

REPORT TO	ON
CABINET	Wednesday, 22 January 2020



TITLE	PORTFOLIO	REPORT OF
Town Centre Masterplans	Cabinet Member (Planning, Regeneration and City Deal)	Director of Planning and Property

Is this report a KEY DECISION (i.e. more than £100,000 or impacting on more than 2 Borough wards?)	Yes
Is this report on the Statutory Cabinet Forward Plan ?	Yes
Is the request outside the policy and budgetary framework and therefore subject to confirmation at full Council?	No
Is this report confidential?	No

PURPOSE OF THE REPORT

1. The purpose of the report is to update Cabinet on the various town centres and masterplan work and to seek Cabinet approval to consult upon the draft Leyland Town Centre masterplan

PORTFOLIO RECOMMENDATIONS

2. It is recommended that:
3. Cabinet note the contents of the report with regard to the update on all town centres.
4. Cabinet approve for consultation purposes the draft Leyland Town Centre Masterplan.
5. A further report come back to Cabinet with the results of the consultation and the final Leyland Town Centre Masterplan for consideration.

- Cabinet authorise the commencement of work on the Penwortham Town Centre Masterplan including the scoping of the masterplan, commissioning of urban design consultants to produce a draft masterplan and engagement with the Town Council and local ward members.

REASONS FOR THE DECISION

- The town centres are key to the future of the Borough and are identified as a project on the recently approved Corporate Plan. Work has been underway on the Leyland masterplan for a while and is now at an important stage whereby the draft findings and ideas need to put out to wider public consultation. The recent announcement of a potential Towns Deal for Leyland has added extra impetus to the finalisation of a masterplan for Leyland.
- The recently adopted Corporate Plan also identifies the master planning of other centres in the Borough, namely Penwortham, Bamber Bridge and Lostock Hall, as a key priority.

EXECUTIVE SUMMARY

- Work was commissioned in late 2018 to commence work on a masterplan for Leyland Town Centre. This work has now reached an important stage whereby the document is ready for wider public consultation on the proposals. The new South Ribble Corporate Plan also identifies work to be undertaken on other town centres in the Borough. The report provides an update on the other centres.

CORPORATE OUTCOMES

- The report relates to the following corporate priorities:

Excellence, Investment and Financial Sustainability	
Health, Wellbeing and Safety	✓
Place, Homes and Environment	✓

Projects relating to People in the Corporate Plan:

Our People and Communities	
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BACKGROUND TO THE REPORT

- Work on the town centres of Leyland and to a lesser extent on Penwortham has been ongoing for some time. In the case of Leyland, White Young Green (WYG) a firm of planners and urban designers were engaged in 2018 to prepare a review of Leyland Town Centre and to develop an Improvement Strategy. WYG have undertaken a lot of work already providing a baseline of the centre, liaising

with local ward members, and also the Leyland Town Team and associated businesses. We are now at the point a draft Improvement Strategy has been prepared for Leyland Town Centre which needs to go out to wide public consultation prior to being considered as the plan to take forward to delivery.

12. Work on Penwortham to date has been connected with the development of and the recent opening of the Penwortham Bypass. This work has been undertaken to date as part of City Deal and in relation to the County Council meeting the requirements of the planning conditions placed on the bypass delivery. At the present stage work has only gone so far as traffic measures at either end of Liverpool Road to discourage through traffic and ensure that the new bypass is used fully. Due to the mid-term review of the City Deal and the gap in the financial model for City Deal no further progress has been made on improvements to Penwortham Town Centre.
13. Elsewhere a public realm improvement scheme has been undertaken in Bamber Bridge and is largely complete but is again subject to the City Deal mid-term review.
14. Tardy Gate at Lostock Hall is also scheduled for a masterplan, however this is dependent on the Cross Borough Link Road being fully open and therefore the opportunity will exist to undertake more in that locality with reduced levels of traffic.

PROPOSALS (e.g. RATIONALE, DETAIL, FINANCIAL, PROCUREMENT)

15. Leyland

16. Attached at Appendix A to this report is a draft Leyland Improvement Strategy. The development of this document has gone through a thorough five stage process: establishing a baseline; vision and objectives; opportunity sites; options for change; and preferred strategy.
17. The starting point for the assessment has been the Leyland Town Centre boundary established in the adopted South Ribble Local Plan. This boundary stretches from the Leisure Centre, past Tesco, along Towngate, in to Hough Lane and Chapel Brow and ending at the train station. This is a particularly large area and a difficult geography. WYG therefore have split the town centre in to 4 areas:
 - Civic Quarter - based on the Council Offices, Leisure Centre, Courts and Library
 - Leyland Museum - covering the area of Towngate and the Commercial Vehicle Museum
 - Hough Lane - covering the main retail area
 - Leyland Gateway – located around the train station and Chapel Brow

18. Given the geographical spread of these areas work then focused on the areas of opportunity and creating priority projects.
 19. The first priority area has been identified as Hough Lane. The Improvement Strategy provides a number of options for measures in this area including: public realm; making more pedestrian space by introducing a one way; providing civic spaces for events; ensuring better links; providing more modern units; potential for land purchase and reconfiguration of car parks.
 20. The second priority area is that of Chapel Brow and the train station. Measures here include: changing the direction of traffic on Chapel Brow; improving links from the train station in to the town; and reusing the old ticket office for community uses.
 21. It is now proposed that the draft Improvement Plan for Leyland goes out to wide public consultation for a period of at least six weeks. A range of activities will be developed for the consultation including exhibitions and workshops with local businesses. Following this the final Improvement Strategy and a report of the consultation will come back to Cabinet for approval.
 22. The recent invitation of Leyland to participate in the Government's Town Deal Programme is very timely given the stage reached in the development of the masterplan. Delivery of the emerging masterplan will be a key delivery item within the Town Deal bid. The Town Deal bid could therefore provide the opportunity for early delivery and to provide additional or wider measures within the town centre. The emerging Council Budget (subject to approval at Council) will also identify funding for the town centre to ensure delivery and use as match in to the Town Deal programme.
- 23. Penwortham**
24. The Penwortham bypass opened in early December 2019 and has now removed a significant amount of traffic from Liverpool Road running through Penwortham. To date associated works emerging from the bypass have been limited to those at each end of Liverpool Road at Howick Cross and Penwortham Triangle to discourage through traffic. Some initial work for the centre of Penwortham was undertaken by LCC but this work has been put on hold whilst the mid-term review of City Deal is considered.
 25. Due to the delay in City Deal it is important that the improvement for Liverpool Road Penwortham continues to be developed and delivered. It has therefore been identified as a key project in the Corporate Plan and the potential for budget to commence work in 2020/21 will be considered as part of the annual budget setting process. The aim would be for funding to cover the employment of urban design consultants to develop a masterplan for Penwortham during 2020/21 and for funding in 2021/22 to deliver measures within Penwortham. The above said continuing discussions regarding City Deal will aim to ensure that Penwortham benefits from any revised deal.

26. Members approval is also sought that engagement with Penwortham Town Council and local ward members would form part of the initial scoping phase and would continue throughout the process leading to wider public consultation.

CONSULTATION CARRIED OUT AND OUTCOME OF CONSULTATION

27. The Leyland Town Centre Improvement Strategy has involved the Town Team and local businesses together with sessions with local ward members. Following this Cabinet meeting wider public consultation will be undertaken to seek views on the Improvement Strategy.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

28. The only other options considered were to not undertake the work. This would be against the agreed Corporate Plan and also would not enable our town centres to thrive and diversify.

AIR QUALITY IMPLICATIONS

29. All of the Town Centre Masterplans identified in the report are identified as Air Quality Management Areas (AQMA). Therefore the plans must show there is no adverse impact on Air Quality within the AQMA and if an adverse impact is predicted suitable mitigation should be suggested which is aimed at reducing this impact as far as is reasonably practicable. The Environmental Health team will be part of the consultation process to ensure the air quality implications will be positive on Air Quality

RISK MANAGEMENT

30. At this stage key risks are minimal. As a delivery phase comes forward key risks will be identified and managed accordingly through the Project Management Process..

EQUALITY AND DIVERSITY IMPACT

31. A key test of the consultation will be to ensure that all sectors of society are engaged and that the improvement strategy allows for use of the town centre by all.

COMMENTS OF THE STATUTORY FINANCE OFFICER

32. Budgets for the proposed works have been incorporated into the capital programme and are subject to approval by Council in February. The timing of delivery will be impacted by progress with the Town Deal bid and the City Deal mid-term review.

COMMENTS OF THE MONITORING OFFICER

33. The intention is to have a robust consultation exercise of the draft Leyland Town centre Masterplan which will last for a minimum of 6 weeks. Details of responses received will then be reported back to Cabinet prior to any decision being made as to whether to adopt the Masterplan – whether with amendments or not. As ever the Council must act reasonably in the way that it proceeds.

BACKGROUND DOCUMENTS (or)

There are no background papers to this report

APPENDICES

Appendix A – Draft Leyland Improvement Plan

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