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| Report To: | CABINET | Date: | 11 MARCH 2019 |
| Heading: | APPROVAL TO ADOPT THE SUTTON TOWN CENTRE SPATIAL MASTERPLAN | | |
| Portfolio Holder: | LEADER, COUNCILLOR JASON ZADROZNY | | |
| Ward/s: | ALL SUTTON WARDS | | |
| Key Decision: | YES | | |
| Subject to Call-In: | YES | | |

Purpose of Report

To consider the representations received during the consultation exercise for the Sutton Town Centre Spatial Masterplan and its accompanying paper: Sutton Town Centre – Rethink, Repurpose, Remake (now amalgamated into one document for adoption), and approve the proposed changes identified in the Consultation Statement.

To adopt the Masterplan as a basis for future action in the town centre.

To delegate authorisation to make any minor changes to the Masterplan and the production of an action plan to the Interim Director of Place and Communities in consultation with the Portfolio Holder for Economic Growth.

Recommendation(s)

That Cabinet:

1. Consider the representations made to the draft Sutton Town Centre Spatial Masterplan and its accompanying paper: Sutton Town Centre – Rethink, Repurpose, Remake, and approve the proposed changes identified in the Consultation Statement.
2. Adopt the Sutton Town Centre Spatial Masterplan document as a basis for future action in Sutton Town Centre.
3. To delegate authorisation to make any minor changes to the Masterplan prior to publication to the Interim Director of Place and Communities in consultation with the Portfolio Holder for Economic Growth.
4. To delegate production of an action plan to the Interim Director of Place and Communities in consultation with the Portfolio Holder for Economic Growth.

Reasons for Recommendation(s)

1. To provide a framework which will allow Sutton Town Centre to respond positively to the economic/social changes in the area.
2. To provide a framework for future private/public investment in Sutton Town Centre.
3. To inform decisions in the emerging Local Plan.

Alternative Options Considered

Not to adopt the Masterplan. This option is not recommended as a Masterplan is needed to futureproof the town centre and provide a framework for investment and development.

Detailed Information

The Sutton Town Centre Spatial Masterplan and its accompanying paper: Sutton Town Centre – Rethink, Repurpose, Remake (now amalgamated into one document for adoption), will provide a refresh and update of the 2007 Masterplan for Sutton in Ashfield (and Kirkby in Ashfield) undertaken by Ove & Arup Partners Ltd.

The Masterplan is not a stand-alone document. It links to a suite of other Council documents, including:

- Corporate Plan
- Delivery Plan for Discover Ashfield
- Sutton Conservation Area Appraisal and Management Plan
- Town Team Action Plan
- Active Ashfield Strategy
- Ashfield and Mansfield Plan for Growth

The updated Masterplan aims to provide a high-level framework for future investment (including S106 contributions) and development which maximises the opportunities for Sutton and capitalises on its existing assets. In particular it:

- Provides a consensus and common understanding of Sutton Town Centre as a place - its character and identity.
- Establishes a clear Vision for Sutton Town Centre to guide its development and improvements to 2029.
- Provides design principles for subsequent new development/projects with an emphasis on sustainability.
- Identifies sites and building where redevelopment and improvements will be encouraged and prioritised.
- Aims to improve links to and within the Town Centre for pedestrians, cyclists and public transport users.
- Sets out how developments/projects and initiatives could be delivered, who would be involved in delivery, how they might be funded and by what mechanism.

- Provides an evidence base for the emerging Local Plan.

The Masterplan is not inflexible or prescriptive, and it does not provide detailed projects or design solutions. Nor does it represent a commitment to funding by the District Council.

Whilst there are no statutory requirements for the Council to carry out consultation with the community and statutory consultation bodies, it was considered good practice to do so. As such consultation was carried out for 4 weeks (23rd Jan – 22nd Feb 2019) and allowed Council Officers to seek opinion on the Masterplan and its accompanying paper: Sutton Town Centre – Rethink, Repurpose, Remake, and to understand concerns and issues relating to Sutton town centre.

A total of 88 responses from various groups and organisations, young people and the general public were received. The vast majority of respondents were supportive of the aims and objectives of the Masterplan and acknowledged that the town centre was in need of rejuvenation.

- 72% of respondents (to question 1 of the consultation) agreed with the Vision for Sutton Town Centre.
- 84% of respondents (to question 2 of the consultation) agreed with the concept of a Historic Core (based around the old market place), comprising of services industries, cultural and residential uses.

The consultation responses will be considered further in progressing more detailed schemes and projects, developed from the Masterplan framework. Relevant information will be shared with colleagues and partners to help inform work being undertake outside of the remit of the Masterplan, for example concerns regarding safety and anti-social behaviour.

The attached Consultation Statement sets out:

- the full details of the consultation (who, where and when);
- a summary of the key findings and issues raised;
- the Council's proposed main modifications to the Masterplan.

Implications

Corporate Plan: There are no direct implications in relation to the Corporate Plan.

Legal: There are no Legal implications contained within the Report.

Finance:

| Budget Area | Implication |
|---|--|
| General Fund – Revenue Budget | There are no financial implications contained within the Report. |
| General Fund – Capital Programme | |
| Housing Revenue Account – Revenue Budget | |
| Housing Revenue Account – Capital Programme | |

Risk:

| Risk | Mitigation |
|-----------------|------------|
| No known risks. | N/A |

Human Resources: There are no direct HR implications contained within this report.

Equalities: The Equality Act 2010 introduced a public sector equality duty and the Masterplan will have a direct impact on equality issues. Consequently, an Equality Impact Assessment has been undertaken, which identified no issues.

Other Implications: No other implications

Reason(s) for Urgency

Not applicable.

Reason(s) for Exemption

This report is not exempt.

Background Papers

- Sutton Town Centre Spatial Masterplan.
- Consultation Statement.

A copy of the Masterplan and Consultation Statement are available in the Members Room and on the Council's website.

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Forward Planning

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