

MINUTES

Meeting: TROWBRIDGE AREA BOARD
Place: The Atrium, Wiltshire Council, Bradley Road, Trowbridge, BA14 0RD
Date: 1 July 2010
Start Time: 7.00 pm
Finish Time: 9.25 pm

Please direct any enquiries on these minutes to:

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Papers available on the Council's website at www.wiltshire.gov.uk

In Attendance:

Wiltshire Councillors

Cllr Ernie Clark (Chairman), Cllr Peter Fuller, Cllr Tom James MBE, Cllr John Knight, Cllr Francis Morland, Cllr Jeff Osborn and Cllr Helen Osborn

Cllr John Brady (Cabinet Representative)

Wiltshire Council Officers

Siobainn Chaplin (Youth Service), Allan Clarke (Communications Officer), Allan Creedy (Head of Sustainable Transport), Julia Densham (Senior Democratic Services Officer), Martin Donovan (Service Director), Rachel Efemey (Community Area Manager), Niki Lewis (Service Director for Communities, Libraries, Heritage & Arts), Martin Litherland (Head of Waste Collection), Chris Moore (Library Services), Ken Oliver (Canal Officer), Beverley Scott (Waste and Recycling Manager), Melanie Scott (Area Manager - Waste, Recycling and Street Cleansing), Mark Stone (Transformation Programme Director), Peter Waterman (Community Librarian)

Town and Parish Councillors

Trowbridge Town Council – Bob Brice
Southwick Parish Council - Gaynor Polglase

Partners

Wiltshire Police – Inspector David Cullop
Trowbridge Community Area Futures – Margaret Howard, Colin Kay, Doug Ross, Mary Stacey

Community Area Young Peoples Issues Group – Hannah Alexander, Chahida Bantarfas, Hayden Collins, Marcus Crosskey, Elliot Donoghue, Justin Evans

Members of Public in Attendance: 18

Total in attendance: 53

<u>Agenda Item No.</u>	<u>Summary of Issues Discussed and Decision</u>	<u>Action By</u>
1.	<p><u>Chairman's Welcome, Introduction and Announcements</u></p> <p>The Chairman welcomed everyone to the July meeting of the Trowbridge Area Board. He introduced himself and the Community Area Manager, then invited the Wiltshire Councillors to introduce themselves.</p> <p>The Chairman made the following announcements:</p> <ul style="list-style-type: none"> a. The re-appointment of Chairman and Vice Chairman at the Annual Council meeting held on 18 May 2010. b. Playbuilder Award – the previously ring-fenced monies had been ‘de-ring-fenced’ by central government due to spending cuts. c. The establishment of Area Boards provided an opportunity for decisions on small-scale transport and highway improvement schemes to be taken locally. In response to this there were plans for the Area Boards to be allocated a discretionary budget to assess and select small-scale transport schemes to be progressed in their community areas. Further details were distributed with the agenda on page three. d. The transfer of part of Margaret Stancomb School to the Wiltshire Rural Music School on the basis of a full repairing lease at a nominal rent was approved by Cabinet at their meeting on 22 June. e. The proposed closure of the Trowbridge County Court would be considered under the item 16 to consider the view of the area board. 	
2.	<p><u>Apologies for Absence</u></p> <p>Apologies for absence were announced from the following:</p> <p>Wiltshire Councillors Steve Oldrieve and Graham Payne Councillor Kath Noble (Southwick Parish Council) Jo Howes (NHS Wiltshire) Pete Barnett (Trowbridge Community Area Futures).</p>	

3.	<p><u>Minutes</u></p> <p><u>Decision</u> The minutes of the meetings held on 13 May 2010 and 18 May 2010 were agreed as a correct record and signed by the Chairman subject to the following amendments:</p> <p>Minutes of 13 May 2010:</p> <ul style="list-style-type: none"> • Studley Green Parish Council to be amended to Studley Green TARA • Transforming Trowbridge ‘an Officer’ be amended to ‘an Urban Practitioner’ • Parish Liaison Group update from Cllr Jeff Osborn to be amended to Cllr Ernie Clark. 	
4.	<p><u>Declarations of Interest</u></p> <p>Councillor Peter Fuller declared a prejudicial interest on any Trowbridge-related item (Dispensation Granted from the Dispensation Sub-Committee) as a Trowbridge Town Councillor and would view any Trowbridge related items and issues with an open mind.</p> <p>Councillor Jeff Osborn declared a prejudicial interest on any Trowbridge-related item (Dispensation Granted from the Dispensation Sub-Committee) as a Trowbridge Town Councillor and would view any Trowbridge related items and issues with an open mind.</p> <p>Councillor Helen Osborn declared a prejudicial interest on any Trowbridge-related item (Dispensation Granted from the Dispensation Sub-Committee) as a Trowbridge Town Councillor and would view any Trowbridge related items and issues with an open mind.</p>	
5.	<p><u>Partner Updates</u></p> <p>The following partner updates were received:</p> <p><u>Community Area Young People’s Issues Group</u> A member of the organisation updated on the following:</p> <ul style="list-style-type: none"> • the annual meeting had been postponed due to exams • transport issues were being considered • requested an update on the lights issue. Cllr Jeff Osborn asked that this was logged as an issue. <p><u>Wiltshire Police</u> Inspector Dave Cullop asked that written report was noted and</p>	<p>Rachel Efemey</p>

	<p>made the following points:</p> <ul style="list-style-type: none"> • asked that the neighbourhood policing abstraction rate performance be noted • the police website had been re-launched • there was a decrease in the overall crime figures • Wiltshire Police had been awarded the President’s Award • a new Police Community Support Officer had been appointed • preparations were underway for policing during Halloween and Bonfire Night. Those looking for advice on avoiding anti-social behaviour issues at this time were invited to contact Inspector Cullop • it was agreed to append the written report to the minutes. <p><u>Wiltshire Fire and Rescue Service</u> No representative was in attendance and the written report circulated with the agenda was noted.</p> <p><u>Trowbridge Community Area Future</u> Doug Ross asked that the written report was noted and made the following points:</p> <ul style="list-style-type: none"> • BA14 Culture event would take place on 10 July 2010 from 10am to 6pm at the Civic Hall • The AGM had taken place on 21 June, details of which were contained in the report circulated with the agenda • He echoed the police inspector’s comments that much was achieved through partnership working in the community. <p><u>Trowbridge Town Council</u> The written report was noted.</p> <p><u>Parish Councils</u> No reports were given.</p>	
6.	<p><u>Outside Body Appointments and Updates</u></p> <p>The following appointments were made to outside bodies:</p> <p>Community Area Young Peoples Issues Group (CAYPIG) Councillor Tom James MBE</p> <p>Parish Council Liaison Group Councillors Ernie Clark and Francis Morland</p> <p>Trowbridge Community Area Future Councillor Jeff Osborn</p>	

BA14 Culture
Vacant
Health & Social Care
Vacant
Community Safety
Vacant
Economy & Transport
Councillor Jeff Osborn
Environment
Councillor Helen Osborn

Arc Theatre
Councillor Stephen Oldrieve

Trowbridge Sports Centre Management Body
Councillor Tom James MBE

Transforming Trowbridge
Councillor Jeff Osborn

Arc Theatre

The written update tabled at the meeting contained the following:

The area board was aware that Cllr Oldrieve had previously raised concerns about the future stability of the Arc Theatre in Trowbridge.

After the resignation of the previous Arc Manager in the New Year, a new manager was engaged by Wiltshire College on a short-term management contract. At the time, the Advisory Board raised concerns about the short-term nature of the contract and received assurances as to the College's long term commitment to the Arc.

The manager contract was to finish at the end of July and the current holder indicated that he did not wish to consider an extension. In addition, both the marketing manager and the assistant manager had terminated their employment at the Arc. The loss of the three critical management posts was a cause for concern.

Wiltshire Council, as a funder, was aware of the situation and was in discussion with Wiltshire College to determine how these changes were to be managed and the autumn program delivered.

In addition, Councillor Oldrieve understood a business plan was being submitted to the College Board as to the way forward for the

	<p>Arc.</p> <p>It was his hope that this business plan would be shared with the Arc Advisory Board prior to any decisions being made. He also believed the BA14 Group were being kept informed of these developments.</p>	
7.	<p><u>Waste Collection Consultation</u></p> <p>Martin Litherland, Head of Waste Collection, gave a short presentation to launch the waste collection consultation. He included the following points:</p> <ul style="list-style-type: none"> • the new council had inherited four different waste collection schemes across the county • landfill tax was set to increase from £40 per tonne in 2009 to £80 per tonne in 2014, increasing by £8 per year • the proposed new service would provide each household in Wiltshire with a 2 weekly collection of household waste, black box recycling, plastic bottles and cardboard, and a non-charged 'opt-in' garden waste collection • leaflets were available at the meeting that provided additional information and also described the ways in which people could engage in the consultation. <p>The meeting discussed the following issues:</p> <ul style="list-style-type: none"> • increased numbers of waste receptacles per household would be required for doorstep collection of plastic bottles and cardboard • no absolute declarations had been made by the government on any move to weekly refuse collections • landfill diversion targets needed to be met, otherwise disposal costs would escalate • disagreement was not expected in the west of the county • current targets for recycling were 40%, that would rise to 45% by 2015 and 50% by 2019/20 • 50,000 tonnes of residual waste was dealt with outside Wiltshire • plastic bottle and cardboard collections were to be implemented next year subject to this consultation • heavy green waste contributed towards weight-based recycling targets, and composting diverts it from landfill where it would produce methane, 20 times more polluting than carbon dioxide • current county-wide recycling rates were: <ul style="list-style-type: none"> ○ east 44% ○ west 43% 	

	<ul style="list-style-type: none"> ○ south 35% ○ north 28% • the Leader had met with Eric Pickles on 18 June where it was stated that the handling of waste was the decision of the local authority • the audience was urged to complete the consultation questionnaire even if current arrangements were satisfactory as this would inform the process as a whole. <p>The Chairman thanked Mr Litherland for his presentation.</p>	
8.	<p><u>Library Services</u></p> <p>a. Mark Stone (Transformation Programme Director) gave an update on the Transformation of County Hall and the Library. The following points were made:</p> <ul style="list-style-type: none"> • the council was reducing its office buildings from 95 to four • Bourne Hill, Salisbury, was the first completed hub with occupancy by October 2010 • the refurbishment of County Hall including the relocated library was to save £4.5 million per year • architects had been instructed an exterior outlines would soon be available for consultation • 600 staff were to be relocated to George Ward School from January 2011 while the refurbishment took place • County Hall staff had completed a travel survey for this move • Mr Stone would attend the September area board meeting to present the exterior designs for County Hall. <p>b. Peter Waterman (Community Librarian) gave an update on the Trowbridge library consultation. The following points were made:</p> <ul style="list-style-type: none"> • 1300 completed consultation questionnaires had been received • 99.1% of respondents listed a wide selection of books as important • the ten most significant needs were parking, quiet study areas, staff, refreshments, disabled facilities, good location, toilets, opening hours, computers and free internet access • a detailed plan would be worked on over the next three years • there was clear endorsement for the new library by the people of Trowbridge. 	

	<p>c. Niki Lewis (Service Director for Communities, Libraries, Heritage and Arts) gave a presentation on the Library Services Review. The following points were made:</p> <ul style="list-style-type: none"> • £500, 000 was to be saved over the next two years while maintaining the current level of service delivery • the meeting was invited to complete the postcard questionnaires to feed into the consultation <p>Cllr Tom James made the following points:</p> <ul style="list-style-type: none"> • a few individuals were operating businesses from the libraries • noise was an issue • electronic books could not replace traditional reading matter. <p>Mrs Lewis made the following additional points:</p> <ul style="list-style-type: none"> • the review was to be customer-focussed to improve front-end services while reducing the back office • stock delivery was to become more efficient across the county • the book fund would be customer driven • co-location of library and other services provided more for the customer and reduced costs • the specification for the new book store was to be written when the review was complete. <p>Trowbridge Community Area Future expressed a desire for improved parking, bus-stops and good signage.</p>	
9.	<p><u>Youth Funding</u></p> <p>The Wiltshire Councillors considered the process by which the youth funding allocation to the area board was distributed. The following points were made:</p> <ul style="list-style-type: none"> • The youth parliament were keen to create links with the Community Area Young People’s Issues Group (CAYPIG) • the funding was small. <p><u>Decision</u> The Wiltshire Councillors agreed that the area board’s youth funding was jointly allocated to the Trowbridge CAYPIG and Trowbridge Youth Parliament to help them address their key priorities. The youth proposal would be brought to a future</p>	Rachel Efemey

	meeting for consideration.	
10.	<p><u>Transforming Trowbridge</u></p> <p>Adam Nardell, Vision Director for Trowbridge, gave an update on the progress of the Transforming Trowbridge programme. The following points were made:</p> <ul style="list-style-type: none"> • the new 44,000 sq ft Sainsbury store had opened on the former bottling plant • the Bowyers' site - a dialogue had been facilitated between a residential developer and the owners of the site. There was scope for the involvement of the Homes and Communities Agency • Castle Place had been acquired by Legal and General Investment Fund who were working up plans to refurbish the centre. <p>Mr Nardell updated the meeting regarding a letter received from the Parish Council Liaison Group at the previous area board meeting concerning the railway station. There was a delay in the response due to a change of staff and Mr Nardell said he would continue to push for a reply from the new Operations Manager.</p> <p>A meeting with Leisure Services was scheduled for 5 July to discuss the leisure service provision in the community area.</p>	
11.	<p><u>Transport Issues in Trowbridge</u></p> <p>Allan Creedy, Head of Sustainable Transport, gave an update on the historic and current nature of traffic issues in Trowbridge. He included the following points:</p> <ul style="list-style-type: none"> • the last ten years had been a very stable period • the new coalition government aim at implemented sweeping changes which were likely to happen very quickly • £1million had been clawed back from the in-year budget • consequently infrastructure planning was on hold until the extent of the cuts were better known • currently the following areas were being considered: <ul style="list-style-type: none"> ○ parking review ○ Bythesea Road and the impact of the new retail centre ○ Yarnbrook ○ Hilperton Gap ○ Hill Street area – there was on-going work based on the original concept design to take the through traffic out of the centre. However, there was no current programme with a budget for roll-out. 	

	<ul style="list-style-type: none"> All in-year projects were now at risk other than those already contractually agreed. The cabinet member would be announcing any changes shortly. <p><u>Decision</u> A written answer on the current situation of the Hill Street area to be sent to Councillor Helen Osborn.</p>	Adam Nardell
12.	<p><u>Reducing Unnecessary Street Lighting in Wiltshire</u></p> <p>Trowbridge Community Area Future (TCAF) agreed to mastermind the project.</p> <p><u>Decision</u> TCAF to report proposals to a future area board meeting.</p>	Doug Ross
13.	<p><u>Residential Mooring on the Kennet & Avon Canal</u></p> <p>Ken Oliver, Canals Officer, presented the outcomes of the recent meeting between boaters, Wiltshire Council and British Waterways. The following points were made:</p> <ul style="list-style-type: none"> the meeting had been well attended a consensus was reached on the preferred recommendation of enforcement by British Waterways the Kennet and Avon Partnership were to meet on 28 July to discuss including neighbouring authorities British Waterways wished to set up an advisory panel. 	
14.	<p><u>Wiltshire Police Protective Services</u></p> <p>Wiltshire Police were unable to attend. This item was subsequently withdrawn from the agenda.</p>	
15.	<p><u>Visiting Cabinet Representative</u></p> <p>Councillor John Brady spoke about his responsibilities for economic development, planning and housing. The Department of Neighbourhood Planning had been tasked with finding savings.</p> <p>The new core strategy would be announced in the autumn. This process had been delayed by the need to create new guidance subsequent to the scrapping the Regional Spatial Strategy.</p> <p>In the West Wilts area, a PFI contract for the building of new homes had been secured. 242 homes would be built in the first stage when the project was signed off by the new government audit committee.</p>	

	<p>A written question was received from Mr Keith Hopkins and the response was appended to these minutes.</p> <p>While Wiltshire Council had a statutory responsibility for building 600 houses, the government abolished targets. The S106 agreement stipulated that 40% of the new build was for affordable housing.</p> <p>Housing decisions were to come to the area board as soon as possible. The preferred site options were favourable therefore there was no need to re-consult.</p> <p>Councillor Brady also responded to the written question from Councillor Peter Fuller that expressed the need for early advice on the areas to be included in the Draft Plan. Councillor Brady was happy to talk about the Wiltshire Core Strategy for Trowbridge before it was agreed at a future area board meeting.</p>	
16.	<p><u>Any Other Urgent Business, Meeting Venues, Evaluation and Forward Plan</u></p> <p>The Chairman tabled a letter he had received concerning the proposed closure of Trowbridge County Court. The meeting agreed the local court was a very important facility for vulnerable people in this area.</p> <p><u>Decision</u> A letter to be written to the County Court opposing this plan.</p> <p>The Chairman took a straw vote of the meeting regarding the continued use of the Atrium room at Wiltshire Council, Bradley Road for future meetings.</p> <p><u>Decision</u> Trowbridge Area Board meetings would continue to be held at the Wiltshire Council offices at Bradley Road until further notice.</p> <p>The meeting was requested to complete the Waste Survey, Evaluation forms and TCAF questionnaire.</p>	<p>Cllr Ernie Clark</p> <p>Julia Densham</p>
17.	<p><u>Allocation of Grant Funding</u></p> <p>Councillors were asked to consider one application to the Community Area Grants Scheme 2010/11, as follows:</p> <p>Stuart Cuthbert addressed the meeting on behalf of the application.</p>	

	<p><u>Decision</u> Trowbridge Amateur Swimming Club was awarded £1,486 to fund a swimming gala and social events to celebrate the 20th meeting between the swimming club and S V Poseidon Leer swimming club under the umbrella of twinning arrangements with the German town of Leer.</p> <p><u>Reason</u> <i>The application met the Community Area grant Criteria for 2010/11 and demonstrated links to the Local Agreement for Wiltshire ambition to 'Building Resilient Communities'.</i></p>	Rachel Efemey
18.	<p><u>Performance Reward Grant Scheme</u></p> <p>Councillors were asked to consider one expressions of interest to the Performance Reward Grant Scheme 2010/11. This bid was deferred from the previous meeting pending further information.</p> <p><u>Decision</u> The Trowbridge Area Board supported the bid from Wiltshire Alternative Sports Hub Development and recommended that it to go forward for consideration by the Performance Reward Grant Panel.</p>	Rachel Efemey
19.	<p><u>Close</u></p> <p>The Chairman thanked those for attending. The next meeting would be held in the Atrium, Wiltshire Council, Bradley Road, Trowbridge on 9 September 2010.</p>	
<u>Appendix 1</u>		
<u>Appendix 2</u>		

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Crime and Community Safety Briefing Paper Trowbridge Community Area Board 1st July 2010

1. Neighbourhood Policing

Abstraction Rate Performance:

The Policing Pledge sets a target of a minimum of **80%** for the time spent by NPT staff on their respective areas. The performance figures for May 2010 are:

Team Sergeant:	100%
Community Beat Managers:	92.4%
PCSO's:	95%

Current Priorities:

Up-to-date details of the current news about Neighbourhood Policing Teams, including, profiles, priorities and forthcoming community consultation events can be found on our Wiltshire Police Website.

🖥️ Visit the new and improved website at: www.wiltshire.police.uk

Team News:

There have been no changes to the Teams since the last Board Meeting.

Police Authority Representative

Mrs Joy Hillyer is an Independent Member of the Wiltshire Police Authority and has the responsibility for overseeing police matters in the Community Area. She can be contacted via Wiltshire Police Authority ☎ 01380 734022 or 📧 <http://www.wiltshire-pa.gov.uk/feedback.asp>

2. Performance

The format for reported crime has altered since the last Board Meeting following an agreement to standardise how it is presented in every Community Area. This new format also provides a comparison over a 2-year period that reflects that overall crime is falling in Trowbridge with a 5.7% reduction.

An updated ASB table will be available for the next meeting when the figures for April – June 2010 will be available.

Table 1 – Reported Crime Figures

TROWBRIDGE COMMUNITY AREA						
TROWBRIDGE	CRIME				DETECTIONS	
	JUNE 2008 - MAY 2010				JUNE 2008 - MAY 2010	
	2008/09	2009/10	+ / -	% Change	2008/09	2009/10
Violence Against the Person	680	647	-33	-4.9%	52.5%	54.1%
Dwelling Burglary	114	156	42	36.8%	10.5%	13.5%
Criminal Damage	732	654	-78	-10.7%	20.2%	12.8%
Non Dwelling Burglary	165	169	4	2.4%	9.7%	10.7%
Theft from Motor Vehicle	155	166	11	7.1%	16.8%	22.9%
Theft of Motor Vehicle	53	65	12	22.6%	17.0%	16.9%
Total Crime	3154	2974	-180	-5.7%	35.2%	31.7%
County Division is compared with 15 most similar divisions in other Forces. Currently County Division is performing very well and is ranked 3rd (out of 15) for our overall detection rate and 2nd (out of 15) for our overall crime levels						

**Table 2 – Reported Anti-Social Behaviour Figures
April 2009 – 31st March 2010**

APR-JUNE 2009	JULY-SEPT 2009	OCT-DEC 2009	JAN-MAR 2010	MONTHLY AVE (09/10)
735	848	566	560	226

Performance is of course not confined to statistical figures. Wiltshire Police is committed to improving the standard of service we deliver, which in turn will help us meet our targets of improving satisfaction and confidence. We were therefore very honoured to be awarded the **President's Award** at the **Trowbridge Chamber of Commerce Service Excellence Awards** in May.

3. Other News

My staff will be working extremely hard over the summer period supporting Community Events as well as the World Cup during which additional patrols will be deployed to ensure that everyone enjoys themselves in a safe environment whatever team they are supporting. We will be providing a visible presence at the Armed Forces Event in June. The Trowbridge Village Pump Festival in July and Spotlight on Trowbridge in August. If you are lucky enough to be attending please do not hesitate to let them know if you have any concerns.

4. Halloween/Bonfire Night

Looking forward to the Autumn planning is already underway for policing arrangements over the Halloween & Bonfire Night period. If you have felt unsafe in the past during this time my Neighbourhood Policing Teams would like to hear from you in advance so that they can provide advice.

David W Cullop
David W Cullop
Sector Inspector

18/06/10

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TROWBRIDGE COMMUNITY AREA BOARD – 1 JULY 2010

Question for Trowbridge Area Board from Keith Hopkins:

I would like to ask the Cllr with regard to the Vision of Trowbridge, when are they going to pull down the Peter Black building that is a complete Blot on the Landscape and actually DO something about the entertainment and leisure side of things for the town rather than putting up endless numbers of houses and Supermarkets?

Response from Adam Nardell, Vision Director, Trowbridge

Firstly I would clarify the role of the Vision for Trowbridge – the Vision is a Special Purpose Delivery Vehicle – a public/private sector partnership that advises the Council on and facilitates the regeneration of Trowbridge. We do not hold or own land. We completely agree that the Peter Black building a significant eyesore in a very high profile location that reflects very badly on the town. The site is owned by Parkridge Holdings and I have both spoken with and more recently written to them drawing their attention to the adverse impact the site has on the town's amenity. I have discussed potential solution with them either: Hoardings to completely screen the site or demolition and clearance. Their verbal response to this has been to reject the demolition solution on the grounds of cost (they will only do this in the event that they have full planning consent and a viable scheme) and to give consideration to screening. In the case of screening they are concerned over the cost and have agreed to look into this, although to date they have not responded to my written request (15 June) that they do so. If they do not respond positively to this, the Council has the option to pursue an Order under the Town and Country Planning Act and compel the improvement of the site. This is a very adversarial way to proceed and given that we have to work with Parkridge to secure the right development for this site it would be best to avoid this route; however this does not preclude threatening them with this measure as an incentive to act.

With regard to leisure and entertainment, this remains a central ambition of the Vision and the Council. It is worth pointing out how close we came to delivering this through the Waterside scheme - if it was not for the severity of the recession and the unwillingness of the banks to finance this scheme (as well as a number of others that Modus were delivering) Modus would not have gone into receivership and the scheme would be virtually complete at this time. At the time Modus folded the Waterside scheme was 60% let including the cinema, hotel, bowling and many of the restaurants. We know that these operators (as well as others) are still there and that they still wish to come to Trowbridge. However, they all require a developer to build out a site for them. At this time the only site available is the former Tesco site, St. Stephens Place which has just (only in June) been bought by Legal and General's Investment Fund. We have made it clear to them that commercial leisure is our priority and would add that the agreed Planning Brief for the site would allow for a cinema development. That said, there are significant obstacles to achieving this - it is a fact of the construction and commercial property market that it

costs more for a developer to build and fit out a cinema than they will ever make from it i.e. it is a loss maker to the developer. The cost of this must be generated by more profitable uses around it – normally this would be housing (this was a vital component of Waterside). However the depth and severity of the recession has “killed” the new build residential market and about the only profitable other use would be a very large supermarket and as Mr. Hopkins has rightly identified, the town does not need another of these, especially given that the new Sainsbury store is barely been completed. Thus, because of the market and prevailing economic conditions, we are probably going to have to wait for the housing market to recover before a leisure scheme could be cross-financed in this way.