

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

THE BLACKPOOL BOROUGH COUNCIL  
(BLACKPOOL CENTRAL No1)  
COMPULSORY PURCHASE ORDER 2021

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STATEMENT OF REASONS

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## INTRODUCTION

- 1.1 This document is the Statement of Reasons of Blackpool Borough Council ('the Council') for the making of a compulsory purchase order entitled The Blackpool Borough Council (Blackpool Central No1) Compulsory Purchase Order 2021 ('the Order'). The Order is made pursuant to Section 226(1) (a) of the Town and Country Planning Act 1990, as amended by Section 99 of the Planning and Compulsory Purchase Act 2004. This Statement of Reasons has been prepared in compliance with section 12 of the Ministry of Housing, Communities & Local Government Guidance on Compulsory Purchase process and The Crichel Down Rules.
- 1.2 In this Statement of Reasons the land included within the Order, which includes a block of property located off Central Drive, is referred to as 'the Order Land'. The Order Land is located in a part of Central Blackpool, formally known as the "Central Leisure Quarter Site", which for ease of reference is described simply as the Blackpool Central Masterplan Site ("Masterplan Site"), and shown edged red on Plan 1.
- 1.3 The Order has been made by the Council to facilitate the assembly of all of the land and interests necessary to deliver a 4.040 Hectare commercial led regeneration scheme on the Eastern Section of the Masterplan Site, which will be referred to here as the "Blackpool Central Site", and is shown shaded blue on Plan 1.
- 1.4 The Council has used public funds to consolidate land ownership in the Blackpool Central Site but has not yet succeeded in acquiring all the land and interests required to deliver the Blackpool Central Site, and it is this part of the Blackpool Central Site that forms the Order Land.
- 1.5 The Blackpool Central Site creates a significant commercial development and regeneration opportunity in the heart of Blackpool.
- 1.6 The Blackpool Central Site has been considered a key location for redevelopment for a number of years but it has proved difficult to bring forward. It was originally identified as the preferred location for the "Regional Casino" prior to the Government at the time deciding to abandon having Regional Casino sites in the United Kingdom
- 1.7 Outline Planning Permission (06/0661)<sup>1</sup> for Central Casino Leisure Development Area was submitted for a comprehensive mixed use development which included a major casino. The application was subsequently withdrawn.
- 1.8 The Local Plan Core Strategy acknowledges the need for a major development on this site and with this in mind, the site has been reserved for such a major development.
- 1.9 Since the announcement of the government withdrawing the idea of having Regional Casino licencing in the United Kingdom, the Council has been in discussions with a number of potential developers, two of which expressed the desire to further investigate major leisure development but requested that the Council entered into an Exclusivity Agreement whilst they carried out the necessary appraisals.
- 1.10 On the 12<sup>th</sup> March 2017, the Council entered into an Exclusivity Agreement<sup>2</sup>, until 12 October 2018, with Nikal Ltd and Media Invest Entertainment ("the Developer"), in order for them to undertake the initial work. Under the terms of the agreement there was a mutual exchange of information. This agreement was extended under Chief Officer Decision until 28<sup>th</sup> February 2019<sup>3</sup>, as it was considered sufficient progress had been made and in order for the Developer to have time to develop their Masterplan proposals.
- 1.11 On the 10<sup>th</sup> December 2018 the Developer provided the Council with a 'Blackpool Central' Masterplan ("the Masterplan") which was adopted by the Executive under EX57/2018.<sup>4</sup> The Masterplan forms the basis for progressing a major leisure development on the site in line with the

adopted planning framework in the Blackpool Local Plan Core Strategy<sup>5</sup> and Leisure Quarter Supplementary Planning Document<sup>6</sup>.

- 1.12 On the 25<sup>th</sup> February 2019 consent of the Executive under EX22/2019<sup>7</sup> was given for the disposal of the land, by way of premium for a long lease at a peppercorn rent, and for the Council to use its own funds in order to enable the development to proceed.
- 1.13 Negotiations with the parties who have an interest in the Order Land have been undertaken and are continuing with a view to achieving the voluntary acquisition of all the interests in the Order Land which need to be acquired. To date it has not been possible to acquire all these interests and the Council is satisfied that there is a compelling case in the public interest for resorting to powers of compulsory acquisition as otherwise the comprehensive redevelopment will not be able to be completed within a reasonable timeframe.
- 1.14 Section 226(1)(a) of the 1990 Act, as amended by section 99 of the Planning and Compulsory Purchase Act 2004, empowers the Council to request the Secretary of State to authorise the acquisition of land in its area if the authority thinks that the acquisition will facilitate the carrying out of development, re-development or improvement on or in relation to the land which is likely to contribute to the achievement of the promotion of the economic, social or environmental well-being of their area. The Council considers that the Development accords with the requirements of the National Planning Policy Framework, the adopted Local Plan, the Leisure Quarter Development Brief (Supplementary Planning Document) and Part One Core Strategy and will bring substantial improvements to the economic, social and environmental well-being of the Blackpool Central area. The Council, therefore, regards the completion of the Development as an imperative and has resolved to use its compulsory purchase powers in order to assist with the assembly of the final land and interests required to achieve this objective within a reasonable timeframe.

## **2. DESCRIPTION OF THE ORDER LAND**

### **The Site and the Surrounding Area**

- 2.1 The Order Land is part of the wider 7.27 Hectare Masterplan Site. The Masterplan site covers all the land bounded by the Promenade to the West, New Bonny Street to the North, Central Drive to the East and Chapel Street to the South, including the access / egress onto Seaside's Way, and is subdivided into Development Phases. The location of the Masterplan Site is shown edged red on Plan 1, with the Order Land shown shaded blue on the same plan for reference purposes.
- 2.2 Phase One of the Masterplan Site is the northern part of the site between Bonny Street and Central Drive, and is shown hatched orange on Plan 2.
- 2.3 Phase Two of the Masterplan Site is the southern part of the site between Bonny Street and Central drive, excluding the former Police Headquarters and Civic Centre off Bonny Street / Chapel Street, and is shown hatched yellow on Plan 2.
- 2.4 Phase One and Two are separated by an Enabling Phase, which is shown hatched green on Plan 2.
- 2.5 Phase One, Two and the Enabling Phase, together with the Offsite Work, shown hatched black on Plan 2, are all contained within the Order Land.
- 2.6 Phase Three is the former Police Headquarters and Civic Centre off Bonny Street / Chapel Street, and is shown hatched blue on Plan 2. This is not part of the Order Land, but shown for reference only.
- 2.7 Phase Four of the Masterplan Site is the Western part of the site between the Promenade and Bonny Street and is shown hatched red on Plan 2. This is not part of the Order Land, but shown for reference only.

- 2.8 The area to the north of the Masterplan Site, consists of other leisure facilities, immediately North being Coral Island. A new 5 star hotel is being constructed between Coral Island, and one of Blackpool's most famous landmarks, Blackpool Tower. To the west of the Masterplan Site is the Promenade and Blackpool Tramway, and to the south and east of the Masterplan Site are residential properties and holiday lets / hotels. The south also links onto Seaside's Way which provides easy access to the M55 motorway.
- 2.9 The Masterplan Site is extremely accessible, ideally suited to link with other major leisure attractions in Blackpool. These are already serviced by road and rail links.

### **The Order Land**

- 2.10 The Order Land covers 4.40 hectares bounded to the north by New Bonny Street, to the west by Bonny Street, the south by Chapel Street including part of Seaside's Way and the east by Central Drive, and in respect of Seaside's Way, Kay Street.
- 2.11 The Order Land excludes the former Police Headquarters and the Civic Centre, which is located in the south west corner of the site, bounded by the west by Bonny Street and the South by Chapel Street. Her Majesty's Justice Service, have leasehold interest in the Civic Street and right of access via the Former Police Headquarters, and as such cannot be part of a Compulsory Purchase Order.
- 2.12 The Order Land represents 60.61% of the Masterplan Site area. The Phase Three land is included as an option in the Development Agreement, once vacant possession has been obtained in the land, it represents a further 18.12% of the Masterplan Site bringing the total within the Land Sale Agreement to 78.72% of the Masterplan Site. The majority of the site is surfaced car parking. The predominant buildings within the Order Land are, a public house, a former cinema and some retail units with holiday flats above.
- 2.13 The Council is the freeholder of the Order Land, except for one parcel of land to the East of Bonny Street where the Council interest is long leasehold. There are, however, a number of units within the Council freehold which are subject to long leases.
- 2.14 The Council has the freehold interest in part of the Council operated Car Park off Bonny Street, the other part is subject to a 999 year lease granted to the Council in 1867.
- 2.15 The King Edward VII Hotel was acquired by the Council in April 2019. It has been let for a period of two years on a contracted out basis with either party able to serve three months' notice at any time.
- 2.16 The adjoining King Edward Cinema was acquired by the Council in March 2009 and is held as vacant property.
- 2.17 The site for King Edward Apartment was acquired by the Council in 1968 along with the majority of the other land which formed part of the former Blackpool Central Railway Station. A long lease was granted in 1987 for a five storey block of holiday flats with retail units on the ground floor. The retail units on the ground floor were subsequently sublet on long leases. In March 2010 The Council acquired the head lease and merged it with the freehold title.

### **Historical Development of the Site**

- 2.18 The site is the former British Rail Central Station, which opened on 6 April 1863 as "Hounds Hill" and renamed "Blackpool Central" in 1873. Initially it was a relatively small town centre terminus linking Hounds Hill with Lytham. In 1874 the line was connected to another branch from Kirkham to Lytham, which then allowed direct access to Preston.
- 2.19 In 1901 the station was enlarged to include 14 platforms and when the "Marton Line" was added in 1903 making the direct shorter link between Blackpool Central and Kirkham, the convenience of

getting to Blackpool, the sea front and Blackpool Tower saw growth in popularity to the extent that by 1911 it was declared to be the world's busiest Railway station.

2.20 The station closed on 2 November 1964, when the Blackpool North, which had been the holiday excursion station became the main station in Blackpool. The "Marton Line" closed a year later. In the later 1980's the derelict track bed was adapted into a road, Yeadon Way, which now links with the M55 motorway.

### 3. **THE NEED FOR THE ORDER**

3.1 The Council entered into an Agreement with the Developer on 13th January 2020<sup>8</sup> for the comprehensive redevelopment of the site. In line with the 'Blackpool Central Masterplan', the development shall take place over a number of phases, as follows:-

- Enabling Phase shown on Plan 2 hatched green
- Phase 1 shown on Plan 2 hatched orange
- Phase 2 shown on Plan 2 hatched yellow
- Offsite Works shown on Plan 2 hatched black

3.2 Phase 3 of the development is subject to obtaining vacant possession of the Civic Centre, which, as it is subject to leases held by Her Majesty Justice's Service is exempt from any Compulsory Purchase Powers and is therefore shown in the agreement as an option. Whilst it cannot be subject to a CPO, negotiations are taking place and these are described in more detail under 'Relocation' For identification purposes it is shown hatched blue on Plan 2.

Phase 4 is not part of the Order land and is shown for identification purposes as hatched red on Plan2

### 4. **THE PURPOSE OF THE DEVELOPMENT PROPOSALS FOR BLACKPOOL CENTRAL**

4.1 As a major holiday resort in the United Kingdom, Blackpool has always sought to keep in touch with the needs of the holiday maker by offering modern attractions. Blackpool has always been a popular resort.

4.2 The Lancashire cotton mills owners closed the mills for a week every year to service and repair the machinery, with Blackpool being the destination of the workforce on their "Wakes Week" break. The Closure of the mills was staggered so that Blackpool received a steady flow of visitors.

4.3 The cotton mills workers were not the only early visitors – Bass Brewery of Burton between 1880 and the First World War chose Blackpool as one of the destinations, using fifteen trains to bring 8000-9000 employees on an annual trip to Blackpool.

4.4 The North Pier opened 1860, Central Pier 5 years later with South Pier following in 1893

4.5 In 1873 the Winter Gardens opened and Blackpool Tower and the Grand Theatre both opened in 1894.

4.6 Blackpool Illuminations have been an autumn attraction since 1879.

4.7 The Pleasure Beach, although it has only been at its current location since 1923, its beginnings date back to 1896.

4.8 At its peak Blackpool was having 17 million visitors a year, but the arrival of affordable air travel and the advent of the “package holiday” started a slow decline with the figures dropping to 10 Million by 2007 when this site became the designated site for a Regional casino.

4.9 Since the withdrawal of any Regional casino licence the site has remained the preferred site for a major attraction.

4.10 The Developer has produced a ‘Blackpool Central’ Masterplan which was approved by the Council on the 10th December 2018 and incorporated the following:-

- Flying theatre & Family Entertainment Centre
- Adventure Land
- Thrill & Gaming zone
- Virtual Reality zone
- Multi-media exhibition and themed diner
- Multi-storey carpark
- Public realm

4.11 Given the significant scale of the development it is proposed that it will be delivered in a number of construction phases.

#### 4.12 **THE NEED FOR COMPULSORY ACQUISITION - LAND ASSEMBLY AND NEGOTIATIONS**

##### **The Order Land**

4.13 Compulsory acquisition of all the outstanding interests in the Order Land will enable the Council and the Developer to fulfil the redevelopment proposals set out in the Masterplan. Without the Order Land the developer would not be able to supply the proposed development. The Council is of the firm view that the exercise of its compulsory purchase powers is both appropriate and necessary in order to assemble the land required to deliver redevelopment of the Order Land. The Order Land comprises a number of interests in third party ownership which are required in order to successfully deliver the Development and which the Council does not foresee being able to acquire by way of private agreement within a reasonable timescale, or at all.

4.14 The Order seeks the acquisition of all interests in the Order Land.

#### 5. **Negotiations to date**

##### 5.1 Blackpool Central Car Park

- Acquired from British Rail Board on 14 May 1968, as part of a large land transaction. Currently used by the Council as a pay & display surfaced car park, but is subject to the following:-
- The public conveniences are let to Danfo (UK) Limited for a term ending 31 May 2022. The lease is contracted out of the provisions of the Landlord & Tenant Act 1954 and therefore the lease will come to an end on 31 May 2022, unless the Council serve prior notice at any time to determine the lease on six months’ notice.
- Tanzo Passenger Service Limited occupy a temporary structure, for servicing scheduled coach drop off & pick up. Reliance has been placed on their previous agreement for the operation at Talbot Road Bus station before they moved to Central Drive, that agreement has expired and currently they are deemed to be in occupation as Tenants at the Will of the Council.

- An easement has been granted for 999 years for British Telecommunications PLC to provide telecommunications equipment to the temporary structure occupied by Tanzo. It is expected that once the temporary structure is removed, British Telecommunications PLC will terminate the easement.

There is a substation on the site which is occupied by Norweb PLC under the terms of a 60 year lease expiring 15 Oct 2056.

## 5.2 Bonny Street – Outdoor market

- The freehold was acquired by the Council as part of a larger transactions on 29 March 2010.
- The tenant operated an outdoor market under a lease dated 1<sup>st</sup> September for as term of 5 years ending 31 August 2020. The lease also provided for a break notice to be served on 15 December in any year provide 24 months' notice was given. Such notice was served to break the lease on 15 December 2019. On the 22<sup>nd</sup> June 2020, the tenant completed a short term lease giving possession until 4<sup>th</sup> November 2020. The tenant is currently trespassing whilst another short term lease is completed.

## 5.3 Bonny Street Car Park

- The Council acquired part of the site as part of its acquisition from British Rail, the other part is occupied under the terms of a 999 year lease made between Philip Kershaw and John Reed on the 8 February 1867. The leasehold interest was registered in the Council name in 2005

## 5.4 13=35 Central Drive - King Edward Apartments

- Acquired from British Rail Board on 14 May 1968, as part of a large land transaction. On the 22 May 1987 the Council granted a 125 year lease for the site to enable the construction of holiday flats with some retail units on the ground floor. On the 26 March 2010 the Council took a surrender of the headlease and became direct landlord for the underlying leases.

- 13-17 Central Drive

- Let on a long lease due to expire 11 May 2112. The tenant has other interest in the same block and the Council has opened negotiations with them

- 19 Central Drive

- Let on a long lease due to expire 11 May 2112. The tenant has other interest in the same block and the Council has opened negotiations with them

- 19a Central Drive

- A surrender of the leasehold interest was accepted by the Council on 1 April 2019

- 21 Central Drive

- Let on a long lease due to expire 11 May 2112. The tenant has other interest in the same block and the Council has opened negotiations with them

- 23 Central Drive
  - A surrender of the leasehold interest was accepted by the Council on 20 May 2019
- 25 Central Drive
  - A surrender of the leasehold interest was accepted by the Council on 23 June 2015
- 27 Central Drive
  - A surrender of the leasehold interest was accepted by the Council on 26 July 2017
- 29 Central Drive
  - The Council took possession of the premises following forfeiture of the lease on 7 April 2016
- 31 Central Drive
  - Let on a long lease due to expire 11 May 2112. The tenant has other interest in the same block and the Council has opened negotiations with them
- 33 Central Drive
  - Let on a long lease due to expire 11 May 2112. The Council has opened negotiations with the tenant and in doing so has become aware of breaches of lease covenant
- 33a Central Drive
  - A surrender of the leasehold interest was accepted by the Council on 19 July 2019
- Substation
  - North West Electricity Board hold a 99 years lease from 22 May 1987, the lease refers to two areas, both of which are within the car park associated with 13 -35 Central Drive
- 35 Central Drive
  - The management agreement which was in place since the Council took a surrender of the head lease was terminated on 12 June 2017 when the costs of maintaining the holiday flats exceeded the income from those flats.

5.5 37 Central Drive - King Edward Cinema

- The Council acquired the freehold on 25 March 2009. It has remained vacant since acquisition.

5.6 39 Central Drive - King Edward VII Hotel

- The Council acquired the freehold of the premises on 1 April 2019 and granted a two year lease to KE Pubs Ltd for them to continue operating the public house for that term. The lease is contracted out of the provisions of the Landlord & Tenant Act 1954 and therefore the lease will come to an end on 1 April 2021, unless the either party serve prior notice at any time to determine the lease on three months' notice.

5.7 In resolving to exercise its powers of compulsory acquisition, the Council has considered the guidance contained in– the Ministry of Housing, Communities & Local Government Guidance on Compulsory purchase process and The Crichel Down Rules which in paragraph 2 of the General Overview states (amongst other things) as follows :-

“The confirming authority will expect the acquiring authority to demonstrate that they have taken reasonable steps to acquire all of the land and rights included in the Order by agreement. Compulsory purchase is intended as a last resort to secure the assembly of all the land needed for the implementation of projects. However, if an acquiring authority waits for negotiations to break down before starting the compulsory purchase process, valuable time will be lost. Therefore, depending on when the land is required, it may often be sensible, given the amount of time required to complete the compulsory purchase process, for the acquiring authority to:

- . plan a compulsory purchase timetable as a contingency measure; and
- . initiate formal procedures

This will also help to make the seriousness of the authority's intentions clear from the outset, which in turn might encourage those whose land is affected to enter more readily into meaningful negotiations.”

5.8 In accordance with the contract exchanged between the Council and the Developer, the Council is to transfer long leasehold interest of the Order Land in phases, once both sides are in agreement that the Council has vacant possession of the land. The Enabling Phase, will see the replacement of the surface car park by a multi storey car park within the existing surface car park area and is therefore not dependant on the Council seeking a Compulsory Purchase Order. The other phases will require vacant possession of the rest of the Order Land, and in this respect the Council has proactively been negotiating and acquiring properties within the Order Land site.

5.9 The Council has sought, and will continue to seek, to acquire all of the third party interests in the Order Land through negotiation. The Council's surveyors have been active in pursuing and progressing these negotiations and to date good progress has been made with a number of successful acquisitions/relocations already agreed, many of which have been completed and some of which are in the process of being implemented. However, whilst discussions are continuing with the outstanding owners and occupiers that remain within the Order Land it is unlikely that agreement will be reached with all interested parties within a reasonable timescale.

5.10 It is hoped that the commencement and progression of the compulsory purchase process will assist in negotiations and provide an element of further certainty for both the Council and outstanding owners and occupiers upon which the Order will ultimately impact. The Council remains committed to agreeing the voluntary acquisition of all outstanding interests in the Order Land and, in the interests of speed and goodwill, will consider the use of Alternative Dispute Resolution techniques, wherever appropriate, to settle any disputes which might arise. Should anyone affected by the Order have any queries with regard to the acquisition of their interest or any other aspect arising out of the making of the Order, they may find it useful to contact Roger Challioner No 1 Bickerstaffe Square Blackpool, FY1 3AH Telephone 01253 478750 or email [roger.challioner@blackpool.gov.uk](mailto:roger.challioner@blackpool.gov.uk) or Russell Davies No 1 Bickerstaffe Square Blackpool, FY1 3AH Telephone 01253 478750 or email [russell.davies@blackpool.gov.uk](mailto:russell.davies@blackpool.gov.uk).

- 5.11 The Council will shortly be visiting all parties affected by the Order to assess their requirements and offer alternative suitable relocation premises. In appropriate cases this could include assistance with relocation. The Council's contact for queries on the Order is Neil Mackey, No1 Bickerstaffe Square Blackpool, FY1 3AH; telephone 01253 478750 or [neil.mackey@blackpool.gov.uk](mailto:neil.mackey@blackpool.gov.uk).
- 5.12 Bearing these factors in mind, together with the high quality development which the Order is seeking to deliver and the key role the development will play in improving the Leisure facilities in Blackpool, the Council considers that there is a compelling case in the public interest in support of the exercise of its powers of compulsory acquisition in relation to the Order Land and that the use of such powers is proportionate to the ends being pursued.

## 6. STATEMENT OF PLANNING POSITION

- 6.1 This section provides an overview of the national, regional and local policy framework currently adopted and in place pertaining to the Development (as described in section 9 below). An update may be required as the CPO process proceeds.
- 6.2 By the Developer providing a detailed Masterplan the Council has ensured the Developer has taken the relevant Planning Policy into consideration during the design process and the Council is confident that all the requirements have been met.

### **National Planning Policy Framework**

- 6.3 The National Planning Policy Framework (NPPF) is a key part of the Government's reforms to making the planning system less complex and more accessible. Updated and revised in February 2019, the NPPF sets out the Government's planning policies for England, which seek to protect the environment and promote sustainable growth, and details how these are expected to be applied. The guiding principle of the NPPF is the presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.
- 6.4 To achieve sustainable development the NPPF states that the planning system must perform a number of roles: an economic role; an environmental role; and most relevant to the Blackpool Central development and the Order Land, a social role. Specifically, the planning system should support "strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being" (paragraph 8, NPPF).
- 6.5 Paragraph 9 of the NPPF confirms that the objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.
- 6.6 The development proposals for the Order Lands are considered to be sustainable development and accord with the aims and provisions of the NPPF.

### **Blackpool Town Centre Strategy (March 2013)**

- 6.7 The vision - if Blackpool Town Centre Strategy is to become an attractive thriving centre it must have a very clear vision of what it wants to achieve.

*"In 2027, Blackpool Town Centre is the thriving heart of Britain's favourite resort, offering on all year-round high quality shopping, leisure, cultural and entertainment destination.*

*Residents and visitors from all walks of life choose to spend time here throughout the day and into the evening.*

*The revitalised Tower and Winter Gardens are major attractions along with an exciting programme of events and festivals.*

*Blackpool hosts a vibrant outdoor café culture, with attractive streets and spaces providing high quality public realm and strong links between the town centre and the beach.*

*A high quality integrated transport system allows easy access to the town centre and provides a positive arrival experience”*

6.8 Blackpool Town Centre Strategy has six objectives

- Objective 1** Re-establish the town centre as the first choice shopping destination for Fylde Coast residents.
- Objective 2** Strengthen the town centre as a vibrant leisure, entertainment, cultural and business tourism destination for residents and visitors.
- Objective 3** Grow the town centre as a place to do business by creating a Central Business District and creative industries hub.
- Objective 4** Create a choice of high quality homes within and around the town centre.
- Objective 5** Improve the quality of buildings, streets and spaces and their maintenance and management.
- Objective 6** Provide convenient access to the town centre by all modes of travel and enable easier pedestrian movement.

6.9 The Town Centre Policy, is aligned with the following Council plans and strategies:

- Blackpool Planning Policy Framework
- Blackpool Local Plan 2001-16 (2006)
- Blackpool Core Strategy 2012-27 (adopted 2016)
- Talbot Gateway Planning Brief SPD (2006)
- Former Central Station (Leisure Quarter) site Development Brief SPD (2011)
- Blackpool Local Transport Plan 2011-16 (2011)

6.10 The Strategy has also been informed by:

- National Planning Policy Framework (NPPF) (2019) Planning for Town Centres Practice Guide (2009)
- Fylde Coast Retail Study (2011)
- Blackpool Town Centre studies:
  - Town Centre Health Check (2011)

- Business Appraisal (2009)
- Retail and Business Strategy Framework (2008)
- Public Realm Framework (2008)
- The Portas Review (2011)

6.11 The Town Centre Strategy supports the resort regeneration, and identifies the town centre as a key focus for future economic growth, development and investment, in order to address past decline and successfully position it as the first choice shopping destination for Fylde Coast residents and an attractive place to visit and do business. The emerging Core Strategy defines the town centre boundary and a principal retail core which includes the main shopping streets and the majority of large multiple retailers. It identifies the town centre as the focus for major new retail development in the Borough, and contains a number of planning policies supporting town centre development which:

- Strengthens the retail offer, with the principal retail core being the main focus for major retail development
- Introduces quality cafes and restaurants
- Enhances the quality of buildings, streets and open spaces and connects the different areas of the town centre to improve pedestrian movement
- Utilises key heritage assets and complements these with new innovative development
- Grows an office sector
- Improves access to the town centre
- Introduces quality homes in the long term Policies support Council assistance in site assembly where required to facilitate major redevelopment

6.12 The Blackpool Town Centre Strategy identifies the issues for Leisure, Entertainment, Culture and Business Tourism as:-

- The Winter Gardens has suffered from a lack of investment with significant levels of under-used floor space. Once a major conferencing venue, it is struggling to compete with larger, more modern venues in the major cities.
- Both the Grand Theatre and Blackpool Tower have experienced a reduction in visitor numbers in recent years.
- The Grundy Art Gallery stages popular exhibitions and the adjoining Central Library has recently undergone a £3m refurbishment, although both are peripheral to the main shopping area.
- Many day-trip visitors to the illuminations choose not to venture beyond the Promenade. To capture their spending potential, there is a need to draw visitors into the town centre.
- An over-supply of older hotels and guest houses are prevalent on the edge of the town centre, with the majority offering budget accommodation. There are limited hotels within the defined town centre boundary.
- Whilst there is a healthy representation of restaurants, cafés, coffee bars and takeaways, there is a notable absence of quality dining experiences and family-orientated national

chains. The introduction of Heathcotes, Nandos and Pizza Express is starting to address this gap

- The evening/night-time economy is based on a heavy drinking culture, which is a deterrent to many visitors and residents. There needs to be a shift towards more family-orientated evening activities, particularly within and adjacent to the principal retail core.
- The town centre lacks some of the large entertainment uses to draw visitors in, including a cinema and ten pin bowling facility.

6.13 The strengths and opportunities as also identified as:-

- In 2010 Blackpool Council secured European and Government funding to purchase Blackpool Tower and the Winter Gardens. Now in the Council's ownership, we are able to secure investment and control future uses.
- There has been considerable investment in the Winter Gardens since 2010, including improvements to public areas and the introduction of two quality Heathcotes dining experiences. In the medium-long term the complex offers opportunities to improve conferencing facilities and locate year-round leisure uses and cultural activity in the heart of the town centre.
- Merlin Entertainments are managing the operations of new attractions at Blackpool Tower, which is currently undergoing a major development programme of restoration and refurbishment to bring it into the 21st century and increase visitor numbers.
- The former Central Station site has the potential to deliver a new major leisure development as iconic as Blackpool Tower and the Winter Gardens.
- Key sites provide opportunities for new, quality leisure development, including national hotel and restaurant chains, within and on the edge of the town centre.
- Annual events such as the Illuminations, Showzam, Dance Festival, Airshow and Firework Championships highlight the potential that events and festivals provide for increasing town centre footfall and expenditure. St John's Square and the Tower Festival Headland (on the Promenade on the edge of the town centre) present further opportunities for outdoor events and festivals.

6.14 Of the Blackpool Town Centre Strategy objectives, objective 2 "A vibrant leisure, entertainment, cultural and business tourism destination for residents and visitors", will be achieved by:-

- Enhancing key town centre venues including the Winter Gardens, Blackpool Tower complex and Grand Theatre as year-round, family orientated leisure, entertainment and cultural venues
- Developing an enhanced conference and business tourism offer
- Encouraging national chain restaurants, cafes and coffee bars within or adjacent to the main shopping streets to increase shopper dwell time
- Extending the events and festivals programme in newly created public spaces
- Developing new illuminations concepts that encourage linked trips into the town centre
- Co-ordinating activity to develop the town centre evening economy

- Developing a high quality hotel offer
- Continuing to work with interested developer(s) to secure major leisure development on the Former Central Station site
- Securing major leisure uses e.g. town centre cinema

**Leisure Quarter Development Brief Supplementary Planning Document– adopted March 2011**

- 6.15 The Vision of this Supplementary Planning Document (SPD) is - “A unique leisure quarter which underpins Blackpool’s appeal as a national tourist destination, driven by exceptional quality, sustaining wider resort regeneration, providing compelling new reasons to visit Blackpool”
- 6.16 Our Vision is supported by key objectives for the development of the site. These objectives are to:
1. Provide unique leisure attractions of national significance, widening the resort offer to attract new audiences and creating compelling new reasons to visit Blackpool all year-round
  2. Provide development of sufficient scale, composition and attraction to create the critical mass to assist with wider resort regeneration
  3. Underpin a year-round economy promoting sustainable local employment opportunities
  4. Ensure excellence in design quality, delivering a distinctive high quality experience for visitors through creative architecture and urban design that responds to Blackpool’s historic townscape and character
  5. Create a new welcome experience which presents a spectacular sense of arrival for visitors at Blackpool’s key gateway
  6. Improve permeability by creating strong active connections through the site, and between the site and the town centre, seafront, central corridor and surrounding resort neighbourhoods, enhancing vitality and viability during the day and evening
  7. Provide a suitable level of convenient town centre car parking in addition to car and coach parking requirements for the development
  8. Promote sustainable development through design, access, energy conservation and operational management.
- 6.17 This SPD supports and expands on the following key local planning policies:
- Blackpool Local Plan
    - RR1: Visitor Attractions
  - Blackpool Core Strategy Preferred Option
    - R1: Resort Renaissance
    - R10: Former Central Station site

The Core Strategy proposes to replace saved policy RR1 of the Local Plan with draft policy R1; and to introduce draft policy R10 as a new policy for the site. The SPD complements existing and emerging policies. Draft Policy R10 identifies a range of appropriate uses for the site that will, in combination, define a compelling visitor attraction. These are:

**Major Leisure Development of National significance;** the cumulative impact of a single or group of leisure uses must provide a compelling new reason to visit Blackpool.

**Complementary Leisure Uses** that would add value and support the major leisure development.

**Complementary Hotel Development** consisting of high quality hotel provision commensurate with 3-5\* standard. On-site provision must not exceed 60% of the projected bed-space demand for the whole of the site. This under provision will help to meet the objectives of wider resort regeneration, by allowing visitor overspill into existing hotels and holiday accommodation. A comprehensive hotel assessment will be required to underpin the level of provision. The location and grouping of hotel development will need to be considered; although a Promenade frontage location will be supported.

**Ancillary Retail Development** – it is accepted that major leisure uses and hotel development are likely to incorporate an element of ancillary retail development and food and drink uses in the form of shops, cafes and restaurants. Any retail development must complement the retail offer in the town centre, enhancing its vitality and viability. The location and grouping of retail development will need to be considered to provide transition between the leisure development on the site and the main town centre to the north. A frontage character predominately defined by continuous retail will not be supported. An impact assessment will be required in support of any retail proposals. Other commercial uses forming part of a comprehensive mixed use proposal will be considered on merit.

**Parking and Servicing** including major public car park provision to serve the development and town centre; coach parking; drop-off and pick-up facilities; and taxi access. High Quality Public Realm – block and architectural development will need to be set within an integrated spatial context, delivering a distinctive identify for the site.

**Other Ancillary Development** – the servicing and management of the site may require specific facilities for their accommodation. The Council will expect such uses to be integrated in such a way as to be unobtrusive within the publicly visible areas. In addition the Council will require the provision of conveniently located public toilets.

6.18 NB – the draft R10 policy referred to in the SPD was varied and adopted as Core Strategy CS20 of the Blackpool Local Plan.

### **Blackpool Local Plan**

#### **Part 1:Core Strategy (2012-2027)**

The statutory development plan for the area is the Blackpool Local Plan (adopted January 2016).

6.19 The Core Strategy sets out five objectives relating to establishing a thriving sub-regional centre, as listed below:

6.20 GOAL 1: Sustainable regeneration, diversification and growth. The key objectives are to:

- Ensure a balanced approach to regeneration and growth with sustainable development which meets the needs of Blackpool's people now and into the future
- Support new housing provision to deliver a choice of quality homes across the Borough for new and existing residents
- Strengthen the local economy through sustainable investment in new enterprise, entrepreneurship and business start-ups, creating better paid jobs and a wider choice of employment
- Enable easier and sustainable journeys within Blackpool and the Fylde Coast by integrating transport systems and promoting sustainable modes of travel

- Create well-designed places for people to enjoy with high quality buildings, streets and spaces, whilst conserving and enhancing Blackpool's rich heritage and natural environment
- Address climate change issues by managing flood risk, protecting water quality, reducing energy use and encouraging renewable energy sources
- Ensure there is sufficient and appropriate infrastructure to meet future needs

6.21 GOAL 2: Strengthen community wellbeing to create sustainable communities and reduce inequalities in Blackpool's most deprived areas. The key objectives are to:

- Develop sustainable and safer neighbourhoods that are socially cohesive and well connected to jobs, shops, local community services including health and education, culture and leisure facilities
- Achieve housing densities that respect the local surroundings whilst making efficient use of land, ensure new homes are of a high quality design, and require a mix of house types, sizes and tenures suitable to the location to re-balance the housing market
- Meet residents' needs for affordable housing to provide people with a choice of homes they can afford in places they want to live
- Improve the health and well-being of Blackpool's residents and reduce health inequalities by maintaining good access to health care and encouraging healthy active lifestyles, including access to open spaces, the coast, countryside, sport and recreation facilities
- Increase access to quality education facilities to improve educational achievement, skills and aspirations
- Guide the provision of traveller sites in appropriate locations where there is an identified need

6.22 GOAL 3: Regeneration of the town centre, resort core and inner areas to address economic, social and physical decline. The key objectives are to:

- Sustain a high quality, year-round visitor offer by growing and promoting our tourism, arts, heritage and cultural offer including new high quality attractions, accommodation and conferencing facilities and an exciting programme of national events and festivals
- Secure investment in retail, leisure and other town centre uses in Blackpool Town Centre to strengthen the offer with high quality shopping, restaurants, leisure, entertainment and offices, making the town centre the first choice shopping destination for Fylde Coast residents and an attractive place to visit and do business
- Establish balanced and stable communities in the inner areas with sustainable housing regeneration and new landmark residential development which improves housing quality and choice

6.23 GOAL 4: Supporting growth and enhancement in South Blackpool to meet future housing and employment needs for Blackpool and the Fylde Coast. The key objectives are to:

- Support economic growth along the Blackpool Airport Corridor and on lands close to Junction 4 of the M55

- Link the delivery of new housing development in South Blackpool with resort regeneration, for example through New Homes Bonus and commuted sum payments, to create more sustainable housing markets
- Provide a complementary housing offer between new homes in South Blackpool and those delivered through regeneration in the inner areas to avoid competition within Blackpool's housing market
- Balance the requirement for new development in South Blackpool whilst recognising the distinctive character of remaining lands on Marton Moss
- Secure the necessary infrastructure to enable new sustainable development which integrates with its surroundings, providing choice and convenient access to employment, services and community facilities

6.24 Those policies which are most applicable to the proposals including the Order Land are set out below:

6.25 Policy CS17: Blackpool Town Centre

1. To re-establish the town centre as the first choice shopping destination for Fylde Coast residents and to strengthen it as a cultural, leisure and business destination for residents and visitors, new development, investment and enhancement will be supported which helps to re-brand the town centre by:

- a. Strengthening the retail offer with new retail development, with the principal retail core being the main focus for major retail development
- b. Introducing quality cafes and restaurants to develop a café culture
- c. Conserving and enhancing key heritage and entertainment assets within the town centre and complementing these with new innovative development
- d. Growing an office sector to create an attractive centre to do business
- e. Enhancing the quality of buildings, streets and spaces and connecting the different areas of the town centre, including the seafront, to improve pedestrian movement and improve connections with adjoining resort and residential areas
- f. Improving access to the town centre with vibrant and welcoming multi-modal transport gateways
- g. Introducing a high quality residential offer in the longer term

2. Assistance will be provided to assemble sites and properties where required to facilitate major redevelopment

6.26 Policy CS20 Leisure Quarter

- Comprehensive redevelopment of the entire site will be promoted and encouraged for major leisure development of national significance; where the cumulative impact of a single or group of leisure uses will provide a compelling new reason to visit Blackpool.
- The development must: a. Demonstrate the highest design quality, through creative architecture, urban design and public realm that creates

(a) landmark attraction which responds to Blackpool's historic townscape and character

- (b) Integrate with and support, whilst not undermining existing resort core uses and attractions
  - (c) Provide ease of access, good vehicular and public transport connections, quality arrival points and adequate parking facilities (to serve the development and town centre)
  - (d) Improve pedestrian permeability by creating strong active connections through the site, and between the site and the town centre, seafront, central corridor and surrounding resort neighbourhoods
  - (e) Promote sustainable development through design, access, energy conservation and operational management.
- Complementary leisure uses, hotel development, ancillary retail, parking and servicing that would add value and support the major leisure development will be permitted.
  - Development proposals may be phased but must not be piecemeal in approach. If all reasonable measures have been taken to redevelop the entire site, and this is not possible, the retention and improvement of existing buildings will be allowed provided the scheme meets the development objectives set out in the supporting Development Brief.

#### **Minerals and Waste Local Plan**

- 6.27 Blackpool Council works jointly with Lancashire County Council and Blackburn with Darwen Council in producing a Joint Lancashire Minerals and Waste Local Plan. Detailed policies for waste minimisation and the use of secondary and recycled materials are covered within the Plan.
- 6.28 Relevant documents include:
- Joint Minerals and Waste Core Strategy DPD (adopted February 2009)
  - Minimizing and Managing Waste in New Developments (adopted July 2007)
  - Site Allocations and Development Management DPD (adopted September 2013)
- 6.29 The form and contents of the application are in line with the Local Plan and the Planning Brief, the formal consultation period following the submission of the application has resulted in no significant objections on the grounds of planning policy, and accordingly, the Council contends that there are no planning impediments to the delivery of the Kings Street proposals that underpin the Order.

## **7. PLANNING APPLICATIONS**

- 7.1 Since 1974, the most significant applications are: •

2001: Outline proposals for a 1000 bedroom hotel and 20,000m<sup>2</sup> of retail/leisure floorspace, incorporating a casino/ conference space, a multi purpose theatre and parking (not determined – environmental statement requested)

2006: Outline proposals for comprehensive mixed use development involving conference and exhibition facility, casinos, hotels, leisure, offices, food, drink, nightclubs and

amusement arcades with associated parking and highway works (scheme agreed but no S106 completed – application withdrawn).

Planning approvals over this period have largely comprised frontage improvements to retail and leisure premises; advertisement consent; change of use; temporary siting of a big wheel ride; public conveniences and a new coach parking area (including pre-fabricated cabin for use as ticket office). extant permissions relate to small-scale extensions, minor building alterations, change of use and advertisement consent

## 8. **FUNDING AND DELIVERY**

### Delivery

- 8.1 Under the terms of the Land Sale Agreement between the Council and the Developer, the Developer will draw down phases in a development programme. The First Phase will be an Enabling Phase which will see the construction of a Multi Storey Car Park and the reconfiguration of traffic route through the site.
- 8.2 Once the Car Park has been constructed the Council will take this as a replacement for the surface parking within the development site, and once the operation is transferred, it will be able to proceed with offering the next development phase to the developer.

### Funding

- 8.3 In accordance with Executive Decision dated 25<sup>th</sup> February 2019 (EX22/2019) the Executive agreed to support the delivery of the site to the Developer, and has set aside funds for that purpose.
- 8.4 In accordance with the Land Sale Agreement, the Developer has a Funding Strategy and will provide details of the selected source of funding on a phase by phase basis as a condition to proceeding with that particular phase.

## 9. **CONSULTATION**

- 9.1 As part of the process for approving both the Leisure Quarter Development Brief Supplementary Planning Document and the Blackpool Local Plan Part 1 Core strategy, the Council undertook extensive consultations.
- 9.2 Nikal Ltd and Media Invest Entertainment have produced a media / press release, with a short video of their proposal for the redevelopment and regeneration of the Blackpool Central Site. This was widely available including obtaining airtime on regional / national television and in newspaper and press articles.
- 9.3 During the summer of 2020 the Blackpool Central scheme was included in a major community engagement exercise as part of the 'Town Deal' proposals.

## 10. **RELOCATIONS**

- 10.1 The Council is acutely aware that the regeneration of the Order Land will inevitably involve disruption to those working in the area. However, the Council is of the view that the use of compulsory purchase powers in this matter is proportionate.

- 10.2 There is a mixture of commercial interests in the Order Land. The Council has made considerable efforts to contact and, wherever possible, met each interested party face-to-face to identify their relocation requirements and to discuss their options. The level of engagement with each individual has been determined by the needs and wishes of the parties but has included: helping to identify suitable alternatives, and tailoring completion dates to enable relocations.
- 10.3 A large number of acquisitions have already taken place and some are on-going. Council officers have provided their contact details and remain open to requests for information and engagement.
- 10.4 Notwithstanding this, the Council contends that the purpose for which it is seeking to make the Order - to secure the much-needed redevelopment of the Order Land and the completion of the Blackpool Central Redevelopment - provides sufficient justification for the interference with the human rights of those affected by the proposals. Full details of the relevant human rights considerations involved in the making of the Order are set out in section 13 below. In recognition of the concerns of those affected by the proposals, the Council will continue to ensure that their relocation takes place in a co-ordinated and tailored manner.
- 10.5 Payments/assistance
- 10.6 Terms have been agreed with majority of owners in the order land, and completion has taken place most of them.
- 10.7 Relocations:
- i. Negotiations are taking place with HMCS regarding the relocation of the courts. Various sites have been proposed and a preferred site has been selected.

## 11. HUMAN RIGHTS CONSIDERATIONS

Section 6 of the Human Rights Act 1998 prohibits public authorities from acting in a way which is incompatible with rights protected by the European Convention on Human Rights (“ECHR”/ “the Convention”). The Ministry of Housing, Communities & Local Government Guidance on Compulsory purchase process and The Crichel Down Rules states that a compulsory purchase order should only be made where there is a compelling case in the public interest. The guidance makes it clear that an acquiring authority should be sure that the purposes for which the compulsory purchase order is made justify interfering with the human rights of those with an interest in the land affected.

- 11.1 In making this assessment, an acquiring authority should have regard, in particular, to the provisions of Article 1 of the First Protocol to the European Convention on Human Rights and, in the case of a dwelling, Article 8 of the Convention.

- 11.2 Article 1 of the First Protocol, Article 6 and Article 8 of the Convention are summarised and considered below:

- 11.3 Article 1 of the First Protocol states that: -

*“...Every natural or legal person is entitled to peaceful enjoyment of his possessions” and “no one shall be deprived of his possessions except in the public interest and subject to the conditions provided for by the law and by the general principles of international law...”*

- 11.4 Whilst occupiers and owners in the Order Land will be deprived of their property if the Order is confirmed, this will be done in accordance with the law. As indicated above, extensive efforts will be made to relocate all residential and commercial tenants through the offices of Blackpool Coastal

Housing and Blackpool Unlimited. The Order is being pursued in the public interest as required by Article 1 of the First Protocol. The public benefits associated with the Scheme are set out earlier in this Statement of Reasons.

11.5 In light of the above, the Council considers that the Order will strike a fair balance between the public interest in the implementation of the Scheme and those private rights which will be affected by the Order.

11.6 Article 6 of the Convention provides that:

*"..In determining his civil rights and obligations...everyone is entitled to a fair and public hearing within a reasonable time by an independent and impartial tribunal established by law.."*

11.7 The Blackpool Central proposals have been extensively publicised and consultation has taken place with the communities and parties that will be affected by the Order. All those affected by the Order will be notified, will have the right to make representations and/or objections to the Secretary of State for Communities and Local Government, and to be heard at a public inquiry. It has been held that the statutory processes and associated right for those affected to pursue remedies in the High Court, where relevant, are compliant with Article 6.

11.8 "Article 8 of the Convention provides that:

*"(1) Everyone has the right to respect for his private and family life, his home and his correspondence. (2) There shall be no interference by a public authority with the exercise of this right except such as is in accordance with the law and necessary in a democratic society in the interest of...the economic well being of the country..."*

11.9 The Order has been made pursuant to section 226(1)(a) of the of the Town and Country Planning Act 1990, as amended by Section 99 of the Planning and Compulsory Purchase Act 2004 which authorises the Acquiring Authority to acquire land compulsorily subject to following the procedures in the Acquisition of Land Act 1981. The Acquiring Authority believes, for the reasons set out in this Statement that the proposals will facilitate the carrying out of development, redevelopment or improvement in relation to the Order Land which is likely to contribute to the achievement of the promotion of the economic, and social, and environmental well-being of the area. Consequently, the Acquiring Authority considers that there is a compelling case in the public interest that the Order Land be acquired in order to achieve the public benefits outlined in this Statement of Reasons. If the Secretary of State agrees with the Acquiring Authority that that there is a compelling case in the public interest, he may confirm the Order. If the Order is confirmed, compensation may be claimed by persons whose interests in land have been acquired or whose possession of land has been disturbed. In the circumstances, if the Order is confirmed, the compulsory acquisition of the Order Lands will not conflict with Article 8 of the Convention.

11.10 The Council considers that such interferences as may occur with the pursuance of the Order are in accordance with the law, pursue a legitimate aim, namely the economic wellbeing of the town and/or the protection of the rights and freedoms of others, and are proportionate having regard to the public benefits that the Scheme will bring which will, in turn, benefit the social and environmental well-being of the town.

11.11 Those directly affected by the Order will also be entitled to compensation proportionate to any losses that they may incur as a result of their acquisition. Compensation will be payable in accordance with the Compulsory Purchase Code, assessed on the basis of the market value of the property interest acquired, disturbance and statutory loss payment. The Council will also pay the reasonable surveying and legal fees incurred by those affected. The Compulsory Purchase Code has been held to be compliant with Articles 8 of the Convention and Article 1 of the First Protocol.

11.12 The European Court of Human Rights has recognised in the context of Article 1 of the First Protocol that “..regard must be had to the fair balance that has to be struck between the competing interests of the individual and the community as a whole..” public and private interests are to be taken into account in the exercise of the Council’s powers and duties.

11.13 In pursuing the Order, the Council has carefully considered the balance to be struck between the effect of compulsory acquisition on individual rights and the wider public interest in the redevelopment of the Blackpool Central area. Interference with Convention rights is considered by the Council to be justified here in order to secure the economic regeneration, environmental and public benefits which the development will bring.

## 12. **SPECIAL FEATURES AND SPECIAL CATEGORIES OF LAND**

12.1 There are no special features on the Order Land and the Order Land does not include any special category of land.

## 13. **EASEMENTS, RIGHTS, ETC**

13.1 It is intended that a General Vesting Declaration (GVD) or General Vesting Declarations will be made by the Council in respect of the Order Land in the event that their compulsory purchase powers are confirmed by the Secretary of State. It is also the intention of the Council that all easements, covenants, rights and other interests in the land included in such a GVD shall be acquired/overridden. Any mortgages and rent charges are to be dealt with in accordance with the relevant provisions of the Compulsory Purchase Act 1965.

## 14. **VIEWS OF GOVERNMENT DEPARTMENT / AGENCIES**

14.1 No specific views have been expressed.

## 15. **COMPULSORY PURCHASE BY NON-MINISTERIAL ACQUIRING AUTHORITIES RULES 1990**

15.1 This Statement of Reasons is not a statement under Rule 7 of the Compulsory Purchase (Inquiries Procedure) Rules 2007 and the Council reserves the right to alter or expand it as necessary.

16. **LIST OF DOCUMENTS**

- 16.1 The following list includes the documents on which this Statement is based and which would be referred to in any Inquiry. All documents are available to view either on the Council's website [www.blackpool.gov.uk](http://www.blackpool.gov.uk). During the current pandemic arrangements to view the documents at the Council Offices have been suspended but copies of the documents can be obtained free of charge by emailing [regeneration@blackpool.gov.uk](mailto:regeneration@blackpool.gov.uk) quoting "Blackpool Central Statement of Reasons" or by leaving your details on the monitored telephone number 01253 478750 quoting the same reference and leaving your name and address including postcode. All documents will remain available until **XX XX 2021**.
- 16.2 Please note that whilst the decision notices for the Executive meeting of 25<sup>th</sup> February 2019 which authorised the council to enter into a Disposal with the Developer, may be viewed, the actual agreement is commercially sensitive, and will not be available for inspection.

General Documents:

National and Planning Policy

National Planning Policy framework February 2019

Local Planning Documents

- 16.3 Blackpool Local– Part 1 Core strategy (2012-2027 ) Adopted January 2016 ;
- 16.4 Town Centre Strategy March 2013
- 16.5 Leisure Quarter development Brief March 2011

Other Documents

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<sup>1</sup> Withdrawn Outline planning Permission for Casino

<sup>2</sup> Exclusivity Agreement between Blackpool Council & Nikal Ltd and Media Invest Entertainment dated 12 March 2017

<sup>3</sup> Chief Officer Decision to extend Exclusivity Agreement until 28 February 2019

<sup>4</sup> Ex57/2018 'Blackpool Central' Masterplan approved by the Council Executive on 10 December 2018

<sup>5</sup> Blackpool Local Plan Core Strategy Part 1

<sup>6</sup> Leisure Quarter Development Brief Supplementary Planning Document –adopted March 2011

<sup>7</sup> Ex22/2019 Council Executive approved terms for the disposal of land on 25 February 2019

<sup>8</sup> Agreement between Blackpool Council & Nikal Ltd and Media Invest Entertainment for disposal of land dated January 2020