



Report of the Directors of Environment and Neighbourhoods and City Development

Executive Board

Date: 14th November 2007

Subject: Design & Cost Report Horsefair, Wetherby Scheme
Capital scheme no: 12154/WET/000

<p>Electoral Wards Affected: Wetherby</p> <input checked="" type="checkbox"/> Ward Members consulted (referred to in report)

<p>Specific Implications For:</p> <p>Equality and Diversity <input type="checkbox"/></p> <p>Community Cohesion <input type="checkbox"/></p> <p>Narrowing the Gap <input type="checkbox"/></p>
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Eligible for Call In

Not Eligible for Call In
(Details contained in the report)

EXECUTIVE SUMMARY

This report outlines the detailed design and scheme costs for the Horsefair, Wetherby scheme. Approval is sought to spend £606,000 of Town and District Centre Regeneration Fund monies to contribute to the pedestrian improvement scheme on Horsefair, Wetherby.

1.0 Purpose of this Report

1.1 To seek approval to spend £606,000 of Town and District Centre Regeneration Fund monies to deliver a pedestrian improvement scheme on Horsefair, Wetherby.

2.0 Background Information

2.1 The Directors of Development and City Services approved the Wetherby Traffic Management Plan (WTM Plan) to address traffic issues in Wetherby (24th January 2007). The WTM Plan identified the importance of Horsefair as a major pedestrian link between the car parks to the east and the town centre to the west (Appendix 1: WTM Local Highway & Pedestrian Improvements).

2.2 A pedestrian improvement scheme supported by a strong business case and a feasibility study to appraise the benefits and options of such a scheme, which would contribute to the economic regeneration of Wetherby Town, was submitted for funding from the Town and District Centres Regeneration Fund.

2.3 The Programme Board that oversees the management of the Town and District Regeneration Programme and Asset Management Group have assessed and support this scheme.

3.0 Main Issues

DESIGN PROPOSALS / SCHEME DESCRIPTION

Horsefair Pedestrian Improvements

3.1 Horsefair is a one way street, running from west to east. The Horsefair scheme includes:

- Improved pedestrian priority through the specification of a York stone surface;
- At the west end, the use of York stone setts for both carriageway and footway;
- At the east end, a narrow traffic lane of tarmac and wider footways of York stone flags;
- New and improved street-lighting;
- Improved pedestrian crossing facilities at both ends of Horsefair;
- A new junction layout at the east end to assist pedestrians cross the road.

- 3.2 The scheme amalgamates good practice with progressive design techniques to effectively and safely deliver an improved pedestrian environment. The proposals complement the WTM Plan and the recently completed York stone pedestrian improvements in Wetherby Market Square.
- 3.3 There will be no traffic order limiting vehicle access because of local business requirements. However, vehicle use is expected to reduce as a result of the treatment to Horsefair, particularly at the west end where Horsefair will look less enticing to motorists and at the east end where the junction priorities will no longer be in favour of Horsefair.
- 3.4 The importance of Horsefair to pedestrians is set to increase further with the opening of the new health centre (June 2008) and improved parking on land which is currently used as a lorry park. To meet future pedestrian demand, there will be a new pedestrian crossing.

Pedestrian Crossing

- 3.5 The Health Centre planning consent requires a controlled pedestrian crossing to be provided at some time in the future in accordance with the conditions of the Decision Notice (Application Number P/06/03631/FU). The pedestrian crossing will therefore be constructed when these funds are available.

Other Traffic Management Improvements

- 3.6 The impact of the displaced vehicles from Horsefair will be mitigated by a combination of measures identified in the WTM Plan, such as directional signing, particularly car park signing and changes in traffic priority in and around the area. Many of these will be in place by the time the Horsefair scheme is open.

Design Issues

- 3.7 The proposal is shown in Appendix 2. The trial holes were completed on Sunday 14th and Monday 15th October. Delivering pedestrian improvements, whilst meeting DDA requirements and maintaining required vehicle movements in an historic street environment, is complex and there remain a few design issues that need to be resolved, such as the type of 'kerb' detail and the location and type of street furniture.

CONSULTATIONS

- 3.8 This proposal is identified in the WTM Plan upon which there have been three public consultations. Further consultations were undertaken as part of the feasibility work into the Horsefair proposal, including with local Ward Members, Wetherby Town Council, affected businesses and traders, Wetherby Business Association, the Town Centre Partnership, Emergency Services, community and voluntary organisations and owner/occupiers, all of whom supported the scheme.
- 3.9 Consultation on the detailed design highlighted the need to make safety improvements to the scheme so that those with visual and mobility impairments felt more comfortable and safe. Whilst the Emergency Services support the scheme in principle, they have concerns regarding the scheme's displacement of vehicles into other areas of Wetherby at a time when other contractors are causing congestion. The Project Team, including Highways, will continue to work with the Emergency Services to resolve these concerns.

PROGRAMME

- 3.10 The feasibility study and business plan stages of the programme of works have been completed. Detailed design has been completed and a road safety audit commissioned.
- 3.11 The value of the construction work is such that the work can be issued to one of Leeds City Council's Term Contractors. This will reduce the length of the tender process. A start on site is expected in February 2008 with a construction period of 12 weeks.

4.0 Implications for Council Policy and Governance

COMPLIANCE WITH COUNCIL POLICIES

- 4.1 The proposed scheme works to deliver a number of the Council's priorities. The Vision for Leeds II identifies a priority to 'Regenerate areas and restore pride in all places' and under the heading of Thriving Places there is a desire to 'develop well-designed public spaces that are suitable for the needs of the residents'. The Corporate Plan includes the intention to 'enhance Leeds' town and district centres'. The Regeneration Service Improvement Plan 2006/07 highlights access to central Wetherby as a priority in the Outer North East area. The scheme meets City Development department strategy and also fits with the policy service priority 'to

improve accessibility and provide a safer and enhanced environment, specifically through a programme of pedestrian and access measures’.

COMMUNITY SAFETY

- 4.2 There are no elements in this report that have implications under Section 17 of the Crime and Disorder Act 1998. The proposed works will reduce pedestrian / vehicle conflict in Horsefair.

5.0 Legal and Resource Implications

SCHEME DESIGN ESTIMATE

- 5.1 The estimate of the cost of the Horsefair scheme is £606,000. This includes:
- i) staff costs:
 - £90,000 feasibility/detailed design work in preparation for the business case;
 - £46,000 supervision costs;
 - ii) construction costs:
 - £470,000.

5.2 CAPITAL FUNDING AND CASH FLOW

Previous total Authority to Spend on this scheme	TOTAL £000's	TO MARCH 2007 £000's	FORECAST				
			2007/08 £000's	2008/09 £000's	2009/10 £000's	2010/11 £000's	2011 on £000's
LAND (1)	0.0						
CONSTRUCTION (3)	7020.5	509.7	1887.3	2411.5	1388.0	824.0	
FURN & EQPT (5)	0.0						
DESIGN FEES (6)	0.0						
OTHER COSTS (7)	0.0						
TOTALS	7020.5	509.7	1887.3	2411.5	1388.0	824.0	0.0

Authority to Spend required for this Approval	TOTAL £000's	TO MARCH 2007 £000's	FORECAST				
			2007/08 £000's	2008/09 £000's	2009/10 £000's	2010/11 £000's	2011 on £000's
LAND (1)	0.0						
CONSTRUCTION (3)	470.0			402.0	68.0		
FURN & EQPT (5)	0.0						
DESIGN FEES (6)	136.0		54.2	70.0	11.8		
OTHER COSTS (7)	0.0						
TOTALS	606.0	0.0	54.2	472.0	79.8	0.0	0.0

Total overall Funding (As per latest Capital Programme)	TOTAL £000's	TO MARCH 2007 £000's	FORECAST				
			2007/08 £000's	2008/09 £000's	2009/10 £000's	2010/11 £000's	2011 on £000's
LCC Funding	11750.0	509.7	2021.5	4384.5	2764.3	2070.0	
Supplementary Credit App	0.0						
Total Funding	11750.0	509.7	2021.5	4384.5	2764.3	2070.0	0.0
Balance / Shortfall =	4123.5	0.0	80.0	1501.0	1296.5	1246.0	0.0

Capital scheme no: 12154/WET/000
 scheme name: Wetherby Horsefair

REVENUE EFFECTS

Future Maintenance

5.3 Horsefair is an adopted highway, owned and maintained by Leeds City Council. The Council will continue to undertake maintenance responsibilities following introduction of the proposed new surface.

5.4 In areas where high quality materials, such as York stone, have been specified, the Council can designate the street as being of high amenity. This designation will be applied to Horsefair and encourages utility companies to avoid the area in order to protect the high quality materials.

RISK ASSESSMENTS

5.5 As part of the feasibility study, officers have drawn up a complete risk assessment for the scheme in line with the Council's risk management policy and process. The Risk Log is updated monthly and submitted to Programme Board monthly.

6.0 Conclusions

6.1 Funding from Town and District Centre Regeneration Funds will further enhance the recent pedestrian and economic improvements to the Market Square and will further establish this area as a vibrant market town. Finally, the proposals will build upon the character of the conservation area and preserve the historic environment, adding to the attractiveness of the town centre and the environment as a place to live, work and visit.

7.0. Recommendations

7.1 Executive Board Members are requested to:

- i) note the contents of this report and the detailed design of the scheme, as shown in Appendix 2, and

- ii) give authority to spend £606,000 Town and District Centres Regeneration Fund monies.

BACKGROUND PAPERS

- Wetherby Traffic Management Design and Cost Report reference 1942/2007 (January 2007).
- Wetherby Traffic Management Consultation Report (September 2006).
- Horsefair Business Case Town and District Regeneration 2006/2007 and associated Appendices.