

## 7.7.4 Wrea Green

### Context

Wrea Green is a Tier 1 Settlement within the emerging Fylde Local Plan 2011 – 32. Local Plan. It contains the largest village green in Lancashire which provides the focus of the designated conservation area. The village offers a number of local services and community facilities. Over the last few years the village has witnessed growth through the approval and construction of residential development which has had an impact on overall village form. The village centre, being a designated conservation area should, from a planning perspective, be the subject of an updated appraisal and management plan. The Parish Council has made known its wish to see physical enhancements to the village as a whole but the centerpiece conservation area as a particular focus. The proposed improvements should therefore be seen as proposals for preservation and enhancement.

As a result of the level of residential development that has been accommodated both at present and potentially in the longer term future, it was considered appropriate for the particular developer of approved schemes to make a contribution towards the funding enhanced facilities and amenities. The enhancement of the public realm has been considered as a valid objective in respect of the sustainable development of the village and as a means of enhancing its heritage status and value. To date funding contributions have been secured with one scheme implemented.

### Project

The focus for the public realm improvements relates to the village green and its approaches. Following discussions with the Parish Council, two particular initiatives were agreed as a priority, on the basis that they would have a high profile and be of relevance to the village as a whole.

- i. Significant visual enhancement of the present street lighting equipment, primarily around the Green, replacing a functional scheme with a decorative type appropriate in scale and form with the conservation area setting. In conjunction with the County Council and Borough Council a scheme was designed and has now been implemented. This has resulted in a significant enhancement of the conservation area as well as improved lighting levels. The scheme was primarily funded by way of Section 106 commuted payments (£30,000) with a smaller contributions from Ribby with Wrea Parish Council, Lancashire County Council and Fylde Council (Total cost £34,000).
- II. Enhancements to the prominent cross-roads/junction in the vicinity of the Grapes Public House, St. Nicholas Church (Listed Grade II), THE School, and Post Office. This area is the focus for village activity and considerable pedestrian movement. The objectives of the scheme are considered to be:
  - Providing an enhanced setting for St. Nicholas Church with enhanced surface materials
  - Improving the setting of/ and forecourt of the centerpiece public house and creating an improved link between its forecourt and the 'second' green, on the basis of a 'shared space'

thereby enhancing public amenity and the perception of pedestrian priority and connectivity.

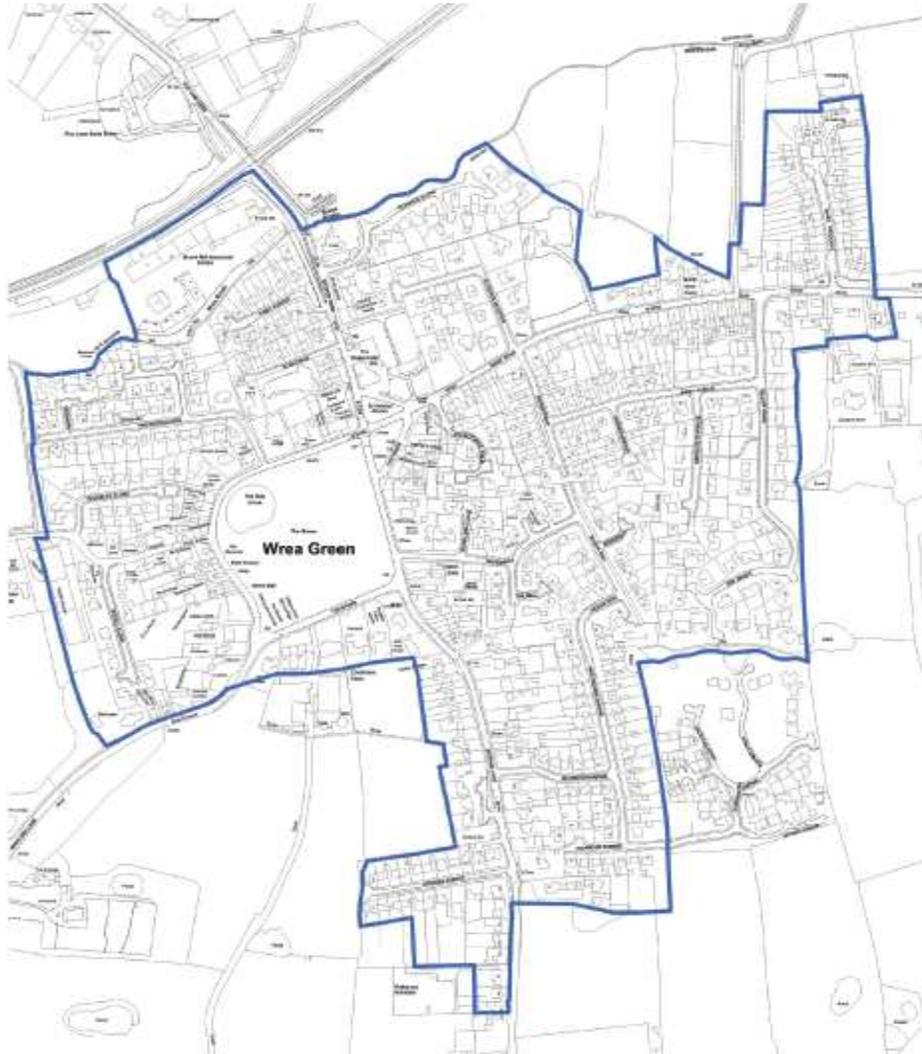
- Enhancing the present parking, delivery area and forecourt outside the Post office as a well-used community space to provide improved amenity, reduce the dominance of highway and visually improve this prominent part of the conservation area.
- Establish a palette of materials, street furniture and other specifications (Design Code).
- Tree planting in appropriate locations
- Re-surfacing of footways in an appropriate material around the edge of The Green.

## Relevant Supporting Documents

- Wrea Green Parish Plan
- The Fylde Local Plan to 2032
- Wrea Green Public Realm Enhancement Scheme : Lighting, FBC 2015

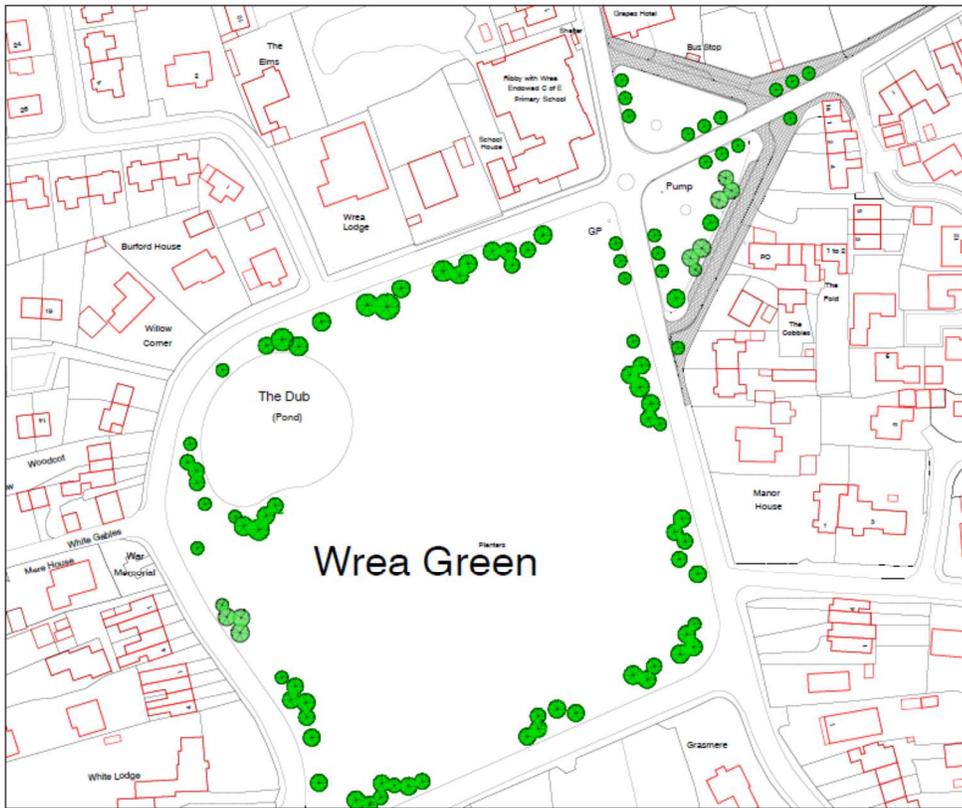
## Cost Estimate

180,000. The scheme to be potentially developed in phases.





# Wrea Green Village Centre/Conservation Area Proposed Enhancement Scheme



**Legend**

- Existing Trees
- Proposed Tree Planting
- Shrub/Groundcover Planting
- Grass Areas
- Feature Paving: with contrasting bands
- Trellis / Seating Area

**Design Aims**

1. To enhance the character of Wrea Green Village Green.
2. To create more pedestrian-friendly routes through the village.
3. Create a 'Green' environment.

**Objectives**

1. To provide Green Routes, which in addition to other considerations be considered for their character and their public use.
2. Where possible, to link features to be created a priority of outdoor for residents and visitors to enhance the character of the buildings and the character of the Village centre.
3. To enhance amenity and improve the 'look' of the village.
4. To create a more open and accessible 'look' to the village.
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7. To create a more open and accessible 'look' to the village.

WREA GREEN VILLAGE - Sketch Design

north

Fylde Council  
Planning and Regeneration  
Development Services  
The Town Hall  
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Lancashire  
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