

*CHARTER MARKET LAYOUT
CONSULTATION*

**PLEASE COULD YOU SEND YOUR
COMMENTS ON THE ATTACHED
OPTIONS by noon 20th October 2014**

TO- mdavies@lancaster.gov.uk



Charter Market layout- Consultation phase 2- 8th October 2014

The closing date for responses to the draft market layout proposal have now been received. Thank you for the comments you have provided.

The responses can be summarised as below-

- Market traders generally support the proposed market layout. However, there are concerns as to where their stalls would be specifically located.
- Shop based businesses (represented by BID / Chamber) are supportive of the market and generally think that it adds to the city centre offering and would like to see it develop.
- Shop based businesses (represented by BID / Chamber) view is that Market Square and Cheapside should be kept clear and the Market should be located around Market St, New St, Church St.
- BID/ Chamber view is that the Council could do more to actively plan/manage the market.
- The appearance of some stalls is very good but the appearance of some stalls needs to be improved.
- Market traders generally have a view that if they move even a few yards from their current location they lose business.
- Shop based businesses have a view that having some of the market in Church St would increase footfall thus benefitting that part of the City Centre. Charter Market traders take the view that even if that were the case in the medium term in the short term they'll lose income.
- Some traders have suggested that it would be good to have food stalls together.

The common ground is that all parties value the market and want to ensure a thriving market.

In considering this it is quite easy to look at the market in isolation. However the market is just one layer of the public realm in the city centre. There are lots of other layers that also need balancing. These include-

- Concessionary pitches
- Street cafes
- Street cleansing
- Event management
- Experimental Traffic Regulation Order
- Links to other parts of the City – e.g. Castle area, Canal corridor



Because there is such a difference in views the Council considers that before any decision can be taken, further consultation needs to take place.

This further consultation is based on-

1. Building on the common ground
2. Taking a wider view of the issue than it just being about the layout of the charter market.

In putting forward the 2 alternative schemes for consultation a number of fundamental questions need to be considered and we would welcome your views on these-

1. How should the Council view the market?-

- As something to facilitate and manage day to day with the main priority being to ensure that there's enough pitches for traders, in the locations that best suit them.
or
- As something to actively manage and develop in a way that best complements the other trading activities in the City, as well as the other aspirations we have for the City.

Or

- As an attraction in the city centre that makes the centre an attractive and vibrant place. Given this, however, the market should be managed to take account of other users and to make sure it achieves high standards.
2. If we were starting from a blank sheet of paper how should we layout the market? Is this really a practical approach?
 3. What would be the consequences of the model proposed by BID / Chamber?
 4. If some market stalls are moved to Church St would customers move with them?
 5. Were Market Square to be used would it be best to have it as a food stall only area?
 6. How do we tidy up the appearance of the market?
 7. Should consideration be given to charging different pitch fees in different locations?

The 2 options for consultation are

Plan A-

- Reduces the amount of stalls in Market Square by 2.
- Only allows food stalls in Market Square.
- Distributes pitches for existing stalls between Market St, Market Square, Cheapside.
- New traders will be allocated pitches on Church St / New St. (To encourage take up these will be free for an initial period).
- Existing traders will be given the opportunity to relocate to Church St for a rent free period.
- Comes with the proviso that the standard of appearance of market stalls is maintained to a standard specified by the Council.
- Sets out the maximum size of pitch that will be allowed at each location

Plan B-

- Reduces the amount of stalls in Market Square by 2

- Only allows food stalls in Market Square.
- Distributes pitches for existing stalls between New St, Market St, Market Square, Cheapside (one side only) and Church St.
- Existing traders' allocated pitches on Church St will be allowed them free for a limited period.
- New traders will be allocated pitches on Church St / New St. (To encourage take up these will be free for an initial period).
- Comes with the proviso that the standard of appearance of market stalls is maintained to a standard specified by the Council
- Sets out the maximum size of pitch that will be allowed at each location

Note– in both options within the boundaries set out above the plan would be to seek to accommodate traders views on where they were located as far as we reasonably could. Clearly though in both options there will need to be some movement of stallholders (eg in plan B it wouldn't be simply a case of moving the traders who were displaced from Cheapside into Church St consideration would need to be given to what was best for the market) and some stallholders may have reduced pitches from previously.

This consultation is taking place to give all who have an interest in the market a further opportunity to express their view. These views will be fed to Cabinet so that a decision can be taken. Cabinet may decide to go with Plan A, Plan B or indeed a different combination.

Once this consultation has taken place a report will be presented to Cabinet for a decision on the future layout of the Charter Market.

THEREFORE THE COUNCIL IS KEEN TO HEAR YOUR VIEWS ON THESE PROPOSALS. PLEASE COULD YOU SEND YOUR COMMENTS TO- mdavies@lancaster.gov.uk

Thank you

Mark Davies

Chief Officer (Environment)

Lancaster City Council

Key:

ICP= Information & Charity Pitch

C = Concessionary Pitch

LANCASTER CITY COUNCIL

Promoting City, Coast & Countryside

Market Stall Location Plan, Lancaster

Plan A

Drawn By: Oliver Wood
Date: 29/09/2014



Key:

ICP= Information & Charity Pitch

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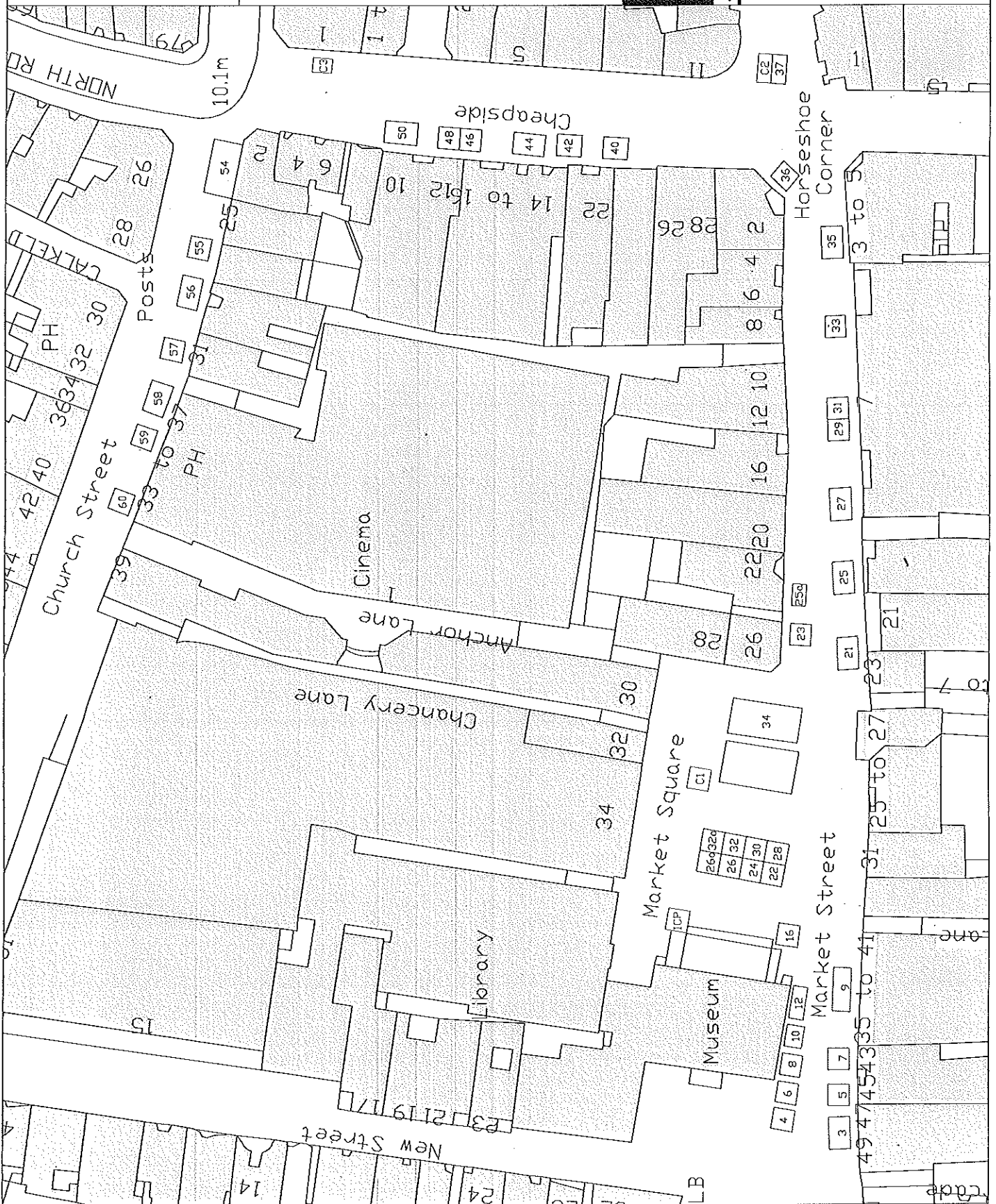
LANCASTER CITY COUNCIL

Promoting City, Coast & Countryside

Market Stall Location Plan, Lancaster

Plan B

Drawn By: Oliver Wood
Date: 29/09/2014



Revised CM Layout - Pitch Dimensions

Pitch No.	Pitch Size (width x depth, m)	Notes
3	4.50 X 3.00	
4	3.00 X 3.00	
5	3.00 X 3.00	
6	3.00 X 3.00	
7	3.00 X 3.00	
8	3.00 X 3.00	
9	6.00 X 2.50	
10	3.00 X 2.50	
12	4.50 X 2.00	
16	3.00 X 3.00	
21	4.50 X 3.00	
22	3.00 X 3.00	
23	3.00 X 3.00	
24	3.00 X 3.00	
25	4.50 X 3.00	
25a	3.00 X 2.00	
26	3.00 X 3.00	
26a	3.00 x 3.00	
27	4.50 X 3.00	
28	3.00 X 3.00	
29	3.00 X 3.00	
30	3.00 X 3.00	
31	3.00 X 3.00	
32	3.00 X 3.00	
32a	3.00 X 3.00	
33	3.00 X 3.00	
34	10.00 X 4.50	
35	4.50 X 3.00	
36	3.00 X 2.75	
37	2.00 X 4.00	
39	5.50 X 2.00	
40	3.50 X 3.00	
41	6.75 X 3.00	
42	3.50 X 3.00	
43	4.75 X 3.00	
44	4.50 X 3.00	
45	4.75 X 3.00	
46	3.00 X 3.00	
47	3.00 X 3.00	
48	3.00 X 3.00	
49	3.00 X 3.00	
50	4.50 X 3.00	
54	7.50 X 4.00	Pitch right back against wall
55	3.00 X 3.00	
56	4.50 X 3.00	
57	3.00 X 3.00	Bollard in middle of stall
58	4.50 X 3.00	In front of Yates - currently they use this space for their tables
59	3.00 X 3.00	In front of Yates - currently they use this space for their tables
60	3.00 X 3.00	In front of Yates - currently they use this space for their tables
Street Trading Pitches		
ICP	3.00 X 3.00	
C1	TBA	
C2	2.00 X 4.00	
C3	2.00 X 2.75	