

DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES DIRECTORATE	PLANNING COMMITTEE	13 JUNE 2018	4
COASTAL FOOTPATH ENHANCEMENTS			

PUBLIC ITEM

This item is for consideration in the public part of the meeting.

SUMMARY

The Council has received a sum of £20,000 under a section 106 agreement in relation to planning application 13/001. This report sets out proposals to spend the money.

RECOMMENDATION

The committee is invited to;

- Recommend to the Finance & Democracy Committee an addition to the 2018/19 capital programme in the sum of £20,000 for a coastal footpath enhancement scheme, to be fully funded from the Section 106 contributions as detailed in this report.
- Authorise the proposed expenditure in respect of the scheme to undertake improvements to the extension of Lytham Green, to the value of £20,000, as detailed in this report. This is subject to the Finance and Democracy Committee approving that the scheme be added to the capital programme for 2018/19.
- Approve the tendering and letting of the contract for provision of signage and improved access in the sum of £20,000 to the lowest tenderer, subject to addition of the scheme to the capital programme being approved by the Finance & Democracy Committee in the same amount.

SUMMARY OF PREVIOUS DECISIONS

Planning permission was granted by the Council on the 5th August 2013. As part of the planning permission for the development on the DANBRO site, a Section 106 agreement was negotiated that would provide for the following.

- An initial £20,000 to be paid as a contribution to provide appropriate signage to enhance the public awareness of the routes to the Quays open space (New Green). This was to be used by October 2018 otherwise the developer could request re-payment.
- Further contributions to make additional enhancements to the link but triggered by the development of the apartment element of the scheme.

CORPORATE PRIORITIES

Spending your money in the most efficient way to achieve excellent services (Value for Money)	
Delivering the services that customers expect of an excellent council (Clean and Green)	✓
Working with all partners (Vibrant Economy)	✓
To make sure Fylde continues to be one of the most desirable places to live (A Great Place to Live)	✓

BACKGROUND

1. Planning permission was granted in August 2013 for the re-modelling and extension of the former Land Registry building, East Beach, Lytham. The single planning permission did, however, comprise of two strategic elements. Firstly, the principal building, dating from the 1960's, in the form of a concrete framed structure was retained, but the external elevations substantially re-modelled, resulting in a significant visual enhancement. An additional storey was also added. This element of the site redevelopment has been completed and the office block now fully occupied, with the company DANBRO the largest anchor (Phase 1.)
2. In addition to the reconstruction works to the former building, permission was granted for significant extensions, effectively attached to the seaward (southerly) side of the existing building to provide for a 'block' of residential apartments (Phase 2). This element of the scheme has not commenced although the planning permission remains 'live'.
3. The large site to the east of this site was formerly occupied by employment uses including general manufacturing industry and a large bakery, extending up to the Ribble Estuary boundary. Over time, these large employers' relocated and large parts of the site became redundant and often derelict. Through a due process, a series of planning permissions were granted for residential development to become subsequently known as Lytham Quays. As part of the planning for the site, the provision of a large area of open space was negotiated with the developers between a defined frontage line of residential development and the Estuary.
4. This intervening area extends the full length of the Lytham Quays site from the DANBRO development at its westerly edge to its easterly end, close to Dock Road. This open space has created a setting for the development of Lytham Quays, in addition to providing for recreational provision and access to the foreshore/estuary, thereby opening up, for the general public, extensive views over the estuary and beyond.
5. This open space is publicly accessible, albeit maintained by the Lytham Quays Management Company and in effect forms a linear extension to Lytham Green. Importantly, the open space contains a footpath and effectively should form part of the Lancashire Coastal Way.
6. During the consideration of the DANBRO proposal, the opportunity to link the existing Green with the new or extended Green formed a part of the discussion with the developer. A link through the site was the preference but not agreeable to the developer. However, the two open spaces are now, in fact, physically linked by two means. Firstly, by way of an informal footpath from the edge of Lytham Green, around the foot of the elevated car park wall (sea wall) and up to the New Green by way of a concrete staircase. The second is by way of East Beach/Preston Road, into the Quays development and through an 'openable' gate up to the foreshore.
7. Neither of these routes are currently signposted, which suggests that there may not be extensive public awareness as to the accessibility of the New Green, or where there may be, a lack of clear signposting that explains the options providing for public access.
8. As part of the planning permission for the development on the DANBRO site, a Section 106 agreement was negotiated that would provide for the following.
9. An initial £20,000 to be paid as a contribution to provide appropriate signage to enhance the public awareness of the routes to the Quays open space (New Green). This was to be used by October 2018 otherwise the developer could request re-payment.
10. Further contributions to make additional enhancements to the link but triggered by the development of the apartment element of the scheme.

PROPOSAL

11. It is proposed to implement the first aspect of the scheme with the available funding of £20,000. This would entail the provision of appropriately located signage to waymark the two 'routes' but primarily the longer route along public highways as this would not involve gradients, steps and is well surfaced.

12. In so far as the 'sea wall' route is concerned, this may take the form of a series of re-profiled steps, a boardwalk or similar structure at surface (beach) level, subject to the appropriate permissions and consents being obtained in the future. A further contribution under a Section 106 would also be available.
13. The scheme is intended to enable residents and visitors access to the extension of Lytham Green fronting Lytham Quay's using two routes –
14. A high Tide route which will signpost pedestrians from the end of Lytham Green adjacent to Jubilee House onto the Pavement at East Beach onto Preston Road into Victory Boulevard onto the Public Open space and eventually onto the Lancashire Coastal Way. See Appendix A.
15. A low tide route which will allow pedestrians to step down onto the foreshore and walk adjacent to Jubilee House and the sea wall which eventually leads onto the Lancashire coastal way via the new green. See Appendix A.
16. The Council has secured a payment of £20,000, further to planning application 13/001. The money will enable Lytham Coastal Path Enhancements. A detailed scheme was put together as part of the planning decision process and is part of the section 106 agreement. The full document is included as an appendix.
17. A proposal has been put together in conjunction with Ryder Associates, to deliver the intended coastal path enhancements. There have been delays getting to this stage, the works being carried out by Ryders will ensure the work is done before the spend time limits expire.

SCHEME DETAILS

18. This scheme is the implementation of the enhancement works as laid out in the section 106 agreement. The agreed schedule of works are listed in Appendix B and the general scope for the works is listed in Appendix C. The overall objective of this scheme is to ensure that residents and visitors are visually directed from the current end of the coastal path west of DANBRO to the new green at Lytham Quays, by both a high tide and a low tide route. This will be achieved by installing directional signage both free standing and retrofitted to existing highway lighting columns along the new route. There will be the addition of two interpretation boards that will explain the coastal path and also inform the reader of the historical and natural importance of the area. Furthermore there will be two new benches installed and the steps west of DANBRO will be upgraded, this will facilitate a new handrail to the steps and the steps themselves remodelled for both safety and aesthetics. Ultimately this scheme will extend the existing Lytham coastal path and encourage residents and visitors to enjoy the benefit of the landscape views from the new green at Lytham Quays.
19. The proposed signage is essential in guiding people to and through the public open space and along Lytham coastal path to the new extension. It will bring the site's value to the user's attention, as well as sends out the message the area is being actively managed and cared for, which is important in deterring vandalism and anti-social behaviour. All signage will meet visitor needs as well as the historic, aesthetic and environmental sensitivities of the area along the route.
20. The proposed signage can be seen in Appendix D.
21. The proposed benches can be seen in Appendix E.

MAINTENANCE

Steps

22. The steps will require an annual visual inspection and the handrails are expected to need painting every 3-4 years.

Signs

23. The signage is expected to be maintenance free for 10+ years however this is dependent on colour choice, vandalism and the change of corporate branding.

Benches

24. Yearly inspection. The cast iron bench frame will require painting every 3-4 years and the slats will be dependent on material choice either hardwood Iroko slats or composite plastic which will affect maintenance cycles.

Funding

25. All ongoing maintenance of the scheme, if approved, would be met from existing approved revenue budgets.

PROGRAMME

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| • This decision item to be presented to FBC planning committee - | 13 Jun 2018 |
| • Technical services to have construction drawings and specification complete- | 29 Jun 2018 |
| • Tender the works- | 02 Jul 2018 |
| • Provisionally award the contract- | 02 Aug 2018 |
| • Formal Contract award- | 10 Aug 2018 |
| • Works commence- | 13 Aug 2018 onwards |

PROCUREMENT

26. A restricted tendering procedure will be adopted for the procurement of services required to complete all works as a package contract, which shall be tendered using The Chest, the North West's Local Authority Procurement Portal. A mid-range contract will used as the value of works and services are estimated to be £10,000 or more but less than £100,000 as per Fylde's guide to procurement, March 2018.

27. A specification of works will be produced by the Technical services Department which shall form the basis of the contract along with drawings produced by Ryder Architects, which the invited bidders shall use to build their tender submission.

28. Tenders are to be assessed following a consistent evaluation methodology in line with Fylde procurement best practice and shall be assessed for both quality and price. The following criteria will be applied to quality;

- Technical suitability
- Financial viability and stability
- Quality systems
- Customer care and after sales service
- Experience and past performance
- Aesthetic and functional characteristics
- Delivery date and other management factors.

IMPLICATIONS	
Finance	The report requests that the Finance and Democracy Committee be recommended to approve a fully-funded budget addition to the capital programme for 2018/19 for a coastal footpath enhancement scheme in the sum of £20,000, to be met from 106 contributions as detailed in the report. Ongoing maintenance of the scheme, if approved, would be met from existing approved revenue budgets.
Legal	Section 106 contributions are made by developers under specific planning agreements relating to each new development. The planning agreement will specify how the monies are to be spent in terms of geography and scope and a developer may require repayment of S106 contributions should this contribution not be spent by October 2018.
Community Safety	The addition of both a handrail and improvements to the steps will ensure safer access to the foreshore.
Human Rights and Equalities	None arising from this report
Sustainability and Environmental Impact	None arising from this report
Health & Safety and Risk Management	Submissions arising from the tendering of this work will be required to display specific Health and Safety information pertaining to the construction and installations of this proposed work. Furthermore the successful contractor will be required to safeguard the public and their own employees throughout this contract.

LEAD AUTHOR	CONTACT DETAILS	DATE
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Attached Documents

Appendix A - Signage Location Plan and High Tide Route
 Appendix B - Coastal Path Enhancement Agreed Scheme
 Appendix C - Coastal Path Enhancement Developer Proposals
 Appendix D - Proposed Signage Style
 Appendix E - Proposed Bench Style
 Appendix F - Committee Risk Assessment