

HAMBLETON DISTRICT COUNCIL

Report To: Cabinet
3 December 2013

Subject: CENTRAL NORTHALLERTON MASTERPLAN

Northallerton Wards
Portfolio Holder for Support Service & Economic Development: Councillor Peter Wilkinson

1.0 PURPOSE AND BACKGROUND:

- 1.1 To inform Members of the intention to engage consultancy input to develop an overall Masterplan for a series of sites in the centre of Northallerton and to gain approval for funding.
- 1.2 The adjacent sites occupied by the Rural Payments Agency and Northallerton Prison are to be vacated following announcements of their closure. Neighbouring these is the Northallerton Fire Station. The Fire and Rescue Service is reviewing its estate and this site could become available for consideration as a comprehensive development package.
- 1.3 In addition Members should consider the inclusion of the Council's Crosby Road car park as part of the package of sites.
- 1.4 A Masterplanning exercise will ensure that uses for the sites are brought forward in a co-ordinated fashion, rather than developed piecemeal. This will ensure that they provide maximum benefit to the town and its economy, for a site that is strategically important to the County Town.
- 1.5 Masterplanning work will be informed by the emerging findings of the Economic Study that is currently underway. Officers are seeking to deliver the Masterplanning work so far as is possible alongside the Economic Study to produce the most appropriate outcomes that will assist the town's economy.
- 1.6 Members will be engaged early on and throughout the delivery of the project to ensure that their views and ideas are properly considered as part of the overall process.

2.0 LINK TO COUNCIL PRIORITIES:

- 2.1 The study will help deliver Council priorities by providing a robust evidence base from which to develop a Masterplan for development of these strategically important sites in the centre of the County Town. This will be used to inform planning decisions made on the sites providing supplementary planning considerations alongside the Local Development Framework policies.

3.0 RISK ASSESSMENT:

- 3.1 The significant risk in approving the recommendations, including risk managing expectations, is shown in the table below:-

Risk	Implication	Prob*	Imp*	Total	Preventative action
The site is not developed in line with public and stakeholder expectations	Public and stakeholder expectations are not met	3	4	12	Clear communication and managing expectations through consultation exercises

4.0 FINANCIAL IMPLICATIONS:

4.1 The overall the revenue effects of the study will be as follows:-

Revenue Effects	2012/13 £	2014/15 £	2015/16 £	2016/17 £
Cost of Economic Study including any contingency	<u>£30,000</u>	<u>0</u>	<u>0</u>	<u>0</u>
Financed by:				
One-off Fund	<u>£30,000</u>	<u>0</u>	<u>0</u>	<u>0</u>
	<u>£30,000</u>	<u>0</u>	<u>0</u>	<u>0</u>

4.2 Balance on the One Off Fund: £782,213
Required Funding: £ 30,000
Balance C/Fwd: £752,213

4.3 The resulting Strategy will identify any revenue or capital implications for the Council, including any impact from the inclusion of the Crosby Road car park.

5.0 LEGAL IMPLICATIONS:

5.1 A contract framework for the successful consultant will need to be drawn up to ensure the work is delivered to the timetable, level of quality and cost required by the Council.

6.0 EQUALITY/DIVERSITY ISSUES:

6.1 The research will take account of any equality issues that arise from the evidence gathered.

7.0 RECOMMENDATION(S):

7.1 It is recommended that Cabinet agree to the investment of £30,000 from the One-Off Fund to be made available to conduct a masterplan of the Central Northallerton area.

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Background papers: Nil

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