

St Anne's on the Sea

NEIGHBOURHOOD DEVELOPMENT PLAN

DELIVERY STRATEGY

January 2016

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Appendix 1: Draft Delivery Strategy (*insert time period/year*)

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1.0 Introduction

About the Neighbourhood Development Plan

- 1.1 The St. Anne's Neighbourhood Development Plan (the Plan) is a new type of planning document. It is part of the Government's new approach to planning, which aims to give local people more say about the future of their area. This is set out in the 'Localism Act' that came into force in April 2012.
- 1.2 The Neighbourhood Plan is an opportunity for local people to have control over the future of the town, by actively planning where development should go and how it benefits the town. The Neighbourhood Plan is protecting the town from uncoordinated speculative development.
- 1.3 The Plan has been prepared by the Town Council. However, it is important to emphasise that it belongs to the people of St. Anne's. The vision and policies within it are based on extensive consultation with local people, businesses and others with an interest in the Town. Separate consultation reports are available on our website explaining what consultation has been carried out and what people have said.
- 1.4 The majority of the policies in the Plan will be implemented through the planning process, by the determination of normal planning applications in relation to this Neighbourhood Plan.
- 1.5 Policy DEL1 of the Plan sets out a requirement for new development to contribute towards the delivery of the Plan, in accordance with the 'Delivery Strategy'.

What is a Delivery Strategy?

- 1.6 This Delivery Strategy is not legally part of the Plan but is intended to sit alongside it to provide a flexible means of implementing the policies and other related actions.
- 1.7 The Strategy sets out what developers are expected to provide in relation to their proposals. It is a 'live' document that will continue to be updated during the Plan period by the Town Council hence delivery mechanisms and infrastructure requirements may change.

Related "Non Spatial" Actions

- 1.8 There may be other related actions which the Council can take to help contribute towards the Vision and Objectives of the Plan which are not directly relevant to the formal planning process, e.g. through promotion of Christmas Lighting and other community initiatives. These will be included within the Delivery Strategy to provide a single focused strategy for the Town.

2.0 Delivery Strategy

- 2.1 Appendix 1 sets out the “current” Delivery Strategy explaining how each of Policies of the Neighbourhood Plan will be delivered and monitored. Where appropriate, related “non-spatial” actions are also set out.

3.0 Funding

- 3.1 Infrastructure, facilities and services directly required by new development will be expected to be funded by the developer as set out in the Plan.
- 3.2 New development will give rise to additional demands on infrastructure that are best met through financial contribution towards off-site provision. This will be negotiated by Fylde Council via S106 contributions or the Community Infrastructure Levy (CIL), once it has been adopted.
- 3.3 As the Borough Council has not yet adopted CIL, the full details of the charging schedule and the future distribution of CIL funds is not known at this stage. The list of infrastructure requirements may need further review at an early stage, to tie in with the district council's approach to CIL. The Delivery Strategy identifies priorities for spending CIL monies should they be made available over the life of the Plan.
- 3.4 As is described in section funding for relevant policies will be made available through relevant s106 agreements in accordance with current “pooling” regulations at the time of determining planning applications.
- 3.5 It is hoped that following the adoption of CIL by Fylde Council in the future that the Town Council will receive an appropriate allocation of the Levy collected in accordance with regulations.
- 3.6 For this purpose the Draft Delivery Plan identifies the priority for such funding for each of the policies. In the event that CIL is adopted the Town Council will use this to determine future CIL funding arrangements.
- 3.7 In addition, the town council will consider other sources of funding, including Council Tax precept, and making applications for grants, partnering with other appropriate funding bodies, and the private sector.

Fylde Council- Infrastructure Delivery Plan

- 3.8 The Town Council will request Fylde Council to include appropriate policies and related actions in their comprehensive Infrastructure delivery plan to ensure coordination of policy intentions and delivery. The town council will as set out in Policy CH1 also request that Fylde Council prepare a specific infrastructure assessment for the town as part of its IDP work “St. Anne’s Infrastructure Delivery Plan”.

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Appendix 1:

St. Anne's Neighbourhood Development Plan

Delivery Strategy (Draft-insert date/ time period)

Abbreviations:

SATC: St. Anne's Town Council

FC: Fylde Council

LCC: Lancashire County Council

Neighbourhood Development Plan Policy	Main Delivery Mechanism	Who Responsible	When	Monitoring Progress over previous Year	Other Related Tasks						
					Each task to have a separate detailed programme (set out notes below) but not by Envision at this stage						
					Other Related Tasks	Who Responsible	Project Plan developed?	Funding Source/s	Priority for CIL Funding ¹	Project included in Fylde Council IDP? ²	Action / Comments
GP1: Settlement boundary	Through the determination of planning applications	FC	Ongoing			FC					
GP2: demonstrating viability	Through the determination of planning applications	FC	Ongoing								
EN1: Protection of sites of biological and geological conservation importance	Through the determination of planning applications	FC/ SATC			Ensure up to date information with Fylde Council and Natural England	FC/ SATC					
EN2: Protection of open spaces, local green space (LGS), outdoor recreational facilities and green infrastructure	Through the determination of planning applications	FC/ SATC			Agree extent of Green Infrastructure network Agree Local Green Space designations Implementation of the sand Dunes Management Action Plan Develop joint working partnership with FBC and Blackpool	FC/ SATC SATC FC					
EN3: Provision of new open space as a result of residential development	Through the determination of planning applications	FC/ SATC			Monitor new developments over 25 dwellings Agree FiT standard with FC Work with FC to prepare a detailed review of open space provision in the town, including quantity/typology, hierarchy/ demand and develop local standards of provision and management including for new development (in accordance with NPPF)	FC FC/ SATC SATC					

¹ Subject to Fylde Council adopting a CIL Charging Schedule

² Fylde Council Infrastructure Delivery Plan

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EN4: Starr Hills Nature Reserve	Through the determination of planning applications Partnership working with FC	FC/ SATC FC/ SATC			Working group with landowner and other interested parties is already established. SATC to play active role in the group.	FC/ SATC					
EN5: Urban trees supply	Through the determination of planning applications and the adoption of the St. Anne's Design Guide	FC/ SATC			Tree survey required Tree palette to be prepared Design Guide to be adopted	FC SATC					
EN6: Community tree planting	Through the determination of planning applications and the adoption of the St. Anne's Design Guide Partnership working with FC and LCC. Development of tree planting programme/ palette linked to CIL budget	FC/ SATC FC/ SATC/ LCC			Establish working arrangements with FC and LCC to develop a programme for community tree planting, in particular along strategic corridors. Tree palette to be prepared Detailed programme	SATC/ FC/ LCC SATC					
CH1: Community infrastructure	Through the determination of planning applications	FC/ SATC			The town council will as set out in Policy CH1 also request that Fylde Council prepare (liaising with the town council) a specific infrastructure assessment for the town as part of its IDP work "St. Anne's Infrastructure Delivery Plan". Monitor applications over 10 dwellings Agree content for Community Infrastructure Statements Establish closer links with	FC FC/ SATC SATC					

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					local service providers						
CH2: Community facilities	Through the determination of planning applications	FC/ SATC			Produce 'Register of Community Assets'	FC					
CH3: Encouraging an active and healthy lifestyle	Partnership working with other stakeholders, including FC and LCC to develop a community activity trail	FC/ SATC/ LCC			Develop a 'Community Activity Trail'	FC/ SATC/ LCC					
DH1: Creating a distinctive St. Anne's	Through the determination of planning applications and the application of the St. Anne's Design Guide	FC/ SATC	Ongoing		Design Guide to be applied Establish Design Review Panel with support of FC	SATC SATC/ FC					
Heritage assets					SATC to work with FBC						
Heritage at risk					SATC to liaise with FBC						
DH2: Corridors and gateways	Through the determination of planning applications and the adoption of the St. Anne's Design Guide. Preparation of Corridor and Gateway Masterplan	SATC FC with FC and other partners			Design Guide to be applied Develop programme for corridor improvement as suggested by Design Guide (link to EN6) : <ul style="list-style-type: none"> Corridor Tree Planting project Lighting Strategy Signage Strategy Develop masterplan and programme for improving corridors/ gateways/ signage, consider: <ul style="list-style-type: none"> Early win phased improvement approach, e.g. utilising signage, banners as first step Consider design competition approach over several years Need for standardised signage designs Relate to Town's original layout concept, i.e. 	SATC					Engage with Lancashire County Highways to determine programme for planned street lighting improvements-explore opportunities for bespoke column designs for key corridors, including LED, banner fittings Engage with FC and LCC to develop town signage strategy including highways, footpath and cycle signage, visitor and interpretation of key assets-link to Town Council App. Develop route mapping including calorie or activity trails (link to Town Council App) Develop specific project to mark centre of town related to the original town layout concept, north, south, east, west.

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					north, south, east, west						
SS1: Blackpool Airport	Through the determination of planning applications Partnership working with other stakeholders including FC and LCC	FC/ SATC			Establish partnership working with stakeholders	SATC/ FC/ LCC/ Stakeholders					
SS2: Island site	Through the determination of planning applications Partnership working with other stakeholders including FC	FC/ SATC			Establish partnership working with stakeholders	SATC/ FC/ LCC/ Stakeholders					
E1: The town centre and town centre development	Through the determination of planning applications Partnership working with other stakeholders including FC	FC/ SATC			Establish partnership working with stakeholders Town Centre Management Plans -The Town Council will work with Fylde Council and other partners to ensure that a Management Plan is put in place for the town centre, which will address the function and accessibility of the town centre and include all envisaged public realm schemes for each of the areas. Investigate, and if appropriate, progress establishment of a Business Improvement District (BID)	SATC/ FC/ LCC/ Stakeholders FC supported by SATC SATC/ FC		Assess recent experience of Southport where a BID has been established. One aspect is to use BID monies to match fund heritage Grant Funding programme.			
E2: Primary shopping frontages	Through the determination of planning applications	FC/ SATC									
E3: Secondary shopping frontages	Through the determination of planning applications	FC/ SATC									

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E4: Employment and enterprise	Through the determination of planning applications	FC/ SATC									
E5: Office development	Through the determination of planning applications	FC/ SATC									
E6: Leisure, culture and tourism	Through the determination of planning applications	FC/ SATC			St Anne's Tourism Strategy - Work with partners to establish St Anne's Tourism Strategy, including promotion of events, web site, accommodation standards etc. Town Centre Forum	FC/SATC FC/SATC					
E7: Tourism accommodation	Through the determination of planning applications	FC/ SATC									
TR1: Accessibility for all	Through the determination of planning applications	FC/ SATC									
TR2: Better public transport	Through the determination of planning applications Partnership working with FC, LCC, Network Rail and the bus and rail operators to encourage better planning and improvement of public transport	FC/ SATC			<p>Closer links and liaison with LCC, Network Rail and Bus operators</p> <p>Gain better understanding of public transport deficiencies</p> <p>Input to S Fylde Line study (LCC) and to include possibility of: new loop; layover and integration of Blackpool Tram to existing line (SINTROPER project funded)</p>	<p>SATC/ LCC/ Network Rail/ Operators</p> <p>LCC/ SATC</p> <p>Blackpool Council/ LCC/ stakeholders</p>					
TR3: Residential car parking	Through the determination of planning applications	FC/ SATC									
TR4: Town Centre car parking	Through the determination of planning applications Partnership working with	FC/ SATC			<p>Development of the car parking strategy</p> <p>Monitoring of parking behaviour</p>	<p>FC/ LCC/ SATC</p> <p>FC/ LCC</p>					

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	FC and LCC to further develop the car parking strategy and together with local businesses to regularly monitor and review on and off street car parking provision and parking restrictions within the Town Centre				Review town centre boundaries						
TR5: Getting around St. Anne's	Through the determination of planning applications Partnership working with FC, LCC and other appropriate organisations and land owners to develop and maintain a safe network for pedestrians and cyclists	FC/ SATC			Develop and maintain a safe network for pedestrians and cyclists Input into LCC/Blackpool Council Cycle Study	FC/ LCC/ SATC/ Land owners SATC/ LCC					
HOU1: Housing development	Through the determination of planning applications	FC/ SATC									
HOU2: Housing for a sustainable community	Through the determination of planning applications, and submission of an Housing Mix and affordable housing Statement	FC/ SATC									
HOU3: New apartments	Through the determination of planning applications	FC/ SATC									
HOU4: Retirement hubs	Through the determination of planning applications Partnership working with other stakeholders including FC, Private developers and Registered Social Landlords	FC/ SATC									

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HOU5: Residential design	Through the determination of planning applications and the application of the St. Anne's Design Guide	FC/ SATC			Design Guide to be adopted	SATC					
SU1: Incorporate sustainable urban drainage into new development	Through the determination of planning applications	FC/ SATC									
SU2: Decentralised energy networks and district heating systems	Through the determination of planning applications	FC/ SATC									
DEL1: Developer contributions	Through the determination of planning applications	FC/ SATC									