

Burton upon Trent Town Deal Board Minutes

11th September 2020

Present

Ben Robinson Chair
 Cllr Duncan Goodfellow East Staffordshire BC
 Cllr George Allen East Staffordshire BC
 Cllr Philip White Staffordshire CC
 Mick Clifford Burton Civic Society
 Peter Hardingham Octagon Shopping Centre
 John McKiernan Parish Council Representative
 Kate Griffiths Member of Parliament
 Shaïd Hussain Business and Community
 Representative
 Dennis Fletcher Parish Council Representative

In Attendance

Andy O'Brien East Staffordshire BC
 Thomas Deery East Staffordshire BC
 Simon Humble East Staffordshire BC
 Wayne Mortiboys Staffordshire CC
 Jonathan Turner Cushman & Wakefield
 Jon Phipps Lathams Architects

Apologies

David Chadfield Coopers Square
 Shopping Centre
 Julia Jessel Staffordshire CC
 Valerie Burton Burton Civic Society
 Bev Ashcroft East Staffordshire BC
 Chris Plant Chamber of Commerce

Agenda Item No.	Subject	Decision / Discussion / Recommendation	Action Points	Date Action Required
1	Welcome and Apologies	The Chair welcomed the Board to the meeting and noted that there were apologies from Julia Jessel, Valerie Burton, David Chadfield, Bev Ashcroft, and Chris Plant.		
2	Minutes of Friday 10 th July 2020 Town Deal Board meeting and Matters Arising	The minutes of the meeting were otherwise approved.		
3	Update on £750,000 Accelerated Funds project	The Chair invited AOB to present on this item and it was confirmed that: <ul style="list-style-type: none"> • The £750k submission had to be made during the course of the last month, which was to confirm an intervention that could be delivered quickly in Burton, before March 2021. • Following the discussion on this at the last meeting regarding the three options, a submission was made for improvements on High Street, complementing the Station Street public realm project. • At this time, feedback from Government has not been issued. 		

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		<p>WM confirmed that:</p> <ul style="list-style-type: none"> • The work would take place in the section of High Street between Station Street and Market Place on the Specsavers side, not including the Market Place. The intention is for this to continue from the end of Station Street when it completes in October. • The funding will be used for works such as replacing the paving/footway, making adjustments to existing kerbs uplifting some, improving the carriageway with coloured tarmac, replacing any bollards, hanging baskets, bins and railings. • Timescales are tight, particularly with a potential need to closedown works around the Christmas period, but this may not be required depending on the shops affected. • The road would need to be closed off to facilitate the work and so arrangements would need to be made with deliveries and bus companies, as the work affects the carriageway. <p>It was also confirmed that SH has a declaration of interest on this item with regards his business fronting High Street.</p>		
4	High Street Masterplan	<p>The Chair invited JT and JP to present and it was confirmed that:</p> <ul style="list-style-type: none"> • The masterplan builds upon the Burton Regeneration Strategy 2019 and so it interprets some of the key themes from within that strategy. • A lot of physical surveying has been undertaken, looking at building condition, heritage, occupancy, use, public realm quality etc. • This is also based on an assessment of the market by Cushman & Wakefield, as opposed to being just diagrammatic. For example, avoiding large 5 bedroom houses and being mindful of the current risks to sectors such as retail and food & drink, despite their desirability. • There is a significance of the connection between the River, Washlands, and town centre, which should be exploited by the masterplan. • A lot of the area is within the conservation area, but is not all of equal quality, as is widely accepted. Therefore, there are some areas where there are high quality buildings that could be repaired with careful interventions and other areas of lesser quality in build heritage terms that could be the subject of a substantial intervention of redevelopment. • There is a potential to significantly improve the area around the Garden of Remembrance, however this would need to be done sensitively. • <p style="text-align: center;"><u>Offices created towards the north of the masterplan area and the land</u></p>		

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		<p>in-between could be residential.</p> <ul style="list-style-type: none"> • As part of this, there could be green/open space enhancements that improve the east/west and north/south linkages as well as introducing new commercial, retail and/or leisure uses fronting the riverside. This could be A3 or A4 uses, however it will largely depend upon the stability of the market and economic desirability and viability of those uses. • The design of the masterplan should be led by precedents and good practice across the country and examples were provided. • Conceptual masterplan options have been created, which are still being developed. At the moment, this focuses on capacity – how much can be fit in the site. • One option includes: <ul style="list-style-type: none"> • Further north on the site would have connected housing, however this could change based upon the market assessment. Smaller house types would work in this location with strong linkages and connectivity. • In terms of the market assessment, an initial review has been undertaken and so there will be a financial model conducted to test the viability of the masterplan options. <p>Following questions, it was confirmed that:</p> <ul style="list-style-type: none"> • The leisure centre is not included within this masterplan and the Borough Council has no intention to redevelop it. 		
5	Town Investment Plan – Section 1 Structure Document	<p>The Chair invited JT to present and it was confirmed that:</p> <ul style="list-style-type: none"> • The document circulated for the meeting is the proposed format document for the Town Investment Plan, which provides a summary skeleton of the Town Investment Plan, section 1, which is in the process of being drafted. • The structure of the document is based on the guidance issued by Government as well as some of the examples given elsewhere. • The format is drafted so that it can provide the appropriate introduction and context 		

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		<p>analysis for a reader who won't know Burton well. So this defines things such as assets, challenges, boundary, key opportunities etc.</p> <ul style="list-style-type: none"> The strategy section will set out the overall vision and themes, which then leads onto the project proposals and how these fit under the vision. Engagement and delivery will cover consultation as well as how the proposals can be delivered during this time and how they will lead to economic recovery. The investment plan will be supported by an appropriate evidence base. 		
6	St Peters Bridge Additional Capacity	<p>The Chair invited WM to present and it was confirmed that:</p> <ul style="list-style-type: none"> SCC last looked at St Peters Bridge in 2009/10 in terms of possibly creating additional capacity, at that time there were alternative projects taken forwards instead. At either side of the bridge there are substantial delays in the morning and afternoon peaks. If the project to create an additional footbridge over the river is supported, then that could create a new network for people to walk and cycle into and out of town. <ul style="list-style-type: none"> This could create an opportunity to remove the footways on St Peters Bridge, instead creating an additional lane on the bridge. In order to implement this, there would be a need for a Green Book business case for MHCLG/DfT showing that the investment would be offset by savings created by removing delays and congestion, particularly around Orchard Street. This would require a Benefit to Cost ratio of more than 2. The traffic model that the original project was based on in 2009/10 is now out of date and so could not be relied upon for this project now. As such, there is a need to revise the model, which is particularly challenging given how COVID-19 has impacted travel patterns. With this in mind, it is proposed that a project is created to renew the Burton Traffic Model, with proposed from the Towns Fund, matched by SCC and ESBC to a total project cost of This model would then be used to assess the impact and benefit of three lanes on St Peters Bridge, possibly leading to a DfT business case and further bid for funding. <p>Following questions, it was confirmed that:</p>		

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		<ul style="list-style-type: none"> • Undertaking the survey and modelling work will provide a clear answer on whether there is scope to improve the capacity on St Peters Bridge and whether it would deliver value to the town. • If determined to be a good project, the additional ask for delivering the works wouldn't form part of the main Town Investment Plan bid, but would come later as an exceptional case. • The third lane on St Peters Bridge is less likely to work if the pedestrian bridge over the River is not delivered. • At the moment the plan wouldn't be to operate the lane on a contraflow system, instead the proposal would be two lanes out of town, one lane into town, on the assumption that there would be greater capacity on the east side of the river if the other schemes are delivered. 		
7	Town Investment Plan – Section 2 Project Proposals	<p>The Chair invited JT to present and it was confirmed that:</p> <ul style="list-style-type: none"> • In contrast to the format of Section 1 of the TIP, TIP2 is a fixed format spreadsheet that has specific requirements for completion for each project. • The economic impact elements of the TIP2 are being completed by Amion at the moment and this includes the benefit to cost ratios. • The summary document also identifies how each project links to the opportunities in TIP1, which will be further expanded in TIP1. <p>A summary was provided for each project based on the documentation that was circulated to the Board.</p> <p>Following questions, it was confirmed that:</p> <ul style="list-style-type: none"> • On the Sinai Park House project, if approved the affected property would remain in the ownership of the Trust, which would make it more of a community facility than a private one. • Additionally, they are exploring the possibility of jointly funding the project with the Heritage Lottery Fund. • On the University project, the University would share the Brewhouse Arts Centre facility taking up a small space within the building, not displacing or shutting the Brewhouse. • On the High Street Property Intervention, Andressey Passage was originally looked at as part of this however the building that was available at the time was sold earlier in the year. As such, enhancements are still possible to open up the area however they 		

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		<p>cannot utilise that space in the same way as initially thought earlier in the year. The masterplan does consider where alternative options could be available in the future and Andressey Passage should remain a part of that.</p> <ul style="list-style-type: none"> On the Library project, the Customer Services Centre would not be affected by this project and options would need to be explored for the relocation of affected traders. 		
8	Stakeholder Engagement Process	<p>The Chair invited AOB to present and it was confirmed that:</p> <ul style="list-style-type: none"> Urbed have been commissioned to undertake the stakeholder engagement and public consultation work, following their work on the Burton Regeneration Strategy. There will be two stakeholder workshops taking place and a public consultation run through an online survey and physical presence in the town centre. A lot will be done virtually as a result of COVID-19, relying on Zoom for the stakeholder engagement. The Burton Mail will be engaged via the Chair of the Town Deal Board. The findings from the consultation would be presented to the Board for consideration when finalising the Town Investment Plan. 		
9	Any other business	There was no other business.		