BOROUGH OF PENDLE
(PENDLE RISE SHOPPING CENTRE, NELSON)
COMPULSORY PURCHASE ORDER 2022**

**TOWN AND COUNTRY PLANNING ACT 1990
ACQUISITION OF LAND ACT 1981**

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25th August 2022.

1. Introduction

- 1.1 This non statutory Statement of Reasons has been prepared by The Borough Council of Pendle ('the Council') in support of its promotion of 'The Borough of Pendle (Pendle Rise Shopping Centre, Nelson) Compulsory Purchase Order 2022' (Document 1) ('the Order') in accordance with the Compulsory Purchase Guidance ('the Guidance') published by the Department of Levelling Up, Housing and Communities in July 2021.
- 1.2 It will be distributed to all the parties stated in paragraph 22 of the Guidance and will be available to the general public for viewing.
- 1.3 This Statement of Reasons includes all relevant items set out in the Guidance and takes account of the advice contained in section 1 thereof in respect of section 226 of the Town and Country Planning Act 1990.
- 1.4 The Council reserves the right to raise further matters in any statutory Statement of Case that is issued under the Compulsory Purchase (Inquiries Procedure) Rules 2007.
- 1.5 The Order is being promoted by the Council under section 226(1)(a) of the Town and Country Planning Act 1990 in order to acquire the ownership of the Order Land (described in Section 2 of this statement) so as to facilitate the comprehensive redevelopment of Pendle Rise shopping centre in Nelson ('the Shopping Centre').
- 1.6 The Council proposes to facilitate a comprehensive redevelopment of the Shopping Centre, which stands at the heart of Nelson town centre. It is anticipated that this would involve a new building probably on a single level, covering substantially the same footprint as the current site. The building would be more energy efficient, provide a strong retail offer, options for food/drink (including outdoor dining/socialising space) and car parking facilities (including electric vehicle charging points). The present complex dates from the 1960's when it was built as an 'Arndale Centre' and although the modernist and inward facing shopping mall has been popular, serving the local area for decades, the facilities have now become dated, with a retail ground floor void rate of around 36% (see paragraph 5.3 below). Although the centre does boast well known brands such as Wilko and Boots, the current state of

the complex makes it difficult to develop a sustainable wide ranging and appealing retail offer with leading High Street names. This has an adverse impact on the health of the Town Centre and makes it less likely to attract visitors and revenue to the town. Given the strategic location of the complex and the importance of it to Nelson (as well as the borough of Pendle), unless it is redeveloped, the Shopping Centre is in danger of becoming a blockage to the successful and much needed transformation of Nelson Town Centre.

- 1.7 The Council has ambitious plans to secure such town centre transformation. To this end it has engaged with partners to develop the Nelson Masterplan (Document 2), which has a renewed Pendle Rise shopping centre at its heart. It has devised a Town Centre Investment Plan (Document 7), the basis of which was used to secure some £25m funding through the Nelson Town Deal in 2021. The Revitalised Nelson project includes £9.2m and Pendle Rise is the key development within that project. Revitalised Nelson shall be drawn upon to cover gap funding (land acquisition and clearance costs), to enable the redevelopment of the Shopping Centre into a modern facility that meets the needs of customers and businesses alike. The use of such investment through public funds, has meant it has at last been possible to propose meaningful regeneration of the centre, which has to date proved an unattractive proposition for the private sector.
- 1.8 The proposed redevelopment of the Shopping Centre shall form the central component of the wider Town Centre Strategy set out in the Nelson Masterplan (Document 7). The aim is to modernise and transform Nelson town centre, so that it can better perform the role as the social, commercial and administrative hub of Pendle. The replacement of the present complex with modern shopping facilities in the heart of the town should increase local retail spend, whilst making the new centre a shopping destination of choice for residents and visitors alike.
- 1.9 The freehold title to the Order Land is at present in the ownership of Future Properties (1st) Limited (see Section 2 below and Document 3). The Council is keen to acquire ownership of the Order Land so as to facilitate the redevelopment set out herein.

- 1.10 The central justification for the Order is to be found within the Strategic Planning Framework as the proposals would replace outdated shopping facilities with a modern purpose built complex on the same site. This would be primarily for retail use, together with associated car parking. It is also anticipated that the proposals would incorporate outdoor seating for dining purposes, as part of the overall retail/food and drink offer. Closely linked to this is the broader case to be advanced in terms of economic development, since the proposals would be part of a wider town centre renewal project that sought to build a solid long term platform for sustainable and inclusive economic growth. The case for economic development as set out in the Nelson Masterplan (Document 2) and the Town Investment Plan (Document 7) and the achievement of corporate policy objectives as set out in the Council's Strategic Plan 2020-2023 are closely related and are detailed in sections 7-9 of this Statement.
- 1.11 The Policy & Resources Committee of the Council resolved on 25th August 2022 to promote the Order and allow submission to the Secretary of State. (Documents 4 & 5).

2. Order Land

- 2.1 The Order Land comprises the main shopping centre for Nelson and is located at the heart of the town centre.
- 2.2 The Order Land covers 23,346 square metres in area comprising the shopping centre and is bounded by the area edged red and coloured pink on the Order Map marked 'The Borough of Pendle (Pendle Rise Shopping Centre, Nelson) Compulsory Purchase Order 2022' (Document 1).
- 2.3 The ownership of the Order Land comprises the freehold interest in the Shopping Centre (which is spread over five floors – basement, lower ground floor, ground floor, first floor and second floor) and is held by Future Properties (1st) Limited. There are also several leasehold interests, the details of which are set out in the Schedule to the Order.
- 2.4 Nelson town centre is served by Nelson Interchange, a purpose built modern transport facility, which offers bus services to towns across Lancashire as well as to Manchester and destinations in Yorkshire such

as Keighley and Skipton. The M65 connects Nelson to other east Lancashire towns such as Burnley, Accrington and Blackburn as it heads towards Preston and connects with the M6 providing an important north south connection on the national motorway network. The town will benefit from proposals to improve the experience of cyclists and pedestrians arising from the Accessible Nelson Project (see paragraph 13.2 below). Nelson is directly served by the East Lancashire railway line which runs hourly services between Blackpool South and Colne (via Preston, Blackburn, Accrington and Burnley) offering connections into both the Manchester and Liverpool city regions, as well as London and Scotland via the west coast mainline.

3. Statutory Power for Compulsory Purchase

- 3.1 Upon confirmation by the Secretary of State, the Order shall permit the compulsory acquisition of the Shopping Centre which comprises 23,346 square metres in area and is located at the heart of Nelson town centre, as shown on the Location Plan (Document 3).
- 3.2 The proposed acquisition shall facilitate the modernisation of shopping facilities as part of a wider programme to secure the transformation of Nelson town centre, as set out in the ten point Town Centre Strategy which the Council has adopted as part of the Nelson Masterplan (Document 2).
- 3.3 The Order is made under section 226(1)(a) of the Town and Country Planning Act 1990 (as amended by section 99 Planning and Compulsory Purchase Act 2004) and the Acquisition of Land Act 1981 (as amended) to secure the development, re-development and improvement of the Order Land.
- 3.4 The re-development of the Shopping Centre and the positive impact it would have on Nelson town centre, means that the proposed acquisition is central to securing wider town centre transformation. The strategic location of the Shopping Centre, together with the importance it has for the locality, means that it is simply not possible to secure meaningful and long term transformation in Nelson town centre without addressing the issue of the failing shopping centre at Pendle Rise.

- 3.5 The new shopping facilities resulting from the redevelopment would significantly improve the quality of the retail offer for Nelson. It would provide a more energy efficient building and car parking provision with electric vehicle charging points. In addition, it is intended that there would be an appealing food and drink offer incorporating outside dining space, thereby adding vibrancy and vitality to the town centre, offering the prospects of a significantly improved visitor experience, increased retail spend and additional benefits for the local economy.
- 3.6 The proposed repurposing of the Shopping Centre is in accordance with key policies in the Strategic Planning Framework as set out in the NPPF (Document 8), the Local Plan (Document 9) and the Nelson Masterplan (Document 2) (see section 7 below). It is also central to securing wider town centre transformation for Nelson and boosts the prospects for borough wide economic development, by delivering on key aspects of the Pendle Borough Council Economic Recovery and Growth Strategy 2021-2026 (Document 6) and the Nelson Town Investment Plan (Document 7), whilst fulfilling the terms of the £25m Nelson Town Deal secured in 2021 (see section 8 below), which is anticipated to benefit 33,000 residents and create more than £40m in additional GVA (£3.5m in labour supply impact, £23.2m social return on investment and £15.5m uplift in land values) (Document 6). The proposals are also in accordance with corporate policy and deliver on key policy objectives as set out in the Council's Strategic Plan 2020-2023 (see section 9 below).

4. Human Rights & Equality Assessment

- 4.1 The Council has taken into account the rights of the property owners under the European Convention for the Protection of Human Rights and Fundamental Freedoms 1950 ('the Convention'), in particular Article 1 of the First Protocol (right to private property). The Council contends that it is in the public interest for the proposed redevelopment of the Shopping Centre to proceed. The land which is the subject of the Order represents the minimum amount of land reasonably required to carry out the proposed redevelopment. The Council considers that this measure does not have an excessive or disproportionate effect on the interests of the persons affected. The interests of those impacted shall be properly compensated in accordance with the statutory compensation code. The Council is satisfied that the extent of the

powers sought in the Order strikes a fair balance between the legitimate aims of the Council and the affected persons' Convention rights.

- 4.2 The Council has taken account of its duties under section 149 of the Equality Act 2010 and is satisfied that the promotion of the Order shall not disadvantage any individual or group with protected characteristics, or otherwise be the cause of any direct or indirect discrimination within the community.

5. Purpose of Compulsory Purchase

- 5.1 The Council's purpose in seeking to acquire the Order Land is to facilitate the comprehensive redevelopment of Pendle Rise shopping centre in Nelson, which measures some 251,298.5 square feet, including around 100,000 square feet of retail space together with 15,000 square feet of vacant office space above. Although the complex was popular when it was constructed in 1960's and has provided retail facilities to the locality for decades, it is now dated, unable to meet the requirements of modern occupiers, suffers from a lack of diversity in terms of the shopping offer and presents a poor image for the town. The complex includes office space that has been substantially vacant for over 10 years and a disused nightclub that is in a derelict state and has remained empty for the last two decades. These areas of the complex are in a prominent position within the town centre and are particularly visible on the eastern approaches to Nelson town centre.
- 5.2 During the consultation conducted prior to the adoption by the Council of the Nelson Masterplan in December 2021 (Document 2), the public cited dissatisfaction with the state of the town centre and Pendle Rise in particular, noting that there was a need to improve the quality of the retail offer by attracting some of the major High Street brands, and expressed interest in potentially devising a food court with a choice of eateries, that coupled with a renewed leisure offer may provide incentive to visit Nelson and ensure that a redeveloped Pendle Rise acted as a key attractor to the town.
- 5.3 Despite years of decline, there has not been any significant private sector investment within the shopping complex. Retail vacancy rates within the complex, are estimated to be running at around 36.7% which is double

the Nelson town centre rate (18.7%).¹ In addition to the retail space, as noted above there are large areas of the complex that are disused/vacant. The former multi storey car park adjacent to the Shopping Centre which it once served, has recently been cleared and although currently vacant, it has the benefit of a planning permission for a fast food outlet (see paragraph 13.3 below).

- 5.4 There is no realistic prospect of private sector interest in regenerating the Shopping Centre, and accordingly the Council felt compelled to act with partners to act to obtain public funding (by means of the Nelson Town Deal) and to exercise its powers of compulsory purchase as a last resort to facilitate the vision of town centre transformation as set out particularly in the Nelson Masterplan (Document 2) and the Nelson Town Investment Plan (Document 7). The Council contends that there is a compelling case in the public interest to promote the Order and that it is the only realistic option to secure regeneration on the site inside the tight timescales imposed by the Nelson Town Deal funding, which requires projects to be completed by March 2026.

6. Statement of Development Proposals

- 6.1 The Council has appointed Brookhouse Group as a joint venture development partner to support the delivery of the Nelson Town Deal.
- 6.2 The repurposing of Pendle Rise shopping centre is a priority project within the Nelson Town Deal under the Revitalised Nelson workstream.
- 6.3 Work is in progress to devise the basis for an indicative layout, which following option appraisal shall inform the submission of an appropriate planning application in respect of the Shopping Centre.
- 6.4 The Council intends that such a scheme is of high quality, provides a showpiece for the transformation of Nelson town centre and projects a positive image of the town. The scheme shall be fully compliant with the strategic planning framework including the Nelson Masterplan (Document 2) (see section 7 below) and shall deliver on the aspirations for the town centre set out in the Town Centre Strategy contained

¹ See Pendle Retail Study 2006-2022 (Pendle BC Monitoring figures) and Annual Monitoring Report 2020-2021 Indicator EC13 Town Centre Occupancy Levels

therein. Moreover, the scheme shall be designed to provide a boost to economic development through increased visitor numbers and improved retail spend. The redevelopment shall look to deliver quality jobs, boosting skills and bringing environmental improvements to Nelson town centre. The proposed redevelopment of Pendle Rise is quite simply central to town centre transformation, it ensures delivery on a key component of the Nelson Town Investment Plan and shall enable the terms of the Nelson Town Deal funding to be met, with the scheme being delivered no later than March 2026 (see section 8 below). The scheme also enables the key corporate objectives of delivering a strong economy, driving post COVID 19 recovery and building strong communities to be delivered (see section 9 below).

- 6.5 In this context, the Council is of the view that there is a compelling case in the public interest to acquire the Order Land in order to facilitate comprehensive redevelopment which is essential to the successful transformation of Nelson town centre. Without a comprehensive repurposing of Pendle Rise, the Council contend it is simply not possible to undertake a substantial transformation of Nelson town centre, which it considers to be vital to ensuring long term prospects for sustainable economic growth and the development of a positive image.

7. Justification for CPO: (1) Strategic Planning Framework

- 7.1 The central justifications for the Council's promotion of the Order are to be found in the Strategic Planning Framework, consisting of the National Planning Policy Framework 2021 ('the NPPF') (Document 8), the Borough of Pendle Local Plan 1: the Core Strategy 2011-2030 (Document 9) that was adopted by the Council in December 2015 and in the Nelson Masterplan (Document 2) that was adopted by the Council in December 2021. The case advanced in terms of the Strategic Planning Framework is supplemented by that advanced in connection with economic development. In addition to this, important corporate objectives for the Council shall be delivered through the transformation of Nelson town centre.

Section 226(1)(a) Town and Country Planning Act 1990 (as amended)

- 7.2 The proposals for the Order Land fall within the terms of enabling power prescribed by the amended Section 226(1)(a) to enable

development, redevelopment or improvement of the Order Land on the basis that the Council consider it likely that this will deliver significant social, economic and environmental benefits. Social benefits would arise from the provision of modern shopping facilities to be provided in a new energy efficient building, which would be host car parking provision (to include electric vehicle charging points) together with an appealing food and drink offer that would incorporate outside dining space, boosting opportunities for social interaction, adding to the vitality of the town centre, thereby improving the quality of life for residents in the borough. Economic benefits would be delivered by the anticipated uplift in GVA which would arise from the new development. It has been calculated that the total £25m town fund spend would generate an additional £40m in GVA (see paragraph 3.6 above). Environmental benefits shall include a new energy efficient building (with more outward facing and active frontages) to be complemented by investment in the Accessible Nelson project around the Shopping Centre, with a focus on delivering improved traffic flows and increased tree planting in the vicinity of the centre, (see paragraph 13.2 below) thereby complementing the delivery of the Pendle Rise redevelopment scheme. Delivery of such proposals would also be wholly consistent with the Strategic Planning Framework, in terms of national planning policy through the NPPF and local planning policy through the Local Plan and the Nelson Masterplan.

National Planning Policy Framework

- 7.3 The NPPF (Document 8) was introduced by the Government and took effect from July 2021. It contains national policy and is intended to guide planning decisions and policies along the lines of sustainable development with a view to promoting social economic and environmental wellbeing.
- 7.4 Section 6 of the NPPF (Paragraphs 81-83) deals with policies designed for 'Building a strong, competitive economy'.
- 7.5 Paragraph 81 indicates the importance of supporting economic growth and productivity taking account of the needs of local businesses and wider development opportunities. Paragraph 82(a) makes clear that planning policy should set out a clear economic vision and strategy that supports sustainable economic growth. Paragraph 82(b) provides that

planning policy should where appropriate identify strategic sites for local and inward investment which fits with the wider strategy referred to in paragraph 82(a). Paragraph 82(c) requires planning policy to address potential barriers to investment, and this includes proposals to deal with inadequate infrastructure.

- 7.6 Section 7 of the NPPF (Paragraphs 86-91) addresses issues in relation to 'Ensuring the viability of town centres'. Paragraph 86 requires policies and decisions to support the role of town centres, whilst paragraph 86(a) requires the Council to define a network and hierarchy of town centres in order to promote vitality and viability, whilst reflecting the particular distinctive characteristics of each town centre. Paragraph 86(b) requires policy to define the extent of town centres and primary shopping locations, as part of a positive strategy for the future of town centres. Paragraph 86(d) indicates that planning policy should allocate appropriate town centre sites to ensure a range of suitable uses including retail, leisure and office use.
- 7.7 The Council contends that the proposals to develop the Order Land set out herein are consistent with national policy as expressed in the NPPF above, in that the Local Plan makes provision for securing economic development and town centre renewal and the details are set out below.

Pendle Local Plan Part 1: Core Strategy 2011-2030

- 7.8 The Pendle Local Plan Part 1: Core Strategy 2011-2030 ('the Local Plan') (Document 9) was adopted by the Council in December 2015.
- 7.9 Policy WRK1: Strengthening the Local Economy makes clear that proposals for economic development should help to strengthen and diversify the local economy. Proposals should look to improve entrepreneurialism and reduce worklessness, maximise training opportunities particularly for those wishing to enter the labour market or improve their skills and improve connectivity (whether through transport links or digital means).
- 7.10 Policy WRK 4 'Retailing and Town Centres' indicates that the town (namely Nelson and Colne) and local shopping centres (namely Barrowford, Brierfield and Earby) will be the primary focus of retail

development in Pendle as set out in Policies SDP 2 and SDP 5 (see below).

- 7.11 The policy adopts a town centre first approach to ensure that appropriate uses are first considered for town centre sites before other areas are considered. This is to safeguard the retail function and to promote the vitality and viability of town centres across the borough. It should also improve the overall mix of retail and other uses whilst supporting the creation of a safe, attractive and accessible shopping environment. The variety of uses should enable sustainability and encourage access to town centres by way of sustainable modes of transport, having regard to multi purpose trips.
- 7.12 One key aspect of the policy is that retail applications that are intended to serve a Borough wide catchment should be located in Nelson or Colne.
- 7.13 Re-occupation of vacant floor space and the redevelopment of existing sites within a town centre will be prioritised for all forms of retail development.
- 7.14 Although mixed use schemes that include a proportion of housing may be appropriate providing the economic role of the town centre is not undermined, it is not anticipated that the proposals to redevelop Pendle Rise shall include any housing element at this stage, although residential development opportunities are being explored elsewhere in and around Nelson town centre.
- 7.15 The town centres within the M65 corridor (notably Nelson and Colne) will be the focus for new retail development.
- 7.16 There will also be encouragement for socially inclusive uses within Nelson and Colne town centres aimed at improving vitality and viability into the early evening/night time hours, with this being achieved by promoting complementary uses within the town centre.
- 7.17 Paragraph 7.48 notes that new retail development should be located within three town centres (defined under Annex 2 of the NPPF) (including Barnoldswick) with Nelson and Colne taking the priority

role, whilst paragraph 7.49 chronicles the supporting role played by local shopping centres of Barrowford, Brierfield and Earby.

- 7.18 Paragraph 7.43 notes that Nelson and Colne are the principal centres which provide a mix of comparison and convenience shopping.
- 7.19 The Pendle Retail Capacity Study (2007) (Document 10) together with the update in 2012 (Document 11) indicate the overall capacity for convenience and comparison shopping floor space within the Borough. Although these studies now suffer from being outdated to some degree, they did conclude that large scale retail and leisure facilities serving the whole borough, should primarily be within Nelson and Colne town centres². It was also noted that there were opportunities to improve the quality of retail and leisure provision within Nelson town centre³. The studies also adopt the Town Centre First approach which is now established in planning policy. The Council is currently tendering for a new retail capacity study for the borough. The Joint Venture Partners, Brookhouse Group are in the process of establishing exactly what type/scale of retail provision may be appropriate for the redeveloped site to meet current retail demands. This shall form the basis of an options appraisal and it is anticipated that this work shall inform submission of the planning application in due course.
- 7.20 Policy SDP 5 of the Local Plan ‘Retail Distribution’ records that new retail development should be on a scale with the position a settlement holds in the retail hierarchy under Table SDP 5a. Under that table, within the M65 Corridor Nelson and Colne are identified as town centres with Brierfield and Barrowford identified as local shopping centres. (The west craven towns are covered with Barnoldswick as the town centre with Earby as the local shopping centre).
- 7.21 Chapter 11 deals with ‘Retailing and Town Centres’. Paragraph 11.88 makes clear that Nelson remains the main retail and commercial centre within Pendle, but that the role of it has diminished over the years with greater competition from neighbouring centres such as

² See Pendle Retail Capacity Study (2007) para 13.28.

³ See above para 13.29.

Burnley and major out of town shopping facilities such as the Trafford Centre.

- 7.22 Paragraph 11.89 indicates that Nelson town centre primarily serves as a local catchment and that the ‘foremost concern is to arrest the decline of the town centre and enhance its role as a shopping destination of choice’. High vacancy levels within Nelson town centre have resulted from the diminished role, so the priority is to make investments that boost the quantity and quality of the retail offer, with a view to complementing other developments such as the Number One Market Street office development in the heart of Nelson. It is noted that these developments have the potential to sustain footfall within the town centre but that this needs to be converted into revenue which requires a revamped and substantially improved shopping offer.
- 7.23 Paragraph 11.93 underscores the need to introduce new retail opportunities and other complementary uses and makes the point that this is especially important in those centres that have had a weakened performance in the last few years.
- 7.24 Paragraph 11.99 makes clear that development proposals for town centre uses (including retail, leisure, entertainment, culture and tourism) will be focused on town and local shopping centres identified in Policy SDP 5. This results in a functional network of centres designed to serve the need of the catchment.
- 7.25 Paragraph 11.100 underlines the importance of the sequential (town centre first) approach to retail strategy which is consistent with the approach set out in the NPPF and is designed to help focus new retail development in town and local shopping centres (as set out in Policy SDP5). Paragraph 11.102 makes clear that this approach is supported by the definition of a primary shopping area, within which shopping uses are expected to predominate.
- 7.26 Paragraph 11.106 underlines the fact that town centre are the heart of our communities and an expression of their culture and identity, and accordingly a variety of leisure, recreation and cultural activities should be on offer as well as retail provision. Paragraph 11.107 makes reference to the importance of the night time economy, to

ensure that the town centres maintain a vitality beyond normal working hours, although it is recognised that this can be detrimental to the quality of the customer, visitor and resident experience and so any issues of this sort must be carefully managed.

- 7.27 Paragraph 11.109 underlines that an appropriate range of shops together with key public services and cultural assets are of fundamental importance in attracting residents to the idea of sustainable urban living.

Nelson Masterplan

- 7.28 The Council commissioned Cushman & Wakefield (with support from Optimised Environments with respect to urban design and WSP for transport and infrastructure) to produce a masterplan for Nelson in 2019 ('the Masterplan') (Document 2). The Masterplan was adopted by the Council in December 2021.
- 7.29 The Masterplan provides a strategic vision for the town. It has been the subject of public consultation and has been refined by the Town Board which administered the Town Investment Plan as the basis for obtaining £25m funding under the Nelson Town Deal programme in 2021.
- 7.30 The Masterplan (which has the same boundaries for Nelson as the Town Deal) looks to define the role of Nelson over the next 25-30 year period, identifies opportunities for economic growth, priorities for regeneration and a framework in which to deliver spatial planning, as well as providing a robust basis to guide future investment decisions and support public funding bids.
- 7.31 The Masterplan set out a vision of 'a healthy, vibrant and confident town fulfilling its role as a key centre on the M65 growth corridor; offering high quality services, aspirational education, diverse employment and housing opportunities; all set within safe and attractive spaces which inspire and energise our residents. Nelson is a town proud of its social and industrial heritage, inspiring landscapes and multi-cultural identity. Together we will build a future everyone can aspire to, underpinned by inclusive and sustainable growth and community investment'.

- 7.32 It is perhaps worth noting in the context of Pendle Rise, that the Council contend it is not possible for Nelson town centre to fulfil the role as a key centre on the M65 growth corridor without a revamped and significantly upgraded shopping offer that the proposed redevelopment would deliver.
- 7.33 The vision is supported by 9 strategic objectives - two of which are particularly worthy of note in relation to Pendle Rise. The first is SO1 'To instil pride and a strong sense of identity and belonging to create a cohesive and welcoming community where residents feel connected, involved and empowered'. The second is SO6 'To reinforce the town's role as a key service centre serving the needs of its catchment set within an attractive, safe and welcoming environment'.
- 7.34 In the context of Pendle Rise, the Council contend that the proposed redevelopment with a renewed/revamped quality shopping offer, delivers on these two specific strategic objectives in that it would instil a sense of pride in the town as well as reinforcing the role of Nelson as a key service centre for its catchment.
- 7.35 These strategic objectives are underlined by three key principles. The first principle is Collaboration and Engagement, which emphasises the importance of stakeholder engagement. The Masterplan together with the Town Investment Plan which formed the basis for the successful bid for £25m Town Deal funding, was the subject of extensive engagement with stakeholders, determined to deliver community cohesion and a positive change for Nelson residents. The second principle is Clean Growth. This makes clear that development must be aimed at making Nelson more sustainable as a place to live and work, whilst responding to the climate emergency. The third principle is Economic Recovery, which is particularly important in terms of Covid 19 recovery and the strategy aims to enable Nelson to build back better than it was before.
- 7.36 The Masterplan contains a comprehensive SWOT analysis of Nelson and specifically the town centre.
- 7.37 For Nelson, a key strength that may be noted is that it acts as the administrative centre for the Borough of Pendle and as such it plays

host to key services and institutions such as the main offices for Pendle Borough Council, Nelson & Colne Community College, Pendle Community Hospital, Wavelengths Leisure Centre and Inside Spa, together with the ACE Centre.

- 7.38 The town also has weaknesses notably it suffers from poor perceptions, in that Nelson has a limited profile beyond Pendle and Lancashire and in so far as it is known, it is more for its past rather than its future potential. There is a pressing need to change this narrative and see Nelson as a dynamic centre within Lancashire but also within close proximity to Yorkshire. A further weakness worthy of note is that of low incomes and deprivation, in that 5 out of the 6 wards within the town are in the top 10% of most deprived wards in the country. This limits town centre spend and the attractiveness of Nelson to higher value retail, food and drink operators. It also underscores the point that public sector intervention is required to secure the redevelopment/repurposing of Pendle Rise.
- 7.39 In spite of the challenges chronicled above, Nelson does have significant opportunities and two in particular are worthy of note. First is demographics - Being the largest town in the Borough, it has a significant and growing young population and wider affluent catchment. Second, there are opportunities to bid for significant public sector investment. Although a bid for the Future High Street Fund in 2020 was not successful, the bid for £25m Nelson Town Deal funding did meet with success and this provides the funding upon which the proposed repurposing of Pendle Rise shopping centre is based.
- 7.40 In terms of the SWOT analysis, threats for Nelson town centre arise from issues of community cohesion, the uncertainty that persists for businesses in a post COVID 19 era and the fact that there are other competing towns in the local area which already have a stronger retail, leisure and employment offer, resulting in out-commuting, a loss of footfall and a loss of potential town centre spend.
- 7.41 Nelson town centre itself has significant strengths - and three are particularly worthy of note. First is in relation to built heritage and character. The town centre contains historic buildings, plays host to the Whitefield Conservation Area, as well as exhibiting stunning views of Pendle Hill and surrounding countryside. Second is in

relation to the Location. The town centre has good vehicular access to the strategic road network (M65/M6), whilst users of public transport may make use of the Nelson Interchange, which is a modern purpose built transport facility in the heart of the town centre. Third, the town centre delivers a niche independent retail offer, serving the local population with clothing, food and household goods.

- 7.42 Notwithstanding the above strengths, the town centre also has serious weaknesses, which present challenges to the Council and its partners and are fundamental to the rationale behind the proposal to redevelop Pendle Rise. Three specific weaknesses relate to the state of the retail sector and are worthy of note. First are high retail voids - particularly within Pendle Rise, which creates a ‘run down feel’. Second is the lack of High Street names. This presents a challenge because such names attract footfall and drive retail spend, but many such retailers find it difficult to operate within a town the size of Nelson (with a population of 33,000). Third is the weak food and drink offer, including the lack of coffee shops and restaurants, which limit the ability of people to dwell and expend their hours of activity with the town centre. This has adverse implications for town centre spend.
- 7.43 It should be noted that the four weaknesses set out above are a core part of the reason why the Council engaged with partners to propose the repurposing of Pendle Rise and the Council considers that dealing with these challenges is crucial to securing successful repurposing of Pendle Rise but also the long term transformation of Nelson town centre.
- 7.44 There are potential opportunities within the town centre. Two in particular may be noted. First catchment and spend. Surveys have shown that those who visit the town centre do so frequently, but a revamped retail offer would attract more town centre spend not only from these visitors, but those outside the catchment. Second there is a need for more usable public space in the heart of the town and it is anticipated that the redevelopment scheme at Pendle Rise will incorporate outside dining space, providing opportunities for social interaction and boosting the vitality of the town centre.
- 7.45 There are of course threats to the position of the town centre, and four in particular are worthy of mention. First is the impact of COVID 19

which has placed added stress on local businesses. Second is local perceptions, in that Nelson has a low profile outside of the Borough of Pendle and the county of Lancashire, and local residents do not at present have a positive view of the town centre. Third is declining retail trends, with the rise of internet shopping, which makes it important for town centres to host a critical mass of non retail attractions and experiences in order to attract footfall and town centre spend. Finally is the issue of competing towns - there are several towns that already have a stronger retail and leisure offer which leads to out-commuting, declining footfall and reduced prospects for town centre spend.

- 7.46 The Masterplan includes a ten point Town Centre Strategy. These range from securing better connectivity between points within the town centre for pedestrians, cyclists and motorists, to devising new uses for vacant buildings and from securing environmental enhancements to ensuring that car parks are used to support the wider town centre transformation strategy.
- 7.47 Special mention should however be made, of four points which have particular bearing on the future of the Pendle Rise Shopping Centre. The first is the Repurposing of Pendle Rise. It is made clear that this 1960's shopping mall dominates the town centre and with high vacancy rates it has become a major detractor from the town centre rather than a major attractor. It is evident that the repurposing of Pendle Rise is crucial to securing wider town centre transformation, that the problems with the Shopping Centre will not be addressed without public sector intervention and that renewal will signal a new future for the whole town. Second, there is a need for a diversified offer - to provide a wider range of shops and services that will attract more customers. The enhanced offer needs to better serve the existing community and attract new residents who move into the area together with those who visit the town. Third, there is a need to raise the profile of Nelson to include better marketing with a focus on the attractions of the area such as the Leeds-Liverpool Canal and Pendle Hill. It is suggested that there are marketing opportunities to attract local visitors from both sides of the Pennines. The Council would contend however that it is impossible to positively market the town centre unless Pendle Rise is significantly upgraded and revamped to provide a modern shopping offer that can compete in a meaningful

way with neighbouring towns. Finally, there is a need to harness our growing catchment. There has been significant housing regeneration in Pendle over the last couple of decades, dating back to the Housing Market Renewal programme. There is a need to ensure that the town centre attracts higher levels of spend and this means ensuring the town centre offers a wide range of retail, entertainment and cultural activities, so as to ensure that there is not a leakage of spending to other towns.

- 7.48 The Masterplan has set the repurposing of Pendle Rise as a priority action. It is recognised that without investment residents, workers, visitors and students from Nelson will choose to shop elsewhere.
- 7.49 The Town Centre Strategy aims to ensure that the revamped Pendle Rise will become an attractor to the town, that there will be increased footfall, spend and vibrancy within the town centre and that new businesses including independent shops and outlets in the hospitality sector will find it attractive to locate in the town centre once again.
- 7.50 Pendle Rise is a site which has been allocated as top priority for attention because it is at the heart of the town and successful transformation of the town centre is impossible without addressing the challenges that it presents. A successful repurposing of Pendle Rise should provide a strong way forward to wider town centre transformation. The Council is of the view that the Masterplan devised in consultation with stakeholders offers a comprehensive and viable approach towards building a new future for Nelson and in doing so, it should deliver on wider economic development objectives across the Borough.
- 7.51 Accordingly, the Council contend that the proposals to develop the Order Land are fully consistent with the NPPF, the policies of the Local Plan and the provisions of the Nelson Masterplan. As such, the Council is satisfied that they accord with the Strategic Planning Framework and is satisfied that they have the potential to deliver significant social economic and environmental benefit not only to Nelson, but to the wider Borough.

8. Justification for CPO: (2) Case for Economic Development

- 8.1 This section will consider the justification for compulsory purchase in relation to the issue of economic development. The local economy in Lancashire is set in the context of the regional economy of the north west and the contribution that this makes to the wider UK economy is acknowledged. Consideration will be given to the strategies that operate at Lancashire level to promote economic growth together with the Economic Recovery & Growth Strategy 2021-2026 adopted by the Council in 2021 (Document 6) to facilitate economic recovery following the COVID 19 pandemic. The focus will then turn to Nelson, acknowledging the role of the Masterplan (Document 2) adopted by the Council in December 2021 and the specific strategies in terms of the Town Investment Plan and funding opportunities (through the Nelson Town Deal) that are being used to facilitate the repurposing of the Pendle Rise Shopping Centre.

Setting the Local Economy in Context: The National & Regional Position

- 8.2 At 2017 the UK economy measured by workplace output was valued at around £1.82 trillion Gross Value Added ('GVA') (Document 12). London made the largest contribution (£431bn) and the South East region generated around £267bn. But outside London and the South East, the North West region generated the most – contributing £173bn of value to the national economy. Of this Greater Manchester made the largest contribution (£66.4bn) with the economies of Lancashire and Merseyside broadly similar (valued at £32.6bn and £32bn respectively). Cheshire was slightly below at £30.9bn (driven by Warrington), with the Cumbrian economy generating £11.5bn. It will be evident from this brief survey that Lancashire generates just under 20% of GVA for the north west economy, broadly equal to Merseyside and Cheshire, but nearly three times that of Cumbria, whilst only half that of Greater Manchester.

The Lancashire Economy

- 8.3 The economy of Lancashire has been further analysed on the basis of data produced by the Office of National Statistics. Lancashire County

Council noted (Document 13) that for Lancashire there are six sub regions – the largest is Mid Lancashire (which is centred on the economic engine of Preston) at £12.1bn (37% of the Lancashire economy), but the East Lancashire sub region (which covers Pendle and also includes Burnley, Hyndburn, Rossendale and Ribble Valley) generates £6.1bn, which is 19% of the county economy. In fact when taken with neighbouring Blackburn with Darwen which has an economy valued at £3bn (just under 10% of the Lancashire economy), it is evident that approaching one third of the Lancashire economy is based in the East Lancashire area. When joined with Preston it accounts for nearly two thirds of the Lancashire economy. The remaining areas such as Blackpool contributes £2.4bn (7%) Chorley and West Lancashire just over £4bn (12%) and Lancaster and Wyre £4.6bn (14%). This brief survey shows the importance of the East Lancashire sub region to the Lancashire economy and the vital contribution that the Lancashire economy makes to generating economic value for the north west region.

Lancashire 2050 & Greater Lancashire Plan

- 8.4 In early 2022 all local authorities in Lancashire (including Pendle Borough Council) adopted 'Our New Deal for a Greater Lancashire – Lancashire 2050' (Document 14) which set out preliminary proposals for the future strategic governance of Lancashire, including proposals for a potential combined authority. One of the strategic themes addressed was to ensure that there was economic growth and investment. There was acknowledgement that the role of our towns will be key in providing such a platform for sustained and inclusive economic growth.

The Pendle Economy

- 8.5 The Pendle Economy produced £2.1bn GVA in 2020 (one third of the East Lancashire sub region), with 1.6% growth compared to 2% nationally. The borough has some 2,845 businesses and 34,000 employees with some 9 out of every 10 working in the private sector. It has been estimated that Pendle has lost some 8% of output due to Covid 19 (Document 6).

Economic Recovery & Growth Strategy 2021-2026

- 8.6 The Pendle Borough Council Economic Recovery & Growth Strategy 2021-2026 (Document 6) sets out the vision of delivering 'a vibrant economy that creates and sustains high quality jobs to support business growth which leads to a healthy, educated and prosperous population'. The strategy provides a holistic response to the impact of the COVID19 pandemic and sets out a strategic platform on which to deliver future economic growth. It acknowledges that whilst future economic growth is subject to external influences, the Council should work with partners to help stimulate it. The strategy is built around four themes – Our Place (to leverage funding opportunities to build capacity, ambition and drive investment across towns, villages and rural areas to create attractive places where people want to live work and visit). Our Business (to build upon our manufacturing credentials to drive resilience and growth, with a view to diversifying our economy and supporting entrepreneurial activity and innovation). Our People (to work together to retain a skilled workforce to support economic growth and prosperity which can improve life chances). Our Connections (to address historical connectivity deficits to level up opportunity across our borough to unlock the potential of our residents and businesses, with a focus on improved connectivity within Pendle with projects such as the proposed M65 Bypass and increased cross boundary connectivity such as the potential reopening of the Colne to Skipton rail link). These four themes are designed to assist economic recovery from the COVID19 pandemic and provide a strong platform for future economic growth. It will be recognised that the transformation of Nelson town centre is an important part of the 'Our Place' theme of this strategy and the Nelson Masterplan and Town Investment Plan have been developed in consultation with partners on that basis.

Nelson Masterplan

- 8.7 As set out in paragraphs 7.28-7.50 above, the Nelson Masterplan (Document 2) which was developed by Cushman & Wakefield in consultation with stakeholders, and adopted by the Council in December 2021, provides a comprehensive basis for spatial planning in respect of the town. Of particular importance is the Town Centre Strategy contained therein which makes clear that the repurposing of

Pendle Rise is a priority project, because it occupies a site in the heart of the town centre, and because successful transformation of the town centre is not possible without addressing the issues of decline that arise from the current state of the 1960's shopping complex.

Nelson Town Investment Plan

- 8.8 In November 2019, the Council was invited to submit a bid to the Towns Fund in respect of Nelson. It was one of 101 towns who were invited to develop proposals to receive what became known as Town Deal funding.
- 8.9 The basis of the application for funding was set out in the Nelson Town Investment Plan ('the Town Investment Plan') (Document 7) which was overseen by the Town Deal Board and developed following Towns Fund guidance in association with Hatch Consultants.
- 8.10 The Town Investment Plan drew on the Nelson Masterplan and identified eight projects for which Town Deal government funding was sought.
- 8.11 One of the eight projects was under the work stream of 'Revitalised Nelson' which is intended to bring high profile long term vacant and underused buildings in the town centre back into use.
- 8.12 The 'Revitalised Nelson' work stream included the repurposing of Pendle Rise Shopping Centre as a priority project.

Nelson Town Deal Funding

- 8.13 The bid for Town Deal funding was approved, with £25m being awarded to Nelson.
- 8.14 The Town Deal funding is subject to business cases being periodically approved. The funding is overseen by the Town Deal Board. The Council acts as Accountable Body and there is a requirement that projects are delivered by March 2026.

- 8.15 The Towns Fund is intended to promote sustainable growth and regeneration of towns to deliver long term economic and productivity growth through urban regeneration (ensuring towns are thriving places to live by securing development through site acquisition, development of cultural and economic assets), promotion of skills and enterprise (including boosting skills/qualification levels, private sector investment and providing spaces for small businesses to establish and grow) and improving connectivity (including improving digital connectivity and transport networks).

9. Justification for CPO: (3) Corporate Policy Framework

Vision of 2030 set out in the Local Plan

- 9.1 The Pendle Local Plan Part 1 Core Strategy 2011-2030 ('the Local Plan') (Document 9) that was adopted by the Council in December 2015 set out a vision for the Borough of Pendle in 2030. The vision paints a broad picture of how the Borough should look by 2030, thereby providing an action plan to guide progress in the interim period. The following observations from that can be made:-

- Dynamic/beautiful location
 - Carbon Reduction
 - Modern IT infrastructure/improved broadband connectivity
 - Improved transport links – particularly to neighbouring city regions of Manchester and Leeds
 - An expanded business sector along the M65 Corridor
 - Improved skills levels so as to be able to attract well paid employment
 - Revitalised town centres
 - A quality, balanced and affordable local housing market
 - Protection and enhancement of high quality natural landscapes
- 9.2 It will be evident that securing of revitalised town centres is a key objective of the Local Plan. The proposal to redevelop Pendle Rise Shopping Centre as part of a wider programme to transform Nelson Town Centre is therefore important in delivering corporate objectives.

Strategic Plan 2020-2023

- 9.3 The Strategic Plan adopted by the Council for the period 2020-2023 (Annual Refresh 2021-2022) (Document 15) was adopted by the Council on 15 July 2021 and is the corporate plan for the Borough. It notes that 'As a Council we have signed up to the vision in our Sustainable Community Strategy and we are committed to working with our partners to ensure that '.....we want Pendle to be a place where everyone aspires to reach their full potential'. This vision is supported by five strategic objectives – strong services, strong economy, strong communities, strong organisation and COVID recovery. The strategic objective to develop a strong economy means 'helping to create and sustain jobs with strong economic and housing growth'. The Strategic Plan includes a requirement to deliver the Nelson Masterplan and it therefore has direct relevance to the proposed redevelopment of Pendle Rise. The strategic objective to develop a strong economy feeds into and supports other strategic objectives notably that of creating and sustaining strong communities, as without sufficient economic growth and the jobs that are provided by that, it is difficult to create and sustain strong communities. The Council endeavours to provide clean, healthy, safe and cohesive communities and the Council considers that the proposed redevelopment of shopping facilities at Pendle Rise and the proposed wider transformation of Nelson Town Centre delivers on these commitments.

10. Attempts at Voluntary Acquisition

- 10.1 The Council have been in touch with the freehold and leasehold Owners of the Order Land, with a view to obtaining ownership by voluntary means.
- 10.2 Those with relevant interests shall be compensated in accordance with the statutory compensation code. Discussions are ongoing in respect of relocation arrangements for current tenants, with vacant town centre sites being prioritised for relocation where possible. The Council shall continue exploratory dialogue with the traders of Pendle Rise with a

view to securing appropriate relocation arrangements. The Council is committed to facilitating relocation within town centre where this is practicable, either within existing retail units or within the new shopping centre.

- 10.3 The Council has not been able to make a formal offer to acquire the Order Land because there has to date been a lack of relevant information that would be required to properly inform any professional valuation. The Council has sought further information using section 16 Local Government (Miscellaneous Provisions) Act 1976 and is committed to pursuing any negotiations in good faith, until such a time as the Order may be confirmed by the Secretary of State.
- 10.4 The Council acknowledges that compulsory purchase powers are only to be exercised as a matter of last resort and has adopted the approach outlined above as a result.
- 10.5 In seeking to purchase the Order Land by agreement, the Council shall offer sums which it considers to represent open market value together with additional sums that would be due and payable if the Order was already in place. The Council has given approval for this by way of resolution of the Policy & Resources Committee on 25th August 2022 (Document 5).

11. Planning

- 11.1 The site of the Order Land has been in use as a shopping centre from when it was built as one of the original Arndale Centres in 1960's. It therefore benefits from this use in planning terms. The Council is working with Joint Venture partners, Brookhouse Group, to develop an illustrative layout, which following option appraisal shall form the basis for the submission of an appropriate planning application. The Council is committed to engaging in pre-planning discussions with a view to ensuring in so far as it is possible, that the specific redevelopment proposals are acceptable in planning terms. Given that the proposals shall be fully in accordance with the Strategic Planning Framework (as set out in section 7 above), (including the Nelson Masterplan which was adopted in December 2021) there is every reason to expect that a planning application would be acceptable in planning terms, taking

account of the requirements of section 38(6) of the Planning and Compulsory Purchase Act 2004 and for this reason the Council contends that the question of planning permission should not be a barrier to implementation of the Order, should it be confirmed by the Secretary of State.

12. Funding

- 12.1 It is anticipated by the Council that the gap funding required for the redevelopment of Pendle Rise (in terms of land acquisition, clearance and relocation costs) shall be drawn from the £9.2m Revitalised Nelson budget. This project looks to bring high profile long term vacant and underused buildings back into use within the town centre. The repurposing of Pendle Rise is a priority project within the Nelson Town Investment Plan (Document 7).
- 12.2 The funding referred to above has been secured as part of the £25m received under the Nelson Town Deal which was awarded in 2021 under the stewardship of the Nelson Town Deal Board, and for which the Council acts as accountable body.
- 12.3 It is a condition of all funding arising from the Town Deal schemes that projects are delivered no later than March 2026.
- 12.4 The Joint Venture Partnership with Brookhouse Group Ltd shall cover the costs of the wider redevelopment of the Shopping Centre.
- 12.5 The Council is satisfied on the basis of the above that the costs of land acquisition and redevelopment associated or arising from this Order can be sufficiently met and for this reason funding should not be a barrier to implementation of the Order, should it be confirmed by the Secretary of State.

13. Highways & Nearby Developments

- 13.1 Any highways that fall to be constructed as part of the scheme shall be so constructed by or on behalf of Lancashire County Council as the local highway authority using statutory powers under the Highways Act 1980. It is envisaged that they would then be maintained as public

highways at the public expense. It should be noted that there are no stopping up orders associated with this scheme.

- 13.2 The Council is also committed to delivering the 'Accessible Nelson' project which has received Town Deal funding and will enhance the environment around the immediate area around Pendle Rise. The project aims to improve traffic flow and movement around Nelson town centre and improve the quality of the environment and public realm on key gateway routes into and through the town centre. It is anticipated that the New Scotland Road/Leeds Road junction and Railway Street and Broadway shall be the focal area for Town Deal funding. The investment will improve traffic flow and sustainable transport links for pedestrians and cyclists. Works will be undertaken to widen pathways, introduce shared use paths for pedestrians and cyclists and include high quality signage as well as provision of street trees to enhance the quality of the local environment. The Accessible Nelson project will therefore complement the repurposing of the Shopping Centre and the Council is satisfied that taken together, both projects shall significantly contribute to the long term transformation of the town centre.
- 13.3 It is worth noting that planning permission has been granted by the Council for a McDonalds outlet (24 hour restaurant and drive through hot takeaway with associated car parking and landscaping works under reference number 18/0903/FUL) on the former bus station/car park site which is adjacent to the Shopping Centre. The Council contend that this would have a role in supporting the night-time economy and improving the quality of the shopping experience at the newly redeveloped Pendle Rise.
- 13.4 The Council consider that the Accessible Nelson project aimed at improving traffic flow and providing cycle/pedestrian routes within the town centre, coupled with the proposal for a fast food outlet in the vicinity would complement the redevelopment of Pendle Rise.

14. Special Considerations

- 14.1 There are no special considerations such as listed buildings. There are no other historic or sensitive buildings within the site covered by the Order Land. The site is not located within a Conservation Area.

15. Views of Government Departments

- 15.1 No Government Department has expressed any views about the proposed development of the Order Land.

16. Conclusion

- 16.1 The Council is promoting the 'The Borough of Pendle (Pendle Rise Shopping Centre, Nelson) Compulsory Purchase Order 2022' as a last resort, in order to obtain title to Order Land. This shall facilitate the repurposing of Pendle Rise Shopping Centre, as part of a planned wider transformation of Nelson town centre.
- 16.2 The Council maintains that the proposals to redevelop Pendle Rise provide a strong platform on which to build the long term transformation of Nelson town centre. The proposal to replace the current complex with a modern energy efficient building housing a revamped retail offer, coupled with popular food and drinks options incorporating outside seating/dining space, together with car parking facilities (with electric vehicle charging points) mean that it should be possible to retain more retail spend within Nelson as well as attracting visitors from outside of the town.
- 16.3 The Council is satisfied that the promotion of the Order is justified on the basis that it fully complies with the Strategic Planning Framework (including the Nelson Masterplan), the Order is complemented by a strong case advanced in favour of economic development (supported by the Nelson Town Investment Plan and the awarding of £25m of Town Deal funding, incorporating some £9.2m which is allocated to the Revitalised Nelson project, from which the gap funding for Pendle Rise is to be drawn. Furthermore, the Order delivers on corporate goals that the Council has to deliver a strong economy, drive Covid recovery and develop strong communities. Accordingly, the Council contends that it has made out a compelling case in the public interest for the Order to be confirmed by the Secretary of State.

- 16.4 The proposals comply with the Strategic Planning Framework, therefore it is expected that planning permission for the proposals will be granted in accordance with section 38(6) Planning & Compulsory Purchase Act 2004. The Council has also been able to establish that the proposals are fully funded and there are therefore no impediments to implementation, should the Order be confirmed.
- 16.5 The Council is satisfied that the Order is promoted in the public interest for the proper statutory purpose under section 226(1)(a) Town and Country Planning Act 1990 (as amended). The land take covered by the Order is required immediately so that the repurposing of Pendle Rise shopping centre can proceed. This would unlock the potential for transformative change at the heart of Nelson town centre, thereby enabling comprehensive town centre redevelopment that would be likely to deliver substantial social, economic and environmental benefits for town of Nelson in decades to come.

17. List of Documents

17.1 The following is a List of Documents which may be viewed at all reasonable times during business hours at No 1 Market Street, Nelson Lancashire. Should any recipient of the Statement of Case wish to see a particular extract of any document listed, they are welcome to contact the Council who shall be pleased to assist. The Council shall put these documents in evidence at any Public Local Inquiry held in connection with this Order, but reserves the right to add further documents when the statutory Statement of Case is produced in the usual way.

1. The Borough of Pendle (Pendle Rise Shopping Centre, Nelson)
Compulsory Purchase Order 2022 with CPO Map
2. Nelson Masterplan (2021)
3. Location Plan
4. Report to the Policy & Resources Committee dated 25th August 2022
5. Minute of the Policy & Resources Committee dated 25th August 2022
6. Pendle Borough Council Economic Recovery & Growth Strategy 2021-2026
7. Nelson Town Investment Plan
8. National Planning Policy Framework, July 2021
9. Borough of Pendle Local Plan 1: Core Strategy 2011-2030
10. Pendle Retail Capacity Study (2007)
11. Update to Pendle Retail Capacity Study (2012)
12. Bulletin of National Statistics for GVA 2017 (ONS, 2018)
13. LCC Table drawn from ONS Bulletin (above)
14. 'Our New Deal for a Greater Lancashire – Lancashire 2050'
15. Borough of Pendle Strategic Plan 2020-2023 (Annual Refresh 2021-2022)

18. Contact Details.

18.1 The following officers have had direct dealings with the promotion of the Order and in event of queries you are invited to contact them:-

Regeneration/Planning

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**H.CULSHAW
HEAD OF LEGAL SERVICES
THE BOROUGH COUNCIL OF PENDLE
TOWN HALL
NELSON
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25th August 2022.