

To: Planning and Property Policy Board
On: 14 March 2017

Report by: Director of Development and Housing Services

Heading: Centre Strategies – Braehead and Linwood

1. Summary

- 1.1 The Planning and Property Policy Board previously approved draft centre strategies for Braehead and Linwood as the basis for consultation with local communities and key stakeholders. A publicity and consultation exercise was undertaken in late 2015 and a summary of the representations received from the consultation was presented to the Board in 26 January 2016.
 - 1.2 The outcomes from the consultation exercise have been considered and finalised strategies for Braehead and Linwood have been prepared for Board approval.
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2. Recommendations

- 2.1 It is recommended that the Board:-
 - (i) approves the Centre Strategies for Braehead and Linwood.
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3. Background

- 3.1 The commitment by Renfrewshire Council to produce Centre Strategies reflects Scottish Planning Policy in promoting a 'Centre First' approach and forms part of a suite of innovative measures which the Council are implementing to support all of Renfrewshire's centres.
- 3.2 The strategies explain the role of each centre, their strengths and potential for future enhancement, identifying priorities for action and opportunities for change. They set out a vision for successful, sustainable centres which support economic growth and provide a commercial, social and cultural focus for local communities.

- 3.3 In preparing the strategies, a consultation exercise was undertaken to ensure that proposals and priorities within the documents reflect the need aspirations of local communities and key stakeholders. The representations received from the consultation exercise have now been taken into consideration. Finalised strategies for Braehead and Linwood have been prepared.
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4. **Next Steps**

- 4.1 The delivery of actions identified within the centre strategies will require to be progressed in partnership with the public and private sectors, local community representatives, key stakeholders, Community Planning Partners and funding bodies. The Council will work to identify opportunities and mechanisms to assist implementation of the actions.
- 4.2 Delivery of actions within the strategies is anticipated to be monitored on an annual basis and reported to Board as appropriate. The strategy documents will be updated on a two yearly cycle.
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Implications of the Report

1. **Financial** – None
 2. **HR & Organisational Development** – None
 3. **Community Planning – Jobs and the Economy** – The centre strategies promotes Renfrewshire as one of the best locations in Scotland to invest as well as encourage successful centres through regeneration that contributes positively to local communities and economic growth.
 4. **Legal** – None
 5. **Property/Assets** – None
 6. **Information Technology** - None
 7. **Equality & Human Rights**
The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report.
 8. **Health & Safety** – None
 9. **Procurement** – None
 10. **Risk** – None
 11. **Privacy Impact** - None
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Appendix 1

Centre Strategies for Braehead and Linwood.

List of Background Papers - None

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3 March 2017

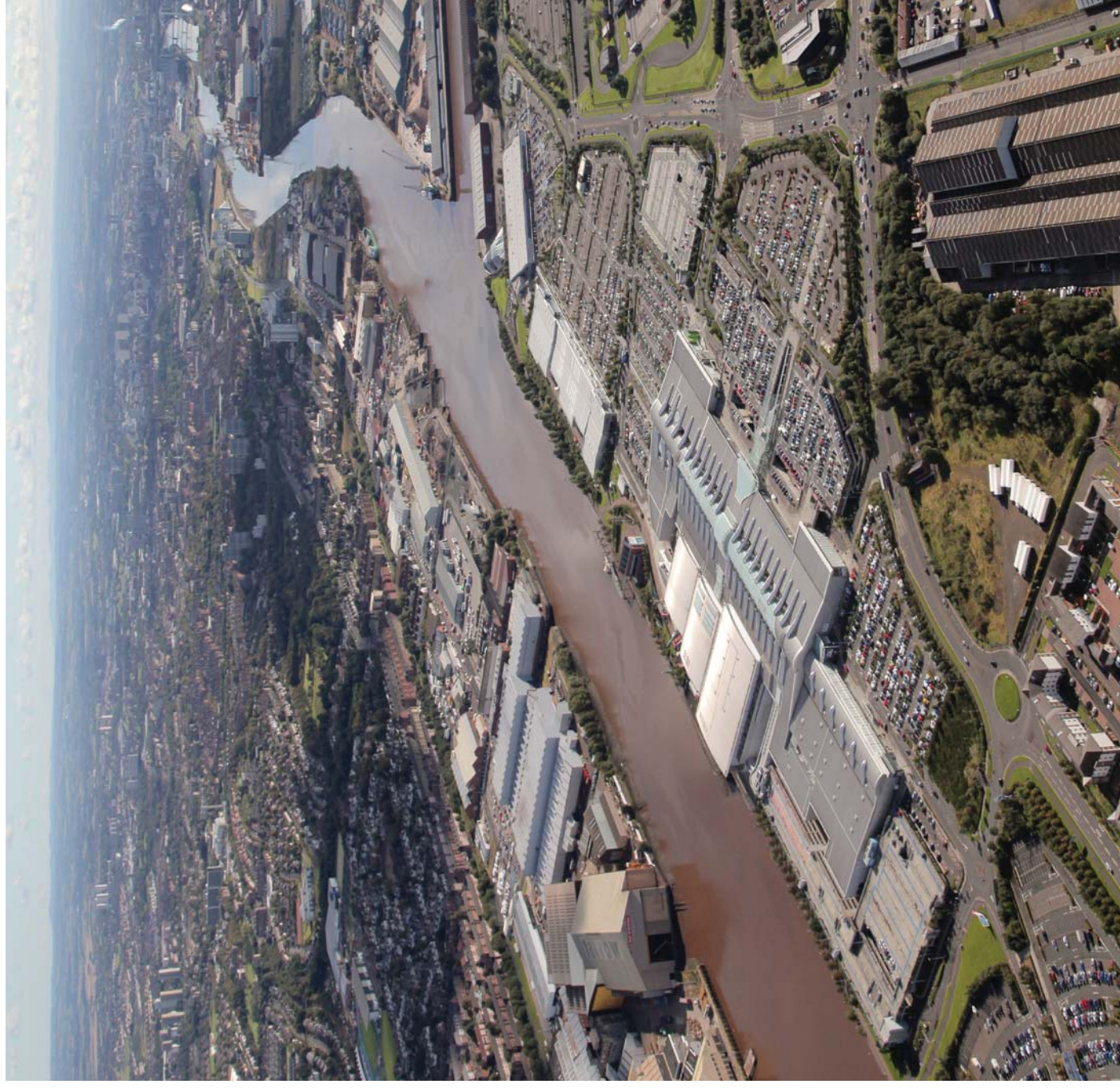


Renfrewshire centre strategy

Braehead

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1. Introduction

This strategy is a framework for the future development of Braehead centre. It considers the social, economic and environmental characteristics of the centre and sets out actions which will continue to enhance its role as a retail, leisure, employment and cultural hub.

The strategy has been prepared to reflect Scottish Planning Policy in supporting the health of centres and to assist in delivering the

spatial strategy and objectives set out in the Renfrewshire Local Development Plan.

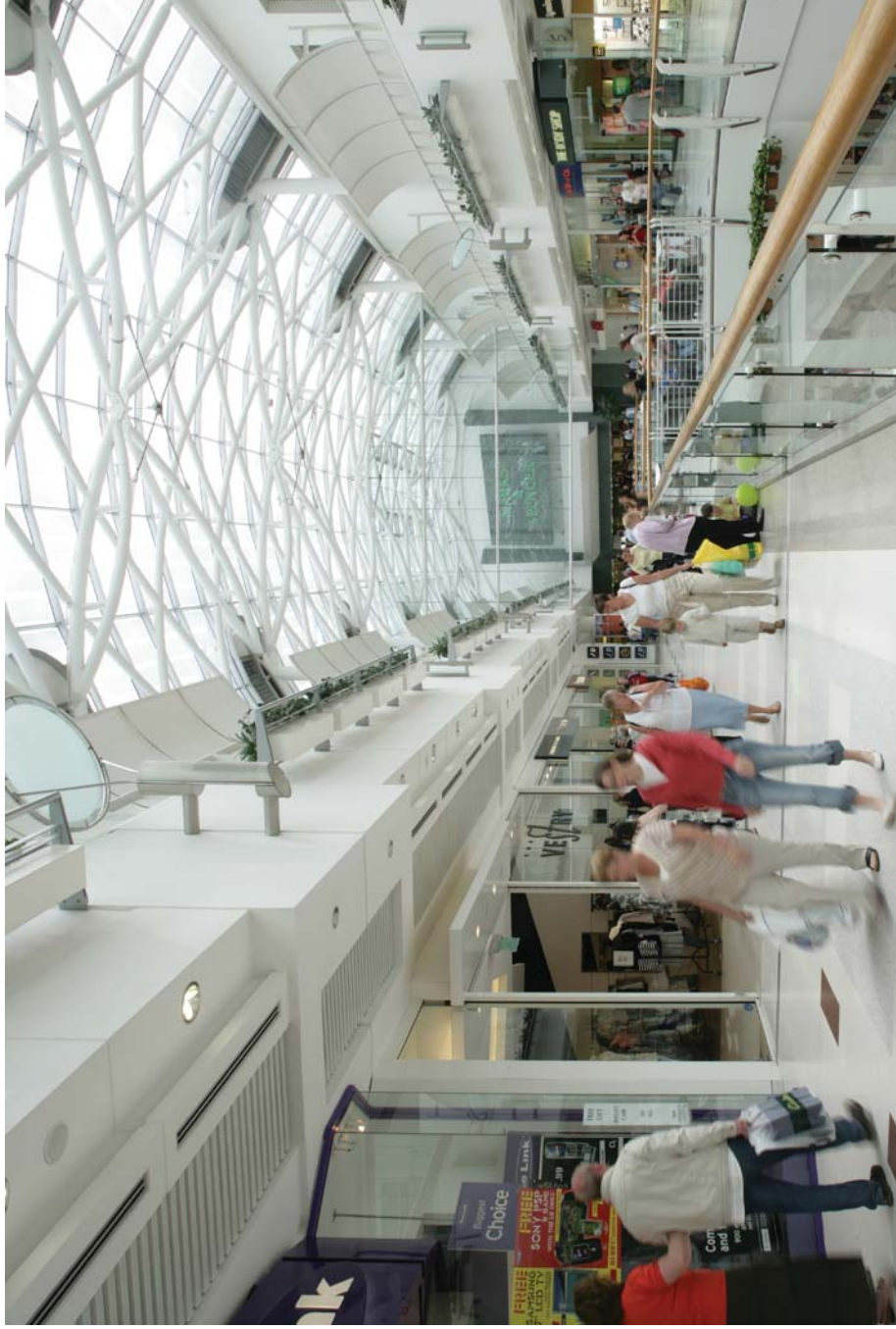
The key objective of the strategy is to enable the centre to continue to thrive and develop a distinct character which supports and complements Renfrew town centre as well as the network of centres across Renfrewshire.

The strategy identifies a number of actions to support the future development of Braehead.

These include:

- Improving pedestrian and cycle connections between the centre, Renfrew and surrounding area;
- Improving accessibility by public transport, incorporating Fastlink where possible;
- Introducing new and complementary uses which enhance the existing offer and further develop town centre character;
- Enhancing the environment and place making aspects of the centre through good design of buildings and civic spaces;
- Working with landowners and developers to bring forward opportunities to continue Renfrew Riverside regeneration;
- Delivering new travel and transport infrastructure to support complement the centre and wider Renfrew Riverside regeneration.

Actions in the strategy have been developed in consultation with landowners, community groups, businesses and Community Planning Partners. Their continuing support will be crucial for successful delivery. Actions will be taken forward in close partnership with these groups and all of those who have an interest in the future of Braehead centre.



2. Braehead Today

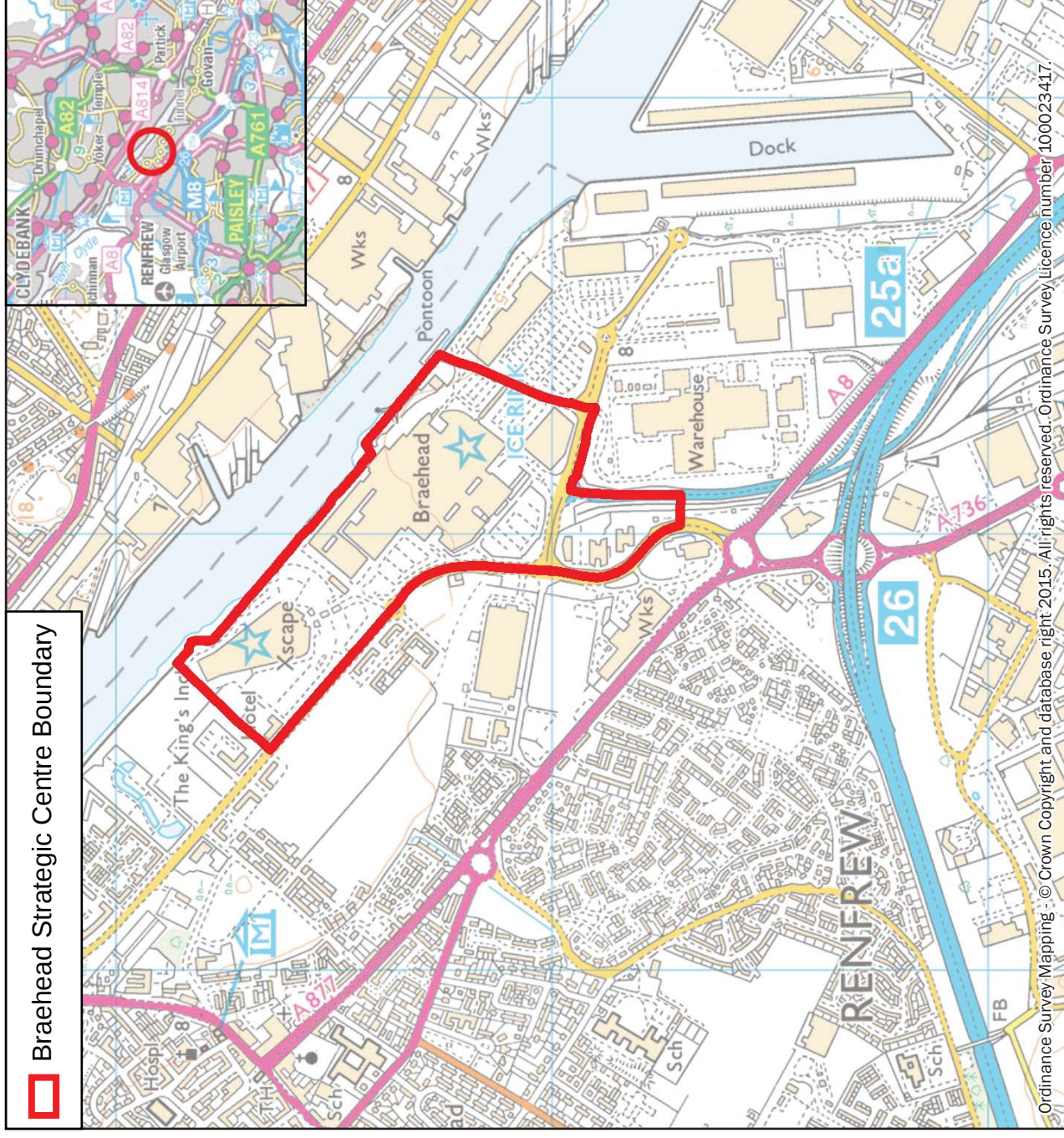
Braehead lies 5 miles north east of Paisley and is Renfrewshire's prime retail and leisure location attracting around 17 million visits per year. The centre lies between the River Clyde and the town of Renfrew.

The centre has strong transport links to Glasgow and the wider central belt through road and river. The M8 motorway lies less than a mile to the east. A bus station within the centre provides for extensive bus services and connections to surrounding settlements and Glasgow. A ferry service provides a connection across the River Clyde to Glasgow. The centre also benefits from the close proximity of Glasgow Airport to the west.

Role

The variety of the retail offer and unique leisure, sports and recreation uses, as well as strong transport connections establish Braehead as a Strategic Centre in Clydeplan Strategic Development Plan as well as the Renfrewshire Local Development Plan (2014).

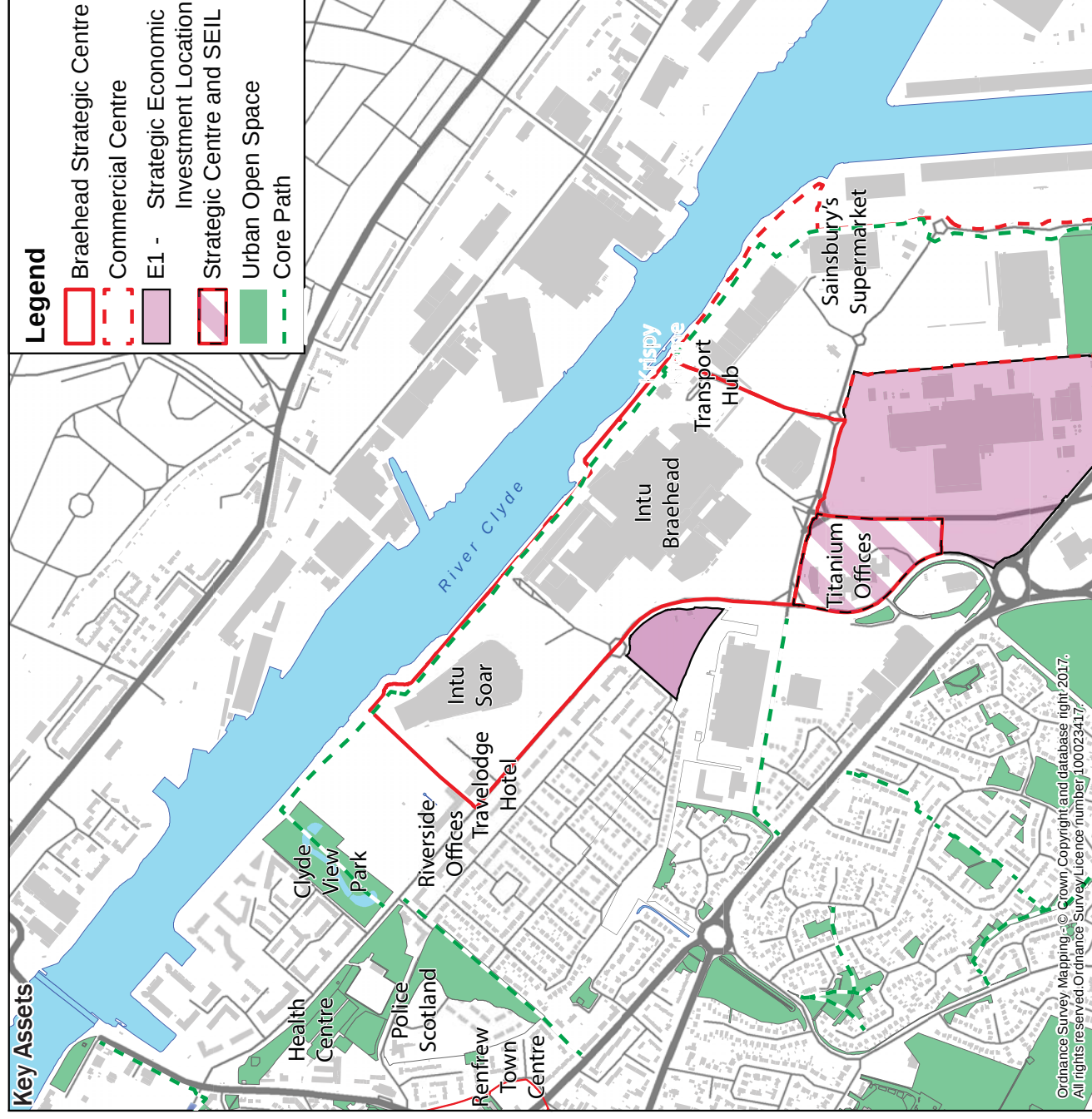
The centre is recognised as having a strategic role in providing retail, cultural and leisure activities for Renfrewshire and is central to the wider Clyde Waterfront Regeneration Initiative.



Strategic Centre

The centre is focussed around the retail, leisure, sports and recreation uses to the east of Kings Inch Road, including Braehead Shopping Centre and Soar.

A mix of commercial, residential and leisure uses within the Clyde Waterfront Renfrew Riverside area lie immediately to the west and south, supporting the diverse offer of the centre.



3. Health Check

Scottish Planning Policy (SPP) identifies the need to monitor the performance of centres to support their future growth.

Health Checks are used to collect a range of indicators which create a 'picture' of a centre and help to show how it is performing.

Built Environment

The form of the centre reflects Braehead's origins and is focussed on modern commercial retail and offices buildings, the majority of which are two storey. Newer buildings such as Soar are distinctive and an asset to the centre, contributing to the character and sense of place. The setting of the centre immediately adjacent to the River Clyde is also a key asset.



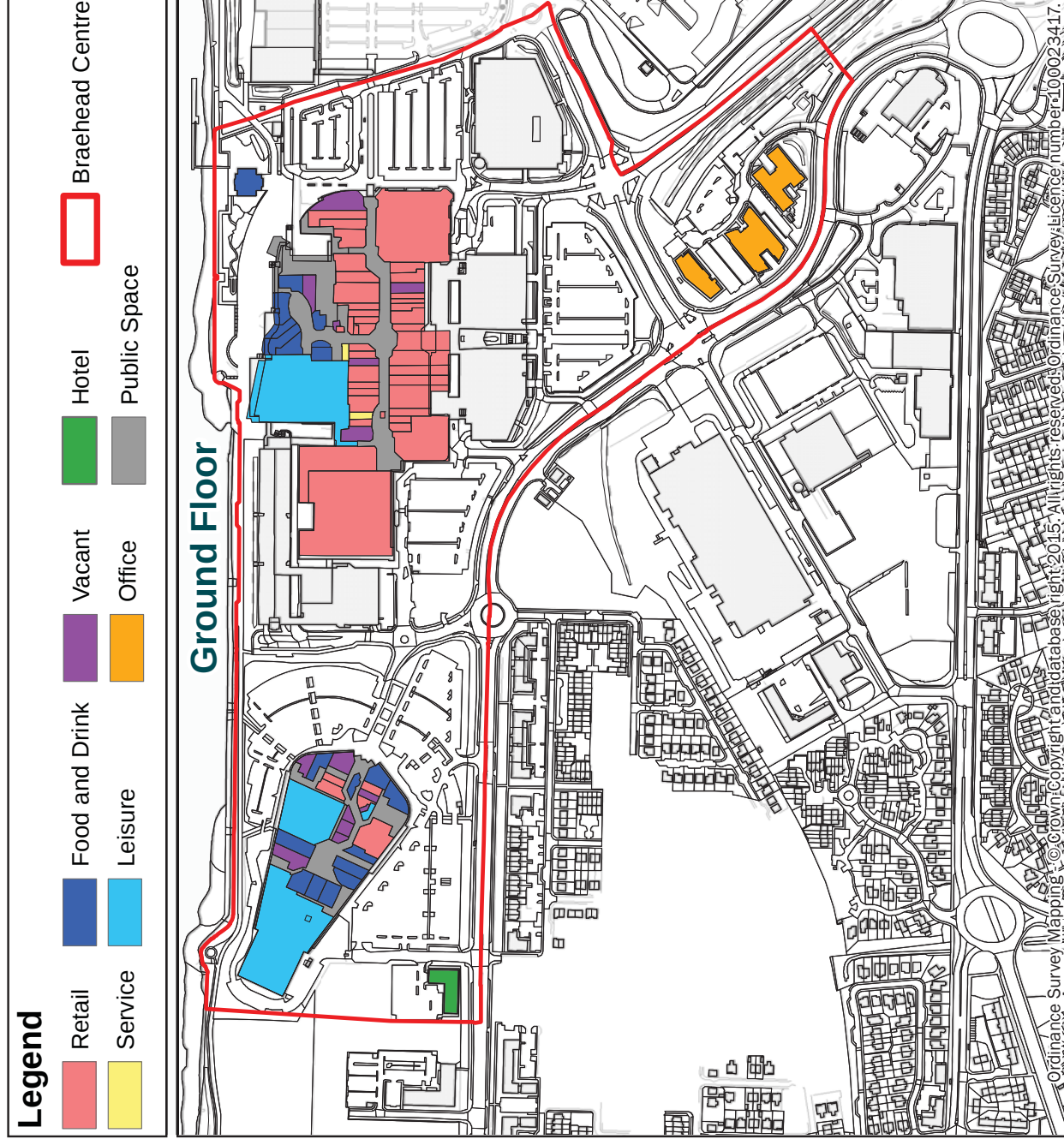
Land Use

Braehead has a diverse retail mix and a unique sports and recreation offer which reflects the important role of the centre as Renfrewshire's principal retail and leisure destination. The centre comprises approximately 114,000 square metres of floorspace providing a range of uses including major retailers such as Apple and Next, a 4000 seat arena, indoor ski slope, hotel and office accommodation.

A variety of regular events, festivals and conferences are held within the centre, drawing visitors from across the Glasgow and Clyde Valley Region and beyond. The centre also performs an important local role, with a range of community groups using the leisure and sports facilities available.

Vacancy levels within the core retail and leisure areas of the centre is 18 units, 11%.

Land Use - Ground Floor

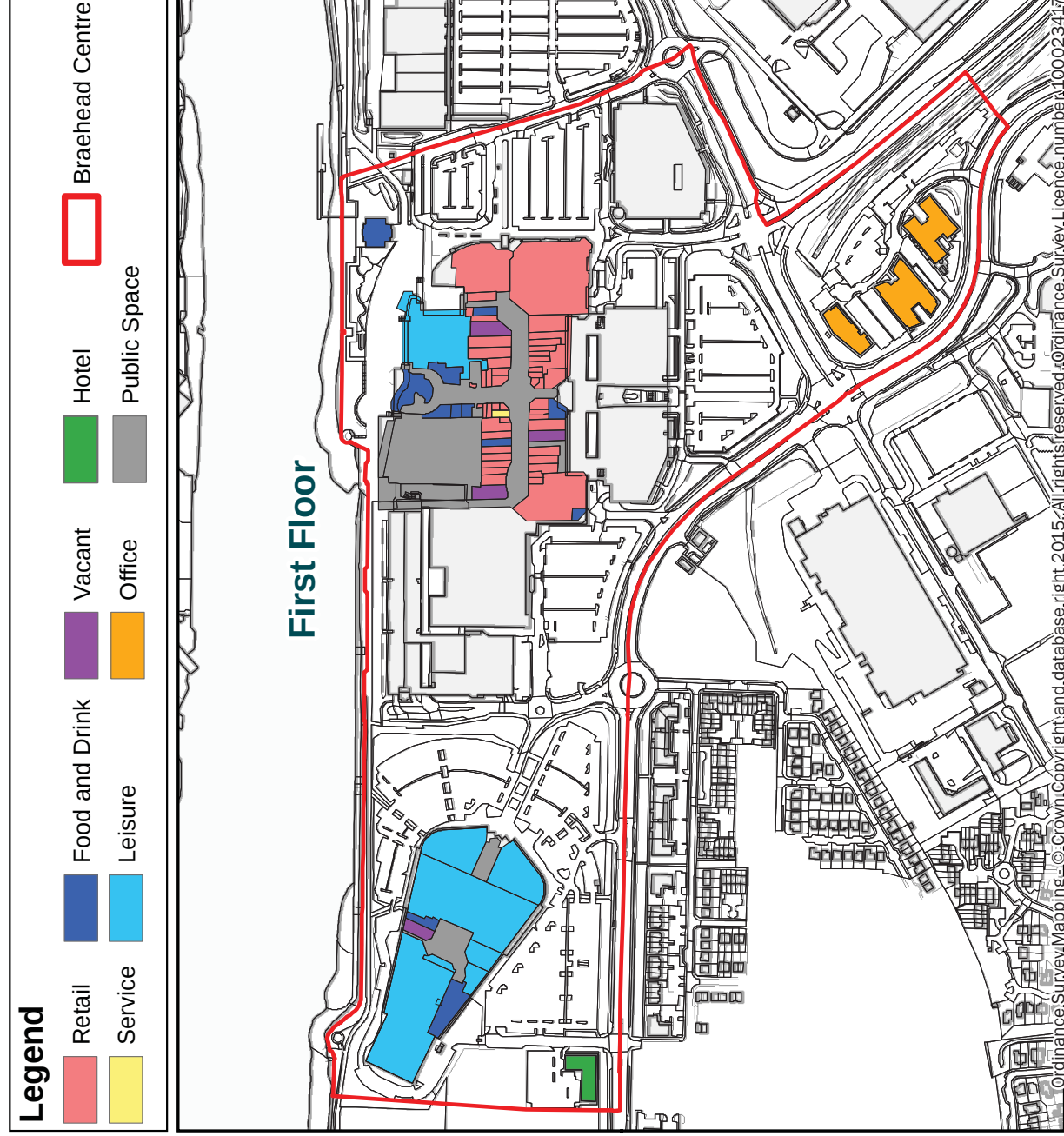


Development Activity

Thirty eight planning applications were approved over the period 2012-2016. The most significant of these relates to a masterplan for major investment to the centre and surrounding area including new retail, office and leisure uses, events arena, civic spaces and public transport improvements. The remainder of the planning applications focussed on works such as change of use or signage.

Development activity within the Renfrew Riverside area immediately adjacent to the centre has also continued over this period, including significant progress on the delivery of the new residential and community uses which support and complement the role of the centre.

Land Use - First Floor



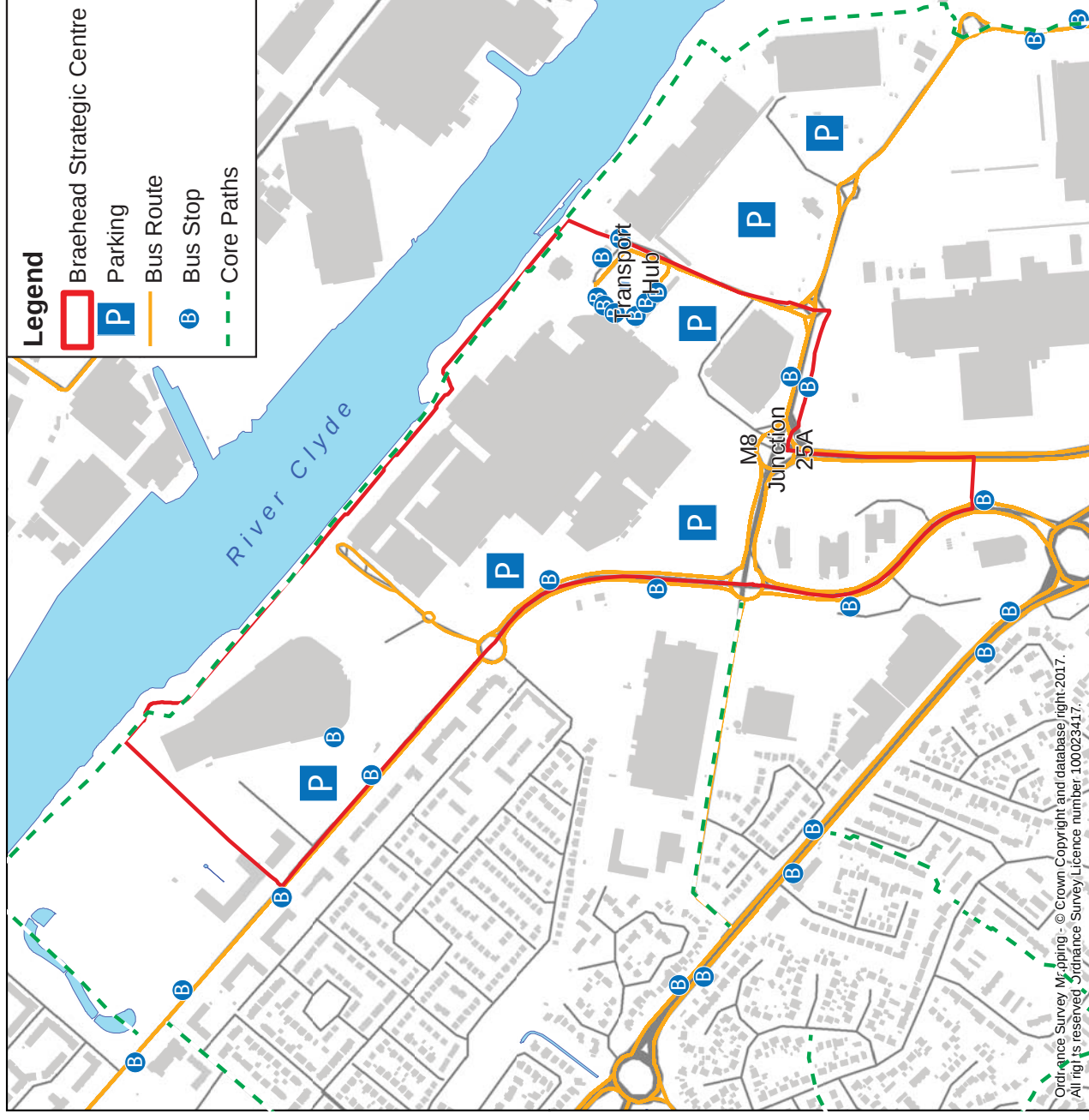
Pedestrian Environment

There are good pedestrian links between the centre and surrounding residential and business areas, particularly from Renfrew Riverside to the west via Kings Inch Road, Station Road and Andrew Avenue. The riverside walkway also provides a key pedestrian link. There are opportunities to further strengthen links at key approaches to the centre, as well as between existing uses.

Parking

Parking provision within the centre lies within dedicated surface and multi-storey car parks immediately adjacent to the key retail mall and commercial buildings. These offer a total of 7,880 spaces.

Accessibility

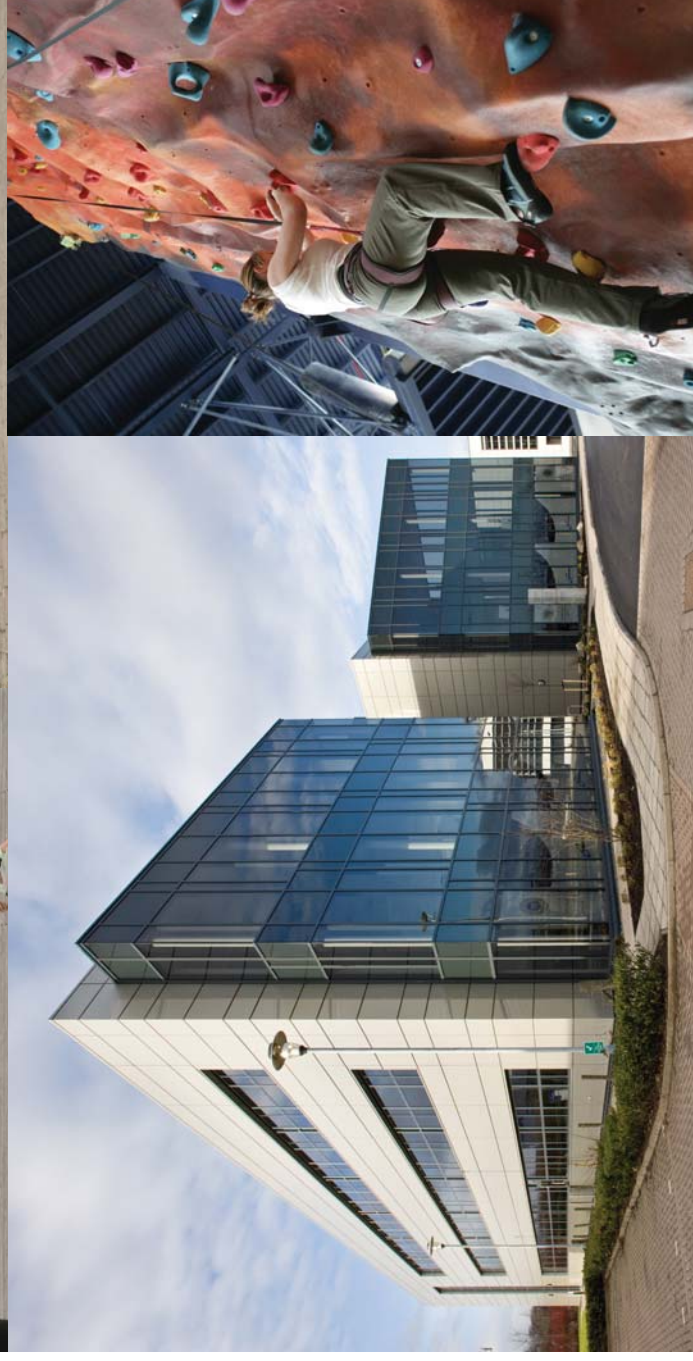


4. Key Opportunities

Action and Investment

Intu Properties Plc, the largest landowner in Braehead, has in recent years continued to enhance the offer and visitor experience within the centre. A number of new retailers have opened, the food quarter and other areas of the centre continue to be remodelled to ensure they are fit for purpose and accommodate a range of commercial ventures. Other improvements including high speed free WiFi have been introduced.

The opportunity exists to build on this investment and to work with Intu Properties Plc along with other stakeholders to bring forward a detailed masterplan for Braehead. This will enhance the existing offer and further develop its town centre character and uses, public realm and accessibility. In turn, this will improve the overall visitor experience and aim to attract further investment in the Renfrew Riverside area.



Opportunities

The multi million pound Glasgow and Clyde Valley City Deal programme will deliver a new bridge crossing between Renfrew and Yoker and a new road to the north of Renfrew.

The proposed additional crossing is in close proximity to the centre and likely to enhance connectivity which will provide opportunities to expand the offer and range of uses at the centre.

The infrastructure investment programme will also deliver enhanced walking, cycling and public transport improvements as well as integrating the existing road infrastructure in and around the area.

The investment will further stimulate the continuation of the Renfrew Riverside regeneration by unlocking the potential of stalled sites in the Meadows side area as well as improving access to the services and facilities available at Braehead.

Actions within the strategy provide for future change that make the most of these opportunities in ways that deliver positive physical, social and economic outcomes.



5. Consultation

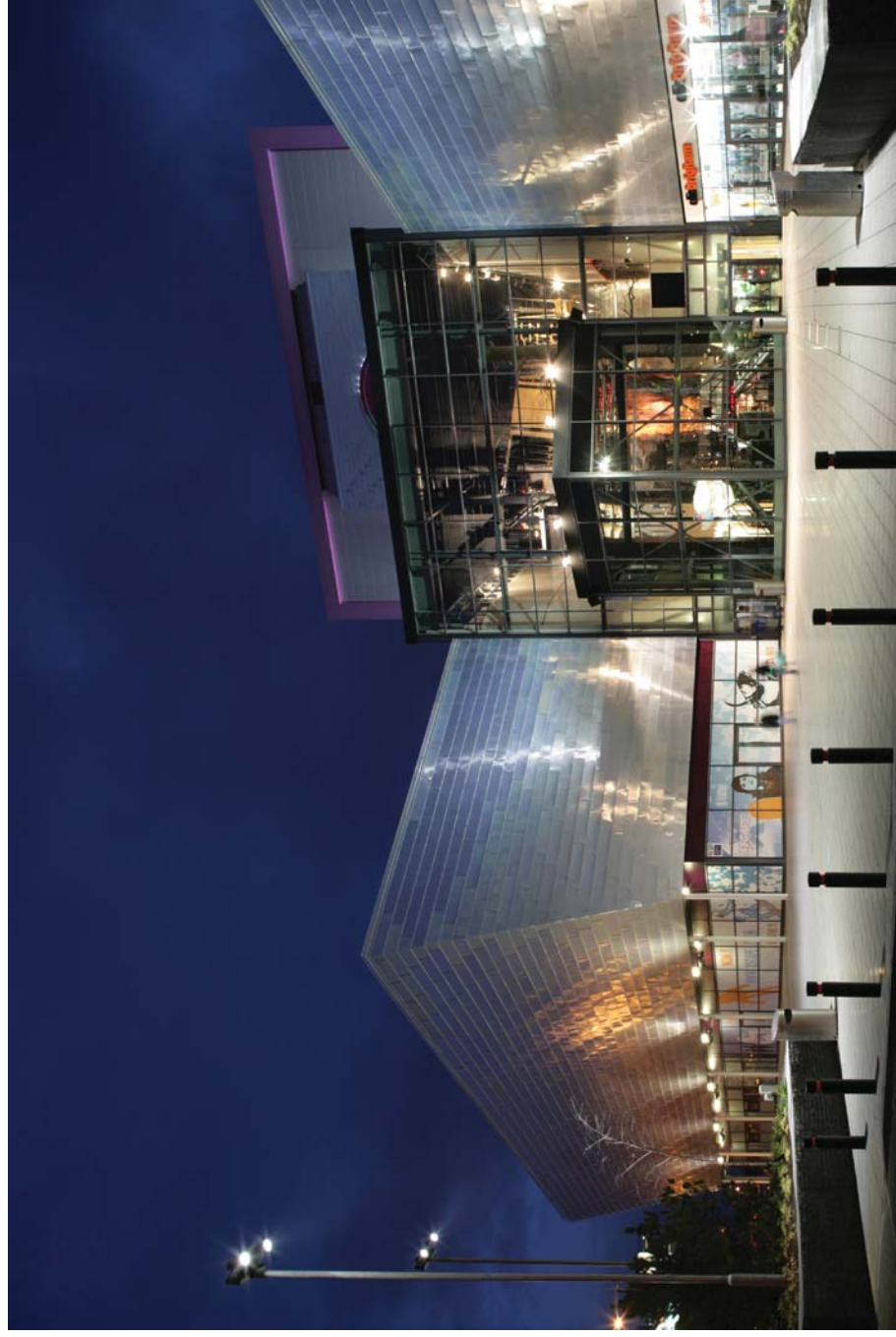
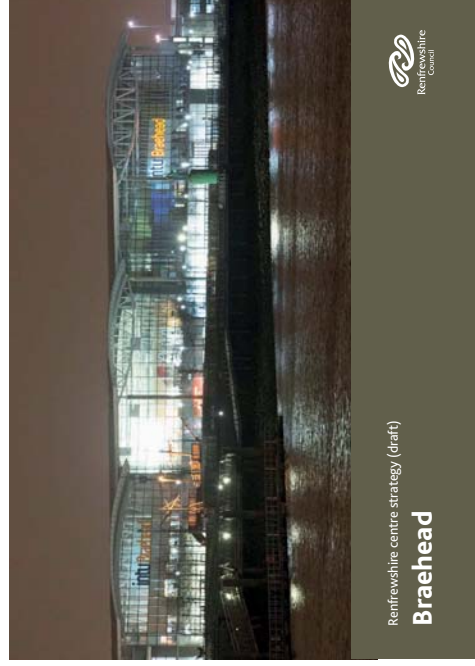
Actions within the strategy have been informed by consultation with businesses, community groups and stakeholders.

A draft Centre Strategy was prepared by the Council as a basis for consultation over three months in late 2015. This included:

- Meetings with landowners and stakeholders including Intu Properties Plc;
- One to one contact with local retailers, businesses and residents;
- Online consultation using the Council's website and social media pages to gather views; and
- Publicity including the main page of the Council's website, social media and local press.

The responses to the consultation outlined issues and opportunities as priorities for action. In summary, these were:

- Improvements to key pedestrian routes to and from the centre;
- Improving accessibility by public transport, incorporating Fastlink;
- Diversifying range of uses and further developing Town Centre character;
- Enhancing existing built form, including new and improved civic spaces.

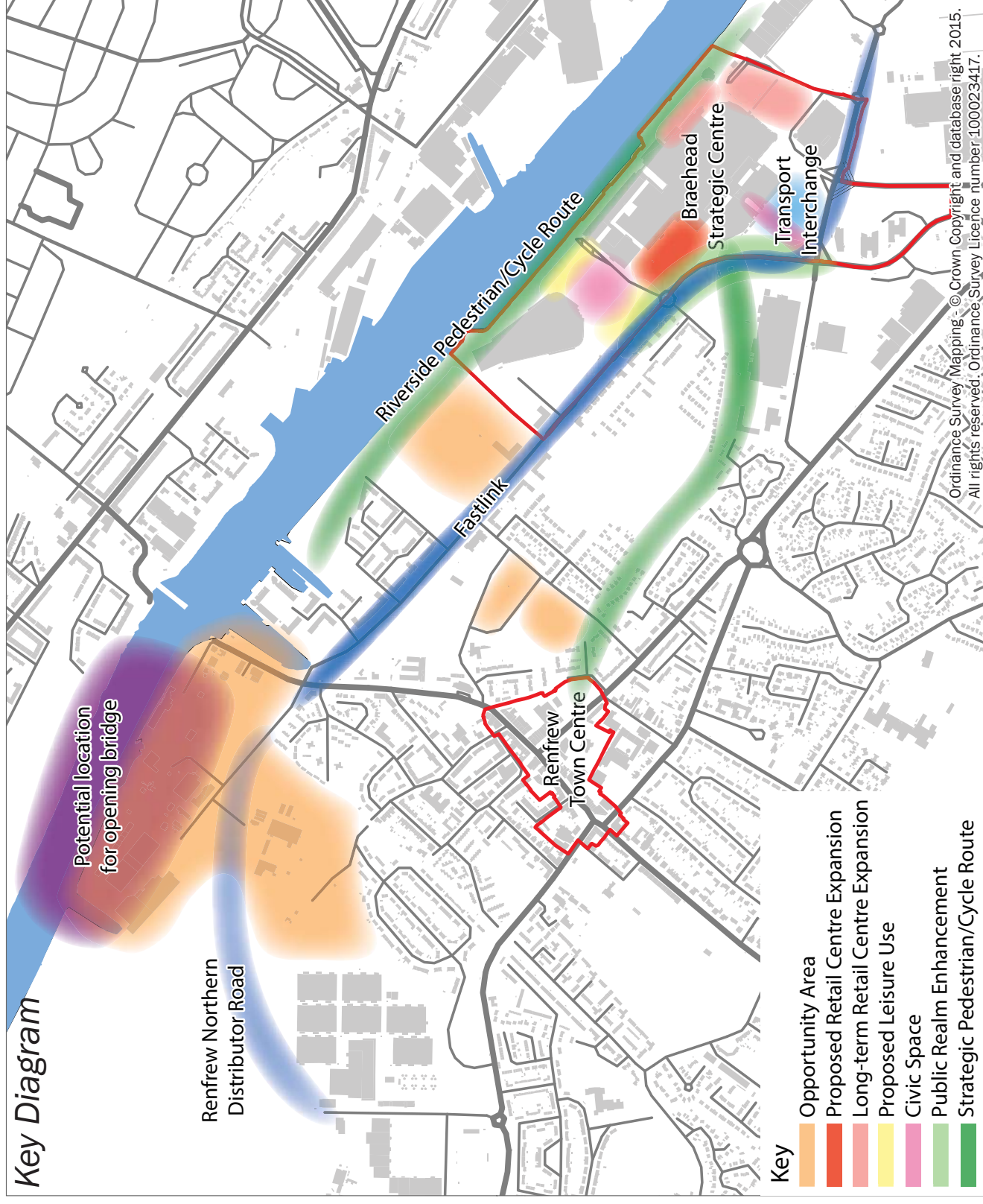


6. Key Actions

Through consultation proposals have emerged which will support delivery of a detailed masterplan for Braehead and future growth of the centre, further developing town centre character.

The key actions are identified in the Key Diagram and are as follows:

- Theme 1:
Masterplan
- Theme 2:
City Deal

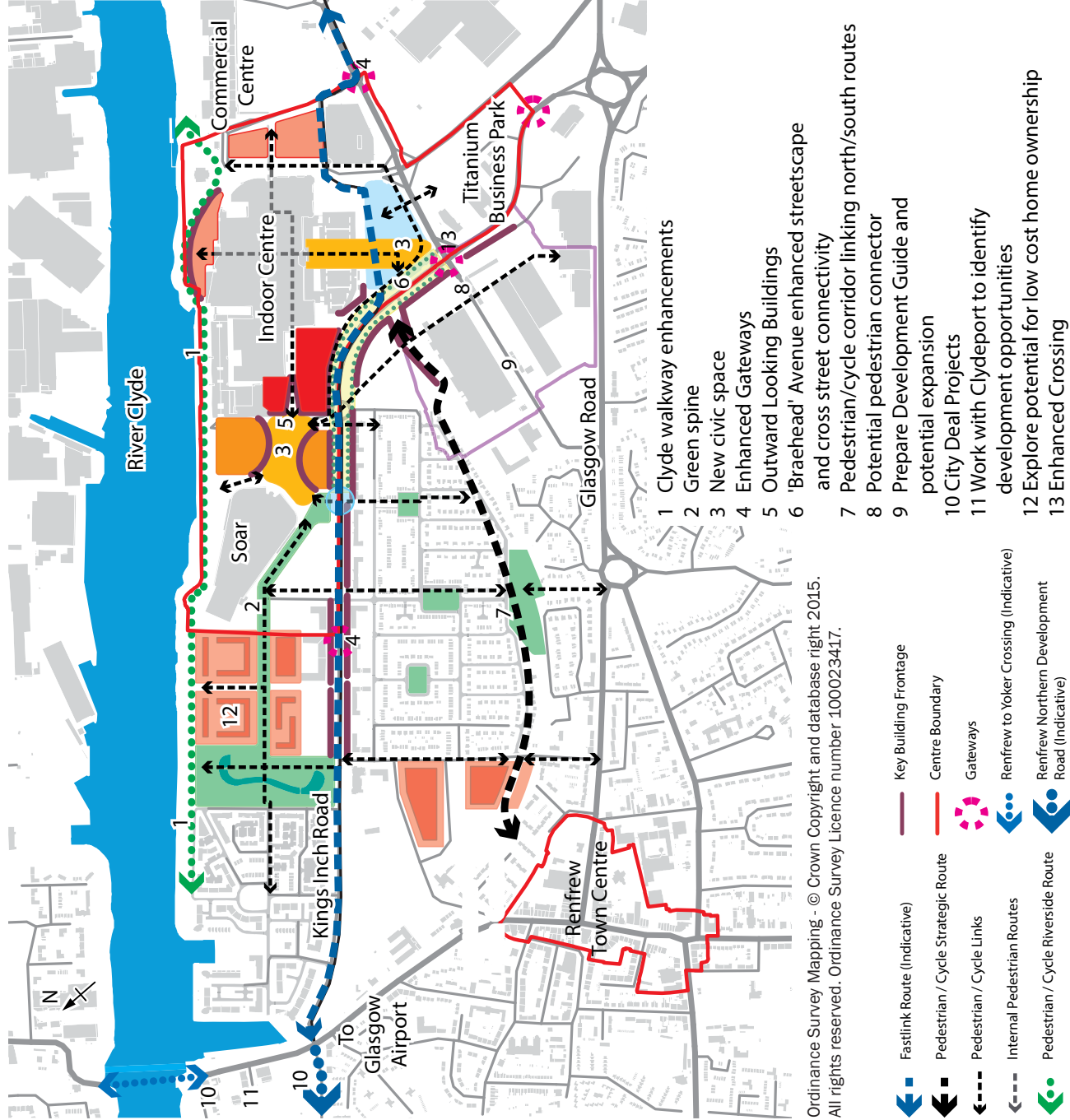


Theme 1: Masterplan

Assist in the implementation of the masterplan for Braehead centre which delivers:

Key Actions

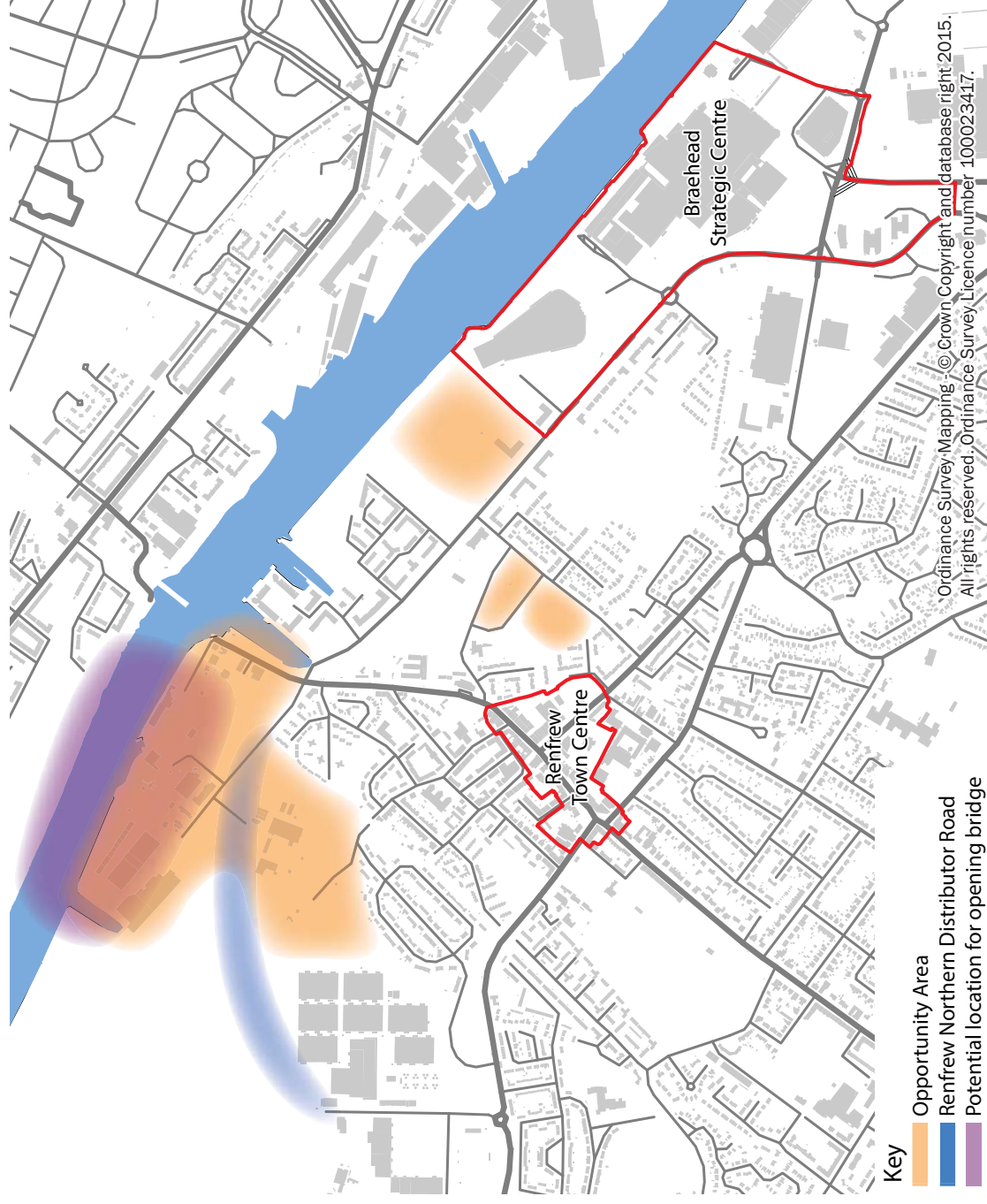
- Enhanced key entrance ‘gateways’ to the centre;
- Improved connectivity through enhanced walking and cycling routes between the centre and Renfrew;
- Public transport improvements including a new hub, incorporating Fastlink where possible;
- A range of new uses to enhance the existing offer, further developing the town centre character and use;
- Outward looking buildings to enhance the place making aspects of the centre and new civic space to enhance and support existing public realm.



Theme 2: City Deal

Key Actions

- Develop and deliver a new river crossing between Renfrew and Glasgow/West Dunbartonshire along with complementary improvements to the existing road infrastructure around Braehead and Renfrew centres;
- Develop and deliver a new road to the north of Renfrew, to improve access to the facilities and job opportunities at Braehead; and
- Work with developers to identify opportunities for the next phase of Renfrew Riverside regeneration.



7. Making it Happen

Implementation

This Centre Strategy for Braehead is one of a suite of action plans developed for each of Renfrewshire's centres. Delivery of proposals identified in the strategy will not only strengthen Braehead but help to achieve the vision for the network of centres. This will in turn improve the economic and environmental base of Renfrewshire as a whole.

Partnership working will be vital to prioritise and monitor actions. Funding the actions set out in this strategy is also key.

Intu Properties as the major landowner are committed to investing £200 million to deliver a masterplan for the centre.

Part of the funding stream is City Deal. Renfrewshire will gain significantly from City Deal through new jobs, regeneration of major sites and improvements to public transport. This investment will improve access to the facilities and job opportunities at Braehead, support future economic growth at Renfrew Riverside and the overall Clyde Waterfront.

The Council will also seek to secure funding from developers in and around Braehead in line with the New Development Supplementary Guidance to extend Fastlink to Renfrew Riverside.

Staying on Track

This strategy is non-statutory supplementary planning guidance to help deliver proposals set out in the Renfrewshire Local Development Plan.

Renfrew and Gallowhill Local Area Committee. If progress is slow, a review will consider new approaches to achieving results.

The delivery of actions within the strategy will be monitored annually and progress reported to the

The strategy will be updated every two years.



Key Action Summary

Location/Project		Timescale
Theme 1: Masterplan		
Gateways	Enhance key gateway entrances to the centre	2-5 years
Connectivity	Improve key pedestrian and cycle connections between the centre and Renfrew	2-5 years
Public Transport	Improve public transport provision and facilities, including new hub and linkages to Fastlink	2-5 years
Diversify Uses	Deliver a range of new uses to enhance the existing offer, further developing the town centre character and use;	2-5 years
Place Making	Deliver outward looking development and improvements to civic spaces	2-5 years
Theme 2: City Deal		
River Crossing	Develop and deliver Renfrew river crossing along with improvements to existing road infrastructure	2-5 years
North Development Road	Develop and deliver new road to north of Renfrew	2-5 years
Opportunity Sites	Work with developers to identify opportunities for next phase of Renfrew Riverside regeneration	2-5 years

If you would like information in another language or format please ask us.

如欲索取以另一語文印製或另一格式製作的資料，請與我們聯絡。

اگر آپ کو معلومات کسی دیگر زبان یا دیگر شکل میں درکار ہوں تو براۓ مہربانی ہم سے پوچھیے۔

ਜੇ ਫਿਰ ਜਾਣਕਾਰੀ ਤੁਹਾਨੂੰ ਕਿਸੇ ਹੋਰ ਭਾਸ਼ਾ ਵਿਚ ਜਾਂ ਕਿਸੇ ਹੋਰ ਰੂਪ ਵਿਚ ਚਾਹੀਦੀ, ਤਾਂ ਫਿਰ ਸਾਥੋਂ ਮੰਗ ਲਵੋ।

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Renfrewshire centre strategy

Linwood

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1. Introduction

This strategy provides a framework for the future growth of Linwood town centre. It considers the social, economic and environmental characteristics of the centre and sets out a range of actions which will enhance its role as a retail, employment, social and cultural hub.

The strategy has been prepared to reflect Scottish Planning Policy, in supporting the

health of Renfrewshire's centres and delivering proposals set out in the Renfrewshire Local Development Plan.

The key objective of the strategy is to ensure that the town centre is fit for purpose and can adapt to changing needs and demands.

The strategy identifies a number of actions these include:

- Continue to support public, private and community partners to deliver a range of uses, activities and events at sites within and adjacent to the town centre;
- Improve and strengthen important pedestrian routes;
- Considering opportunities to improve links to Linwood Lades green space and Kintyre Park;
- Promote a review of the town centre boundary with an extension eastwards to include part of Bridge Street;
- Support new uses within the Middleton Road Transition Area;
- Ensuring the town centre is more accessible by walking, cycling and public transport; and
- Continue to deliver an attractive, clean and secure town centre.

Actions within the strategy have been developed in consultation with local residents, community groups, businesses and Community Planning Partners. Their continuing support will be crucial for successful delivery. Actions will be taken forward in close partnership with these groups along with all of those who have an interest in Linwood.



2. Linwood Today

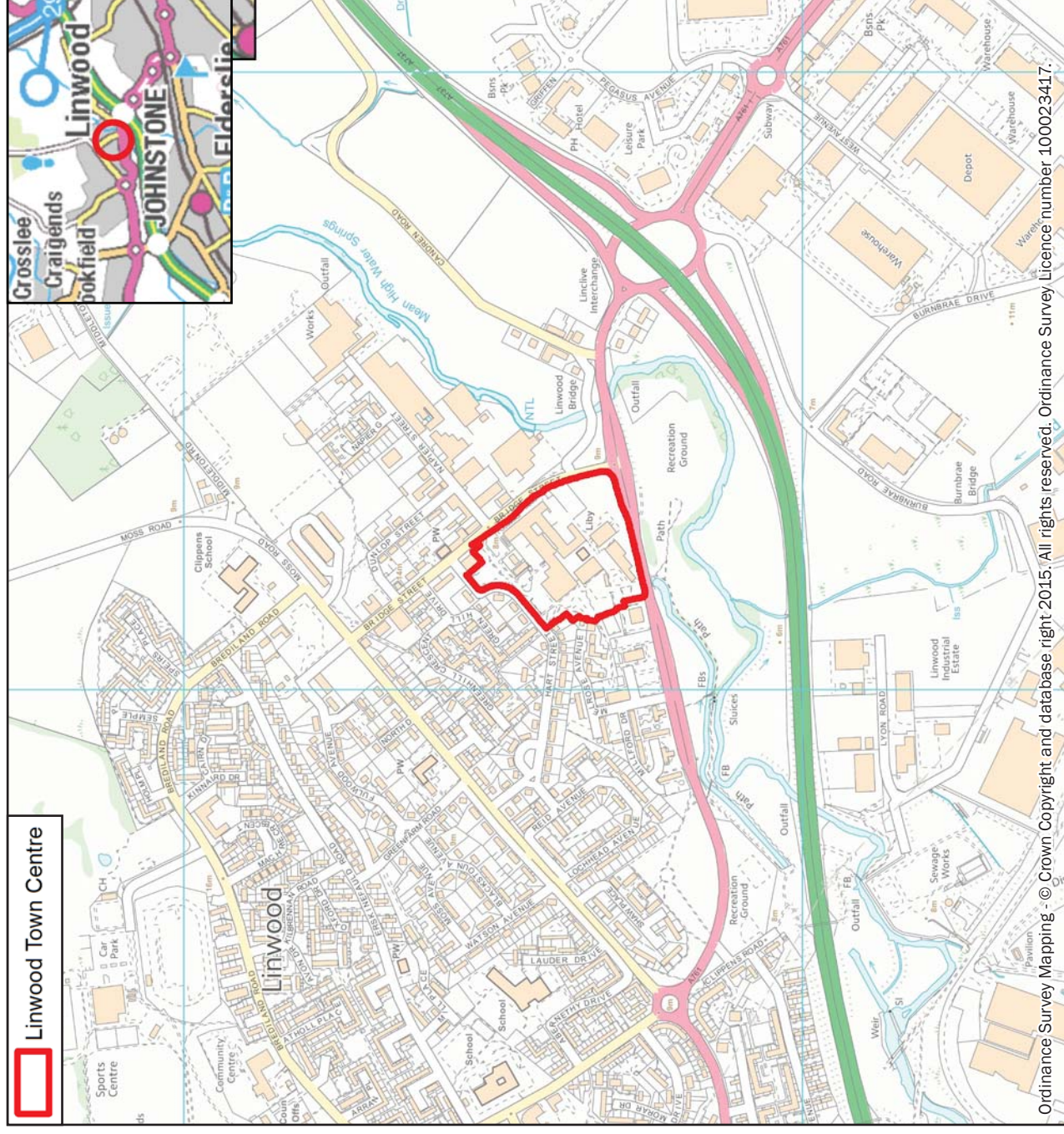
Linwood is located 3 miles west of Paisley and has a population of approximately 9000.

The town has strong transport links to Glasgow and the wider central belt both through road and rail. The A737 lies immediately to the east and provides links to the M8 motorway while extensive bus services provide connections to surrounding settlements and Glasgow. The town is also supported by strong walking and cycling links, with National Cycle Routes 7 and 75 to the southwest of the centre.

The town centre lies to the southern edge of Linwood. The centre has benefited from successful redevelopment and regeneration in recent years. New retail, commercial and community facilities have made significant improvements to the character vitality of the town centre and surrounding area.

Role

The centre plays an important role in providing key services for the local community and improves the range and choice of retail, commercial and community uses within West Renfrewshire.



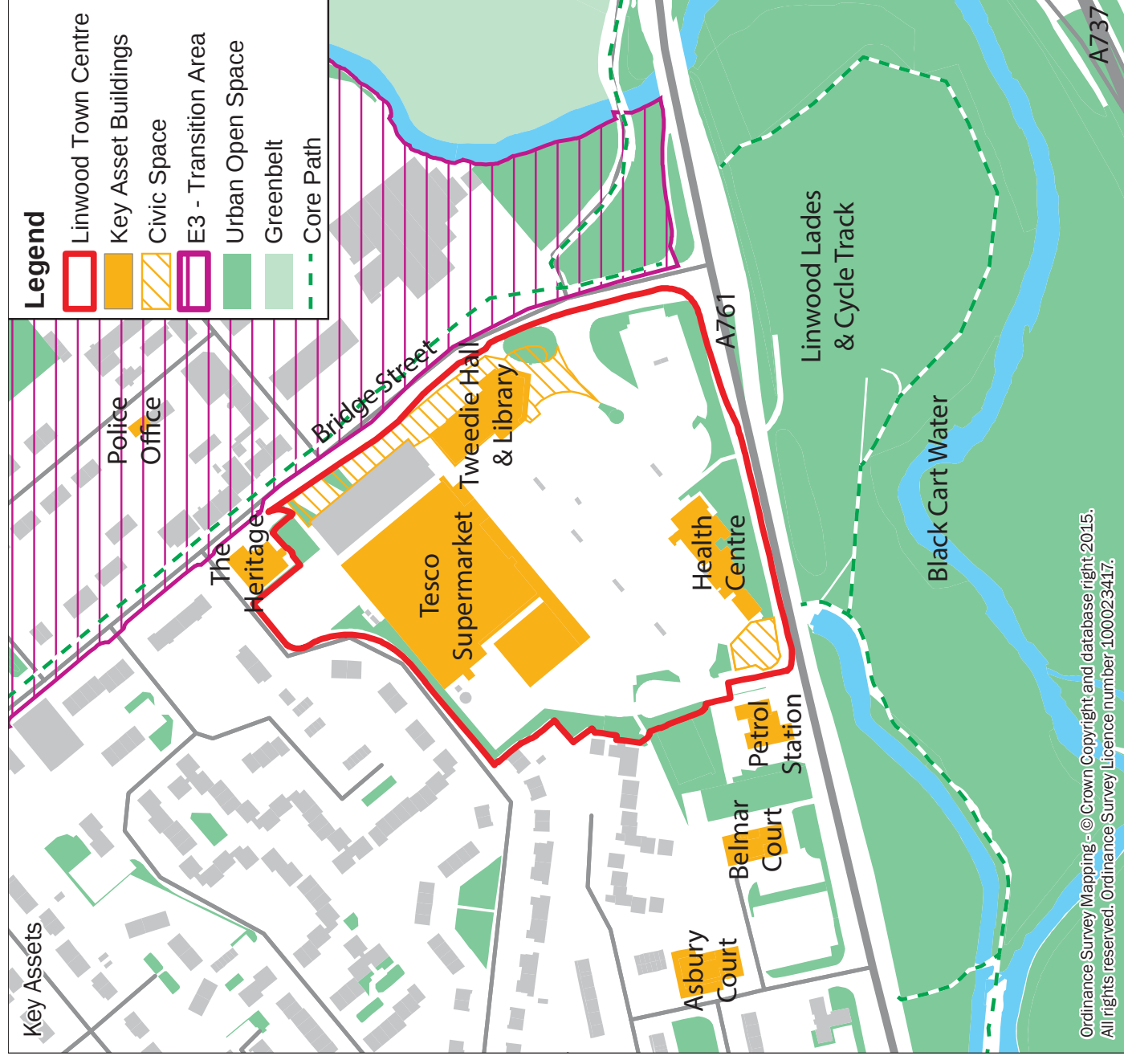
Town Centre

The town centre is based around a purpose built shopping centre at Bridge Street. Retail provision is focussed on a foodstore with some non-food retail including a pharmacy and opticians. A public house and small additional retail lie immediately to the north and east.

The centre performs a key cultural role through the Tweedie Hall and library which also includes office and conference facilities. Linwood Health Centre and Linstone Housing Association offices are also key assets in the town.

Linwood Lades lies to the south between the town centre and the Black Cart Water. This riverside area has a cycle track and walkway linking to wider green network resources including the Kintyre Park Play Area.

The area to the east of Bridge Street is identified as the Middleton Road Transition Area in the Renfrewshire Local Development Plan (2014) with potential for a range of uses to complement the town centre.



3. Health Check

Scottish Planning Policy (SPP) identifies the need to monitor the performance of town centres. Health Checks are used to collect a range of indicators which create a 'picture' of a town centre and help to show how it is performing. Findings should be used to develop a strategy to deliver improvements to the town centre.

The indicators below have informed the preparation of the Linwood Town Centre Strategy and will be used to monitor progress in the town centre.

Population

Data from the 2011 census indicates that the town has a population of just over 8,500 with some 4,000 households.

The demographics of the town largely reflect those of Scotland as a whole. The key differences from national averages are that Linwood has:

- Less residents aged 16-64 (Linwood 61.5% 16-64 year olds, 65.7% in Scotland)
- More residents without access to a car (Linwood 42.5%, Scotland 30.5%)
- More residents travelling to work by bus (Linwood 18.8%, Scotland 10%)



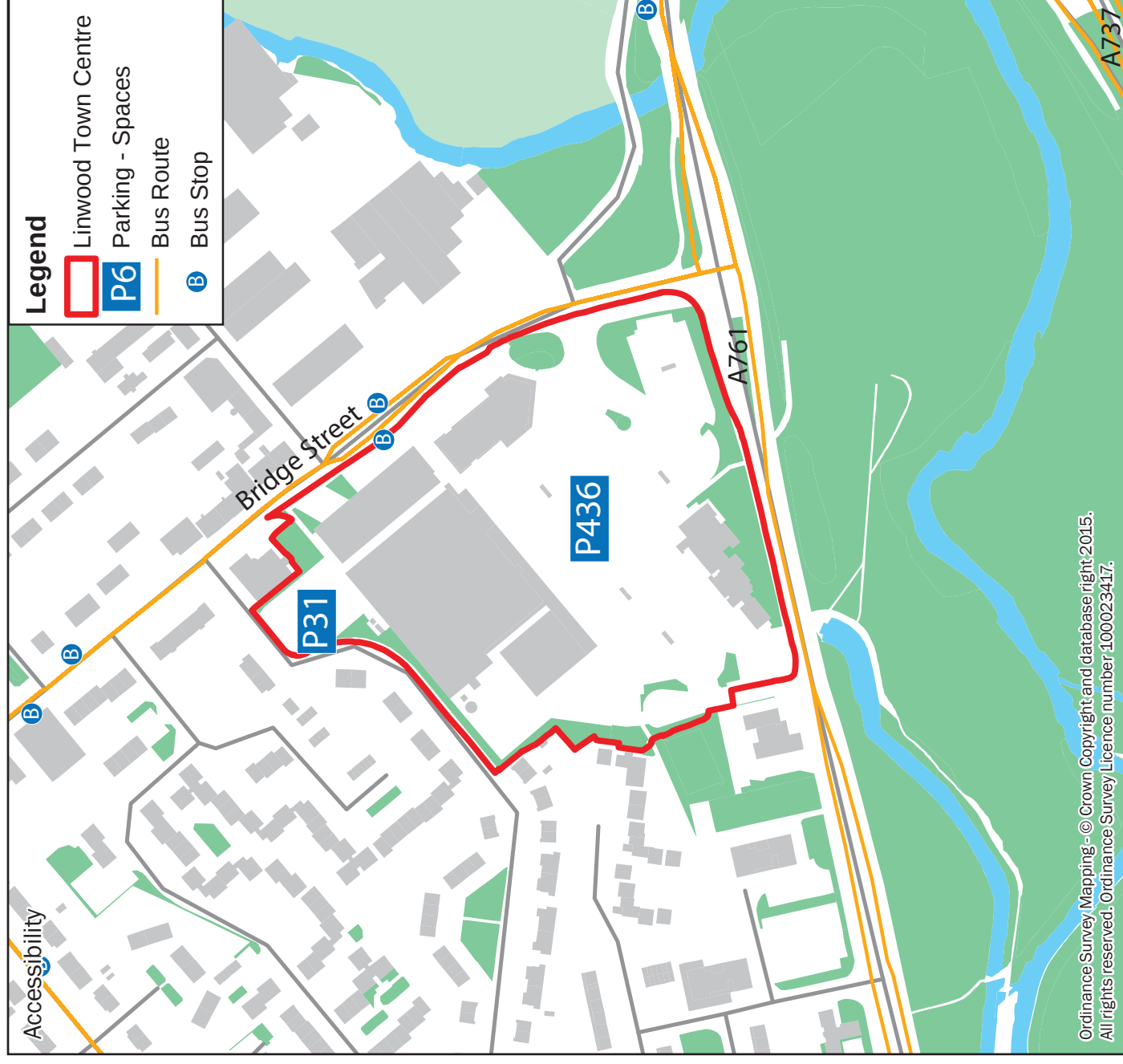
Built Environment

The form of the town centre has been determined by the recent redevelopment and is focussed on a purpose built commercial centre providing retail, commercial and community uses. The centre is characterised by modern, mostly single storey buildings with the glass fronted Tweedie Hall, Linwood Library and Linstone Housing Association office building rising to 3 storeys, creating a focal point.

Pedestrian Environment

The pedestrian environment within Linwood Town Centre is good. The main pedestrian routes into the town centre are wide to aid safe and easy pedestrian journeys. The routes are clearly defined using paving materials. There are opportunities to further strengthen links at key approaches to the centre, as well as between existing uses.

The provision of civic and open space was a key component in the regeneration of the town centre. On Bridge Street, in front of the shop units, the use of several landscape elements such as boxed trees, high quality paving and raised lawn beds provide an attractive frontage onto Bridge Street. The raised lawn beds also offer informal seating. An area of civic open space in front of the Tweedie Hall provides the setting for the Phoenix sculpture.



Land Use - Existing Town Centre Boundary

Land Use - Existing Town Centre Boundary

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Land Use - Existing Town Centre Boundary

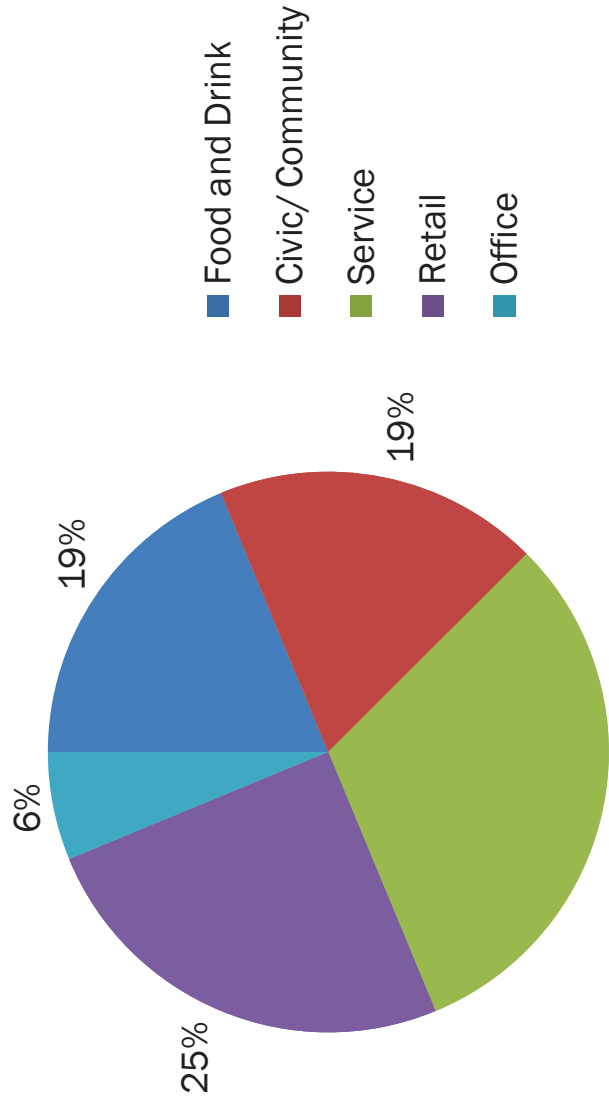
Land Use - Existing Town Centre Boundary

Land Use - Existing Town Centre Boundary

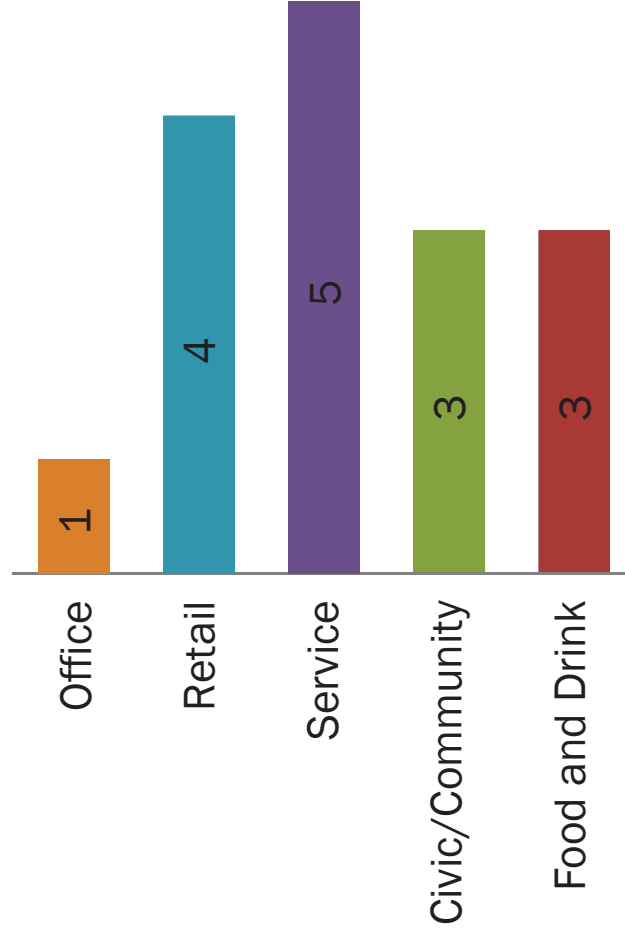
Land Use - Existing Town Centre Boundary



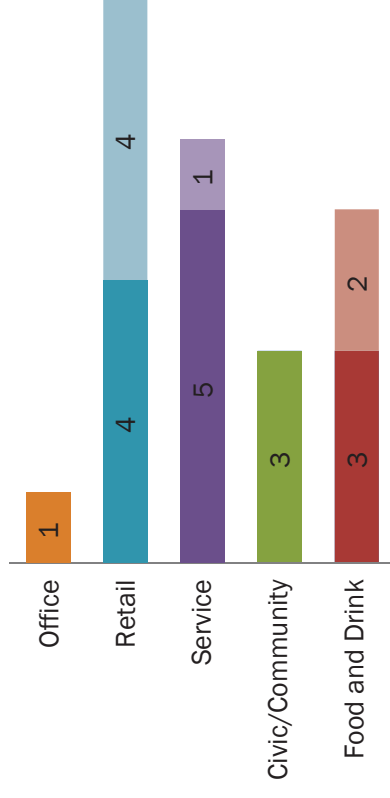
Commercial Uses, Current Town Centre (%)



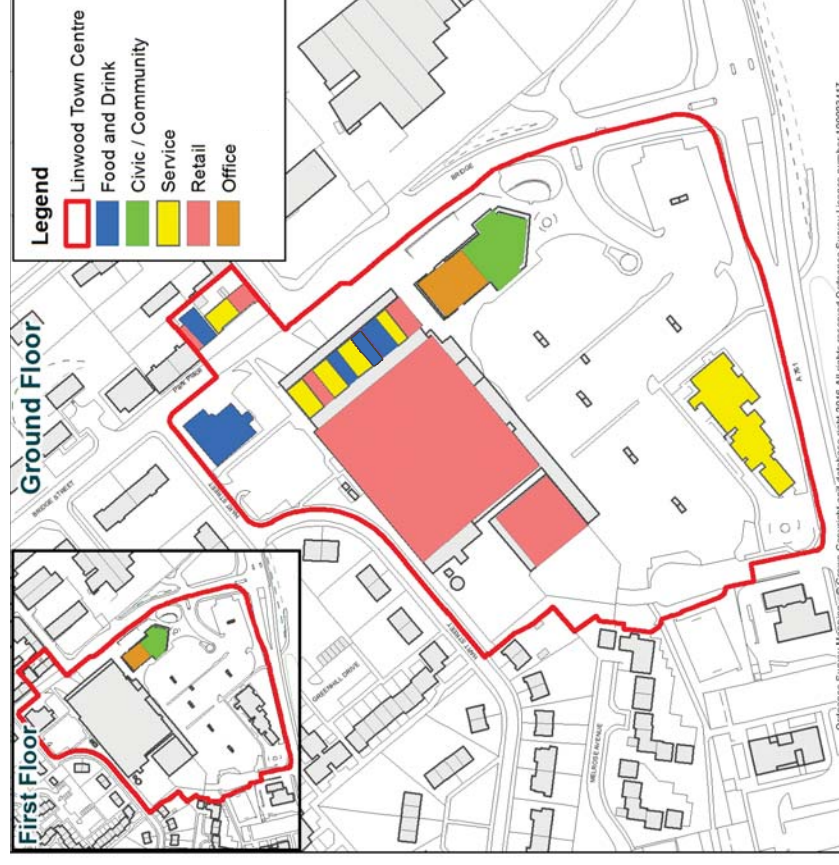
Commercial Uses, Current Town Centre (units)



Commercial Uses Following Proposed Extension (units)



Land Uses - Following Proposed Town Centre Boundary Review

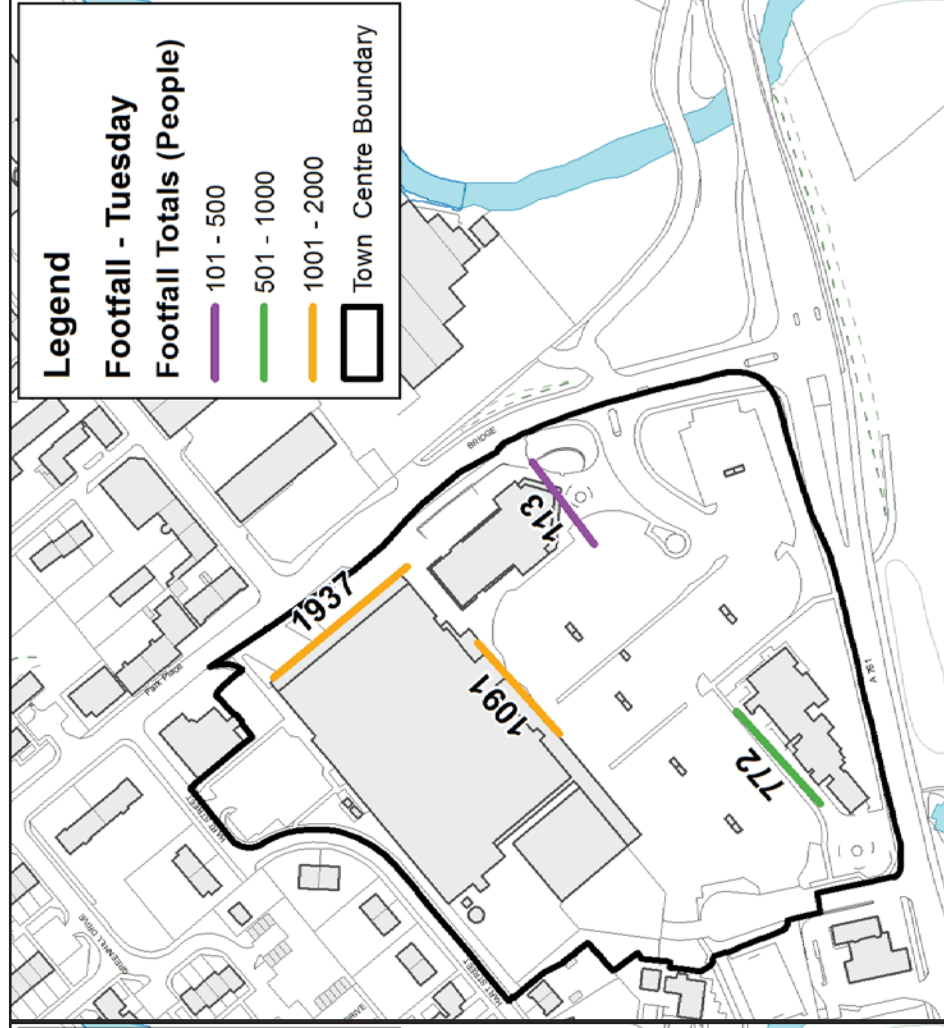
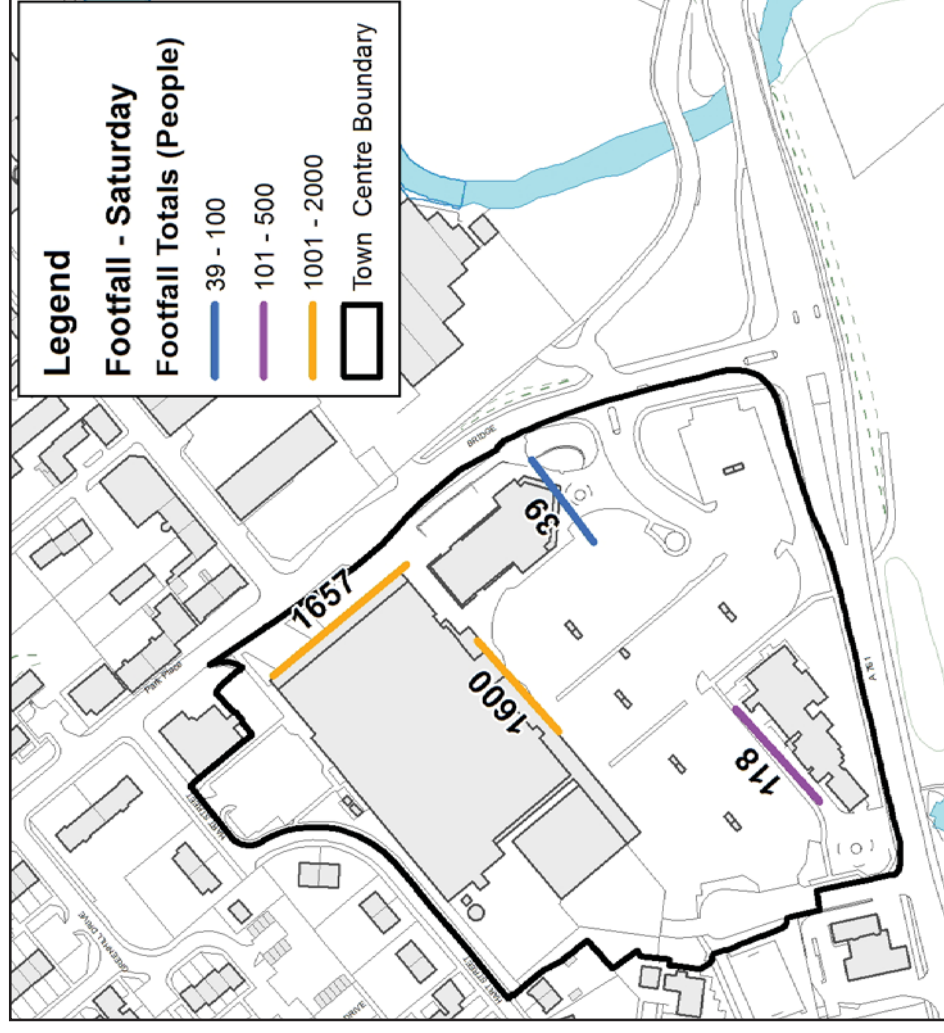


Footfall

A footfall survey was commissioned as part of the town centre Health Check. The results are based on an analysis of footfall between 7am and 9pm on both a weekday and a weekend.

The outcomes of the survey indicate that footfall locations vary between the working week and the weekend. The highest levels of footfall can be identified at the front of the new retail units on Bridge Street and to the front of the supermarket.

The weekday survey shows the Bridge Street location having a significantly higher footfall than the supermarket location, while on Saturday the footfall at these two locations is comparable.



4. Key Opportunities

Retail and civic functions in Linwood Town Centre renewed and transformed the centre in 2014, linking with existing shops on east side of Bridge Street. New retail and civic facilities are complemented by a significant improvement in the public realm with new hard and soft surfaces transforming the town centre.

The completed redevelopment of the Town Centre has been a major investment in Linwood and its future. It is a complete transformation which is already a thriving focus for the community and is encouraging further private sector investment within the centre.

There is potential for new investment in residential and business uses which support the centre. Promoting development opportunities in and around the town centre particularly the Transition Area will also help to grow the local economy.

Public spaces within the town centre, which have been improved as a result of redevelopment, have potential to be used for a range of activities and events. There are opportunities to work with community groups to support the delivery of events and projects.

There is also an opportunity to strengthen and enhance the role of Linwood Lades as a focus for leisure and recreation.

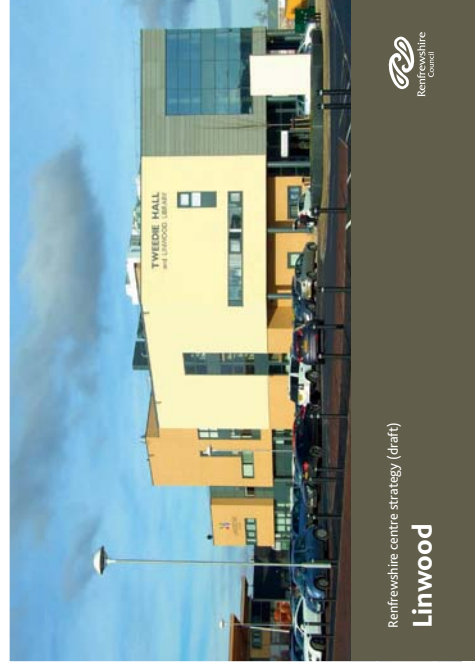


5. Consultation

Actions within the strategy have been developed in consultation with local residents, businesses and stakeholders.

A draft Town Centre Strategy was prepared by the Council as a basis for consultation over three months in late 2015. This included:

- Meetings with local organisations including Linwood Development Trust and Linwood Community Council;
- One to one contact with local retailers, businesses and residents;
- Online consultation, using the Council's website and social media pages to gather views; and
- Publicity including the main page of the Council's website, social media and local press



Renfrewshire centre strategy (draft)

Linwood



The responses to the consultation outlined issues and opportunities as priorities for action. In summary, these were:

- Support local community groups to deliver new projects, activities and events which support town centre activity and the local economy;
- Better use of key civic spaces for events;

- Improvements to key pedestrian routes to and from the town centre, particularly with regard to disabled access; and
- Improve links to key recreational resources such as Linwood Lades and Kintyre Park

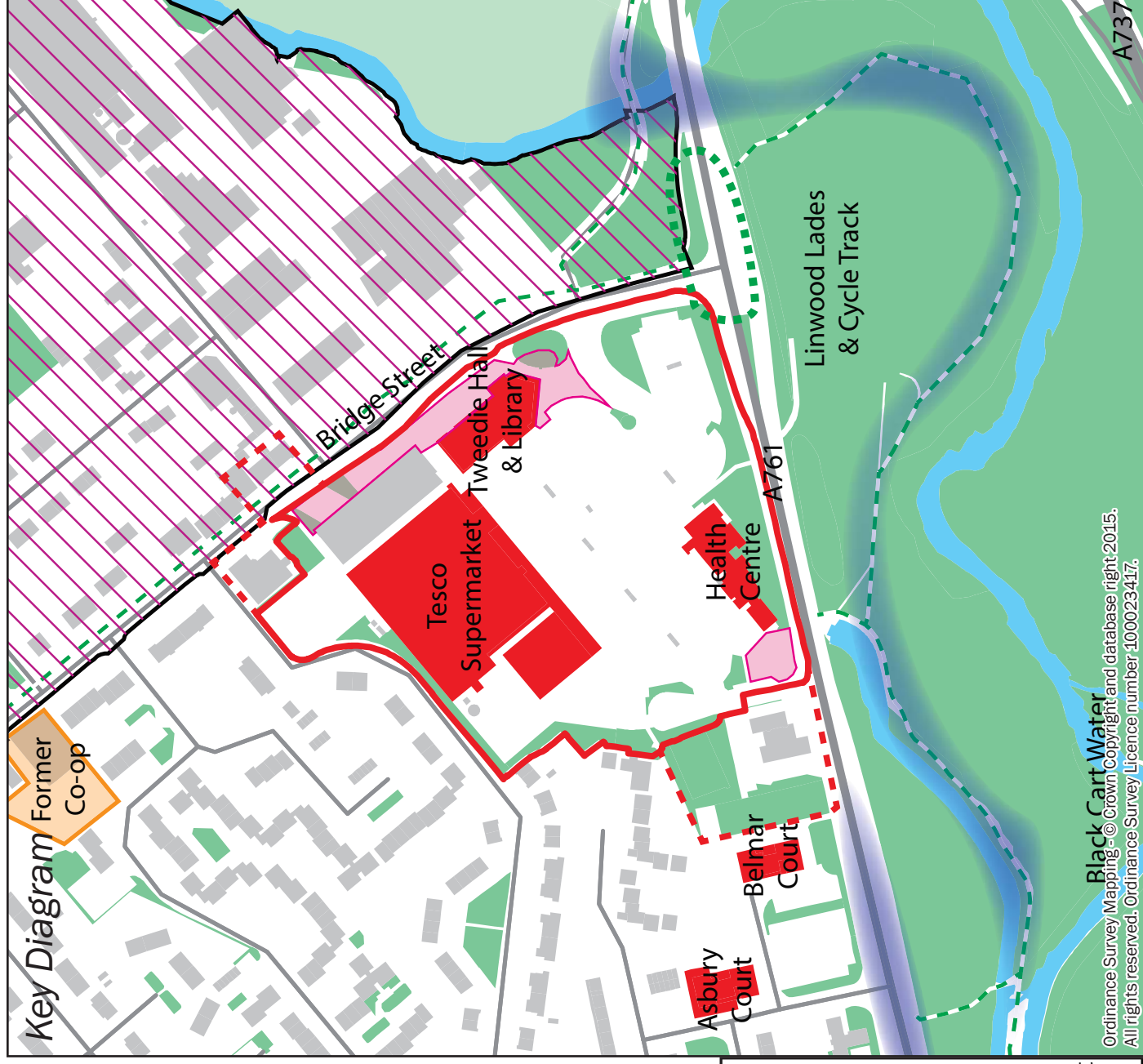


6. Proposals

Through consultation a range of proposals have emerged which will support the physical, social and economic growth of the town centre.

The key actions are identified in the Key Diagram and are grouped into three themes as follows:

- Theme 1:
Town Centre
- Theme 2:
Environment and Connections



Legend	
	Linwood Town Centre
	Addition to Town Centre Boundary
	Landmark Buildings
	Activity & Event Space
	E3 - Transition Area
	Opportunity Site
	Access Improvement
	Gateway Enhancement
	Core Path

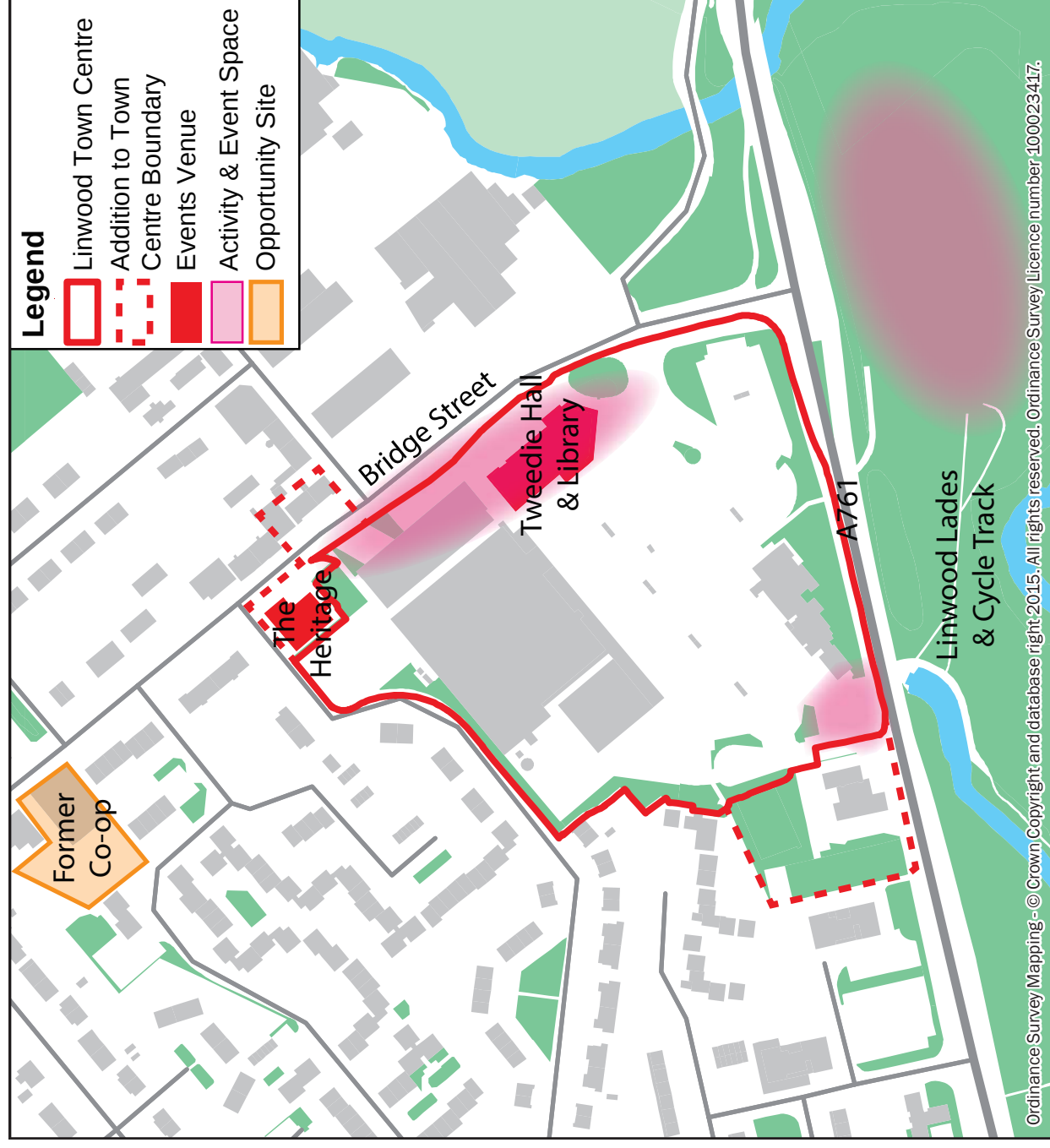
Theme 1: Town Centre

The key objective of this strategy is to support Linwood town centre. To assist in delivering opportunities to develop activities and uses which expand the “offer” of the town centre and enhance its role. This includes making better use of existing spaces for community uses, as well as considering the most appropriate location for new uses within the town centre as well as the adjacent Middleton Road Transition Area.

A key element of action under this theme is working with the public and private sector as well as community groups to deliver new uses, projects and events which support the local economy.

Key Actions

- Work with public and private sector partners to support and assist in the continued delivery of retail, office and residential uses within and adjacent to the Town Centre;
- Support local community groups to deliver new projects, activities and events which support town centre activity and the local economy;
- Prepare and implement development briefs which support redevelopment and changes of use at opportunity sites;



- Review the Town Centre boundary so that it includes adjacent commercial uses.

- Use Retail Improvement Scheme funding to support the improvement of shopfronts within the town centre.

Theme 2: Environment and Connections

The regeneration of the town centre has improved accessibility both within and around Linwood. The public realm within the town centre is of high quality and has benefited from significant investment in recent years.

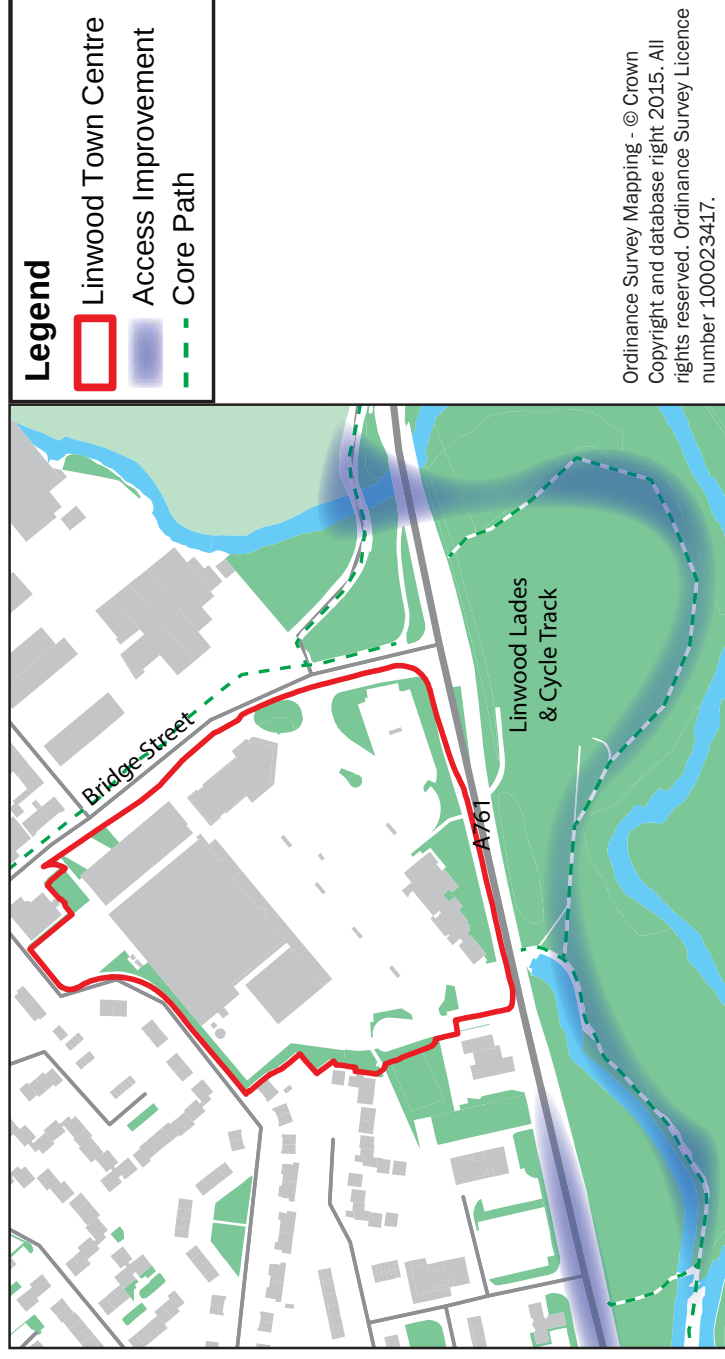
There are opportunities for further enhancements, to further improve the environment of the centre and pedestrian routes particularly in terms of connections to key local assets such as the On-X, Linwood Lades green space, and Kintyre Park.

The town centre benefits from being close to the National Cycle Routes 7 and 75. There are opportunities to improve the connections to these routes highlighted within the Renfrewshire Cycling Strategy.

It is important that Linwood's town centre looks good, feel safe and attracts visitors, residents and businesses.

To ensure the quality of the centre is maintained to a high standard, the Council delivers a regular programme of street cleaning and litter picks to complement the schedule of works conducted by the private sector within the centre.

Community wardens patrol the town centre daily, responding to community safety and environmental concerns. Town centre locations are covered by manned CCTV.



Key Actions

- Improve and strengthen important pedestrian and routes such as crossing infrastructure at Kashmir Avenue.
- Explore opportunities to further improve accessibility and connections between the town centre, the On-X, Linwood Lades and the wider green network of paths and recreational opportunities.
- Explore opportunities to improve and strengthen cycle linkages within the centre and surrounding area, including National Cycle Routes 7 and 75;
- Continue to complement existing private sector investment in a programme of maintenance including litter picks, street cleaning, seasonal planting and grass cutting in and around the town centre; and
- Work with local community groups to consider opportunities for new local activities and events on the spaces.

7. Making it Happen

Implementation

Delivery of proposals identified in the strategy will be achieved through joint working between the public, private and community sectors. Timescales for delivery will require detailed discussion with partners however to help inform progress short and long terms actions are identified below.

The support of local residents, community groups, businesses and Community Planning Partners will be crucial in successful delivery of the strategy. Actions will be taken forward in close partnership with these stakeholders and all of those who have an interest in the future of Linwood.

Staying on Track

This strategy is non-statutory supplementary planning guidance to deliver proposals set out in the Renfrewshire Local Development Plan.

The delivery of actions within the strategy will be monitored annually and progress reported to the Houston, Crosslee, Linwood, Riverside and Erskine Local Area Committee.

The strategy will be updated every two years.



Key Action Summary

Location/Project		Timescale
Theme 1: Town Centre		
Activity and Events	Work with local community groups to assist in the delivery of new activities and events.	0-2 years
Development Briefs	Prepare and implement development briefs to support development of town centre opportunity sites.	0-2 years
Town Centre Expansion	Review Town Centre boundary within the next Local Development Plan	0-2 years
Shopfront Improvements	Use Retail Improvement Scheme funding to enhance retail shop fronts	0-2 years
Diversify Uses	Work with partners to deliver new retail, offices and residential uses.	2-5 years
Theme 2: Environment and Connections		
Pedestrian Connections	Improve and strengthen linkages within the centre and surrounding area.	0-2 years
Town Centre Maintenance	Continue to support investment in programme of town centre maintenance	0-2 years
Cycle Linkages	Explore opportunities to improve cycle connections to National Cycle Routes 7 and 75.	2-5 years
Pedestrian routes	Explore further opportunities to improve key pedestrian connections.	2-5 years
Civic Space	Work with local community groups to consider opportunities to use spaces	2-5 years

If you would like information in another language or format please ask us.

如欲索取以另一語文印製或另一格式製作的資料，請與我們聯絡。

اگر آپ کو معلومات کسی دیگر زبان یا دیگر شکل میں درکار ہوں تو براۓ مہربانی ہم سے پوچھیے۔

ਜੇ ਫਿਰ ਜਾਣਕਾਰੀ ਤੁਹਾਨੂੰ ਕਿਸੇ ਹੋਰ ਭਾਸ਼ਾ ਵਿਚ ਜਾਂ ਕਿਸੇ ਹੋਰ ਰੂਪ ਵਿਚ ਚਾਹੀਦੀ, ਤਾਂ ਫਿਰ ਸਾਥੋਂ ਮੰਗ ਲਵੋ।

Jeżeli chcieliby Państwo uzyskać informacje w innym języku lub w innym formacie, prosimy dać nam znać.

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