

CABINET ITEM COVERING SHEET PROFORMA

**AGENDA ITEM**

**REPORT TO CABINET**

**14<sup>th</sup> July 2011**

**REPORT OF CORPORATE  
MANAGEMENT TEAM**

**CABINET DECISION**

Regeneration and Transport – Lead Cabinet Member – Cllr Smith

**STOCKTON TOWN CENTRE PROGRESS REPORT**

1. Summary

Update report on progress on development and schemes in Stockton town centre including the launch and subsequent consultation for the Stockton Town Centre Prospectus

2. Recommendations

1. Note progress on developments within Stockton town centre
2. Note the findings of consultation on Stockton Town Centre Prospectus
3. Note the recommendations within the finance report on Cabinet Agenda

3. Reasons for the Recommendations/Decision(s)

To enable the progress on proposals for the regeneration of Stockton town centre to continue to develop.

4. Members' Interests

Members (including co-opted Members with voting rights) should consider whether they have a personal interest in the item as defined in the Council's code of conduct (**paragraph 8**) and, if so, declare the existence and nature of that interest in accordance with paragraph 9 of the code.

Where a Member regards him/herself as having a personal interest in the item, he/she must then consider whether that interest is one which a member of the public, with knowledge of the relevant facts, would reasonably regard as so significant that it is likely to

prejudice the Member's judgement of the public interest (**paragraphs 10 and 11 of the code of conduct**).

A Member with a prejudicial interest in any matter must withdraw from the room where the meeting considering the business is being held -

- in a case where the Member is attending a meeting (including a meeting of a select committee) but only for the purpose of making representations, answering questions or giving evidence, provided the public are also allowed to attend the meeting for the same purpose whether under statutory right or otherwise, immediately after making representations, answering questions or giving evidence as the case may be;
- in any other case, whenever it becomes apparent that the business is being considered at the meeting;

and must not exercise executive functions in relation to the matter and not seek improperly to influence the decision about the matter (**paragraph 12 of the Code**).

**Further to the above, it should be noted that any Member attending a meeting of Cabinet, Select Committee etc; whether or not they are a Member of the Cabinet or Select Committee concerned, must declare any personal interest which they have in the business being considered at the meeting (unless the interest arises solely from the Member's membership of, or position of control or management on any other body to which the Member was appointed or nominated by the Council, or on any other body exercising functions of a public nature, when the interest only needs to be declared if and when the Member speaks on the matter), and if their interest is prejudicial, they must also leave the meeting room, subject to and in accordance with the provisions referred to above.**

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**SUMMARY**

Update report on progress on development and schemes in Stockton town centre including the launch and subsequent consultation for the Stockton Town Centre Prospectus

**RECOMMENDATIONS**

1. Note progress on developments within Stockton town centre
2. Note the findings of consultation on Stockton Town Centre Prospectus
3. Note the recommendations within the finance report on Cabinet Agenda

**DETAIL**

**BACKGROUND**

1. Improving the economic performance of Stockton Town Centre is vital to achieving the successful regeneration of the urban core of the Borough and is firmly embedded in regional, sub-regional and local regeneration policies.
2. Since the last report to Cabinet on Stockton Town Centre in August 2010, there have been several positive developments in the form of new retailers, businesses and investment across the town centre.
3. Stockton Enterprise Arcade opened in February 2011 providing space, free of charge for six months to four new businesses taking their first step into High Street retailing. The Enterprise Arcade is located in the former Burtons store on the corner of High Street and Wellington Square, providing a retail unit in a prominent location within the town centre. The current scheme comes to an end in August 2011, an opportunity to extend the initiative in the same building but with new tenants is being explored.
4. The scheme is operated on an open book basis and on the principle that, if new businesses trade well, they will then be supported to move into a permanent unit on the High Street, promoting the growth of independent retailers in the town centre. Retailers within the Arcade have expressed interest in vacant units on the High Street and any space that may become available in the Shambles.

5. Another success story of note is the Labyrinth store, which operates along a similar line to the Enterprise Arcade but is different in that it is a privately run collective of five retailers operating out of one unit. The store contains a variety of stores across two floors and the early signs are that the businesses are trading well and that the venture will be a success
6. The Shambles has been fully let for the last twelve months, despite the fact that there has been a steady turnover of tenants in that time, there remains an ongoing demand for space within the building, ensuring that the scheme continues to offer start up opportunities to local businesses.
7. With regard to new shops, Healthy Planet, Card King, Star Makeovers, New Horizons and George Hardwick have opened up across the town centre in the last 6 months adding to the growing mix of retailers and independent businesses.
8. Businesses are looking to relocate and expand across the town centre with Toppers hair salon relocating from first floor premises onto the High Street and Borges, have acquired additional premises adjacent to their restaurant to accommodate larger parties and functions. Furthermore, a number of potential investors have shown interest in a variety of properties across the town for restaurant and bar uses, particularly around the northern end of the High Street on the back of the Globe refurbishment announcement.
9. Work has begun on the first phase of the redevelopment of the Globe Theatre into a 2500 capacity entertainment venue. It is anticipated that work will be completed on the Globe in autumn 2012, with an opening scheduled for winter 2012.
10. Lathe Investments, owners of the Castlegate Centre have indicated that work will begin in January 2012 on the renovation of Spencer Hall and works to the external treatment of the centre. It has been suggested that the market hall will be renamed Castlegate Market, although no details of the work and name have been confirmed as yet. Work has also begun on phase 1 of refurbishment works to the Castlegate Centre car park which will cover levels 5-8. Phase 1 of the works will run until October 2011 with phase 2 beginning in early 2012.
11. The Council is contributing to an independent review of the nations High Streets. The report, led by retail guru and TV celebrity, Mary Portas, will be offering recommendations to government at the end of the year on what policy makers, communities and businesses can do to support town centres. We have responded positively to the request for our views and evidence to the review about what we feel the problems and remedies are, highlighting good practice, to ensure the future revitalisation of the High Street.
12. A schedule of specialist markets running from 28<sup>th</sup> May 2011 through to 6<sup>th</sup> November 2011 including farmers markets, vintage goods and a Stockton Bazaar has been confirmed, contributing towards ongoing events and attractions within the town centre.
13. Town Centre Business Awards aimed at raising the profile of the Borough's four town centres and, in doing so, Stockton Council's efforts to support and improve them will be presented to businesses across the Boroughs 4 town centres, recognising success in different categories and rewarding quality service and produce. Awards will be presented by the Mayor of Stockton at an awards ceremony in September 2011.
14. Despite these recent, positive developments, Stockton town centre has witnessed a gradual decline over recent years, in line with national retail trends, experiencing increased vacancies and growing negative perceptions of the town centre and High Street. The national economic downturn combined with the effect of out of town retail and leisure destinations has meant that the town centre has not traded and developed to its full potential in recent years.
15. Following negative publicity surrounding the condition and performance of the High Street in early 2011, a Town Centre Prospectus was produced, which details a number of proposed

projects and developments across the town centre building on principles set out in the Stockton Town Centre Urban Design Guide.

16. The prospectus has been produced as a means of promoting current, planned and future projects across the town centre with a view to generating confidence and interest in the development of the town centre and is aimed at current and future businesses and partners who have an interest in the future development and growth of the town centre
17. A key strand throughout the prospectus is the need to deliver high quality public realm and public spaces and focus on the provision of events and leisure attractions to increase footfall in the town centre. The Town Centre Prospectus can be viewed on the Councils website [www.stockton.gov.uk](http://www.stockton.gov.uk)

### **Prospectus Consultation**

18. A detailed programme of consultation was undertaken with partners, stakeholders, Members and MP's with public consultation running between 10-31<sup>st</sup> March 2011 and stakeholder consultation continuing through to the end of April 2011. This detailed consultation programme ensured that everybody had the opportunity to contribute to, and shape thinking on concept designs and proposals for a number of projects included within the prospectus.
19. The general public were given the opportunity to give their views at a staffed display in a vacant town centre unit (132 High Street) between 10-31<sup>st</sup> March and through the Councils website, Facebook and Twitter page. Appendix 2 contains a schedule of all parties consulted.
20. 1700 people visited the consultation unit, which was open 3 hours a day, 6-days per week over the 3 week period, The unit contained display material of the proposed schemes as well as a video 'fly through' of proposals. Officers from R&ED and Technical Services were available to give further information and answer any queries that the public had.
21. Throughout the consultation period, views were encouraged via a "Tell Us What You Think" form which was developed to record feedback on the proposed schemes and future ideas for revitalising Stockton town centre. The form contained 6 sections which sought views on Car Parking, Markets, Events Space, Public Transport, Heritage and Public Realm.
22. These distinct areas form the basis of the proposed improvement schemes within the prospectus. An "Any Other Comments" section was also included to record any other specific comments and issues raised on the plans for the regeneration of the town centre and wider area.
23. In total 324 responses were received via the "Tell Us What You Think" form. 176 paper forms were submitted and a further 148 responses were submitted electronically through the Stockton Town Centre Regeneration web pages. Responses are varied and have provided a range of useful comments for consideration during the detailed scheme design.

### **24. Car Parking**

25. The desire and need for the reintroduction of car parking on the High Street has been a consistent message from retailers, businesses, the public and throughout consultants studies carried out in recent years.
26. Proposals contained within the Town Centre Prospectus, and presented at public consultation showed parking on the High Street at both the northern and southern ends in a looped arrangement with cars and buses moving around the parking area at both ends.

27. The principle of car parking on the High Street was well received with 161 of the 234 respondents who gave a view on car parking supporting the proposal, equating to 69% in favour of the proposals. Consultation with partners and stakeholders showed that the majority of people and groups consulted were broadly supportive of the principle of parking but some raised concerns and queries around, amongst others, parking tariffs, disabled access, pedestrian safety and pollution.
28. The biggest objection to car parking on the High Street, as proposed within the prospectus, came from bus operators Aviva and Stagecoach. Their concerns focussed around safety issues arising from cars looking for, and reversing out of, spaces and the potential delays to bus services that cars looking and waiting for spaces would create.
29. These specific comments and concerns, along with those of the public, partners and stakeholders have been taken into account and where appropriate, incorporated into revised options for car parking. Officers from R&ED and Technical Services are currently drawing up revised options, based on comments received, for the layout of car parking, and indeed the wider High Street, which explore the possibility of flexible car parking space that can be used for markets and events on certain days whilst fulfilling the aspiration for a significant number of car park spaces on the High Street to support local businesses whilst also ensuring pedestrian safety, proper disabled access and that proposals are acceptable from a bus operator perspective.

### **30. Markets**

31. The importance of the regular market to Stockton town centre and the users of the centre is widely acknowledged and the continued success of the regular market will be a key asset for the growth and prosperity of the town centre going forward. However, the operation, location, lay out and appearance of the market needs to be changed in order that it will properly fit in with proposals for the wider use of the High Street and to ensure that the market can continue to play a lead role in the High Street alongside other activities.
32. At present, whenever an event is planned for the High Street on a Wednesday, Friday or Saturday, regular market stalls have to be moved to accommodate said event. Operating in this manner disrupts stall holders and often leads to disputes between market traders and the Council. As we move towards an increased emphasis on events, specialist markets and quality public spaces to increase footfall in the town centre, a solution to a permanent location for the regular market, where it will not be disrupted is required.
33. It is a well accepted fact that specialist markets and events help significantly increase footfall in town centres, adding vitality and attracting shoppers into a town centre that they may not normally frequent. However, such activities come with certain requirements in terms of a prominent location within a town centre, which at present means that in the main, most specialist market requirements like to be located in the most beneficial location, which can, in some instances, lead to conflict with the regular market.
34. It is proposed that the regular market will run from the Town Hall southwards to the end of the High Street. This proposal was presented at public consultation and to the Markets Forum with 51% or 109 of the 213 respondents who gave a view on proposals supporting the idea of redesigning the layout of the market as proposed and a further 12% of those who responded supported the need to redesign the layout but not in the suggested location.
35. The concepts presented to the Market Forum received mixed reviews with some traders voicing their concerns around the amount of space that would be available for the market, potential conflict with bus stands and bus operations and the idea that putting stalls in front of the Castlegate Centre will create a sense of separation from the rest of the market. However,

support was also given to proposals with some traders citing the need to 'move with the times' and adapt a more modern approach to trading. This view was supported by the predominantly supportive comments posted on the popular Gazette Live website by residents and users of the market. Furthermore, the proposals received support from the owners of the Castlegate Centre, who were keen to see stall located adjacent to their shopping centre.

36. Following the public consultation, a petition containing circa 10,000 signatures opposing proposals to relocate the market was presented to the Mayor and Chief Executive. Upon closer inspection, it has been established that only 2828 of the signature received are valid. However, this figure is over the 2000 signature threshold to trigger a full debate at Council in September. In advance of the debate at Council, further discussion on the future operation of the regular market will take place with market traders, ensuring that they continue to have an input into the proposals for the market.

37. The petition, along with all comments from the public, partners and market traders have been taken into consideration in designing options for a new layout and location for the market and further discussion will be held with market traders and the market operations team to ensure that the revised layout functions properly and meets the needs of the traders, users of the market and other stakeholders and businesses in the town centre.

### **38. Events Space**

39. High quality events and new, specialist markets on the High Street play a vital role in increasing footfall in the town centre. The success of SIRF, specialist markets and other regular events held on the High Street is widely acknowledged and appreciated. However, hosting events and specialist markets on the High Street can and has created conflict with the regular markets as previously explained.

40. It is proposed that a dedicated, flexible events space be incorporated into the new layout for the High Street avoiding conflict with the regular market and ensuring that all of the necessary infrastructure to support events in the form of electricity connections, lighting and viewing points can be catered for and that an increased number of specialist markets and new events can be attracted into the town centre.

41. At public consultation, 70% of those who had an opinion on this section supported the idea of a dedicated events space with 30% of respondents stating that they do not agree with proposals and questioned the demand for such a space and the potential for creating a large open space in the middle of the High Street when no events or markets are taking place.

42. The principle of a flexible space that can accommodate events and specialist markets in the heart of the High Street is being built into options for the High Street design to ensure that the available space is utilised in a way that will increase activity and footfall, provide a high quality environment and support the development and growth of business and shops in the town centre. Some independent traders and businesses had urged that new open spaces on the High Street were not created on non-market days.

### **43. Public Transport**

44. Strong public transport links are essential to the success of a town centre. Stockton is no different, with large numbers of visitors to the town centre, arriving by bus or taxi. The idea of creating a dedicated bus station in the town centre was raised several times at public consultation and has been explored but at this stage has had to be discounted on the grounds of cost and available sites that meet the needs of existing bus operators.

45. On this basis, proposals presented for public consultation made provision for new bus stops at both ends of the High Street and changes to how buses circulate at the north and south end.

Buses will continue to run along the full length of the High Street as they do now but careful consideration has been given to ensure that the High Street is not dominated by buses and vehicles resulting in a more pedestrian friendly environment.

46. It was proposed that the current taxi rank at the southern end of the High Street will be replaced with a smaller rank which will be incorporated into the parking area at the southern end. Further off street provision for waiting taxis will be provided once a suitable location is established through discussion with taxi operators.
47. There was some support for removing buses from the High Street altogether (15% of those who gave an opinion), whilst of the 27% who did not agree with proposals for public transport, the majority were concerned with plans to reduce and relocate the taxi rank, however, it would appear that the majority of those objections were from taxi drivers themselves. 54% of those who gave a view supported proposals to improve the bus and taxi provision as set out in the Town Centre Prospectus.
48. Further discussions with both taxi and bus operators will take place to ensure the location of stops, ranks and general layout meet public transport needs without compromising on design quality and pedestrian movement/safety.

#### **49. Public Realm**

50. High quality public realm and public spaces are key to the vision for Stockton High Street. Feedback from businesses, retailers and agents suggests that one of the main barriers to investment in Stockton town centre is the negative perception of Stockton High Street created in the main by the current layout and condition of the public realm.
51. A revised layout for the High Street, incorporating new materials, planting, seating and lighting in line with the principles set out in the Stockton Town Centre Urban Design Guide was presented for public consultation.
52. A key feature of the proposals presented for public consultation is the introduction of a central plaza adjacent to the Town Hall. The concept presented showed a sunken section of the High Street designed to provide a space that encourages people to dwell, incorporating a water feature, grassed areas and seating. A number of comments suggested an increase in planting in this area but this has to be balanced up with servicing issues and CCTV constraints.
53. 75% of those respondents who expressed an opinion on the public realm were in agreement with the proposals whilst a further 8% agreed with the need to address the public realm, but not in this way or location.
54. Work continues on finalising the public realm across the High Street in line with the constraints and requirements presented by a flexible space that needs to cater for buses, vehicles, pedestrians, events, regular and specialist markets along with being of a standard that will raise the bar in design terms, improve perceptions of Stockton and meet the aspirations of new businesses, retailers, visitors and residents of the Borough.

#### **55. Heritage**

56. Stockton town centre is home to a significant number of buildings and spaces of historic and cultural interest and importance. A key strand of the proposals within the town centre prospectus focuses upon making the most of the built and cultural heritage of the town centre and High Street.
57. Investment in improving historic buildings and bringing vacant floorspace within buildings back into use such as at the Globe, through the Townscape Heritage Initiative (THI) and the Stockton Heritage in Partnership (SHiP) scheme were well supported with 88% of those who

gave an opinion on the proposals agreeing with proposals to invest in historic buildings across the town centre.

58. As funding for the SHiP scheme is now fully committed, the HLF partnership is commencing offering £3.3million public and private funding over 5 years. 12 buildings have been targeted initially for refurbishment works along with a number of reserve buildings and some public realm improvements which tie in with wider plans.

59. The redevelopment of the Globe Theatre will also bring a building of historic importance back into use in the town centre, contributing towards the mixed heritage and cultural assets.

60. A breakdown of headline statistics from responses received can be seen at **Appendix 1**

#### 61. **Other Comments**

62. A seventh section was included on the consultation feedback form for any other comments that the public, partners and stakeholders may have. A large number of responses and comments were received on a range of issues, which are summarised along with responses:-

- **Need to provide a bus station in the town centre** – Options for the delivery of a bus station in the town centre have been explored but a deliverable site cannot be assembled at this stage due to cost and the needs of the bus operators.
- **Need to attract high quality shops, restaurants and independent retailers** – This remains a key objective for the regeneration of the town centre. It is anticipated that the mix of retailers and restaurants will improve as a consequence of the projects and interventions identified in the Town Centre Prospectus
- **Reduce rents and business rates to encourage new businesses into empty units** – The vast majority of commercial properties in the town centre are owned by private landlords who control the rent. National Non Domestic rates are not controlled or set by the Local Authority and at present the Council has no power to alter or reduce business rates.
- **Town Centre would benefit from having a supermarket** – The delivery of a supermarket in Stockton town centre continues to be a key priority within wider regeneration proposals for the town centre
- **Public realm needs to be regularly maintained** – The Council acknowledges the need to properly maintain the public realm scheme that is to be implemented. The choice of material and design of the public realm will be influenced by the maintenance requirements in the future
- **Do something with the Swallow Hotel** – The Swallow remains in private ownership. Re-opening the Swallow would be an asset for the town centre and the Council would support such a move; however at this stage the Council is not in a position to make the owners of the hotel do anything with the property. At this stage the Council is not in a position to make the owners of the hotel do anything with the property but will continue to encourage the owners to develop the property with various interests and future uses being explored
- **Appearance of the Castlegate Centre** – The Council will work with the owners of the centre to ensure that the appearance of the Castlegate supports the aspirations for the town centre and High Street in the future
- **Car parking charges** – Charging for parking is currently being reviewed as part of a wider car parking strategy for the Borough. Schemes such as ‘free after three’ and changes to rates for short and long stay will be considered across the town centre area.
- **Pedestrianisation** – Several comments were received both for and against pedestrianisation of the High Street. The final design will strike a balance between a quality pedestrian environment and a safe, useable route for buses and vehicles. In the absence of a bus station, full pedestrianisation cannot be delivered.

### **63. Quick Wins**

64. Whilst the main public realm and highways works are still being fully drawn up, there is an opportunity to deliver some 'quick win' schemes across the town centre that will continue to maintain momentum since the Prospectus launch, focussing on small scale investment that supports visual change in and around Stockton town centre. It is proposed that the following schemes will be delivered in advance of SIRF this year;

- Lighting enhancements on the Riverside
- Maintenance programme for items that will be retained in the future scheme
  - Painting programme including all street furniture, bollards, guard rails and benches
  - Tree grills to be removed/replaced where trees are to be retained, decorative gravel around base of trees
  - Shambles and Town hall to be repainted

65. By the end of the calendar year the following will be delivered;

- Lighting scheme for Trinity Church
- A Mural to be designed and painted on the gable end of Green Dragon Yard
- launch of a town centre business loan scheme
- Develop and agree signage for Silver Street

### **66. FEEDBACK / NEXT CONSULTATION**

67. In advance of a further report outlining the overall expenditure profile and funding plan, there is a requirement to commence infrastructure work in pursuit of the Town Centre prospectus and masterplan. The finance update report on this agenda has recommended the Council earmarks £2m of one off funding to support this initiative with any expenditure from this budget delegated to Corporate Director of Development and Neighbourhood Services in consultation with the Cabinet Member for Regeneration.

68. A schedule of future consultation has been developed to ensure that all key stakeholders, partners, MP's, Members, the public, retailers and businesses receive feedback on the findings of the consultation. Consultation feedback will be largely undertaken in August / September and will take the form of briefing sessions, scheduled meetings and for the general public, a further exhibition displaying revised proposals. This feedback is crucial to ensure continuity and involvement for all stakeholders and the public in the consultation process.

69. Alongside the proposed feedback, a number of specific press releases updating on progress and news relating to the town centre will be produced. The consultation results and information relating to 'quick wins' have been identified as the next news stories.

70. Officers are reviewing the make up and structure of current groups, forums and regular meetings that impact upon proposals for the High Street and town centre and will look at how best to engage with external partners and bodies, and how best to communicate issues and project progress internally.

### **71. FINANCIAL IMPLICATIONS**

72. There are direct financial implications arising from the proposed quick wins schemes identified. These schemes will be funded through the one off funding requested and private sector funding

73. In terms of the wider proposals contained within the body of the report, there are no direct financial implications, however, there will be financial implications in the future arising from technical design work that is still ongoing, which will become clear once proposals are finalised.

#### 74. LEGAL IMPLICATIONS

75. No direct legal implications from this report although there will be legal implications associated with the delivery of schemes detailed within this report in the future.

#### 76. RISK ASSESSMENT

77. This progress report is categorised as low to medium risk. Existing management systems and daily routine activities are sufficient to control and reduce risk.

#### 78. SUSTAINABLE COMMUNITY STRATEGY IMPLICATIONS

**Economic Regeneration and Transport** – contributes towards the creation of vibrant town centres, supports businesses, entrepreneurial activity, improves public transport and access into the boroughs main town centre and will also contribute towards the creation of city scale facilities within the Borough

**Safer Communities** – Schemes will be designed with the reduction of crime and anti social behaviour in mind and will support the drive to reduce crime, fear of crime and anti-social behaviour

**Children and Young People** - Schemes will be designed and delivered with people of all ages in mind, providing a safe high quality environment that people of all ages can use and enjoy

**Healthier Communities and Adults** – Schemes will be designed and delivered with people of all ages in mind, providing a safe high quality environment that people of all ages can use and enjoy

**Environment and Housing** – The projects and schemes contained within the report support the desire to create a high quality built and natural environment to act a driver for economic change.

#### Supporting Themes:-

**Stronger Communities** – The detail of the report supports this theme through increasing community participation as part of the consultation process and will seek to create a greater sense of pride in the area through the delivery of schemes and interventions within the Stockton Town Centre Prospectus

**Older Adults** – Older Adults and Adult groups were specifically included as part of the consultation process

**Arts Leisure and Culture** – Proposals within the report place festivals and events at the heart of what is planned for Stockton town centre and supports the recognition of the importance of performing and visual arts and year round festivals

#### EQUALITIES IMPACT ASSESSMENT

- This report is not subject to an Equality Impact Assessment because it is an update on project progress and findings of consultation and is not seeking approval for a new policy, strategy or change in the delivery of a plan. However, it is recognised that the projects within this report will have an impact on a wide range of groups and therefore, a full appraisal of the impact of each scheme will be carried out including individual Equalities Impact Assessments as each project comes to fruition. Furthermore, throughout the consultation, all efforts were made to consult as wide arrange of groups and representative bodies as possible to ensure the maximum number of people had the opportunity to comment on proposals

## **CONSULTATION INCLUDING WARD/COUNCILLORS**

Briefing sessions with Ward Councillors and portfolio holder for Regeneration and Transport

**Name of Contact Officer: Richard Poundford**  
**Post Title: Head of R&ED**  
**Telephone No. 01642 527024**  
**Email Address: richard.poundford@stockton.gov.uk**

Education related? No

### Background Papers

Cabinet Report August 2010, February 2011.  
Stockton Town Centre Prospectus

Ward(s) and Ward Councillors:  
Stockton Town Centre – Cllrs Coleman & Kirtonj

Property

## **Appendix 1**

### **Summary of Stockton Town Centre Consultation Results from Survey Monkey June 2011**

#### **1. Car Parking**

- 50% of respondents agree with reintroducing short stay parking on the High Street with a further 12% in agreement if parking spaces will be free of charge.
- 31% of respondents do not agree with introducing short stay parking on the High Street.

#### **2. Events Space**

- 70% of respondents agree with creating a dedicated events space in the proposed location.
- 30% do not agree with the proposals to create a dedicated events space.

#### **3. Heritage**

- 88% of respondents agree with investing to restore historic buildings across the town centre.
- 8% of respondents do not agree with the proposals as funding could be better spent elsewhere in the town centre.

#### **4. Markets**

- 51% of respondents agree with redesigning the layout of the market.
- A further 12% of respondents agree with redesigning the layout of the market but not in the proposed location.
- 37% of respondents do not agree with the proposals and agree that the market should be left in its current location.

#### **5. Public Transport**

- 54% of respondents agree with proposals to improve bus and taxi facilities in the town centre.
- 15% of respondents stated that buses should be removed from the High Street.
- 27% of respondents do not agree with the proposals.

#### **6. Public Realm**

- 75% of respondents agree with proposals to improve the public realm on the High Street.
- A further 8% of respondents agree with public realm improvements but not in the area or the type/design proposed.
- 17% of respondents do not agree with the proposals and state that funding could be better spent elsewhere in the town centre.

## Appendix 2 – Consultation Schedule

Date	Audience	Event	Venue	Attending	Actions / Comments
21 <sup>st</sup> Feb	Ward Members	Briefing with Cllr Kirton & Cllr Coleman	NL office	NL	Verbal update
22 <sup>nd</sup> Feb	Tees Valley Unlimited	Briefing with Stephen Catchpole	PD Office	PD	Verbal update
23 <sup>rd</sup> Feb	Members	Briefing sessions	Conference Room 2	NL/IR/PS/RC	Presentation & display boards
24 <sup>th</sup> Feb	Leader	Briefing with Cllr Lupton	PD office	PD	Verbal update
25 <sup>th</sup> Feb	Cabinet Member	Briefing with Cllr Bob Cook	NL office	NL	Attended briefing on 23/02/11
1 <sup>st</sup> March	Queen's Campus Durham University	Presentation and feedback forms	Queen's Campus	JG/IR	Presentation / feedback forms  Further student engagement to be scheduled.
1 <sup>st</sup> March	HCA	Briefing with David Curtis & Chris Monroe	Chief Executive's Office	PD	Verbal Update
2 <sup>nd</sup> March	MUSE	Briefing with MUSE	Gloucester House	RP	Verbal update
2 <sup>nd</sup> March	Dawson & Sanderson Manager – Judith Maloy	Attend meeting and present proposals	Dawson & Sanderson	JG	PowerPoint presentation
3 <sup>rd</sup> March	Centre owners/managers	Verbal briefing with John Clift – Castlegate Centre	Castlegate Centre	NL/JG	PowerPoint presentation
3 <sup>rd</sup> March		Verbal briefing with Rob	Wellington Square	NL/JG	PowerPoint

		Gildersleeve – Wellington Square Manager			presentation
7 <sup>th</sup> March	Tees Music Alliance	Briefing with Paul Burns	PD Office	PD	Verbal update
8 <sup>th</sup> March	Casper & Gambini – Dave Wilson	Attend meeting and present proposals	NL Office	NL/JG	Verbal update / PowerPoint Presentation
8 <sup>th</sup> March	Vela Group	Briefing with Cath Purdy	PD Office	PD	Verbal update
8 <sup>th</sup> March	Stockton Riverside College	Presentation and feedback forms	Stockton Riverside College	RC	Presentation
8 <sup>th</sup> March	Youth Forum	Presentation and feedback forms	YMCA Centre	IR	Presentation / feedback forms
9 <sup>th</sup> March	Stockton Renaissance	Presentation at meeting on Community Strategy	Education Centre	RP	Presentation
9 <sup>th</sup> March	Stuart Monk	Verbal Briefing	RP Office	RP	Verbal update
10 <sup>th</sup> March	Media	Launch of public consultation on the Town Centre Prospectus.  TV, press to attend.  Fly-through video to be projected	Former Johnson's unit, 132 High Street	KL/BC/NS/PD	AK preparing unit for media launch
10 <sup>th</sup> March	Marks & Spencer – Cheryl Robson	Attend meeting and present proposals	Marks & Spencer Store	JG	PowerPoint Presentation
10 <sup>th</sup> – 31 <sup>st</sup> March	General Public	Posters and display boards to be displayed in the window over the 3-week period.  Fly-through video to be projected.  Unit to be staffed 3 hrs each day – as per rota	Former Johnson's unit, 132 High Street	NL/IR/RC plus additional staff members from R&ED/Tech Services	NL to confirm venue  Content of feedback form drafted with Comms Team on 1 <sup>st</sup> March  Paper & electronic feedback forms

		SBC website, Twitter & Facebook			drafted.
10-31 <sup>st</sup> March	Taxis	Attend public exhibitions in the town centre	Johnson's Cleaners Unit – 132 High Street	NL/IR/RC/MC plus additional staff members from R&ED/Tech Services	Display boards / feedback forms
11 <sup>th</sup> March	Boots Manager – Wendy Concannon	Attend meeting and present proposals	Boots Store	JG	PowerPoint Presentation
11 <sup>th</sup> March	Alex Cunningham MP	1-2-1 briefing	Stockton Business Centre	RP	PowerPoint presentation
16 <sup>th</sup> , 17 <sup>th</sup> , 18 <sup>th</sup> , 21 <sup>st</sup> , 22 <sup>nd</sup> , 23 <sup>rd</sup> March	General Public	Mobile trailer	Mobile caravan unit on High Street to be staffed both market & non-market days.	NL/IR/RC/MC plus additional staff members from R&ED/Tech Services	Trailer available for all dates  Display boards & feedback forms required
15 <sup>th</sup> March	Shop Mobility	Attend meeting and present proposals	Bridge Road	NL	Verbal update
15 <sup>th</sup> March	WH Smiths Manager – Andrew Parker	Attend meeting and present proposals	WH Smiths	JG	PowerPoint Presentation
15 <sup>th</sup> March	Retailers	Retail Forum, present proposals and workshops	Stockton Town Hall	NL/JG	Display boards / presentation  Invite to all town centre businesses sent, including Lindsay House businesses
16 <sup>th</sup> March	Boyes Manager – Mr Broughton	Attend meeting and present proposals	Boyes Store	JG	PowerPoint Presentation
16 <sup>th</sup> March	Markets	Markets Forum, present proposals	Stockton Library	NL/JG	Presentation / feedback forms
17 <sup>th</sup> March	Members	Prospectus display boards for	Cabinet	RP/RMc	Display Boards

		Cabinet meeting. Report to Cabinet on Urban Design Guide.			
21 <sup>st</sup> March	Parish Council Liaison Group	Attend meeting and present proposals	Stockton Town Hall – Council Chamber	NL?	Presentation
22 <sup>nd</sup> March	Debenhams Store Manager – Jenny Spencer	Verbal Briefing	Debenhams	JG	Presentation
25 <sup>th</sup> March	James Wharton MP	1-2-1 Briefing	James Wharton's office	RP	PowerPoint Presentation
28 <sup>th</sup> March	Western Area Partnership Board	Attend meeting and present proposals	Layfield Primary School	RC	Presentation
29 <sup>th</sup> March	Eastern Area Partnership Board	Attend meeting and present proposals	Five Lamps – Eldon Street	NL	Presentation
29 <sup>th</sup> March	Safer Stockton Partnership	Attend meeting and present proposals	Education Centre	NL	Presentation
30 <sup>th</sup> March	ERTP	Attend meeting and present proposals	Castlegate Quay Watersports Centre	RP	Presentation / feedback forms
31 <sup>st</sup> March	Central Area Board	Presentation at meeting.	Education Centre	NL	Presentation / feedback forms
30-31 <sup>st</sup> March	Norton Library	Public exhibition	Norton Library	RC	Display boards / Feedback Forms
4 <sup>th</sup> April	Northern Area Partnership Board	Attend meeting and present proposals	Low Grange Community Centre	IR	Presentation
5 <sup>th</sup> April	Stockton Riverside College	Display stand for student engagement	Stockton Riverside College	RC	Display Boards / Feedback Forms
5 <sup>th</sup> April	Stockton Renaissance	Presentation at meeting on Urban Design Guide and Town Centre Prospectus	Castlegate Quay Watersports Centre	RMc	Presentation
8 <sup>th</sup> April	Property Agents	Attend meeting and present proposals	Conference Room 2	NL	Presentation
11 <sup>th</sup> April	Over 50's Assembly	Attend meeting and present proposals	Baptist Tabernacle	RP	PowerPoint Presentation
13 <sup>th</sup> April	SHiP Heritage Forum	Attend meeting and present proposals	Town Hall	RC	PowerPoint presentation
13 <sup>th</sup> April	Property Agents	Attend meeting and present	NL's office	NL	PowerPoint

		proposals			Presentation
20 <sup>th</sup> April	Britain In Bloom competition	Attend meeting and present proposals	Stockton Town Hall	IR	Verbal Briefing
21 <sup>st</sup> April	Buses	Meeting with both major operators. Level and reps to be identified	TBC	MC / CR	PowerPoint presentation
26 <sup>th</sup> April	Disability Advisory Group	Attend meeting and present proposals	Destiny Centre	PS	Presentation / feedback forms
27 <sup>th</sup> April	BME Network	Attend meeting and present proposals	Not yet confirmed	TBC	PowerPoint Presentation
18 <sup>th</sup> May	St Cuthbert's School	Attend meeting and present proposals	St Cuthbert's School	RC	PowerPoint Presentation
24 <sup>th</sup> May	Housing & Neighbourhood Partnership	Attend meeting and present proposals	16 Church Road	IR	PowerPoint Presentation
7 <sup>th</sup> June	Business Forum	Attend meeting and present proposals	Stockton Town Hall	NL	PowerPoint Presentation