

STAPLEFORD TOWN FUND EXECUTIVE BOARD

Friday 14 February 2020 at 2.00 pm
Broxtowe Borough Council, Carnegie Centre, Stapleford

PRESENT:

Councillor David Grindell	Broxtowe Borough Council
Councillor Richard MacRae	Broxtowe Borough Council
Darren Henry MP	Broxtowe MP
Councillor Ella Kearney	Stapleford Town Council
Ian Jowett (Chair)	WMD Ltd
Paul Sweeney (Vice Chair)	Robert Ellis Estate Agents
Ruth Hyde	Broxtowe Borough Council
Councillor Richard Jackson	Nottinghamshire County Council
Jessica Brannan	Broxtowe Youth Homelessness
Councillor John McGrath	Stapleford Community Centre
Ryan Dawson	Broxtowe Borough Council
Frank Taylor	Property Investment
Louise Lyddiatt	Hawley and Rogers Solicitors
Paul Gaughan	Paul Gaughan Property Consultants
David Brierley	HS2
Judith Rowe	HS2
Jeff Edwards	Edwards Clegg Solicitors
Tom Goshawk	D2N2 LEP
Jenny Adams	ARUP
Rob Webster	ARUP
Phillipa Ward	Broxtowe Borough Council (Minutes)

OBSERVERS:

Luke Cairney	Broxtowe Borough Council
Matt Batterham	Broxtowe Borough Council
David Grose	Broxtowe Borough Council
Rebecca Ogden	Broxtowe Borough Council

APOLOGIES:

Will Morlidge	D2N2 LEP
Paul Mullins	HS2

	ACTION
<u>Welcome and Introductions</u>	
IJ welcomed the Executive Board to the meeting and introductions were made.	
<u>Apologies of absence</u>	
Apologies were received from Paul Mullins and Will Morlidge substituted by Tom Goshawk from D2N2.	

<p><u>Declarations of interest</u></p> <p>Nil</p>	
<p><u>Presentation of highlights from ‘Place Analysis Report’ – ARUP</u></p> <p>Jenny Adams and Rob Webster from ARUP presented their findings for Stapleford’s Place Analysis Report. They focused on the area’s SWOT.</p> <p>A copy of the presentation slides and the completed report will be made available.</p> <p><u>Land Availability</u></p> <p>Alternative sites were identified which could be explored for development outside of BBC’s SHLAA including the Stapleford Conservative Club into 10-15 flats/community uses. The Victoria Street roof top car park (above the supermarket) could create 100 spaces or negotiate with the land owner to reallocate into a pocket car park. The land to the rear of the Old Rock PH to be brought back into use. No.100 Church Street is currently a derelict site. St John’s Primary School on Nottingham Road did not marry with the playing field opposite.</p> <p><u>Community Infrastructure</u></p> <p>Stapleford Town Centre has a 12% vacancy rate which is slightly above the UK average. Footfall in Stapleford has declined since 2016 from 4-5k to 3-3.5k whereas Beeston is comparably more stable. The town is diverse but lacks cafes and restaurants to attract footfall.</p> <p>HS2 is a huge opportunity for a Gateway to Stapleford improving accessibility.</p> <p>EK asked for occupancy data to be added into the report. DH queried if rooms above shops were included in the occupancy but only ground floor is measured.</p> <p><u>Skills and Enterprise</u></p> <p>RW explained how an area is deprived based on skills to health and well-being, access and housing. The map illustrated by wards in the borough showed Stapleford was a more deprived area but not severe in terms of Greater Nottingham. Crime was greater compared to the national average. It had lower skills and qualifications. Amongst the top six employment location quotient the greatest was investigation activities. Unemployment was relatively low. It had good transport connections. Levels of business growth was low but with HS2 has potential benefits.</p>	

Highways and Public Transport

There were no major highway black spots with good accessibility to the A52 and M1. Parking provision was good with sufficient car parks across the town. Suggested incorporating parklets where you charge your electric car whilst you park in line with carbon neutral by 2035.

In terms of walkability everywhere in the town was accessible within 15 minutes. Pavements would need improving.

Travelling to work the area had 2,500 commuting out and 379 commuting into the town.

The cycle route could be improved.

EK disagreed that Stapleford was well connected. JMcG agreed that there was only one bus or tram per hour and the town needed something more central for semi-skilled workers locally who did not want or could not afford to travel into Nottingham or Derby for employment. There is now a disconnect with Beeston due to lack of public transport.

Sustainability

It was noted to improve links for walking. Reference was made to the climate emergency by 2027. Stapleford Town Council has a Climate Committee.

A comparison was made with Stockton on Tees (County Durham). There were similarities with both towns having experienced loss of retail but the Stockton on Tees Council had introduced alternative attractions with Heritage funding from the National Lottery.

Conclusion/Summary

JA suggested making Stapleford more of a community site to increase the footfall into the town. ARUP required ideas/feedback.

DG was concerned with traffic congestion at The Roach. RW had noticed queuing traffic when the bus stopped just off The Roach which would need addressing as part of a wider package.

There is digital connectivity with a 5G server sited nearby providing a good signal for businesses. DH drew attention to Ratcliffe on Soar power station for an Enterprise Zone and utilise bonded warehouses which could generate a lot of businesses and growth.

RH believed the bid would be well supported with the HS2 project and that Stapleford could become a HS2 Gateway town. The area needed to upgrade its activity and skills. Her suggestion was to (i) obtain rea-

sons why there are relatively low skills and prospects making it a deprived area. Need to identify how to overcome these barriers. (ii) set up a focus group with environment bodies or volunteer groups to provide more evidence base for environmental improvements.

FT wanted to know how the improvements would link with the Aligned Core Strategy. He was also aware of improved connectivity being required between Stapleford and Beeston and to consider incorporating a cycle route. Stapleford is also close to the Erewash corridor. He also wanted to ask if NCC had any plans for further housing south of George Spencer Academy. The main tram route finishes at Toton but if extended would be a useful link for employment. There is a tranche of Green Belt land that could be made available for an Industrial Science Park.

RMac was concerned that the boundary map did not include all of Stapleford but included parts of Trowell. RD had spoken to government to look at changing the boundary map. RJ considered how much space the town could sustain and perhaps needed to concentrate on a more focused area.

EK had discussed in Stapleford's Neighbourhood Plan access and what type of housing. Growing families are having to sell their houses because they have become too small but in order to do so they needed to move out of the town which is more expensive. RW Agreed that this was part of the housing crisis.

PS advised that in Beeston a three bed semi was valued at £300k which is 10-15% more than in Stapleford. Stapleford has more affordable homes especially for first time buyers. Houses in the catchment area of George Spencer Academy are pushing house prices up. He was aware that in more affluent areas the age group was 45-59 and wanted to attract a lower age group.

DH encouraged a strong bid in order to receive a share of the £25m funding.

Review of Stakeholder and Public Consultation

LC tabled public consultation responses which had taken place over the past three weeks. These had been ranked by most frequently discussed issues from highest to lowest. These ideas will now be passed to Masterplanners.

Review supplementary prospectus information from the government

RD and RH had attended a LEP meeting for Nottingham/Derby Town Deals to share best practices. STF is reported to be ahead of all other areas giving it an initial advantage. Further guidance from government will be available in March 2020. In the meantime it was advised to concentrate on where we wanted to be with the towns funding pot or have a broader view.

DB (HS2) announced that this week the PM had given the go ahead to deliver HS2 to Manchester and Leeds working with the Planning Commission and integrated rail networks to the north.

VISION STATEMENT

MB facilitated a brainstorming session to formulate a Vision Statement with a projected view of the town over the next five to ten years. RH suggested a sentence carefully worded to reflect Stapleford's ambitions. LC advised that these ideas would be presented to the Stakeholder Group in two weeks' time.

- Potential
- Work rest and play
- Accessible town
- Affordability / value
- Aspiration
- Transforming prospects
- HS2 Gateway town to East Midlands Hub
- Community
- Employment growth
- Clean transport
- Green corridor / Network
- Family focus
- Thriving economy
- Strong schools
- Not leaving people behind
- Retaining businesses
- Starting and growing businesses
- Well connected
- Inclusive

Update on capacity fund spend to government

RD explained that next week a decision would be made to appoint the masterplanners from three quotes which would be based on quality and design and not necessarily cost. RD confirmed that it would also be based on their capacity and timeframe. RH explained that Broxtowe Borough Council were the Accountable Body and has commissioned the work which will help to keep the project moving. The role of the Project Manager would be to gather information and to provide support and structure to the scheme with previous

<p>town centre expertise and to develop the Programme of Work. The Project Manager will also present the final document bid.</p> <p>IJ suggested a sub-committee, made up from Members of the Executive Board, to decide which masterplanner to appoint. The following Board Members were nominated:</p> <p>Ryan Dawson; Jeff Edwards; Paul Sweeney; Cllr Ella Kearney; Louise Lyddiatt.</p>	
<p><u>Update Work programme</u></p> <p>RD tabled an updated Work Programme.</p>	
<p><u>Future meeting dates</u></p> <p>Friday 13 March 2020 2.00 pm @ Carnegie Community and Civic Centre, Stapleford.</p>	

MEETING CLOSED AT 3.50 PM