



Chester-le-Street
District Council

Report to:	Executive
Date of Meeting:	4 February 2008
Report from:	Acting Head of Regeneration
Title of Report:	Sacriston Area Development Framework Update
Agenda Item Number:	9

1. Purpose and Summary

- 1.1 The purpose of this report is to provide Executive with an update and action plan on interventions identified as early priorities within the Sacriston Area Development Framework

2. Consultation

- 2.1 Consultation on the development of the ADF included:

- Regular updates to the Development Group that is in existence in the village;
- A stakeholder day in the village, at which a wide range of local people and community groups engaged in the process of development of the ADF;
- A presentation and discussion at a meeting of the Corporate Management Team;
- Briefings with the Leader of the Council, the Portfolio Holder for Regeneration & Strategic Planning, and the local members.

- 2.2 Consultation on the initial stages of the Heart of The Village delivery has included:

- Regular meetings with owners of land forming the Heart of the Village
- Regular updates to the Sacriston Development Group

3. Corporate plan and Priorities

3.1 The ADF is a comprehensive plan for the regeneration of the village, and so has an impact on a number of priorities, specifically including:

- Priority 2: Working in Partnership to deliver the Community Strategy – delivery of the ADF will make a contribution to the vision of the Strategy (a strong, sustainable and diverse economic base; inclusive communities; excellent communication networks; and an attractive and protective environment);
- Priority 4: Regenerating the District, through the development of a comprehensive regeneration plan for the second largest settlement in the District;
- Priority 5: Neighbourhood Management, through helping to create an improved environment and sustainable community in Sacriston;
- Priority 6: New ways of working in leisure, by providing a framework for the development of new leisure facilities in the village, such as the new community centre;
- Priority 7: Maximising Efficiencies, by ensuring that the District Council's own assets are used to the maximum effect in regenerating the village.

4. Implications

4.1 Financial Implications and Value for Money Statement

The financial implications arise from the need to pursue funding opportunities to enable delivery of a number of the early priorities to become a reality. There are a number of potential sources of funding for delivery including SHIP, Single Programme, and English Partnerships funding.

A funding SHIP windfall of £150k has been identified and approved by Executive for the delivery of a new village square.

4.2 Legal

There are no legal implications arising from the report.

4.3 Personnel

There are no personnel implications arising from the report. However, it will of course be important to ensure that in progressing the early priorities of the ADF (including bids for funding), that capacity implications are recognised and that where necessary resources to enable delivery of the early priorities are secured.

4.4 Other Services

All chief officers have been consulted in the development of the ADF, and comments made have been appropriately reflected in the ADF.

4.5 Diversity

The delivery of the ADF, including early priorities will help to develop a more diverse and sustainable community in the village. In the wider context of the ADF for example, by ensuring the development of a housing mix that will better meet the future needs and potential of the village, and through the development of an enhanced retail offer and environmental and community facilities that will attract new visitors and residents to the village, the promotion of diversity will be increased within the village.

4.6 Risk

The main strategic risk is officer delivery capacity and the funding necessary to deliver all early interventions. While there are a number of opportunities to attract funding to bridge this gap, clearly the success of these bids cannot be guaranteed.

A risk around the overall delivery of the Heart of Village exists where land owners may, at this early stage of discussions, decide to develop sites in isolation.

4.7 Crime and Disorder

The regeneration of Sacriston, with appropriate development, will provide a more attractive environment, and improved community facilities, and as such, will make a contribution to tackling crime and the fear of crime in the village.

4.8 Data Quality

Every care has been taken in the development of this report to ensure that the information and data used in its preparation and the appendices attached are accurate, timely, consistent and comprehensive. The council's Data Quality Policy has been complied with in producing this report.

4.9 Other Implications

There are no other implications arising from the report.

5. Background ,Position Statement and Option Appraisal

- 5.1 An Area Development Framework (ADF) has been developed, and approved by Executive (August 2007) for the village of Sacriston. The ADF is a comprehensive regeneration plan for the village, and it sets out, in detail, recommendations for a programme of activity to regenerate the village, with recommendations on the priorities and phasing for each area of the village. The ADF is designed to provide a strategy for regeneration of the village, and will be the subject of bids for funding from external sources (such as SHIP, Single Programme, and potentially EP funding) as appropriate.
- 5.2 Following approval of the ADF an action plan (Appendix A) has been developed to assist in the delivery of the future regeneration aims of Sacriston and as a focus for early delivery priorities. For example, the building of a new community centre.
- 5.3 Work is already underway to progress some of the aims deliverable as early priorities. In particular, following a 150k SHIP windfall a village square/Heart of the Village working group consisting of officers within the Regeneration Team, has been set up to ensure that the project can be delivered on time and within budget. A number of meetings have taken place with owners of land forming the Heart of the Village and initial early indications are that a joint disposal, to provide for a mix of retail and residential could be pursued. For clarification a plan is attached at Appendix B, showing the proposed location of the village square and details of the various parties land ownership.
- 5.4 The Sacriston Development Group has been appraised on the Heart of the Village progress and their input has been requested regarding the development of the village square and the future of the war memorial, currently located as indicated on the plan at Appendix B. This could for example involve the memorial remaining in its current position with improved environmental surroundings or being relocated to the village

square. A meeting with the Royal British Legion is in the process of being set up, the aim of this meeting is to ensure that the possible relocation of the memorial is dealt with as sensitively as possible.

5.5 The building of the new community centre is well under way and is due for completion in Spring 2008 and funding for phase of the development is being sought by colleagues in Leisure Services through Sport England.

6. Recommendations

6.1 That the Executive approve the action plan and early delivery priorities contained with the plan and

6.2 That the Executive notes the early delivery plan progress.

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