

## **Hambleton District Council**

**Report To:** Cabinet

**Date:** 3 November 2020

**Subject:** **Northallerton Town Square and High Street Improvements**

**Portfolio Holder:** Economic Development and Finance  
Councillor P R Wilkinson

**Wards Affected:** All Wards

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### **1.0 Purpose and Background**

- 1.1 This report seeks approval to proceed with the delivery of the Northallerton Town Square and High Street Improvements Scheme in advance of a decision by the Secretary of State for Housing, Communities and Local Government on the Council's Future High Street Fund bid.
- 1.2 The Scheme comprises a number of elements designed to complement and enhance the town's heritage and create an area in the heart of the High Street for events, business and commercial opportunities and for people to enjoy, increasing both footfall and dwell time and improved accessibility for pedestrians. Detailed drawings of the proposed scheme are attached at Annex A. The proposals include:
- The creation of a larger market square with the removal of 12 parking spaces to create an open space that can be used for events
  - Improved setting of the Market Cross
  - Introduction of trees and additional planting to introduce a greener feel to the town centre
  - Improved heritage style seating and lighting
  - New high quality paving from the town hall to meet Zetland Street and the area opposite the market cross outside Barkers
  - Improvements to the following ginnels; Garthway Arcade, Black Bull Yard and Tickle Toby Yard using high quality materials funded through the Northallerton High Street Heritage Action Zone.
- 1.3 The Scheme enables the utilisation of underspend from the investment secured from the York and North Yorkshire Local Enterprise Partnership for the Northallerton Connections Scheme – which involved highway and footpath improvements on Zetland Street, Central Arcade and New Row. Recently completed these works already make a notable difference to connectivity and access between Treadmills and the High Street, providing a high quality pedestrian environment for users to enjoy and encouraging movement around the town.
- 1.4 The Scheme has also been included in the Future High Streets Fund (FHSF) Business Case for Northallerton submitted to the Ministry of Housing Communities and Local Government (MHCLG) in July 2020, successful bids will be announced in the Autumn. The Business Case seeks to support the future vision for Northallerton High Street as a social, leisure and enterprise hub, building on its role as a

traditional shopping and service centre. If the Business Case is successful it will provide additional funding into the scheme and an opportunity to extend the area which is improved.

- 1.5 Consultation on the scheme took place during August and early September through an online survey, flier distributed to key stakeholders and engagement with representatives of the Northallerton Business Improvement District, market traders, Showmans Guild, Northallerton Town Council and North Yorkshire County Council.
- 1.6 A total of 147 responses were received with the majority of comments supportive of the scheme. The key benefit was seen to be improving the heart of the town centre, making it a better space for events and more user friendly. The biggest concern raised was over loss of parking spaces, but it is believed that the additional 110 car parking spaces coming on line at Treadmills will more than address this. All of the comments received have been considered and where relevant included in the scheme proposals.

## 2.0 Link to Council Priorities

- 2.1 The Northallerton Town Square and High Street Improvements Scheme supports the Council's priority of driving economic vitality; specifically supporting the development of Northallerton as a Vibrant Market Town supporting the future sustainability of the High Street.

## 3.0 Risk Assessment

### 3.1 Risk in not approving the recommendations

Risk	Implication	Prob	Imp.	Total	Preventative Action	Net Prob	Net Impact	Net total
Loss of LEP funding	Council may be criticised if the opportunity to utilise significant investment is missed	5	4	20	Approve the Scheme	2	3	6

### 3.2 Risk in approving the recommendations

Risk	Implication	Prob	Imp.	Total	Preventative Action	Net Prob	Net Impact	Net total
The Council is unable to deliver the proposed scheme within the agreed timescale	Economic impacts and community benefits are not realised  Negative publicity for the Council	3	4	12	Strong project management  Effective engagement with key stakeholders from the beginning of the schemes  Monitor project closely	2	2	4

<b>Risk</b>	<b>Implication</b>	<b>Prob</b>	<b>Imp.</b>	<b>Total</b>	<b>Preventative Action</b>	<b>Net Prob</b>	<b>Net Impact</b>	<b>Net total</b>
The Council's bid for Future High Street Funding is unsuccessful	The Council would need to fund the shortfall	3	4	12	Provision made to fund shortfall	3	4	12

The risk of not agreeing with the recommendations outweighs the risk of agreeing with the recommendations. It is therefore considered acceptable to approve the recommendations.

#### **4.0 Financial Implications**

4.1 The estimated cost of the Northallerton Town Square and High Street Improvements Scheme is £2,572,475.

4.2 Funding to deliver the scheme totalling £1,360,000 has been secured as follows:  
 York & North Yorkshire Local Enterprise Partnership £1,210,000  
 Northallerton High Street Heritage Action Zone £150,000

4.3 A further £1,212,475 has been applied for through the Future High Streets Fund Business Case to support the delivery of the project. If the Future High Street Funding is not successful then the Council will fund £1,212,475 from surplus funds or borrowing.

#### **5.0 Legal Implications**

5.1 The York and North Yorkshire Local Enterprise Partnership have issued a variation to the original Grant Funding Agreement for the Connections Scheme, to enable the remaining funding to be used on further improvements to the High Street, Ginnels and area around the Town Hall Square. The funding agreement ensures that the grant is spent correctly, that any legal requirements are met and that the grant is properly publicised and closely monitored.

#### **6.0 Equality/Diversity Issues**

6.1 Equality and diversity issues have been considered in the design of the scheme.

#### **7.0 Recommendation**

7.1 That Cabinet approves and recommends to Council that:-

- (1) the Northallerton Town Square and High Street Improvement Scheme is implemented; and
- (2) the capital contribution of £1,212,475 to deliver of the scheme is approved which will be funded as described in paragraph 4.3

Mick Jewitt  
 Deputy Chief Executive

**Background papers:** Future High Streets Fund Business Case - Northallerton

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