

HAMBLETON DISTRICT COUNCIL

Report To: Cabinet
11 April 2017

Subject: IMPROVING CONNECTIONS BETWEEN NORTHALLERTON HIGH STREET AND THE PRISON SITE

All Wards
Portfolio Holder for Economic Development & Finance: Councillor P R Wilkinson

1.0 PURPOSE AND BACKGROUND:

- 1.1 This report provides an update to the report presented to February 2017 Cabinet and seeks authority to promote the final plans with key stakeholders for implementation.
- 1.2 In June 2016 consultants, Gillespies, were asked to undertake a high level appraisal of all the east-west connections that exist between the High Street and the prison site. In order to maximise the economic potential of the re-development of the prison site and the relocation of the North Yorkshire Police Headquarters to Alverton Court the connectivity between these sites and the town centre needs to be inviting and easily accessible to pedestrians.
- 1.3 Following consideration of the proposals at February Cabinet, Gillespies were asked to provide detailed designs and costings for the three preferred routes for improvement which are; Zetland Street and the alleys of New Row and Central Arcade. Copies of the detailed designs and visualisations of the proposals have been placed in the Members Lounge for information.

2.0 PROPOSALS:

2.1 Zetland Street

The Zetland Street proposal attached at Annex A seeks to provide a legible pedestrian friendly connection which includes:

- formalising loading bays, disabled parking and bus stops
- reducing the route to a single carriage way
- increased pavement widths
- improving the environment with better quality materials
- introducing some planting and landscaping

The area to be improved is all public highway and therefore in NYCC ownership. Additionally improvements to shop fronts have been developed in the final report as an illustration of what could be achieved, though it is anticipated these improvements would be private sector led.

2.2 New Row and Central Arcade

Improvement schemes for New Row and Central Arcade attached at Annex B, have been developed following approval by the local Members that these should be the principle alleyway routes to be improved. The proposals include:

- improved surface treatments
- quality treatments to the entrances of the routes to encourage their use
- replacement of boundary walls to be reconstructed with higher quality traditional materials in keeping with the conservation area.

These areas are in private ownership and management.

2.3 Other Alleyways

Improvements are included for further alleyways with high level improvement suggestions to provide a framework for improvements should other parties wish to take forward wider improvements.

2.4 It is hoped that now the schemes have been developed in detail that they will attract external funding.

3.0 LINK TO COUNCIL PRIORITIES:

3.1 This links to the re-development of the Prison Site which is identified as a key project under the Councils priority of delivering economic growth in the Council Plan 2015-19.

3.2 The continued vibrancy of the town and maximising its economic potential supports the Vibrant Market Towns priority theme of the Councils Economic Strategy 2014-24 'Hambleton – A Place to Grow'.

4.0 RISK ASSESSMENT:

4.1 Risks associated with not approving the recommendations.

Risk	Implication	Prob.	Imp.	Total	Preventative Action
Reputational Risk to the Council	Council may be criticised if it is not seen to be promoting strong linkages between prison site and town centre.	4	3	12	Develop and promote improvement plans for appropriate connections.
Potential to spread the economic impact of the Prison Site redevelopment is missed	Footfall is attracted to the Prison Site at the expense of the High Street.	3	4	12	Seek to improve connections between the sites to encourage wider exploration of the town.
Investment in the Prison Site is not fully realised, retail / commercial tenants may be put off.	Potential tenants may see the Prison Site as an isolated island without wider connectivity which may not generate sufficient footfall.	3	5	15	Improve connectivity between the site and the High Street.

Prob = Probability, Imp = Impact, Score range is Low = 1, High = 5

4.2 Risks associated with approving the recommendations.

Risk	Implication	Prob.	Imp.	Total	Preventative Action
May not be able to implement proposals due to lack of funding	Poor connections remain, pedestrians are not encouraged to flow between the sites, economic potential is not maximised.	3	4	12	Identify funding from private and public sources that can assist with delivery.

Prob = Probability, Imp = Impact, Score range is Low = 1, High = 5

5.0 FINANCIAL IMPLICATIONS:

5.1 The estimated cost of the schemes is attached at Annex C.

5.2 Delivery costs of the improvement proposals will be sought from external sources. A bid for LEP Local Growth Deal Round 3 has been submitted together with a submission to the National Productivity Investment Fund (NPIF) managed by NYCC which aims to support projects which improve local road networks and maintain infrastructure in market towns.

5.3 The Business & Economy team will continue to work to identify other possible sources of funding and work in partnership with key stakeholders including the Northallerton BID and NYCC to progress the scheme.

6.0 LEGAL IMPLICATIONS:

6.1 The Council does not own any of the routes to be improved. Ownership will need to be established and land owners consent gained.

6.2 Consents to undertake works in the Highway will need to be gained before improvements are undertaken.

7.0 EQUALITY/DIVERSITY ISSUES:

7.1 All improvement scheme proposals will be fully accessible to ensure there are no equality and diversity issues.

8.0 RECOMMENDATIONS:

8.1 It is recommended that:

- 1) The Council promotes the improvement schemes with North Yorkshire County Council, land owners and other key stakeholders
- 2) The Council works with key stakeholders to secure funding for implementation of the schemes

MICK JEWITT

Background papers: Northallerton Connections Order of Cost Estimate
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