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<b>REPORT TO:</b>	<b>Council</b>	<b>AGENDA ITEM: 4</b>
<b>DATE OF MEETING:</b>	<b>22<sup>nd</sup> January 2009</b>	<b>CATEGORY: DELEGATED</b>
<b>REPORT FROM:</b>	<b>Director Community Services</b>	<b>OPEN PARAGRAPH NO: N/A</b>
<b>MEMBERS' CONTACT POINT:</b>	<b>Marilyn Hallard, Design and Conservation Officer, x5747</b>	<b>DOC:</b>
<b>SUBJECT:</b>	<b>Swadlincote Town Centre Study and Masterplan Phase 2: Changes to The Delph</b>	<b>REF: 13.3.18.4</b>
<b>WARD(S) AFFECTED:</b>	<b>Swadlincote</b>	<b>TERMS OF REFERENCE: EDS/04</b>

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## **1.0 Recommendation**

- 1.1 That the draft concept plans for Bank Passage and Ernest Hall Way be approved in principle and the previously approved masterplan proposals for The Delph be amended as set out in the report.

## **2.0 Purpose of Report**

- 2.1 To consider additions and amendments to the masterplan proposals for Bank Passage, Ernest Hall Way and The Delph.

## **3.0 Detail**

- 3.1 The masterplan proposals were approved by Environmental and Development Services Committee at its meeting on 1<sup>st</sup> June 2006 and arrangements for the first phase of implementation were approved on 13<sup>th</sup> July 2006. The first phase was completed in March 2008. The procurement of the second phase was approved by finance and Management Committee on 4<sup>th</sup> December 2008.
- 3.2 Further background to the Swadlincote Town Centre Masterplan and the content of phase 2 is set out at Annexe A.
- 3.3 Several funding applications are currently under consideration by Derby and Derbyshire Economic Partnership (DDEP) and East Midlands Development Agency (EMDA) for an ambitious 3 year programme of work encompassing the resurfacing and other improvements to the following: The Delph, West Street, Bank Passage and Ernest Hall Way. If these applications are successful it is proposed that a total package of

improvements be implemented using Growth Point monies as match funding up to the value of £2.9m (including 20% professional design fees). This represents a great opportunity to change the face of Swadlincote, demonstrate the Council's commitment to the implementation of the masterplan and signal that the regeneration process well and truly underway.

- 3.4 The improvements to Ernest Hall Way and Bank Passage have been added to the masterplan as a result of recent development/development proposals.
- 3.5 The District Council is once again working in partnership with Derbyshire County Council as the Highway Authority on the engineering design. For the construction phase, the procurement will be linked in to the Midlands Highway Alliance.
- 3.6 The content of the approved masterplan has been discussed with SDDC members, SDDC officers and key stakeholders as a result of which it is proposed that the plan for The Delph be modified.
- 3.7 The approved plan for The Delph incorporates an amphi-theatre like arrangements of seating/steps. This feature though it could stamp an attractive identity on The Delph makes the use of the space less flexible than it might be.
- 3.8 Alternatives which keep the gradient much as it is avoiding the steps are under consideration as part of the detailed design process and a new concept plan will be presented for consideration at the meeting.
- 3.9 The draft concept plans for Bank Passage and Ernest Hall Way can be viewed on the Council's website and are currently the subject of discussion with affected land owners.

#### **4.0 Financial Implications**

- 4.1 None directly relating to the capital costs as all of the anticipated £2,900,000 funding is external.
- 4.2 The external capital funding package is complex. Growth Point funding of £150,000 for 2008/09 is secured and this is more than the cost of the design services it is intended should be delivered this financial year. Decisions on the 3 year DDEP and EMDA funding (£1.9m) are expected in January and these are expected to be positive. Further Growth Point funding will be awarded annually in 2009/10 and 2010/11. Contracts for design and construction services would be signed only once the requisite funding has been secured.
- 4.3 The existing maintenance budget, covering block paving in non highway areas and street furniture throughout the town centre, is currently set at £9,500. It is unlikely that any additional funding will be

required in the next three to five years. The reduction in the amount of street furniture may lead to some savings during that period and beyond. In the longer term it may be necessary to increase this budget to cover the higher cost of the high quality materials should they need to be re-laid. Such provision, should it become necessary, will be dealt with in a separate future report.

## **5.0 Community Implications**

- 5.1 The public consultation undertaken in 2006 resulted in a very high level of support for the masterplan proposals. See website.
- 5.2 Further implementation of public realm improvements will signal the fact that regeneration is continuing and create confidence in the town. It will also build on the success of the Partnership grant schemes with English Heritage and the County Council further capitalising on the heritage assets of the town, promoting tourism and improving environmental quality for all.
- 5.3 The ongoing regeneration of the town centre will bolster the local economy, help local businesses to thrive and increase choice for Swadlincote visitors and shoppers.
- 5.4 Failure to invest appropriately in the public realm is likely to lead to economic and environmental decline, which could affect the long term viability of the town centre.

## **6.0 Conclusion**

- 6.1 Successful implementation of the second phase of the masterplan will; help to attract inward investment into the town centre and the District; significantly improve the appearance of major spaces and accessibility in the town; demonstrate the Council's commitment to regeneration; enable the external funding to be spent within the required deadlines; give us a track record of success and; increase the Council's chances of obtaining external funding in the future.

## **7.0 Background Papers**

- 7.1 Masterplan Phase 2 drawings and report. File Ref 13.3.18.4 and web site <http://www.south-derbys.gov.uk/Environment/Planning/Policy/conservationheritage/masterplan.htm>