



Foxhall

NEIGHBOURHOOD PLAN

News Update
March 2010

An update on the Foxhall Plan

As part of its commitment to transforming Foxhall, the Council is producing a Neighbourhood Plan that will help regenerate this important area of the town.

There are a series of stages that we must go through to produce the Plan to ensure it is fit for purpose. The following stages have already been completed:

- ◆ Evidence gathering to find out the current issues in Foxhall (set out in a **Neighbourhood Profile** document);
- ◆ Identifying the key issues facing Foxhall and options for change in the area (set out in an **Issues & Options** report);
- ◆ Choosing a Preferred Option for pursuing regeneration in the area (set out in a **Preferred Option** document).

The documents for these key stages can be viewed on the Council's website: www.blackpool.gov.uk/foxbhallaap

Work is already underway on the next stage - the **Draft Plan** - which develops the Preferred Option proposals in

more detail. It will look at appropriate uses, scale and the amount of redevelopment or refurbishment which is best for each of the 9 sub-areas. Looking at the feasibility of delivering the proposals will be a key part in this stage. This will take into account the significant change in the economic and public funding assumptions influencing the delivery of the Plan since the consultation on the Preferred Option last summer.

In November '09 the Council appointed DPP Shape & Keppie Massie as technical advisers to develop and cost regeneration proposals that would represent attractive opportunities for public and private investment. They will also produce outline designs proposals for development sites and public realm improvements, and establish potential timescales for delivering the Plan. This work will directly inform the preparation of the Draft Plan

We had hoped to produce and consult on the Draft Plan in early 2010. Unfortunately we are still examining the deliverability issues and this is now unlikely to be published for further consultation before summer 2010.



Tyldesley Road Area

The Council remains committed to comprehensive intervention in this area to create a residential-led scheme as part of the wider regeneration of inner Blackpool. This intervention remains dependent on securing public and private sector investment. To this end officers are working closely with funding agencies, including the North West Development Agency and the Homes and Communities Agency (HCA) to secure their support. The Draft Plan will identify how this intervention will be delivered, and we will keep you up-to-date on developments.

Over the past few months, a modest level of funding was secured to acquire some priority sites and premises in this area. These acquisitions should be completed by 31st March 2010.

With these properties in the Council's ownership, we have now put arrangements in place to ensure that they are properly managed and secured. We are also looking at a number of short-term treatment options for these sites / buildings to improve the environment until redevelopment takes place. We will be contacting businesses and residents around these sites in the near future to talk about our proposals.

What you have said on the Preferred Option

Thanks to everyone who took part in our exhibitions, returned questionnaires or sent letters in. The vast amount of feedback we received on the Preferred Option has been encouraging. A consultation report of the overall findings can be viewed on the Council's website: www.blackpool.gov.uk/foxhallaap. A summary of the feedback is below:



Key Messages

- ◆ There is general support for the proposed Vision and Objectives, although the community are concerned whether these are realistic and can be delivered, for example with the level of funding anticipated from the HCA. *Response: We are continuing to work with technical advisers and funding agencies to identify the most appropriate delivery routes. We will keep you up-to-date about any developments.*
- ◆ People are largely in agreement with the major redevelopment proposals to the south of Princess Street, including those living in the Tyldesley Road area, although some are concerned with who may live here in the future. Some letters have been received objecting to redevelopment proposals in this area; and asking the Council to support proposals for residential development/refurbishment on individual sites prior to the Plan being adopted. *Response: The Plan will encourage attractive developments to come forward, creating a desirable place to live, work and visit. It will look at relocating inappropriate uses, ensure there is sufficient provision of community facilities and parking; set the standards for high quality design; support for existing businesses; and promote sustainable housing demand.*
- ◆ There is general support for the proposals to the north of Princess Street, including those people living within the proposed guest house clusters. *Response: We will revisit the proposed guest house cluster boundary; seek means of implementing selective improvements; offer support for a holiday area marketing strategy; and address accreditation issues.*
- ◆ There is support for introducing a Foxhall Village Conservation Area; and to improve public realm at key gateways, streets and corridors. *Response: We will undertake a Conservation Area Appraisal to help decide on whether to formally designate a conservation area; and the Plan will include proposals for public realm improvements.*

The consultation report on the Preferred Option document was considered by the Council's Executive in December 2009, which approved that the proposals in the Preferred Option Report be developed further and incorporated into a Draft Plan.



What Happens Next

- ◆ We will continue the work to complete the Draft Plan and keep you up-to-date on any developments, including future consultation events on the Plan expected in Summer 2010.
- ◆ We will be pursuing the short-term treatment of those sites and buildings that the Council has recently acquired in the Tyldesley Road area to improve the environment until redevelopment takes place. We will approach businesses and residents around these sites in the near future to discuss our proposals.

Contact Us

If you have a general query about the Plan or other information in this Newsletter, please contact us below:

'Neighbourhood Plans' Team, Blackpool Council
Phone: 01253 476247 or 01253 476009
Email: development.plans@blackpool.gov.uk

'Housing Intervention' Team, Re-Blackpool
Phone: 01253 478909
Email: info@reblackpool.gov.uk