



REPORT FROM: CHIEF EXECUTIVE

TO: POLICY AND RESOURCES COMMITTEE

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Report Author: Tony Brown
Tel. No: 01282 878938
E-mail: anthony.brown@liberata.com

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

PURPOSE OF REPORT

The purpose of this report is to request the Policy and Resources Committee accepts an amendment to the boundary of the above proposed compulsory purchase order (CPO) to acquire Pendle Rise Shopping Centre in Nelson.

RECOMMENDATION

That Members accept a revised boundary line for the proposed CPO area, as shown on the attached plan, referenced as *NE/PR2 Revised* dated February 2023, to incorporate the canopy structure fronting the entrance to the former Market Hall.

REASON FOR RECOMMENDATION

To ensure that the proposed CPO includes all land and structures attached to the Centre that are potentially to be acquired by the Borough Council.

Background

1. At the meeting of this Committee held 25th August, 2022, Members resolved to make a compulsory purchase order (CPO) to acquire ownership of the above Shopping Centre.
2. The proposed CPO plan attached to the previous report, referenced as *NE/PR* dated July 2022, omitted to include an area of land on Leeds Road on which the entrance canopy into the former Market Hall stands. The position of the canopy in the earlier report plan, also attached, is shown with a dashed black line outside the proposed CPO boundary. The canopy and land it sits on should have been included within the CPO boundary.
3. A revised CPO plan, showing the amended boundary to include this land and structure, is attached referenced as *NE/PR2 Revised* dated February 2023.

IMPLICATIONS - As set out in the previous report with no change

Policy: The proposals are in accordance with the Pendle Strategic Plan 2020-2023 (Annual Refresh 2021-2022).

Financial: Gap funding costs shall be met from the £9.2m Revitalised Nelson budget awarded as part of the Nelson Town Deal.

Legal: The CPO will be managed and processed in accordance with Compulsory Purchase legislation and guidance.

Risk Management: Risk management would be controlled through the Council's existing procedures.

Health and Safety: All health and safety requirements will be observed throughout the scheme.

Sustainability: The proposed redevelopment will significantly improve shopping facilities within the borough, which is regarded as an important driver of economic growth.

Community Safety: None

Equality and Diversity: The Council has considered its obligations under section 149 of the Equality Act 2010 and is satisfied that no individuals or groups with protected characteristics (or otherwise) shall be disadvantaged by the proposals in this report.

APPENDICES

Appendix 1 – Revised CPO plan (NEPR2) to include the aforementioned Council owned land and canopy structure.

Appendix 2 – Original CPO Plan (NE/PR)

LIST OF BACKGROUND PAPERS

None