

Options for change identified by Officers during the review

No Change Option

1. The current arrangements would continue. West Row, Horsemarket, Tubwell Row and East Row would remain as the only available locations for the general market. (See **Appendix 4** for site plan of stalls).

Advantages	Disadvantages
Maintains presence of open markets in close proximity to covered market	Does not address the issues of obstructing access to water feature
No vehicle movements allowed on West Row	No opportunity to increase the number of traders attending the outdoor markets
No conflict when speciality markets visit	Stalls in East Row will conflict with users of the taxi stand on market days
Access and egress of market traders' vehicles on West Row controlled by Market Officers	Continued vehicle congestion in Horsemarket on market days
Traders retain existing pitch and stall size	
No requirement to obtain a road closure or vary existing RTOs	

2. To improve access to the water feature a new requirement could be made that:
 - (b) each stall be a maximum depth of three metre (reduced from 4.5m to 3.0m in depth);
 - (c) minimum three metres walkway between the edge of the stall and the water feature; and
 - (d) no perimeter walls to stalls above one metre height (other than at time of inclement weather when clear plastic walls may be used). Additionally, or as an alternative, as traders voluntarily vacated pitches on West Row a decision could be made that there would be no replacement trader and more space would then be created in front of the water feature.

Market Square Option

3. For the general open markets a reduced number of stalls would be located on West Row. Tubwell Row would remain unchanged. The Market Square would accommodate the displacement of some stalls from West Row and all stalls from Horsemarket and East Row and allow for future expansion of the general markets. Horsemarket would continue to be an available market location.

Advantages	Disadvantages
Allows transfer of some stalls from West Row and East Row	Little support from market traders. Opposed by majority of existing market traders. Opposed by local NMTF
6m x 4.5m stalls from West Row and Horsemarket can be used on the Square	Would reduce options for events taking place on the Square on market days
No conflict when speciality markets visit	Splits the open market and confuses public
Allows transfer of stalls from Horsemarket - increasing access to CM building and parking spaces	Market stalls on the Square not visible from High Row

Advantages	Disadvantages
Opportunity to increase the number of stalls attending the general market	Limits size of existing pavement cafes on market days
Potential benefit to businesses close to Market Square due to increased footfall	
Vehicle movements on the Market Square can be strictly controlled (as West Row)	
No requirement to obtain a road closure or vary existing RTOs	

Blackwellgate Option

4. Using Blackwellgate would allow relocation of some stalls from West Row, East Row and Horsemarket and enable future expansion of the outdoor markets. Tubwell Row would continue, for the foreseeable future, to be available for weekly market use. East Row and Horsemarket could be retained for future market use if needed. (See **Appendix 3** for plan of stalls).
5. The Traffic Management and Road Safety Manager is investigating whether a variation of existing Road Traffic Order would be required to place stalls in this area of the town centre.
6. For stalls on West Row the layout should achieve:
 - (c) A minimum 6m gap will be maintained in front of each set of steps and the Market Cross ramp.
 - (d) The remaining stalls, other than those immediately adjacent to the planters, shall be capable of trading towards both the covered market building and High Row.
 - (e) To improve access to the water feature either:
 - i. no stalls would be permitted in front of the water feature, or
 - ii. a minimum three metres walkway between the edge of the stall and the water feature and no perimeter walls above one metre height; other than at time of inclement weather when clear plastic walls may be used.
7. If the decision was made that no stalls are placed in front of the water feature this would create a pedestrian space or permit other use eg event area or pavement café (planning permission has been granted for conversion of the adjacent retail shop to catering use and applying for a pavement café licence would be an option for that business).

Advantages	Disadvantages
Allows relocation of stalls from West Row, Horsemarket and East Row and provide open space between water feature and CM building – this space could be made available for other use eg pavement café	Health and Safety issues associated. Vehicles driving down Blackwellgate to access businesses on High Row and Bondgate. Not as safe.
Continues the line of stalls leading from West Row in close proximity to covered market	Stalls may need to relocate when speciality market visits

Advantages	Disadvantages
Opportunity to increase the number of stalls attending the outdoor markets	Risk Assessment has identified that Vehicle movements must be controlled by properly trained Officer(s). Traffic management plan required.
Allows transfer of stalls from Horsemarket increasing access to CM building and parking spaces	6m x 4.5m stalls from West Row and Horsemarket cannot be used in Blackwellgate
Potential benefit to retailers in Blackwellgate from presence of market Stalls	

High Row North Option

8. Placing stalls on High Row (from Post House Wynd to Pease's Statue) would allow relocation of some stalls from West Row, East Row and Horsemarket and enable limited future expansion of the outdoor markets. Tubwell Row would continue, for the foreseeable future, to be available for weekly market use. East Row and Horsemarket could be retained for future market use if needed. (See **Appendix 5** for site plan of stalls).
9. The Traffic Management and Road Safety Manager has consulted with police and concluded that a full road closure during the operation of any market would be required in this area of the town centre.
10. For stalls on West Row the layout could require:
 - (c) A minimum six metre gap will be maintained in front of each set of steps and the Market Cross ramp.
 - (d) The remaining stalls, other than those immediately adjacent to the planters, shall be capable of trading towards both the covered market building and High Row.
 - (e) To improve access to the water feature either:
 - i. no stalls would be permitted in front of the water feature, or
 - ii. stall be reduced in size (from 4.5m to 3.0m in depth); a minimum three metres walkway between the edge of the stall and the water feature; and no perimeter walls above one metre height (other than at time of inclement weather when clear plastic walls may be used).
11. If the decision was made to stop stalls being placed in front of the water feature, this would create pedestrian space or permit other use eg event area or pavement café (planning permission has been granted for conversion of the adjacent retail shop to catering use and applying for a pavement café licence would be an option for that business).

Advantages	Disadvantages
Allows relocation of four stalls from West Row – to provide open space between water feature and CM building – this space could be made available for other use eg pavement café	Health and Safety issues associated with placing stalls in an area where vehicles drive, load and unload. Not as safe.

Advantages	Disadvantages
Opportunity to maintain (and increase) the number of stalls attending the outdoor markets	No vehicle movements permitted on High Row. Road closure required from 07:00 – 19:00 hrs.
Potential benefit to retailers on High Row	Stalls may need to relocate when speciality market visits
Stalls will need to relocate when speciality market visits	6m x 4.5m stalls from West Row and Horsemarket cannot be used in High Row
Allows transfer of stalls from Horsemarket - increasing access to CM building and parking spaces on market days	
Allows relocation of stalls from East Row	
Creates a link from covered market building with retailers in Northgate and Bondgate	

12. To improve access to the water feature whilst retaining stalls then a new requirement could be made that:
- (a) Each stall be a maximum depth of 3.0m (reduced from 4.5m to 3.0m in depth);
 - (b) A minimum three metres walkway between the edge of the stall and the water feature; and
 - (c) No perimeter walls above one metre height (other than at time of inclement weather when clear plastic walls may be used).