

DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
HEAD OF PLANNING & REGENERATION	PLANNING COMMITTEE	7 MARCH 2018	5

FYLDE REGENERATION FRAMEWORK 2016-32

PUBLIC ITEM

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

SUMMARY

Over a number of years the Council has been engaged in elements of regeneration and economic development ranging from large scale public realm improvements in St Anne's, Ansdell, Lytham and Kirkham to smaller environmental enhancement initiatives in Warton and Staining.

Much of this work has been based upon the projects identified in two approved council documents: The Regeneration Framework (September 2014), the Lytham St Anne's 2020 Vision (November 2009) and earlier documents.

The Regeneration Framework 2016-32 builds upon the former documents, with many projects from these documents having been updated and integrated into the revised framework alongside projects that have been developed with various local communities across Fylde.

It is intended that the Regeneration Framework 2016-32 will be utilised to continue to secure external funding, including contributions under Section 106 of the Town & Country Planning Act 1990.

As with the previous Regeneration Framework, the Regeneration Framework 2016-2032 is intended to be a living document. Accordingly, it will be open to Town & Parish Councils and other local community groups to nominate schemes for consideration and inclusion within the Framework.

RECOMMENDATIONS

1. That the revised details of the public realm scheme proposed for the village of Wrea Green as set out in appendix 2 to this report be incorporated within the Fylde Regeneration Framework 2016-2032,
2. That the Regeneration Framework 2016-2032, as set out at appendix 1 and 2, be utilised to secure developer contributions in line with Section 106 of the Town & Country Planning Act 1990 in addition to funding from other external sources,
3. That the Regeneration Framework 2016-2032 be the subject of a public consultation exercise carried out in accordance with the Council's Statement of Community Involvement,
4. That the comments received as a result of the public consultation exercise be considered by the Planning Committee at a future date, prior to adoption of the Regeneration Framework (2016-32) as a Supplementary Planning Document.

SUMMARY OF PREVIOUS DECISIONS

On 9 September 2015 the Development Management Committee considered a report relating to the Wrea Green Public Realm Scheme and resolved:

1. To note the intention to utilise the sum of £30,000, secured from the development of the approved Development Management Committee Minutes – 9 September 2015 residential development at Richmond Avenue, Wrea Green, for the purposes of undertaking the street lighting improvement scheme as defined within the report subject to (i) the Parish Council entering into an agreement to only use the sum for the approved scheme and subject to (ii) them returning the funds to Fylde Borough Council should the sum not be spent within the timeframe set out in the Section 106 agreement.
2. To request approval by the Chief Financial Officer, in consultation with the Chair of the Finance and Democracy Committee, for a fully-funded revenue budget increase in the sum of £30,000 to provide for the payment of a revenue grant to Ribby-with-Wrea Parish Council for the improvement works described within the report, to be funded by a S106 developer contribution for this purpose in the same amount which has been previously received by Fylde Council.
3. To note that the works will be commissioned by Ribby-with-Wrea Parish Council with the support of Lancashire County Council, who will undertake the works.

On 15 September 2010 Cabinet considered a report relating to the Regeneration Framework and resolved:

1. To adopt the Regeneration Framework as constituting a list of current strategies and projects
2. To authorise officers to prepare, as appropriate, detailed proposals to support the individual scheme and that consultation with interested parties be an integral part of that process. The detail of particular schemes should be approved by the Council.
3. To authorise that the Regeneration Framework, as it is developed, be used to inform the preparation of the Core Strategy and accompanying Infrastructure Policy that will subsequently be prepared and guide investment decisions based on contributions from development in accordance with the approved strategy.
4. To agree that the any potential schemes within the Framework be assessed using the 'Regeneration Framework Project Proposal Form', contained within the accompanying strategy document.
5. To agree that the Regeneration Framework be reviewed as appropriate.
6. To authorise officers continue to seek funding contributions, as appropriate, to fulfil the ambitions as contained within the Regeneration Framework.

On 20 January 2010, Cabinet considered a report relating to the Lytham St Annes 2020 Vision and resolved:

To endorse the draft Lytham St Annes 2020 Vision for public consultation prior to the final adoption of the document.

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)	√
Promoting Fylde as a great destination to visit (A Great Place to Visit)	√

REPORT

1. Over a number of years the Council has been engaged in elements of regeneration and economic development ranging from large scale public realm improvements in St Anne's, Ansdell, Kirkham and Lytham to small environmental enhancement initiatives in locations including Warton and Staining.
2. Much of this work has been based upon the projects identified in two approved council documents: The Regeneration Framework (September 2014) and Lytham St Anne's 2020 Vision (November 2009). The Regeneration Framework 2016-2032 builds upon these two former documents, with many projects from the documents having been updated and integrated into a revised document alongside additional projects that have been developed working with various local communities across Fylde.
3. The Council's Regeneration Framework is an ambitious attempt to realise the potential economic and social benefits of development over time. At its heart is an ambition to deliver long term prosperity for all the communities of the Borough of Fylde. This is a visionary document looking ahead towards 2032 showing the end date which aligns with the emerging Fylde Local Plan. The overall vision for the Regeneration Framework is; "To create sustainable communities and to provide attractive, safe environment for residents and visitors to live, work and play."
4. It is intended that the revised Regeneration Framework 2016-2032 will continue to be utilised to secure external funding, including contributions under Section 106 of the Town & Country Planning Act 1990. As the overarching principles and much of the content of the Regeneration Framework have previously been agreed, it is proposed that the document be used with immediate effect as a basis for securing contributions from developers towards public realm schemes.
5. However, it is recognised that the Regeneration Framework may be afforded greater weight in the decision making process if it were to be formally adopted as a Supplementary Planning Document. As such it is proposed that the Regeneration Framework, as a whole, be subject to a period of public consultation in line with the provisions of the Council's Statement of Community Involvement. Any comments received would need to be considered further by committee prior to adopting the Regeneration Framework 2016-2032 as a Supplementary Planning Document. It should be noted, however, that all of the individual schemes within the Regeneration Framework have been the subject of consultation and engagement to varying degrees and it can be assumed that they each have a high level of public support.
6. As with the previous version of the Regeneration Framework, the Regeneration Framework 2016-2032 is intended to be a living document. Accordingly, it will be open to Town & Parish Councils and other local community groups to nominate additional schemes for consideration and inclusion within the Framework.
7. Officers have been working with a number of communities to further develop a number of projects. A scheme of public realm and lighting improvements has previously been agreed by committee at Wrea Green and the lighting element has now been implemented. The Parish Council have been working to develop further opportunities to improve the public realm associated with The Green and it is proposed that the revised scheme for Wrea Green (appendix 2) be incorporated within the Framework.

IMPLICATIONS	
Finance	There are no financial implications arising directly from this report
Legal	None arising directly from this report
Community Safety	None arising directly from this report
Human Rights and Equalities	None arising directly from this report
Sustainability and Environmental Impact	None arising directly from this report
Health & Safety and Risk Management	None arising directly from this report

LEAD AUTHOR	CONTACT DETAILS	DATE
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BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
Regeneration Framework	September 2010	http://www.fylde.gov.uk/assets/files/3397/Regeneration-Framework.pdf
Lytham St Annes 2020 Vision	November 2009	http://www.fylde.gov.uk/business/regeneration-urban-design/lytham-st-annes-2020-vision/

Attached documents

Appendix 1 - Regeneration Framework 2016-2032

Appendix 2 – Wrea Green Public Realm Works