

Town Centre Masterplan: Update for CM Planning (May 2020)

The first four columns in the table below are taken directly from the section of the Town Centre Masterplan document entitled Project Priority, Funding and Delivery with the fifth column reflecting an updated indicative timescale/phasing. The last column provides an update note against the original Masterplan projects. As the table shows, a significant amount of work has been undertaken by the Council over the last 12-18 months on those projects identified as ‘high’ within the original plan, as well as on the majority of projects identified as ‘moderate’. In addition, a number of new projects have been identified for priority progression and are also included in the table below.

	Feasibility and design
	Planning, funding and procurement
	Implementation

Project Information (as detailed in original Masterplan document)				Indicative Timescales (Updated Apr 2020)						Progress note (Updated Apr 2020)	
Masterplan Project	Project Summary	Priority	Key Tasks	2018 to 2020			2021 to 2025				
*New project Town Centre Wi-Fi	Implementation of free at the point of use Wi-Fi and Internet of Things across 6 towns within the District	High	Scoped and funded, procurement, commission, completion.								The council has secured £350k. Market Engagement is complete and continuing through procurement gateway process at NYCC (partner).
*New project Smart Parking	Innovative new smart parking solution aiming to increase dwell time in the town centre and reduce congestion	High	Phase 1 and 2 install, System set up and installation, marketing and communications, TRO implementation.								Smart parking has been live for over a year – with increased length of stays in the town centre as a result. Both HBC and NYCC have agreed to an extension of the pilot until July 2021. A procurement process will be undertaken for a further extension.
*New project Business Improvement District	An arrangement where businesses collaborate to take control of and improve their trading environment.	High	Form group, consultation/engagement, business plan, implement bi								The BID will formally commenced in April 2019 for a five year term. During the course of 2019 a number of projects have been launched designed to raise the profile of the Town Centre. In addition to this the BID has been working with external consultants with a view to launching a new cost-saving advisory service in 2020.
*New project Turkish Baths Refurbishment	Boost commercialism within the Turkish Baths. Raise the profile of the complex at a national level	High	Create business case to secure funding, appointment of external consultants, gain statutory approvals, appointment of contractor through tendering exercise, HBC project management through to completion on agreed dates for grand reopening.								Work complete and venue re-opened.
*New project Springfield House	Creation of a temporary ‘Digital Incubator’ at Springfield House, providing workspace and business support to creative and digital businesses (identified as priority growth sector in Economic Growth Strategy)	High	Create business case to secure external funding, appointment of external consultancy support and implementation of preferred delivery model.								Funding secured from Leeds City Region Business Rates Pool. Consultancy support procured to advise on delivery model options. Tender for building refurbishment contract has been completed. However, the project is effectively ‘on hold’ due to the COVID19 situation meaning a contract cannot be awarded, and because the Harrogate Convention Centre is currently being used as a ‘Nightingale Hospital’.
Crescent Gardens & Harrogate Convention Centre (HCC)	Partial redevelopment/refurbishment of Crescent Gardens office building, new family visitor attraction at HIC, new servicing arrangements to HIC, and new landscaping to Crescent Gardens and to the north of the Royal Hall.	High	Disposal of office building, securing appropriate development partner for visitor attraction, design, funding and procurement.								Split in to two different projects, both of which are being progressed as corporate priorities in relevant service plans: 1. <u>Crescent Gardens Disposal</u> : Disposal completed in January 2020. New owner has plans to bring back in to proactive economic use as a managed office space. 2. <u>HCC Redevelopment Project</u> : An outline business case for re-development of this site has been procured. This work is underway and will report in mid-2020.

Project Information (as detailed in original Masterplan document)				Indicative Timescales (Updated June 2018)						Progress note (Updated April 2020)		
Masterplan Project	Project Summary	Priority	Key Tasks	2018 to 2020		2021 to 2025						
Transport Hub	Comprehensive redevelopment of railway station, bus station, and adjoining land and buildings to create new transport interchange with improved facilities and new retail, office and/or residential development.	High	Development of transport hub masterplan/development brief, site assembly, design, funding and procurement.									<p>These projects have been combined under the 'Station Gateway' project.</p> <p>This project will play a strong role in the regeneration of Harrogate Town centre by investing in better public realm, creating better transport hubs, creation of employment space to bring jobs and investment into town and provision of new housing in a sustainable location that will bring residents to support existing town centre businesses.</p> <p>A concept masterplan has been jointly funded and completed by project partners. Work is now nearing completion on a stage 2 masterplan that sets out in more detail the principles for development on the site including scale and massing.</p> <p>When this work has been signed off by the project team we will consider scheme viability and consider funding strategies to unlock development.</p> <p>Leeds City Region Transforming Cities Fund was approved by Government in March (£317m). Harrogate's allocation is £7.9m. Work is now underway to take the project through the West Yorkshire Combined Authority's assurance processes - the current timescales for this (based on decision points) are:</p> <ul style="list-style-type: none"> - Strategic Outline Business Case – approved in April 20. - Outline Business Case – Dec 20 - Full Outline Business Case – Feb 21 - Delivery start date – April 21 - Completion – March 23
Station Square	Redeveloped public square and town centre gateway incorporating multi-functional space, re-designed gardens and visitor information	High	Design, funding and procurement.									
Prospect Square & Prospect Gardens	Redeveloped public space including minor road closures, removal of on-street parking, new hard and soft landscaping, and creation of	High	Design, funding and procurement.									
Parking Management	Parking management strategy to promote sustainable travel and make efficient use of on-street facilities.	High	Review, strategy development and implementation.									
Cycle Infrastructure	New cycle hub at Transport Hub, improved cycle routes and enhanced cycle parking.	Moderate	Design, funding and procurement.									
James St & Princes St	Road closures, removal of on-street parking, resurfacing, new street furniture and landscaping.	Moderate	Trialing road closures, assessment, design, funding and procurement.									
Exchange Tower & Station Bridge	Refurbishment and partial redevelopment to provide additional commercial floor space and public realm improvements to Station Bridge and Station Parade.	Moderate	Design, funding, procurement and letting.									<p>Proactive liaison undertaken with landlord (Commercial Estates Group (CEG) as part of Station Gateway project (see above)</p> <p>Improvement work has been completed to the Exchange buildings on Station Parade (other than the tower) to create 2 retail units – one existing plus a new larger unit and an upgraded entrance to The Exchange itself.</p>
Pedestrian Movement	Various improvements to public realm and comprehensive signage strategy.	Moderate	As above in respect of public realm proposals. Update to signage strategy.									<p>At the time of the Masterplan, the County Council was leading on rolling out a new pedestrian signage strategy. In addition, monies were potentially available through the S106 Agreement linked to the then planned Tesco development – this project has now been abandoned and unfortunately the funding is no longer available.</p> <p>An agreed outcome of the Station Gateway project is to improve pedestrian movement between the site and the town centre.</p> <p>As part of the concept masterplan for Station Gateway a comprehensive approach to improvement of public realm and pedestrian movement in the town centre has been proposed. Work is underway to prepare a brief for this work and identify funding.</p>
Parliament St & Cheltenham Parade	Removal of on-street parking, pavement widening, new street furniture and planting.	Moderate	Design, funding, and procurement.									<p>Not currently identified as a HBC priority.</p> <p>NB Change in private sector ownership of lower Parliament Street since masterplan was produced.</p>

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Oxford St & Cambridge St	New hard landscaping, street furniture and planting.	Moderate	Design, funding and procurement.								Not currently identified as a HBC priority, but streets will be looked at as part of the public realm work for Station Gateway project (see above)
Dragon Road	Redevelopment of parking and retail warehousing for residential, offices or small-scale retail/leisure.	Low	Potential relocation of HIC holding area, site assembly, design, funding, procurement and disposal.								Links to HCC re-development project (see above) Draft mixed-use allocation in local plan. External funding secured to undertake master-planning work for the site.
Princes Square	Rationalising on-street parking, pavement widening, new planting and signage.	Low	Design, funding and procurement.								Not currently identified as a HBC priority.