

Executive Committee Report

30th May 2024

PENDLE RISE SHOPPING CENTRE ACQUISITION

APPENDIX THREE – DISCHARGE OF CONDITIONS TO ADOPT MASTERPLAN

<u>Condition</u>	<u>Discharge</u>
Investigations into the possible compulsory purchase of Pendle Rise	A Committee Report of 25 th August 2022 provided a mandate for the purchase of PRSC through a negotiated settlement with Mr Asjad. Discussions duly proceeded through 2023. At the same time, in line with the mandate for working towards a Compulsory Purchase Order for PRSC, provided for by the Committee Report of 13 th December 2021, a statutory requisition for information was issued in accordance with Section 16 of the Local Government (Miscellaneous Provisions) Act 1976.
The removal of land at Halifax Road, Nelson as an “opportunity site” for housing within the Masterplan.	The reference to Halifax Road has been removed from the masterplan
More emphasis and a targeted approach with regards to diversity issues and on-line marketing with this being led by a Senior Executive Officer.	<p>The final copy from December 2021 shows the inclusions with regards to diversity through the SWOT analysis under changing perceptions of Nelson. There is also mention of this under the Raise Nelson’s Profile section.</p> <p>The relocation strategy of the PRSC is currently undergoing an Equalities Impact Assessment to ensure fairness and inclusivity.</p>

<p>To extend the town centre boundary to include the former Baptist Church on Every Street, Nelson (3B Systems).</p>	<p>A town centre boundary is given at figure 5.2 of the report and 3B Systems is now contained within the defined boundary.</p>
<p>To note the comments received from the Nelson Town Deal Board as set out in the report</p>	<p>See Below for breakdown of comments</p>
<p>Connectivity: the need for wider, strategic transport connectivity which could drive and support the economic growth of the town and Pendle as a whole. The case for a bypass has been made for many years and is essential for achieving this. It should be given greater emphasis within the plan.</p>	<p>As part of the Town Deal, the Accessible Nelson project has been created to build on the connectivity of the town, creating wider pathways for pedestrians, more accessible cycling routes and creating greater transport links throughout the town.</p> <p>PBC are also working with Lancashire County Council (LCC) to provide a new mobility hub for Nelson, funding for which has been secured.</p>
<p>Housing: A lack of ambition for new housing which could help to underpin the regeneration of the town centre. The current quality and diversity of the existing housing stock in the town is poor and the proposals for sites for new housing in the plan are low.</p>	<p>The regeneration team are currently working on the regeneration of the Bankhouse Road site. This is expected to deliver 41 affordable rent, low carbon and energy efficient housing units.</p>
<p>The provision of employment land/sites: to meet the needs of existing and new businesses, to facilitate the growth of the economy and to provide new employment opportunities. Where will this growth take place over the longer term? Improved connectivity provides the opportunity to open up new sites.</p>	<p>The development of the new site on Lomeshaye, phase one and phase two, are creating expansive units to facilitate growth of the economy.</p> <p>As part of the Advanced Digital Skills project, N&CC will be moving the digital skills hub into the ACE Centre. There are also proposals of extended parking around the ACE Centre to make it more accessible for users.</p>

	<p>Business grants under the NTD encourage economic investment for the town through premises improvement and expansion, and as a result deliver new and safeguard existing jobs.</p> <p>The redevelopment of Pendle Rise will bring further business into the centre. Relocating PRSC tenants into the town centre is breathing new life into empty town centre premises creating new centres for employment.</p> <p>Several projects such as the Manufacturing Advisor, LCC Boost, and SCAN Digital support productivity and in turn provide better employment opportunities</p>
<p>The ‘Green Agenda’: Opportunities through the ‘green agenda’ are lacking in the report and could be developed further help to drive economic growth and recovery.</p>	<p>The NTD project, Business Resilience and Growth, has supported a reduction of over 360Tonnes of carbon dioxide to date – exceeding the targeted output by 400%.</p> <p>There will also be an opportunity for a Climate Change Officer as PBC are currently recruiting to this role to help with the development of the green/sustainable opportunities in the town.</p>
<p>Community Cohesion: is a key issue within the town and is reflected in the comments made in the consultation. A ‘head on’ approach is needed to tackle these issues. More funding is needed to enable people to work with people, it mustn’t all be about capital investment</p>	<p>Examples to help support the discharge of this condition include:</p> <p>The YES Hub is supporting young peoples’ health and wellbeing, using confidence building and gaining new skills to help increase their employability.</p> <p>This is Nelson is delivering a wide range of activities across the town to support young people, embrace diversity, support local artists and increase the sense of pride and belonging in the town.</p> <p>Move Forward, Leadership and Management Skills Support, and LCC Boost provide support to local residents to gain a range of skills to support their employability and develop careers.</p>

	<p>The council is currently holding meetings for an active project to create a new community hub in the town centre. This community hub will hold a collaboration of organisations and charities working to help the town.</p> <p>There are also several volunteering opportunities to build strong communities. These include community gardens, arts and culture activities, the Festival of Culture, and Pendle at 50.</p>
<p>Marketing: the need for a co-ordinated and enhanced approach to marketing the town positively through social media and other platforms.</p> <p>We need to make people proud of the good things that exist/are happening across the town by all partners in order to raise its image. A positive narrative about the town is needed.</p>	<p>A communications forward plan for NTD has been created to coordinate the marketing of the town and the Communications team regularly promote various activities and share updates on SM channels.</p> <p>A dedicated NTD website has also been created which actively promotes all the projects under the programme.</p> <p>This is Nelson have a town centre presence in the former Althams Building to help boost their presence in the town and bring in activity while the Pendle Rise CPO / negotiated settlement is underway.</p>
<p>It was suggested that the Chief Executive and the Leader of Pendle Council make a presentation to the LEP and LCC and agree some outputs and targets for the next few years.</p>	<p>The Pendle Borough Council Chief Executive is actively involved in Lancashire partnerships as well as being involved in national regeneration forums.</p>
<p>The Board requested that the ambitions for Nelson, Pendle and East Lancashire are reflected more strongly in the document.</p>	<p>The ambitions for the town are reflected in the Pendle Borough Council Corporate Plan, the Town Deal Bid, and the emerging Long Term Town Prospectus, therefore enshrining an ambitious vision for the town in current policies.</p>