CONSULTATION STATEMENT

Draft Hucknall Town Centre Masterplan

July 2022

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## 1.Introduction

Ashfield District Council sought public feedback on a Draft Hucknall Town Centre Masterplan, which aims to provide a high-level framework for future investment and development in Hucknall Town Centre. The Masterplan is not inflexible or prescriptive, and is not intended to provide definitive projects or design solutions. Neither does it represent a commitment to funding by the District Council.

This statement sets out details of the consultation that has taken place, a summary of the responses received and how this has informed the final Hucknall Town Centre Masterplan.

## 2. Consultation Details

On the 25th of April 2022 the Council published the draft Hucknall Town Centre Masterplan for public consultation. The consultation ended at 5.00pm on 24th May 2022. The Consultation reflected the approach set out in the Cabinet Report of 29th March 2022. A variety of means were utilised to raise awareness of the Consultation.

### Website and Social Media

The draft Masterplan was available to view during the consultation period on the Council’s website.

Information was set out on Ashfield social media.

### Paper copies

The Masterplan was available to view during opening hours at the following locations:

* Ashfield District Council Offices, Urban Road, Kirkby-In-Ashfield.
* Hucknall Library.
* Hucknall Leisure Centre.
* Kirkby-in-Ashfield Library.
* Sutton in Ashfield Library.
* Selston Library.
* Skegby Library.
* Huthwaite Library.

### Letters/emails

E mail and/or letters were sent to the following:

* General consultees, statutory consultees & community groups on the Local Plan Database.
* Members of the Ashfield Citizen Panel.
* To the Discovery Ashfield Board.
* To all Hucknall Schools.
* To community groups on Ashfield Place and Community database.
* To the local MP and all Ashfield councillors.

### Press Coverage

* Nottingham Post website and social media.
* Hucknall Dispatch website and social media.
* Article in the following:
* Hucknall Dispatch 1st April 2022.
* Hucknall Dispatch 28th April 2022.
* Nottingham Evening Post 27th April 2022.

### Posters/Leaflet

* A5 leaflet were hand delivered to the retailers and business in the Town Centre.
* Posters were requested to be put up in the libraries and Hucknall Leisure Centre.

### Consultation Sessions

A consultation session was held in each of the four Hucknall Wards. Members of the public could view a display on the Masterplan, have access to the draft Masterplan document and its proposals, raise questions with officers and make comments.

The consultation sessions were held at the following locations:

* 5 May, 2pm to 7pm - Hucknall Leisure Centre, Linby Road, Hucknall, NG15 7TX.
* 10 May, 2pm to 5pm - John Godber Centre, Ogle St, Hucknall, NG15 7FQ.
* 12 May, 10am to 1.30pm - United Reform Church, Farleys Grove, Hucknall, NG15 6FG.
* 18 May, 10am to 1.30pm - West Hucknall Baptist Church, Ruffs Drive, Hucknall, NG15 6JN.

The consultation display and an officer were also available to answer queries at the Hucknall Levelling Up Workshop of 10th May from 6.00pm onwards.

## 3. Scope of Consultation

The consultation consisted of a series of questions as set out below, but comments on any element of the documents were also welcomed.

### Consultation Questions

1. Do you agree with the Vision for Hucknall, as set out on page 10 of the Masterplan?
2. Do you agree with the objective of building up the Town Centre as a destination with a diverse range of services such as leisure, cultural and arts attractions, and a vibrant nightlife?
3. Do you consider the opportunities set out in the Masterplan will improve accessibility and legibility (ease of finding your way around) into and within the Town Centre?
4. Do you think it is easy to find your way into and around the Town Centre?
5. Do you consider the opportunities set out in the Masterplan have any cultural, economic, heritage or social benefit?
6. What shops, facilities or activities would encourage you to use the Town Centre in the daytime?
7. What uses/facilities or activities (e.g., restaurants, cultural / leisure facilities etc.) would encourage you to use the Town Centre in the evening?
8. Do you think the Masterplan proposals for provide sufficient opportunities for local businesses to establish and thrive in Hucknall Town Centre?
9. Would the proposals as set out in the Masterplan be of benefit to you as a resident / business owner?
10. What else would you like to see in Hucknall Town Centre?
11. Do you agree with the Masterplan proposals for an integrated transport interchange for the Town Centre?
12. Do you consider the proposals as set out in the Masterplan support sustainable interconnected transport methods such as walking, cycling and public transport?
13. Do you have any comments on car parking provision in the Town Centre?
14. Do you have any other comments about the Masterplan and the proposals contained within it?

## 4. Summary of Key Finding and Issues

A total of 43 representations and 1 late comment were received from local residents, businesses, organisations and infrastructure providers.

Responses were received in a variety of forms. The majority of responses were through the completion of the online form on the website. Other responses were received through email and paper, a limited number of which completed the standard consultation form. 34 responses specifically address the consultation questions and the remainder made general comments on the Masterplan.

## Specific Responses to the Consultation Questions

The Table below identifies the key findings and issues raised from the responses to the consultation questions. Therefore, the percentages set out in the Table reflect the number of parties responding to the consultation questions and do not include the parties making general comments.

### Question 1: Vision

53% of respondents completing the question agreed with the Vision for Hucknall Town Centre.

### Question 2: Building up the Town Centre as a destination

78% of respondents completing the question agreed with the objective of building up the town centre and providing a diverse range of needs and services.

### Question 3: Accessibility and Legibility

47% of respondents completing the question consider the opportunities set out in the Masterplan will improve the accessibility & legibility into the town centre.

Further suggestions included:

* Something is needed within the town centre to attract people into Hucknall, especially those coming in off the tram/train services.
* Annesley Road looks run down/forgotten
* Marked heritage trails around the town centre.
* ‘shuttle’ bus routes that can bring people from the tram/train station directly into the town centre.
* More events within the town centre.
* Waymarking that can navigate users to and around the town centre, but also other areas around Hucknall.
* Access from residential estates in Hucknall to the Town Centre needs to be improved.
* Should be a friendly parking strategy which encourages shoppers.

### Question 4: Do you Find It Easy to Navigate the Town Centre

84% of respondents completing the question considered that they found it easy to navigate in and around the town centre however, there were suggestions on how this could be improved, this included:

* The plan should explicitly mention disabled people and people in wheelchairs and how to improve their accessibility into the town centre.
* The link between the train/tram station and the high street needs to be made more legible and accessible for pedestrians, cyclists, and wheelchairs.
* Improved and increased signage in and around the town centre would make it easier for residents and visitors into the town centre.
* Increased amount of parking around the town centre.
* A wider variety of shops and attractions around the town centre.
* Make travelling by car easier.
* Public infrastructure such as public toilets and a community hub.
* Make all pavements wheelchair friendly.
* Pedestrian zone works well. It would usefully be extended to the ARC cinema to assist the business on this part of High Street.

### Question 5: Cultural, Economic, Heritage or Social Benefits

50% of respondents completing the question agreed that the opportunities set out within the masterplan would provide some form of cultural, economic, heritage or social benefits to the town centre, further improvements and suggestions include the following:

* Hucknall does not make most of its heritage and history, more should be done to show off Hucknall’s heritage such as heritage trails/waymarking.
* More diverse range of services to attract people into Hucknall rather than Nottingham.
* Crime in the area needs to be tackled.
* Hucknall has little to offer in terms of culture and relies mostly on pubs.
* Events within the town centre to encourage social activity.

### Question 6: Daytime Facilities

Suggested uses, facilities or activities which might encourage daytime use included:

* A mix of independents retailers – more variety of shops.
* Small shops within easy reach of free short-term parking, e.g., Grocers, butchers, florist, delicatessen, clothes shops, craft shops – businesses operated by local people. No national chains.
* A greater range of retail facilities including national retail outlets.
* Less charity shops.
* Minimal fast-food outlets.
* Independent restaurants.
* Sports provision – bowling alley.
* High street retailers such as New Look, Primark, Sports Direct, M&S, Argos.
* A good market/farmers market.
* Better parking.
* Toilet block/public toilets.
* Pavement café/ wine bar.
* Activity days and events.
* Community growing spaces/ green spaces.
* Art gallery.
* Concerns raised over the lack of banks in the Town Centre.
* Café/IT enterprises to attract younger visitors.
* Community venues with flexible multifunctional space.

### Question 7: Evening Time Facilities

Suggested uses, facilities or activities which might encourage evening use included:

* More restaurants within the centre, with a mixture of national retailers and independent ones.
* More activities for the younger generations.
* A bowling alley.
* A variety of cafés/bars.
* Build upon the success of the Byron Cinema (ARC Cinema), activities relating to that.
* Concerns raised over littering and anti-social behaviour, mainly alcohol related.
* A greater police presence, introduce a police hub in the centre.
* Cheaper bus/train/tram travel.
* Escape room.
* Laser tag.
* Craft beer/ microbrewery.
* Pop up music events.
* Street food.

### Question 8: Local Businesses

43% of respondents completing the question agreed that the opportunities set out within the masterplan would allow local businesses to thrive. Suggested improvements and comments included:

* Inclusion of co-working spaces/community workspaces.
* Lower business rates for shops/markets stalls.
* Lower rents.
* Festivals/events to promote local produce/businesses.
* Don’t remove shutters from shops.
* Crime needs to be tackled to attract new businesses.
* Financial incentives to new businesses/grants

### Question 9: Will the Masterplan Benefit you as a Resident/Business Owner

48% of all respondents completing the question agreed that the proposals set out within the masterplan would benefit them as a resident/business owner. Comments from this question include:

* Small businesses need to be able to thrive.
* Improvements will bring a better sense of community to the town and improve wellbeing.
* Extending the pedestrianised area may improve the use of the town centre.
* More variety of shops.
* More services are needed to provide for the growing population of Hucknall.
* Improvements would entice residents to shop in Hucknall rather than travel elsewhere.
* Residents want to support local businesses.

### Question 10: Any other comments on the Town Centre

Other comments regarding the town centre include the following:

* Zero tolerance on antisocial behaviour and crime, increased police presence.
* More greenery in the form of pocket parks, trees, and shrubs.
* Increased building heights.
* Public areas to sit and relax.
* A bank hub and more ATM’s.
* Do not build a health centre on Piggins Croft car park.
* Reduce the amount of HMO’s.
* Improved cycle lanes.
* Community protection officers around the centre.
* Better road surfacing.
* More parking in the centre.
* More community/ youth group services.

### Question 11: Integrated Transport Hub

68% of all respondents completing the question agreed with the proposal of a new integrated transport hub within Hucknall. Comments on this question included:

* The hub should be a proper station with facilities such as toilets and a coffee shop.
* The route between the transport hub and the high street should be improved for pedestrians, cyclists, and wheelchair users.
* The public transport service at the hub needs to be reliable and affordable.
* A new hub could cause congestion to an already busy road network at peak travel. times.
* Make the hub a coach drop off for visitors/tourists.
* A small taxi rank could also be included at the hub.
* Support for the Transport Hub including the site of 6 Ashgate Road.
* Priority site 6 should be acquired and integrated into the Hub.

### Question 12: Sustainable Transport Methods

58% of all respondents completing the question agreed that the proposals set out in the masterplan would improve sustainable transport methods (walking, cycling, public transport). Suggested improvements and comments are set out below:

* Bike storage/shelters around the centre to promote cycle use.
* Improved paths to improve walkability, alongside more signage.
* Disabled access around the centre and into shops should be considered.
* Public transport can be expensive and time consuming during peak travel times.
* More cycle lanes around the town.
* Consideration needs to be given to residents who live just outside of the town centre. and how they travel into town, poor bus routes etc.
* Raised that cycling and pedestrians don’t mix easily, physical segregation is safer.
* The hub should cater for a full range of transport modes- train, tram, car, taxis, buses, cycles, electric scooter hire and pedestrians.

### Question 13: Parking Provision

Comments regarding the parking facilities around Hucknall Town Centre:

* More car parking is needed to encourage people to come to Hucknall.
* More electric car charging points.
* Review charging schedules.
* Parking should be free.
* 2-hour free parking should be retained.
* Additional landscaping to make car parks more inviting.
* Piggins Croft Car Park is key to being able to access shops and business in the Town Centre. A health centre on Piggins Croft car park would harm the parking availability in the centre.
* Better provision for disabled/parent and child parking.
* Improved lighting and cctv coverage around car parks.
* Improved signage highlighting available car parks in the centre.

### Question 14: Any Other Comments

This section relates to any other comments made regarding any section of the masterplan:

* Signage needs to point out places in the town centre such as restaurants/pubs.
* The town centre is to spread out and needs to be condensed.
* Crime needs to be tackled in Hucknall as it is a major problem.
* More consideration to heritage needs to be given in the plan.
* The plan could refer to national policy such as the NPPF.
* A SWOT analysis could be included.
* Consultation should have been done before a draft masterplan was made.
* Signposting from the M1 to Hucknall.
* The plan lacks ambition.
* Library should become a central information centre.
* The plan does not consider high levels of antisocial behaviour, crime, graffiti etc.
* The idea to remove shutters is a bad idea.
* The town needs higher footfall to create commercial confidence and attract private investment. Support for the various measures in the Masterplan opportunity to transform the Town Centre as has happened in West Bridgford and Beeston.

## Summary of Main Aspects Raised Not Specifically Addressing the **Consultation Questions**

The following matters were set out in the emails and letters received by the Council, which did not specifically address the consultation questions raised. The responses have been analysed and where possible integrated into the broad theme of the consultation questions.

### Vision

* Considered that there is a lack of a clear vision for the development areas.
* Should have been a clear SWOT analysis to identify the Town’s strengths and weaknesses.
* The objectives should reflect that flood risk benefits can be achieved through blue/green development.

### Building up the Town Centre as a destination

* Comment that the measures proposed will facilitate the Town Centre as a destination.

### Accessibility & Legibility

* Considers the wider Hucknall area should be considered in relation to the Masterplan in terms of access.
* Council should facilitate walking routes into the Town Centre.
* Should create an attractive and safe route from the hub to the town centre.
* Access to open space and nature, there is no reference to provision for those who are disabled.

### Do you Find It Easy to Navigate the Town Centre

-

### Cultural, Economic, Heritage or Social Benefits

#### Heritage

* A substantial concern was raised that Section 1.4 ‘Hucknall in the past’ set out incorrect information on the birthplace of Lord Byron and Countess Ada Lovelace. Further, it failed to provide sufficient information on Hucknall’s history including the contribution of aviation, that Lord Byron and his daughter are interred in St Mary Magdalene Church and other local Hucknall personalities from history are not referenced.
* Stressed that the Town Centre includes a number of important heritage assets and the strategy should safeguard those elements which contribute to the significance of the assets. Highlighted where advice was available on various historic aspects.
* There are opportunities to embrace heritage to promote the Town Centre.
* Should utilised local characters such as Ben Caunt and Zachariah Green to give a more distinctive aspect to the Town Centre.

#### Social Benefits

* The Hucknall Masterplan In 2009 identified Piggins Croft Car Park site as a possible location for a health centre and this should be reflected in the proposed Masterplan.
* Stressed the Health and Wellbeing Hub is a hugely important development for Hucknall to improve health care in Hucknall with an opportunity to bring in national capital funding and transform primary health care. Opportunity to use smaller satellite car parks to supplement car parking if the Facility was built on Piggins Croft car park.

N.B. Please see Car Park as there was opposition from some parties to the use of Piggins Croft for alternative purposes.

* There is an opportunity to restrict planning permission relating to the density of fast food outlets in the town centre.

#### General

* Potential to develop a unique cultural heritage for the Town.

### Daytime Facilities

* Lack of a public toilet facility in the Town Centre.
* A greater range of retail facilities including national retail outlets.
* Café/IT enterprises to attract younger visitors.
* Community venues with flexible multifunctional space.

### Evening Time Facilities

Please note there is a cross over with daytime facilities.

### Local Businesses

* Support for development of derelict sites.
* Opposed to development of houses in multiple occupation in the Town Centre particularly in heritage buildings.
* Should maximise the outdoor café culture.
* There was both opposition and support for a review of shutter frontages. Concerns raised related to the business having windows vandalised and anti-social behaviour in the Town Centre. Support relates to the creation of a higher quality of place.

### Will the Masterplan Benefit you as a Resident/Business Owner

-

### Any other comments on the Town Centre

-

### Integrated Transport Hub

* General support for an integrated transport hub.
* Whilst the Integrated Transport Hub defines active travel, there are no references to address disability or mobility access problems

### Sustainable Transport Methods

-

### Parking Provision

* Not enough car parking in the Town.
* Opposition raised regarding the proposal for a health centre on Piggins Croft car park. Set out that the car park is regularly at peak capacity and is a key facility to support business and other uses in the Town Centre.

### Any Other Comments

#### Flooding:

* Should be an emphasis on the use of Sustainable Drainage Systems (SuDS).

#### Green Infrastructure:

* Should be an emphasis on green spaces within the Town Centre with additional tree planting.
* Where possible green corridors with a biodiversity focus should be utilised to reduce habitat fragmentation.
* Opportunities to open the culverted Baker Lane Brook.

#### New development:

* Reference was made to development at Whyburn Farm and the Misk Hills in some responses.

#### Zero Carbon:

New developments should aim towards net zero for carbon omissions.

### Priority Areas identified in the Masterplan

#### Priority Area 1 - Car Park at the rear of 24-26 High Street and Torkard Way:

* Any proposed changes will need to consider the Department for Transport latest standards. Changes to cycling routes would require input from the Highway Authority.

#### Priority Area 3 - B & M and post office, Chapel Street

* Any scheme should incorporate SuDS to manage surface water run-off, provide biodiversity benefits and improve amenity.

Trees incorporated into the car park to the rear to indicate safe walking areas and help manage surface water.

#### Priority Area 4 - Car Park and Storage Building of South Street and Land Between South Street and the Half Moon PH:

* Identified that there is a culverted watercourse in South Street so surface water should be directed to the culvert.
* Identifies that SuDS or permeable surfaces should be incorporated where possible.

#### Priority Area 5 – Derelict land, Tichfield Street/ Torkard Way:

* Identified that as significant part of the site is located in Flood Zone 2 and 3 a sequential test would be applicable to proposed uses.
* The Baker Lane Brook runs to the south of the site and ideally development should be kept 8 m away from the main river.
* Set out there is potential for rewilding/floodable park option with a pocket park and increased conservation and flood measures.

#### Priority Area 6 – Land off Ashgate Road

* Part of the site is Located in Flood Zones 2 and 3 and a sequential test would be required if development is proposed in these Flood Zones.
* Opportunities to provide biodiversity net gain and wider environmental net gain should be explored for the site.

#### Corner of Portland Road & Station Road, opposite Byron Cinema:

* The Byron Cinema gateway would benefit from a review and there is an opportunity to utilise this space to provide high quality greenspace and a meeting point node for town centre visits at the bottom of the high street. Substation located in the vicinity of the Bryon Cinema. Wayfinding through hardscape and greening design could also be considered as part of the public realm improvement. Traffic modelling will be required for any reallocation of road space. Impact on the bus gate on Duke Street would need to be considered.

## Summary of Main Aspects Raised at the Consultation Sessions

Residents and business attending the consultation sessions were encouraged to respond to the consultation online or by email/letter responses. The following is a summary of matters raised and noted by officers at the consultation sessions.

* St. Mary Magdalene’s Church – make more of links to heritage displays.
* Potential for a tourist information centre with small shop/café/toilets in the Church which will also act as a draw through the Town Centre from the railway station/tram stop.
* Need to be promoting Lord Byron and Ada Lovelace to a greater extend, wider than Hucknall. Raised that it would be beneficial to have a Heritage Centre.
* Need for public toilet facilities in the Town Centre.
* Parking spaces on market place are too narrow.
* Concerns were raise about the crime rate, particularly car theft and anti-social behaviour. However, it was also raised that Hucknall town centre was secure and crime free so that you could walk down the High Street with no issues unlike some other towns down south.
* Concerns raised regarding parked cars on the pedestrianised area at night.
* 3 South street – property owners would support a mural on their blank façade adj. entrance to piggins Croft
* Need to highlight the existence of the Leisure centre in the Masterplan and encourage improved links/signage between the LC. Town centre, bus station and transport hub.

## Social Media

The consultation was promoted through the Council’s social media platforms. The summary of the Facebook posts can be found below, over 8 posts across the 4-week period resulted in 24,000 reach, 914 engagements, 55 comments and 45 shares. In total 69 people followed the link in the posts to the consultation web page.



## 5. Analysis of the Responses Received

The Hucknall Town Centre Masterplan has to be seen in the context that it aims to provide a long-term framework for future investment and development which maximises the opportunities for Hucknall and capitalises on its existing assets. As such it sets out broad over-arching principles and identifies general areas for improvement which will enable detailed future projects to be worked up in a timely manner and capitalise on available funding. A substantial number of the comments specifically set out what are considered to be the strengths and weakness of the Town Centre. Unsurprisingly, in a number of cases there were contradictory views, which emphasises the need to take a balanced approach to any future development projects. The intention of the Masterplan is to be a high level guide, it is not intended to be prescriptive. The document should be sufficiently flexible in a changing economic and social climate, i.e., to guide but not constrain future projects. Many comments were specific in their nature and as such do not relate directly to the Masterplan or refer to issues which would be more appropriately addressed through detailed project development or at the planning application stage.

There was majority support for the Vision but not substantially. However, no specific amendments to the vision were set out in responses. On reviewing the matters raised in the consultation it is considered they are currently reflected in the Vision for the Town Centre. Therefore, no changes are proposed to the Vision.

In relation to the objectives, it is considered that the various aspects raised in the consultation are reflected within the objectives set out in the Masterplan. The potential of heritage was raised in responses. The importance of this aspect is included with the objective of ‘Solidifying the identity of the Town’ which looks to create a distinct identity for Hucknall. It is also reflected in the Theme 3.6 ‘An Attractive and Distinctive Place’. A response highlighted an error in the ‘Hucknall in the past’ Section which has been amended. However, in the context of heritage, additional information has been included in the Masterplan Section 1.4 to emphasise Hucknall’s heritage and it sense of history. The context for the Masterplan is that a substantial part of the Town Centre is designated as a Conservation Area. As such, in planning terms, there is statutory and national/local policy protection for preserving or enhancing the character or appearance of the Conservation Area.

An additional objective has been identified ‘To Reduce Flood Risk’. The Baker Lane Brook runs through the Town Centre and there are potentially opportunities to reducing flooding while improving biodiversity habitat and providing additional open space for local residents to enjoy.

In relation to accessibility and disability, as a public authority we ensure that all our strategies, policies, service and functions, have given proper consideration to equality and diversity. An Equality Impact Assessment was undertaken on the draft Masterplan before it was published, which identified no issues. Accessibility for the less mobile was raised in the context of there being no specific reference to this aspect in the Masterplan. Where appropriate, additional text has been included to emphasise the Masterplan objectives, strategy and proposals to provide equality of opportunity for all users of the town centre.

Crime and anti-social behaviour were identified in various response. Planning has a role to play in relation to crime and anti-social behaviour but this is substantially linked to designing out crime and designing in community safety. This is reflected in the Masterplan’s objective to ‘Enhance Perception of Safety and Design out Crime’. It is emphasised that the Council and its partners challenge and seek to reduce anti-social behaviour wherever possible.

In relation to the Strategy (2.3) an amendment has been made to stress that equality of opportunity for all users of the town centre. A response was received setting out that a Health and Wellbeing Hub should be identified on Piggins Croft car park. There were also a number of responses highlighting concerns over such a proposal as Piggins Croft car park was identified as being full a peak times and being key to the future of businesses within the Town Centre. As part of Theme 1 - creating a desirable place to live the provision of this type of service is recognised. However, it is considered that the Masterplan can be amended to bolster further and identify that the Council is supportive of a new health centre located, if practical, in the Town Centre or edge of centre. However, it has to be in an appropriate location which will not have an adverse impact on other aspects of the Town Centre.

The majority of respondents agree with the objective of building up the Town Centre as a destination with a diverse range of services such as leisure, cultural and arts attractions, and a vibrant nightlife. However, from the responses, there is a question on how this is achieved. There is a mixed response in relation to the nature of retail within the Town Centre with some support for more local shops and other support for national retailers and banks in the Town Centre. For businesses there were proposals for lower business rates for shops and lower rents. It has to be borne in mind that there is a market based economy and this limits the ability of the Council to influence these aspects.

The majority of respondents found it easy to navigate around the town centre however, the responses highlighted that there is a requirement to improve accessibility and legibility into and around the town centre. This included facilitating attractive and safe walking routes into the Centre from surrounding areas and safe routes from the transport hub into the Centre. More emphasis has also been given to places just outside of the town centre such as the Hucknall Leisure Centre and how they can be incorporated into the Masterplan in terms of accessibility, waymarking etc. There is also the potential for a heritage trail around Hucknall, alongside heritage waymarking.

A number of proposals have been put forward to facilitate the daytime and evening economy. These are considered to substantially fall within the broad Masterplan themes set out in Section 3. The more specific proposals are helpful in considering and informing development projects.

The responses highlighted the greening of the Town Centre including planting of trees. This is reflected in the Masterplan with its nature and wildlife objective, the strategic emphasis on a high quality public realm and the various Themes including ‘an attractive place’. This also supports mental health and well-being objectives.

References were made to Houses in Multiple Occupation (HMO). However, this is an aspect that has to be considered through planning applications and which will need to consider national planning guidance and any local planning policy on this aspect.

A response highlighted that it was considered that the size of the Town Centre should be reduced. The boundary of the Town Centre is reflective of the Local Plan definition of the Town Centre. Consequently, there are not considered to be grounds reconsider the extent of the Town Centre through the Masterplan.

Specific comments have been made in relations to some of the priority projects and where appropriate additional information has been included. The proposed Transport Hub received majority support from respondents but set out more specific proposals of various aspects to the Hub which suggested that the Hub should have facilities such as toilets and a coffee shop. Some of the priority projects reference alternatives to external rollers shutter. Shopfronts and associated displays can add to the character of retail centres but can be vulnerable to vandalism and theft. Particular types of shutters can have a detrimental impact on the character of an area. Therefore, there needs to be a balance between security and visual impact. The specific comments in relation to the priority areas are noted for future reference in relation to the potential development or reuse of these areas.