



CITY DEAL

Preston, South Ribble & Lancashire

City Deal Executive and Stewardship Board – 17th July 2015

Community Infrastructure Plan - Appendix 'A'

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Executive Summary

The purpose of this report is to provide an update for the City Deal Executive / Stewardship Board on the preparation of a Community Infrastructure plan and its progression.

Recommendation

That the City Deal Executive / Stewardship Board note the report and agree the recommendations included within it.

Background

The Executive / Stewardship Board will be aware that the Infrastructure Delivery Plan 2014/15 (IDP14/15) identifies funding for the delivery of community infrastructure (CI) necessary to support the scale of housing and commercial development to be delivered.

The IDP14/15 identifies a total funding allocation of £56.298m for CI projects. This is distributed as follows:

- **£38.695m** for Preston area, of which
 - £5.642m is identified for NW Preston Green Infrastructure
 - £4.558m for 'Further Community Infrastructure (not specified)
 - £28.495m for education infrastructure

- **£17.603m** for South Ribble area, of which
 - £6.4m is identified for Community or Green Infrastructure
 - £11.203m for education infrastructure

The IDP sets out high-level guiding principles and aims for provision of CI.

AECOM was appointed in November 2014 to prepare the first iteration of the CIP. A draft report was delivered in January 2015 and a final Report in March 2015 with the intention that the proposals in it would be brought forward for consideration as part of



CITY DEAL

Preston, South Ribble & Lancashire

the roll forward of the IDP14/15 to cover the three-year period 2015/18 (IDP15/18). The work has been overseen by a Steering Group comprising officers from the three local authorities and HCA.

The scope of CI is potentially wide ranging and the exercise has engaged stakeholders providing education and child care services, community and clinical health, environment protection, emergency services, leisure and cultural services, and adult and youth social care.

Skills and training are crucial elements of supporting communities to take advantage of the new jobs created as part of the City Deal programme and should be recognised as a key objective of the City Deal. Members will be aware that an *Employment and Skills Plan* is being prepared to sit alongside the IDP15/18 and CIP to address this.

The approach to identifying CI to date has been to:

- review current evidence of development activity, consequent needs, costs and funding sources.
- utilise a range of data sources, business plans, and discussions with service providers.
- adopt a pragmatic and targeted approach for producing this iteration of the CIP.
- consider the strategic, holistic needs of the City Deal area, and disaggregate down to the six geographic zones (set out in IDP).

Final Report

The final report represents a position statement, which has sought to capture the existing baseline and knowledge held by the City Deal partners at a strategic level. A schedule of likely CI requirements is presented in the report which is appended.

The estimated cost of these infrastructure items is circa. £92 million but does extend to some infrastructure – schools, green infrastructure, play areas, health and community facilities – which could come under other funding arrangements yet to be agreed or formalised.

Reflecting this, and the stage this plan represents, AECOM has made a number of recommendations to take forward this position statement. This is likely to involve more detailed discussions at the local level with other delivery partners and the



CITY DEAL

Preston, South Ribble & Lancashire

prospect for a wider set of stakeholders to include community groups, town & parish councils and the voluntary sector, including the faith, sport, health and social care sectors.

The recommendations include:

- Given the prospect that infrastructure costs will outstrip funding, or may compete with highway infrastructure in the early years, there is a need to prioritise resources and spending and agree criteria set to evaluate projects to ensure that when funding becomes available, expenditure maximises benefits, and does not put at risk critical infrastructure to be provided later in the City Deal period.
- Diverting a percentage of the Infrastructure Delivery Fund to enable design and preparatory works to progress. Capacity is needed to develop schemes, and so from a financial position the need to convert small amounts of capital to revenue is required.
- Funding which is allocated to project development (i.e. revenue funding) should be on the basis of a clear set of criteria. These may include for example, a requirement that the programme will support a wide range of the City Deal objectives.

The report also provides clear messages on several important activities to assist service providers in planning for City Deal and aligning business priorities:

- Commission demographic modelling to project the likely population increase by age-band as a result of the proposed economic and housing activity, particularly how this might affect those age bands which capture the working age population and their children.
- Following delivery of the outputs of this demographic modelling, undertake further consultation with health service providers to fill the data gap on health service implications and infrastructure requirements.
- Continue dialogue with the three emergency service providers to explore the joint implications for service provision, in particular the immediate priority to find a major hub site for the ambulance service.
- Investigate and commission the development of a dynamic map to provide 'real time' information on the City Deal housing delivery trajectory, to assist with service planning.



CITY DEAL

Preston, South Ribble & Lancashire



CITY DEAL

Preston, South Ribble & Lancashire

Going forward the management of the CIP has been reviewed in light of the recommendations in the first version. The following improvements, from the refreshed CIP working group, are recommended:

- An annual programme of CIP works, linked to an annual budget and review, is proposed. This provides better management and allows the CIP to link into the IDP and City Deal governance and reporting arrangements.
- The annual programme will address the wide range of sectors that have been identified in the first version of the CIP on a rolling basis until all thematic areas have been addressed. A partnership approach to engagement is to be developed.
- In the longer term it is proposed that a three year programme be developed to mirror the City Deal IDP and financial plan.
- In line with the above, it is proposed the first year budget of £50,000 be allocated to allow the population and housing research identified in CIPv1 to be commissioned. In addition the Working Group has identified a Sustainability Appraisal is required for City Deal going forward. A model to inform local partners decision making, such as Health and Education sectors, of changes to the local population is to be developed.
- The Working Group proposes that the first year prioritises engaging Health and Social Services/Housing providers to ensure they are prepared to the changes and opportunities that City Deal will bring.

Provision of Community Infrastructure Delivery in 2015/18

The production of the CIP position statement gives us the opportunity to bring forward proposals for consideration as part of the IDP15/18.

Given that the focus of this provision will fall to the two district councils – in terms of securing funding through planning obligations or in organising or overseeing delivery – an early assessment has been carried out by each authority to determine an initial programme of deliverable works that would provide necessary infrastructure to new developments and fulfil wider City Deal objectives. These are presented below for information and will be considered and introduced into the proposals for the IDP15/18 to be presented to the next meeting of the City Deal / Stewardship Board. The timing of provision of Education and Health infrastructure is very firmly tied to the generation of demand/needs arising from new developments. Given the housing trajectory predicted under the City Deal programme no new or additional education or health infrastructure is presently predicted in this 3 year period.



CITY DEAL

Preston, South Ribble & Lancashire

North West Preston

Project	Description	Links to City Deal Outputs	Links to other Projects	Project Cost / Funding	Additional (unfunded) CIP Contribution	Delivery Timescales
Guild Wheel upgrade / links	Blackpool Rd/Canal link (A)	Improving access to City Centre Employment sites Improving access to NW Preston Housing sites	Guild Wheel NW Preston Corridor UCLan Masterplan	£100k LCC £20k	£80k	2016 - 17
Lancaster Canal Towpath/ Cycleway Improvement		Improving access to City Centre Employment & Housing sites	Guild Wheel	£804k S106	£0	2015 -16 2016 -17

North East Preston

Project	Description	Link to City Deal Outputs	Links to other Projects	Project Cost / Funding	Additional (unfunded) CIP Contribution	Delivery Timescales
Guild Wheel upgrade / links	Bluebell Way alternative route (B)	Improving access for NE Preston Employment sites	Guild Wheel	£60k	£60k	2015 - 16



CITY DEAL

Preston, South Ribble & Lancashire

Grimsargh Green	The pitch is unplayable for much of the season due to poor drainage. This funding will provide essential drainage improvements to the football pitch at Grimsargh Green.	The improved playing surface will result in improved health opportunities for the residents of Grimsargh Village and the surrounding area.		£30k Friends of Grimsargh Green and Grimsargh Parish Council - £5k	£25k	2015-16

Preston City Centre

Project	Description	Link to City Deal Outputs	Links to other Projects	Project Cost / Funding	Additional (unfunded) CIP Contribution	Delivery Timescales
Winckley Square Gardens	Restoration and enhancement of Winckley Sq Gardens	Improving Environment for City Centre Employment sites / Housing sites	Preston Housing Zone Winckley Sq Gardens HLF bid Winckley Sq HLF THI scheme	£1.233M BID - £120k LEF (bid in progress)- £30k In Kind - £61k Enhanced maintenance - £50k HLF grant - £942k	£30K	2015 -16 Design development and tendering 2016 – 17 Scheme delivered on site



CITY DEAL

Preston, South Ribble & Lancashire

Harris Museum / Library	Creation of a new cultural facility for City	Identified as key output in CIP for enhanced cultural facility for City Deal area as a whole	Strategic Arts Partnership Heritage Investment Strategy	£165k ACE - £95k PCC - £10k LCC - £10k Harris Friends - £5k	£45k	2015 – 16 2016 - 17
Guild Wheel upgrades / links	Watery Lane -Fishwick link (C)	Improving access to City Centre Employment sites	Guild Wheel New Hall Lane Corridor Inner East Preston Neighbour- hood Plan	£50k	£50k	2015 - 16 2016 - 17
East Cliff Cycle Link/Station Cycle Hub	Completion of cycle link from S Ribble to Railway Station. Replacement of East Cliff Bailey Bridge	Improving access to City Centre Employment & Housing sites	Preston Housing Zone Railway Station Masterplan (cycling scheme) Fishergate Central Central Park Loop Guild Wheel	£2m LCC - £400k Network Rail - £600k Virgin Rail - £800k	£200k	2016 - 17
Youth Zone	As part of the PBS and MSCP project	Improving access to City Centre Employment sites	Preston Bus Station Onside	£6.0m £5m - LCC £1m – private sector	£5m	2017 - 18



CITY DEAL

Preston, South Ribble & Lancashire

Penwortham and Lostock Hall

Project	Description	Link to City Deal Outputs	Links to other Projects	Project Cost / Funding	Additional (unfunded) CIP Contribution	Delivery Timescales
Landmark Features	Local landmarks or gateway features - Lorry Pop at Croston Rd roundabout; Iron horse at Longmeanygate roundabout; Leyland Tractor at Schleswig roundabout	Ties inward investment to our local communities and heritage; give a sense of place and identify	A582 widening works Supports highway improvements. Supports employment sites and local South Ribble town and village centres.	£240k	£170k	2015 - 17

Leyland and Cuerden

Project	Description	Link to City Deal Outputs	Links to other Projects	Project Cost / Funding	Additional (unfunded) CIP Contribution	Delivery Timescales
Landmark Features	Local landmarks or gateway features - Lorry Pop at Croston Rd roundabout; Ironhorse at Longmeanygate roundabout; Leyland Tractor at Schleswig roundabout	Ties inward investment to our local communities and heritage; give a sense of place and identify	A582 widening works Supports highway improvements. Supports employment sites and local South Ribble town and village centres.	Included in above	Included in above	2015 - 17



CITY DEAL

Preston, South Ribble & Lancashire

Central Parks / St. Catherine's Park	The first scheme under Central Parks is St. Catherine's Park. A joint venture with St. Catherine's Hospice to create a new park next to Cuerden Strategic Site	Supports City Deal ambitions to create 17,000 new homes	Central Park Cuerden Strategic Site employment development (indirectly)		£320k	2015 - 16
Worden Park improvements	A range of improvements to the Park, including a new entrance, parking and community facilities will help to address these additional demands	Supports City Deal ambitions to create 17,000 new homes.	Altcar Lane housing development	£400k	£155k	2015 - 17



CITY DEAL

Preston, South Ribble & Lancashire

Revenue funded projects

In addition to the capital projects above, several projects at pre-development stage require City Deal funding.

Development Projects	Description	Links to City Deal objectives
<p>CIP Project Team Annual Budget</p>	<p>Annual budget to allow development work. This year the population and housing research identified in CIPv1 are to be commissioned. In addition the Working Group has identified a Sustainability Appraisal being needed.</p>	<p>Cost £50k (£25k PCC £25k SRBC from CIP allocations in IDP) Supports all objectives.</p>
<p>City Deal Cycling Strategy</p>	<p>The Strategy will enable the delivery of new and enhanced cycle infrastructure for the City Deal area building on the legacy and success of the Guild Wheel and the Penwortham – Preston Greenway. It will set out objectives for improving cycling opportunities across the City Deal area with a programme of prioritised improvements for their delivery.</p> <p>This will link to the wider City Deal infrastructure programme for corridor improvements and the delivery of new housing and employment sites. The Strategy would be adopted as planning guidance in support of the relevant Local Plans.</p>	<p>Cost 45k (£5k PCC, £5k SRBC, £5k LCC contributions)</p> <p>Supports the development and integration of sustainable and healthy communities.</p> <p>Supports City Deal ambitions to create 17,000 new homes.</p> <p>Supports appropriate and viable delivery of Open Space to serve the new City Deal Population.</p>



CITY DEAL

Preston, South Ribble & Lancashire

The Expanded City Cultural Development Programme	<p>The Expanded City is a three-year programme of artist-led research, participatory artworks, architectural interventions and public debates delivered by the In Certain Places group led by Professor Charles Quick at UCLan.</p> <p>It will creatively examine the physical and social characteristics of places on the outskirts of Preston, as well as the changes and challenges faced by their residents - with an emphasis on issues of mobility, links to the city centre, access to culture, and the social and physical implications of large-scale housing developments planned for these sites.</p> <p>The programme will focus on the three geographic areas identified within the City Deal Preston, South Ribble and Lancashire Community Infrastructure Position Statement document, which sit within the boundary of Preston City Council. It will take place in North West Preston, North East Preston, and Preston City Centre.</p> <p>Lessons and best practice from the Expanded City project will be developed into models that can be transferred to other City Deal sites/areas</p>	<p>Cost £447k including £150k Arts Council and £147k UCLan contributions (£102k in kind/£45k cash) with a £150k City Deal contribution (£50k/year)</p> <p>Supports the development and integration of sustainable and healthy communities through the development and provision of cultural activities.</p> <p>Supports City Deal ambitions to create 17,000 new homes.</p> <p>Supports appropriate and viable delivery of cultural engagement to serve the new City Deal Population.</p>
Stonegate Masterplan	<p>The development of the Masterplan is to establish a vision and framework for the housing led regeneration of the area in line with the objectives of the City Centre Plan.</p>	<p>Cost £25k LCC £12.5k contribution</p> <p>Supports City Deal objectives on delivery of new homes and the implementation of projects in the Preston Housing Zone</p>



CITY DEAL

Preston, South Ribble & Lancashire

	The Masterplan will enable PCC and its partners to develop a coordinated approach to the regeneration of the area and would support the development and implementation of projects in the Preston Housing Zone with the HCA.	
Leisure Development Plan¹	This development work will help ensure that South Ribble's Leisure and Cultural offer is fit for purpose for the future in light of the expected increase in population. The development plan will look at different options for delivery, identify locations and facility mix, and ensure that the future strategic needs, impacts and outcomes within the local area are met.	Estimated cost £80k Supports City Deal ambitions to create 17,000 new homes. Support appropriate and viable delivery of Open Space to serve the new City Deal Population. Support the development and integration of sustainable and healthy communities.
Central Park Development Plan²	Although the first phase of Central Parks i.e. St Catherine's Park is included in the Implementation table above, more development work will be needed to help bring forward subsequent phases.	Estimated cost £70k Supports City Deal ambitions to create 17,000 new homes.
District Centre Improvements linked to Public Transport Corridors work • Penwortham • Lostock Hall	The proposed capital works will complement the public transport corridor route improvements. This will require Master planning to provide sustainable developments. Town centre improvements will link to local economic improvements similar to the model supported by the Coastal Community Funds. The Lancashire Enterprise	Estimated cost £165k Supports City Deal ambitions to create 17,000 new homes. More than 20,000 net new private sector jobs, Nearly £1 billion growth in Gross Value Added (GVA)

¹ Referenced as Leisure Facilities Plan in IDP2014/15 (p25), with completion in 2014/2015 (Table 9).

² IDP2014/15 (p29), Plan will be produced in 2014/15 (Table 9)



CITY DEAL

Preston, South Ribble & Lancashire

<ul style="list-style-type: none">• Leyland• Bamber Bridge	<p>Partnership is responsible for strategic economic development. The proposal will develop schemes to ensure local towns are vibrant economic centres complimenting the LEP strategy for a strong Central Lancashire offer. This work to include projects with local schools, colleges and businesses to support business start-up, entrepreneurship, business growth and skills development.</p>	<p>£2.3 billion in leveraged commercial investment.</p>
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